

THORBURY TOWN COUNCIL

REPORT of the Meeting of the Town Development Committee
held on Tuesday 13 July at Severnside Suite, Thornbury Leisure Centre

Present: Cllr Maggie Tyrrell (Chairman)
Cllr Jayne Stansfield
Cllr Shirley Holloway
Cllr James Murray

Louise Powell (Town Clerk)
Hannah Cornford (Minutes)

Absent: Cllr Chris Davies
Cllr Eva Fielding
Cllr Martin Trueman

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Bob Griffin (indisposed)

2. TO RECEIVE ANY MEMBERS' DECLARATIONS OF INTEREST

There were none.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were none present.

4. TO APPOINT A VICE CHAIR FOR THE PLANNING AND TOWN DEVELOPMENT COMMITTEE

Cllr Stansfield proposed Cllr James Murray to be Vice Chair, seconded by Cllr Holloway and all were in favour.

5. TO APPROVE THE REPORT OF THE MEETING HELD ON 09.03.21 AND CONSIDER ANY MATTERS ARISING THAT ARE NOT CONSIDERED ELSEWHERE ON THE AGENDA

Cllr Stansfield proposed the minutes to be a true record, seconded by Cllr Murray and unanimously agreed. There were no other matters arising.

6. TO CONSIDER COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATIONS:

a) South Glos Council's Greener Spaces Strategy

This item would be deferred until the Planning & Town Development meeting on 31 August 2021. In the meantime, the consultation documents would be forwarded to all Councillors, as others may wish to contribute to the response, especially those on the Open Spaces Committee. It was agreed that Cllr Tyrrell will put together a draft response from all comments she receives, ready for the meeting on 31st.

b) Yate Town Improvement Masterplan

It was acknowledged that the plan was a good format and thorough, something which would be beneficial for Thornbury as well. Councillors had agreed previously that the plan for Thornbury needed to consider the whole town centre and wanted a more holistic approach. Separate to the consultation, it was agreed to write to South Glos Council in response, asking for a similar masterplan to be created for Thornbury.

c) Oldbury Neighbourhood Plan

The Committee would like to congratulate Oldbury on the quality of their plan and support their efforts to get it approved.

d) Consultation on the A4174 Junction Improvement Scheme

It was agreed that as this didn't directly affect Thornbury, Committee would not comment on this consultation.

7. **TO CONSIDER THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS**

Applications were considered and comments made as per the schedule attached.

8. **TO NOTE THE SCHEDULE OF PLANNING DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL**

The decisions were noted. Some recently passed applications had been missing time constraints in the conditions and consideration of electric vehicle charging points.

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

The plan was out for consultation with South Glos Council who were hoping to turn around comments quickly. They were approaching the board for proposed candidates for examination to progress to the next step.

10. **TO CONSIDER AND AGREE ANY COMMUNICATIONS FROM THE COMMITTEE**

The Committee wished to communicate the Green Spaces consultation to the public and would encourage others to respond to it also.

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the meeting of 13.07.2021

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
16.06.21	LI21/1554/STM	Butties Sandwich Bar	To trade throughout South Glos	SENT OUT OF MEETING	
18.06.21	P21/04162/FDI	Land Off Gloucester Road Thornbury South Gloucestershire	Diversion of public footpath OTH/68.	SENT OUT OF MEETING	
22.06.21	P21/04331/TCA	71 High Street Thornbury South Gloucestershire BS35 2AW	Works to fell 1 no. Horse Chestnut Tree and 10 no. Leylandii Cypruss trees situated within the Thornbury Conservation Area	SENT OUT OF MEETING	
22.06.21	P21/02179/F	1 Stokefield Close Thornbury South Gloucestershire BS35 1HE	Erection of single storey rear and side extension to form additional living accommodation. Alteration to existing garage to form office/garage/W.C.	SENT OUT OF MEETING	
24.06.21	P21/04484/TRE	1 Stokefield Mews Thornbury South Gloucestershire BS35 1BW	Works to reduce crown by 20% to leave a height of 11m to 1 no. Sycamore tree and crown reduce by 20% to leave a height of 10m to 1 no. Silver leaf Lime. Trees situated within the Thornbury conservation area and covered by SGTPO1/15 and dated 08/06/2015.	No objection, subject to Tree Officer's approval	
27.06.21	P21/04550/PNH	14 Speedwell Close Thornbury South Gloucestershire BS35 1UD	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.60m, and for which the height of the eaves would be 2.7m (Resubmission of P21/03172/PNH)	No objection	

