

THORNBURY TOWN COUNCIL

REPORT of the Meeting of the Town Development Committee
held on Tuesday 22 October 2019 in the Council Chamber

Present: Cllr Maggie Tyrrell (Chairman)
Cllr Chris Davies
Cllr Bob Griffin
Cllr Shirley Holloway (arrived late)
Cllr Clive Parkinson
Cllr Jayne Stansfield
Cllr Clare Fardell
Cllr Eva Fielding (left early)
Cllr Angela Symonds (arrived late)

Adrian Savery (Thornbury Chamber of Commerce)

Louise Powell (Town Clerk)
Hannah Cornford (Minutes)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Shirley Holloway would be arriving at 8pm due to another commitment

2. TO RECEIVE ANY MEMBER'S DECLARATIONS OF INTEREST

There were none.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were none that wished to speak.

4. TO CONSIDER ANY MATTERS ARISING FROM THE REPORT OF THE MEETING HELD ON 10 SEPTEMBER 2019 NOT CONSIDERED ELSEWHERE ON THE AGENDA

The report was adopted.

(Cllr Angela Symonds arrived)

5. TO RECEIVE A PRESENTATION FROM THE BUCKOVER GARDEN VILLAGE TEAM

The team presented a slide show to update the Councillors on the current position following the rejection of the Joint Spatial Plan. They believed a need for the housing still exists and highlighted their core principles around which the development was based.

Cllr Fardell wished to know whether the village would form a parish of its own or whether the developers expected it to become part of Thornbury. They responded to say that securing resident rights was important to them and they were currently speaking with other areas who

had a similar development, to see what had worked for them and what could be achieved at Buckover.

Cllr Stansfield picked up on their point about leaving a strategic gap around the village. She highlighted that a gap was more than a physical separation and that logistical matters existed too. She challenged their statement that they did not want to build a medical surgery, stating that the already pressured health centres in Thornbury could not cope with an additional 8,000 patients. Cllr Parkinson added to this that central NHS have a vision to provide the most cost effective healthcare, which can mean combining GP areas. He expressed concern that Thornbury would be expected to take on the additional responsibility.

Cllr Fielding identified the needs of an aging population and asked how older residents were being provided for, with social care and improving technology as considerations. The developers explained they were currently investigating research possibilities to address social isolation, which included housing design and landscaping.

Adrian Savery sought to understand how smaller developers taking on parts of the site could be controlled. The Buckover team were again looking to other areas to see how successful different schemes had been, including allowing developers to build under license with payment on completion, rather than selling the plot.

Cllr Stansfield had another question regarding the proposed works to the A38 to facilitate the extra traffic. She highlighted the existing difficulties when the M5 was closed, adding pressure to the A38 which could become congested at points further away than the immediately affected junction 14. She wished to know how the conclusion had been reached that additional roundabouts would solve the problem, feeling that these points earlier raised had not been satisfactorily addressed. The team acknowledged that this was a complex issue that they had modelled and liaised with highways engineers on. They will continue to look at this and would be willing to come back and talk to Council again.

Cllr Tyrrell expressed concern regarding shopping and transport, illustrating the difficulties of trying of bringing food home on the bus or a bike. She felt that the existing supermarkets were at capacity and problems with parking are already an issue. To combat this, she suggested another supermarket of the same size was needed, in addition to extra secondary school requirements as The Castle School has little possibility to expand.

The presentation was concluded with Cllr Tyrrell expressing that although the Town Council had been opposed to the development from the beginning, she felt continuing communications were important. Cllr Fielding conveyed an interest in learning more detail about the proposals. She was interested particularly in affordable housing and involving the general public in the intended workshops to understand what their requirements are.

Cllr Parkinson wished it to be noted that on being pressed, the team had refused to rule out a speculative development instead of the intended garden village first put forwards under the now rejected Joint Spatial Plan. The team were thanked for their attendance and left.

6. TO DISCUSS HIGHWAYS MATTERS INCLUDING THE PROPOSED 20MPH ON GLOUCESTER ROAD AND THE POSSIBILITY OF CHANGING THE ZONE TO COVER A WIDER CENTRAL AREA WITH ROB WILTHER, ENGINEER FROM SOUTH GLOS COUNCIL

Rob displayed a map of the town showing the 20mph zone already in place. The proposal was to 'complete' the zone by including Gloucester Road. In June 2019 he had done a speed assessment and found the average speed to be 27.8mph; he explained that anything over 24mph warranted research into whether action should be taken to address traffic speed. It had

been put to him that perhaps the High Street should also be included in the 20mph zone, although extra funding would be needed for this. The cost to implement the scheme as it stands would be approximately £59,000, which included legal matters.

Cllr Tyrrell queried the necessary extent of the zone on Gloucester Road which the Committee had previously suggested should stop at the junction to Eastland Road, as there was a difference in the type of traffic past this point. The current speed limit past this point was 40mph and Committee were not aware of any problems with this. If they were to expect adherence, the limit needed to appear sensible and she suggested that people might query the need beyond Eastland Road.

Cllr Fardell commented that it would be helpful to put in traffic lights to assist in the crossing of the road which was especially difficult for school children and those with mobility issues, as the road was quite wide. Adrian Savery stated it would be undesirable for any kind of one-way system to be implemented, which Rob Wiltsher reassured him he was not currently considering, as there is evidence that traffic speeds increase when these systems are put in.

