

THORNBURY TOWN COUNCIL

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Town Clerk: Kath MacConnachie, CILCA



Town Hall
35 High Street
Thornbury
Bristol BS352AR

31 August 2022

To Councillors: M Tyrrell (Chair), R Griffin, C Davies, C Parkinson, J Murray, J Stansfield and F Deas

Please take notice that a meeting of the **Planning Committee** of Thornbury Town Council will be held in the **Council Chamber of the Town Hall on Tuesday 6 September 2022 at 7.30pm.**

Committee members are hereby **summoned** to attend the above meeting for the purpose of considering and resolving upon the business to be transacted at the Meeting as set out hereunder.

A handwritten signature in black ink, appearing to read 'Kath', written over a dotted line.

Kath MacConnachie, Town Clerk

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity.

Public participation: Please note that this meeting is open to the public. Please take note of the guidance notes for public participation [provided](#).

Emergency Evacuation procedure: Please familiarise yourself with the emergency evacuation procedure on display in the Council Chamber and acquaint yourself with the nearest emergency exit. The assembly point, in the event of any evacuation, is the area between the Town Hall and Costa.

AGENDA

1. To receive any apologies for absence
2. To receive any members declarations of interest
3. To elect the Vice Chair
4. To receive any representations from the public
5. Correspondence
 - Letter received on 26 August 2022 from Thornbury and District Residents Association concerning green belt designation around Thornbury
6. To approve the minutes of the Planning & Town Development Committee meeting of 21 June 2022
7. To consider the schedule of planning and licensing applications*
8. To note the schedule of planning application decisions made by South Gloucestershire Council*

* Please refer to the planning items as detailed on www.southglos.gov.uk/planning and refer to the Planning Weekly and Monthly Lists for the most up to date applications to be considered on the day of the meeting

9. South Gloucestershire Council consultation on draft Housing Strategy 2022 to 2052

- To agree the Town Council's response
- Survey questions provided with this agenda pack, full consultation documentation available at: https://consultations.southglos.gov.uk/Housing_Strategy

10. Date of the next meeting: 7.30pm on 18 October 2022, to be held at the Town Hall, or earlier if called

MEMBERS OF THE PUBLIC PLEASE NOTE: Some Planning Application comments are submitted outside of Planning Committee meetings by the Clerk under authority delegated in the Standing Orders. Details of Town Council comments submitted under delegated authority are published at the bottom of the 'Transparency' page on our website: <https://www.thornburytowncouncil.gov.uk/transparency/>

THORNBURY TOWN COUNCIL

REPORT of the Meeting of the Planning & Town Development Committee
held on Tuesday 21 June at Council Chamber, Town Hall at 7:30pm

Members Present: Cllr Maggie Tyrrell (Chairman)
Cllr Chris Davies
Cllr Jayne Stansfield
Cllr Fiona Deas
Cllr Clive Parkinson

Officers Present: Kath MacConnachie (Town Clerk)

Members Absent: Cllr Bob Griffin
Cllr James Murray

PC2223.1 TO RECEIVE ANY APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Griffin & Murray

PC2223.2 TO RECEIVE ANY MEMBERS' DECLARATIONS OF INTEREST

There were none.

PC2223.3 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

PC2223.4 TO APPROVE THE MINUTES OF THE PLANNING & TOWN DEVELOPMENT COMMITTEE MEETING OF 10.05.22

It was **RESOLVED** to approve the minutes.

PC2223.5 TO CONSIDER THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS

It was **RESOLVED** to submit the comments in the attached schedule.

PC2223.6 TO NOTE THE SCHEDULE OF PLANNING APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL

The planning application decisions were noted.

PC2223.7 DATE OF THE NEXT MEETING: 7:30pm on 6 September 2022, to be held at the Town Hall, or earlier if called.

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the meeting on 21.06.22

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
30.05.22	P22/03007/HH	Severn View Cottage Gloucester Road Grovesend Thornbury South Gloucestershire BS35 3TU	Erection of two storey rear extension with balcony to form additional living accommodation	No objection subject to no impact on neighbours enjoyment of their garden.	
31.05.22	P22/03037/HH	23 Pentland Avenue Thornbury South Gloucestershire BS35 2YB	Erection of first floor side extension to provide additional living accommodation.	No objection.	
07.06.22	P22/03073/HH	The Cottage Hacket Lane Thornbury South Gloucestershire BS35 3TZ	Demolition of lean-to side extension. Erection of single storey rear and side extension to form additional living accommodation.	No objection.	
07.06.22	P22/02975/HH	31 Foxglove Close Thornbury South Gloucestershire BS35 1UG	Erection of single storey rear extension to provide additional living accommodation.	No objection.	
08.06.22	P22/03126/TRE	1 Oakleaze Road Thornbury South Gloucestershire BS35 2LG	Works to 1 no. Willow to prune back to previous pruning points, as covered by tree preservation order SGTPO 10/06 dated 26 th September 2006.	No objection subject to the approval of the South Gloucestershire Council Tree Officer.	
08.06.22	P22/03113/HH	2 Pearce Close Thornbury South	Erection of 2m high boundary wall	No objection.	