27.06.21	P21/04564/TRE	56 Castle Court Thornbury South Gloucestershire BS35 2FS	Works to reduce 2no lowest limbs of 1no Sycamore by 3-4mtrs leaving a radial spread of 2.5-3metres. Covered by SGTPO/13/13 dated 31st July 2013. Trees situated within the Thornbury Conservation Area	No objection, subject to Tree Officer's approval	
28.06.21	P21/04539/CLE	West Park House Midland Way Thornbury South Gloucestershire BS35 2NT	Continued use of building as offices (Class E) (formerly Class B1)	No objection	
28.06.21	P21/04567/TRE	55 Castle Court Thornbury South Gloucestershire BS35 2FS	Works to 1 no. Ash tree to reduce limbs on North/West corner of the tree where overhanging the public foot path to leave a radial spread of approx 4-4.5m covered by SGTPO 13/13 dated 3rd December 2013	No objection, subject to Tree Officer's approval	
29.06.21	P21/04596/F	Severn View Cottage Severn View Road Thornbury South Gloucestershire BS35 1BA	Erection of single storey rear extension to form additional living accommodation	No objection	
30.06.21 DEADLI NE 7.7.21	P20/07655/RM	Cleve Park Land At Junction Of Morton Way And Grovesend Road Thornbury Bristol South Gloucestershire	Details of layout, scale, appearance and landscaping for the erection of 336 no. dwellings, associated infrastructure and landscaping. Approval of Reserved Matters to be read in conjunction with Outline permission APP/P0119/W/17/3182296 (PT16/3565/O) (Residential development of up to 350 dwellings, including 14 self-build dwellings (all Use Class C3), development of a 70 unit elderly care facility (flexible Use Class C2 and/or C3), development of up to 1,150 sq m floorspace flexible community and/or commercial facilities (Use Classes A1, D1 and/or D2), and associated public open space and	Comments from Thornbury Town Council are submitted in addition to those previously submitted and should be read in that context. The Council still objects strongly to the height of some of the buildings. The original outline permission was given on the basis that the heights of buildings in the development was of significance as it is on rising ground with important heritage assets and a distinctive rural edge on the eastern boundary and established housing sitting at a lower level to the west. To overlook the importance of this parameter is not acceptable.	

			infrastructure. Access to be determined. All other matters reserved).	<p>While some improvements have been made to the landscape plans the green boundary on the eastern side of the site is still inadequate and does not provide the space and planting to provide a strong wildlife corridor between the woods to the north and east.</p> <p>There appears to be some improvement in the housing design. There is marginal improvement to the elevations of the flats, with the addition of some balconies and variation of exterior finish. However, the design is still less than satisfactory, as few flats will benefit from this feature.</p> <p>Town Council is concerned over the extent of private driveways that would impose considerable costs of maintenance on house owners and even If these are to be maintained by a management company there is a danger that such areas would be poorly maintained.</p>	
30.06.21	P21/04643/F	Hamlyn Cottage Easton Hill Road Thornbury South Gloucestershire BS35 2JU	Alterations to and extension of an existing outbuilding to link to main house and form residential annexe	No objection	
02.07.21	P21/04697/F	16 Meadowside Thornbury South Gloucestershire BS35 2EN	Installation of 1 no. side dormer to form additional living accommodation	No objection	

02.07.21	P21/04288/F	Merton Villa Hacket Lane Thornbury South Gloucestershire BS35 3TZ	Erection of single storey front extension to provide additional living accommodation.	Object: question whether there is sufficient amenity space, and also question the scale of the drawing	
03.07.21	P21/04670/F	Kilspindie Crossways Lane Thornbury South Gloucestershire BS35 3UE	Erection of two storey front and side extensions to form additional living accommodation. Application of render to external elevations.	No objection	
06.07.21	P21/04506/LB	11 The Plain Thornbury South Gloucestershire BS35 2AG	Internal alterations to ground floor to demolish wall nib and erect a timber partition wall and window.	No objection subject to Conservation Officer's approval	
APPLICATIONS RECEIVED AFTER PAPERS SENT OUT					
08.07.21	21/04790/F	3 Elizabeth Close Thornbury South Gloucestershire BS35 2YN	Erection of a single storey rear and side extension to form additional living accommodation. Alterations to front dormer and creation of a new vehicular access to form 2 no. additional parking spaces.	No objection	
12.07.21	P21/03215/F	Pool Farm Oldbury Lane Thornbury South Gloucestershire BS35 1RE	Erection of a first floor side extension and garage conversion to form additional living accommodation. (Revised plans)	No objection	