Cllr Holloway asked if shortening the proposed 20mph stretch on Gloucester Road would mitigate the cost of including the High Street? Rob Wiltsher would investigate this and listened to concerns over the times of day that traffic was at its fastest, reported to be at night and school collection time.

Cllr Fielding queried the possibility of putting in an additional zebra crossing, but Rob Wiltsher explained the cost is in the region of 60-70k and must be for the purpose of safe crossing rather than a traffic calming measure. He informed the committee that it is possible for anybody to make a request to put one in, which Cllr Tyrrell suggested the Committee could consider doing.

To conclude, Rob Wiltsher summarised that the scheme had scored well against national criteria and so the outlook was positive, but it has to compete for funding amongst other implementation schemes in the next financial year.

7. TO NOTE CONFIRMATION FROM SOUTH GLOS COUNCIL OF THE FOOTPATH DIVERSION AT MORTON WAY, THORNBURY

The confirmation was noted.

(Cllr Eva Fielding left)

8. TO CONSIDER THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS

The applications were discussed, see attached schedule.

9. TO NOTE THE SCHEDULE OF PLANNING APPLICATION DECISIONS MADE BY SOUTH GLOS COUNCIL

The decisions were noted.

10. TO CONSIDER NOTE THE SCHEDULE OF PLANNING ENFORCEMENT COMPLAINTS RECEIVED BY SOUTH GLOS COUNCIL

The complaints were noted.

11. **TO RECEIVE AN UPDATE ON THE DEVELOPMENT OF A NEIGHBOURHOOD PLAN FOR THORNBURY AND TO CONSIDER ANY ACTIONS FOR THE TOWN COUNCIL**

The Clerk reported that the group had met recently and were pleased that the plan had been submitted to South Glos for a screening opinion. They were now forming a group in preparation for the consultation process. One green space had been removed from the plan as it was already in the green belt, but the other was still being pursued.

CLlr Parkinson described the green space behind Castle Court. This is the land in the green belt which the group has suggested could be used for a small woodland area including a teenagers adventure playground. He asked the committee to consider whether they were happy to promote this idea? It was agreed this would be supported and taken to Playing Fields & Cemetery and Environment Committees.

12. **TO CONSIDER COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATIONS:**

a) Proposed Changes to South Glos Council's Local Planning Application Requirements 2019

It was clarified that any future neighbourhood plans would be automatically included in policies. The consultation was noted.

b) South Gloucestershire Council's Regulatory Committee wishes to provide users of the licensed taxi and private hire service in South Gloucestershire with as much information as they can to enable an informed decision on how best to travel. The Council is also consulting on a specification for wheelchair accessible vehicles. This consultation will be open until 8th December 2019

The consultation was noted.

13. **TO CONSIDER ANY MATTERS ON THE GROUNDS OF URGENCY**

There were none.

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered on 22 October 2019

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
04.10.19	P19/14042/F	Cornercroft Barn Hacket Lane Thornbury BS35 2HH	Demolition of existing garage. Erection of 1 no. detached dwelling with associated works. (Resubmission of PT18/4592/F)	<i>Previous Comments - OBJECT - Council has concerns regarding over-development of the plot, impact on the ecology of the area, concerns that building near the culvert will increase the risk of flooding, and concerns about parking on the site.</i> Council reiterate its previous comments and add concerns regarding the accuracy of the drawings in regards to amenity space and car parking.	
04.10.19	P19/14003/F	Ambience Paddock Thornbury Road ThornburyBristol	Construction of a three bedroom underground dwelling with associated works. (Amendment to previously approved scheme PT14/4215/F)	No objection	
07.10.19	P19/14074/PNRE	Unit A1 Ashville Park Short Way Thornbury	Prior notification of the intention to install roof mounted solar panels.	No objection	

09.10.19	P19/14375/TRE	1 Prowse Close Thornbury BS35 1EG	Works to reduce crown by 3m 30% to 1 no. Black Walnut covered by SGTPO 03/99 dated 03.06.99.	No objection, subject to tree officer's approval	
11.10.19	P19/14369/F	Yew Cottage, Crossways Lane, Thornbury	Erection of a single storey rear and side extension to form additional living accommodation.	No objection	
11.10.19	P19/14162/F	Ridge House, Mumbleys Lane, Thornbury	Erection of stable building (retrospective). Increase in the number of horses permitted to be kept on land within the red line on the submitted plan from six to eight.	No objection subject to the tree officer's approval	

APPLICATIONS RECEIVED AFTER PAPERS SENT OUT

21.10.19	P19/15030/F	5 The Paddocks Thornbury Bristol South Gloucestershire BS35 2HP	Erection Of a front porch	No objection	
21.10.19	P19/15024/PNH	6 Thicket Walk Thornbury Bristol South Gloucestershire BS35 2JN	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.5 metres, for which the maximum height would be 3.7 metres, and for which the height of the eaves would be 2.5 metres.	No objection	
10.10.19	P19/13853/F	Thornbury Football Club Mundy Playing Fields	Erection of single storey extension to the western elevation.	Whilst Council do not in principle object to an extension, we do object to the flat roof and alterations to the	

		Kington Lane Thornbury Bristol		first floor. We have a preference for a pitched roof in this location due to a flat one presenting a safety issue.	
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