		Gloucestershire BS35 2HZ			
09.06.22	P22/03138/HH	11 Howard Road Thornbury South Gloucestershire BS35 1JN	Installation of 1no. front dormer to form additional living accommodation.	No objection.	
13.06.22	P22/03165/TCA	3 Pullins Green, Thornbury, BS35 2AX	Works to crown reduce 1 no prunus tree, to leave a finished height of 5.5m and to reduce lateral growth over grass area, all trees situated in the Thornbury Conservation area.	No objection subject to the approval of the South Gloucestershire Council Tree Officer.	
13.06.22	P22/03204/LB	16 The Plain, Thornbury, BS35 2BF	Internal and external alterations to include the removal of 1 no external ATM and fill void, to cover night safe and letter box and remove all signage and fittings.	No objection.	
16.06.22	P22/03264/HH	46 Waterford Close, Thornbury, BS35 2HU	Erection of a single storey front and side extension to form additional living accommodation.	Objection. The Town Council would like to retain a 'step back' on the side extension so as not to create a flat front which would not be in keeping with the character of the neighbouring properties.	
20.06.22	P22/03372/TRE	Cornercroft Barn, Hacket Lane, Thornbury, BS35 2HH	Works to reduce 2 no English Oak trees back to previous points, and to crown thin overhanging crown by 20%, covered by Tree Preservation Order TPO 305 dated 03.05.78.	Objection. The Town Council would like to see the minimum work possible carried out to maintain the trees' health (to be advised by the South Gloucestershire Council Tree Officer). The Town Council considers these trees to be a significant feature of the urban landscape.	

THORNBURY TOWN AND DISTRICT RESIDENTS' ASSOCIATION

Dear Mayor Davies

I am writing in connection with the proposed housing development on Butt Lane, which I believe is being opposed both by South Glos Council and Thornbury Town Council.

If there is one matter upon which TTADRA is in full agreement with the Town Council and South Glos Council, it is our concern over the rapid and poorly-planned expansion of our town to the north and north-west, all of which is happening without having the necessary infrastructure in place to deal with the healthcare and transportation needs of the swelling population. This is most particularly evident in the lack of an adequate, modern health and treatment centre, and in the regular traffic congestion in the centre of town; the latter caused by the need of the residents of the new estates, many of whom moved out of Bristol to find a quieter lifestyle, to return to the Bristol area for work on weekdays.

One solution to the problem, which has not recently been broached in public, as far as I am aware, would be the extension of the green belt northwards, to include all of Thornbury and the open fields north of the town, then directly westwards to border on the River Severn north of Oldbury-on-Severn, and directly eastwards to a border with the M5 motorway. The current green belt extends from the outskirts of Bristol northwards to the southern edge of Thornbury and reaches up the Severn Vale as far as the southern edge of Oldbury.

A green belt is not a legislative matter, but a matter of policy, designed to prevent inappropriate development and/or ribbon development which joins up separate communities. Most green belts were designated many decades ago and no longer meet the purpose for which they were first intended. A green belt does not prevent further housing development but puts the onus on the developer to prove the need for development and to prove that the proposed housing meets all eco-requisites of modern living, including insulation, sustainability, and impact on the environment. The presumption, therefore, is not automatically pro-development, as is the case where no green belt is involved.

Since, according to public statements, both South Glos Council and Thornbury Town Council are intending to oppose the Butt Lane development, presumably on the grounds of preventing the joining up of Thornbury with Oldbury by ribbon development and on the basis of the current lack of the necessary health and transport infrastructures, the extension of the green belt to a point north of our town would also reduce or eliminate the chances of, e.g., Rockhampton and Buckover from being eventually absorbed into Thornbury.

Is this not a matter for Thornbury Town Council to take forward with South Glos Council as a matter of urgency and, one would hope, via the area's MP, Luke Hall, to gain the agreement of government to make the necessary change?

Best regards



Communications

Thornbury Town and District Residents' Association

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the meeting on 06.09.22

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
10.08.22	None	Thornbury High Street	No details on notification. Details on link.		
10.08.22	LI22/4016/STB	16 High Street Thornbury South Gloucestershire BS35 2AH	Trading as 'Love Thornbury'		
09.08.22	P22/04001/PNCD	48 High Street Thornbury South Gloucestershire BS35 2AN	Prior notification for the change of use from commercial (Class E) to 1 no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1985 as amended.		
25.08.22	P22/05161/CLP	2 Howard Road Thornbury South Gloucestershire BS35 1JN	Erection of a single and two storey extension.		
26.08.22	P22/04819/F	Land Off Mumbleys Lane Thornbury South Gloucestershire BS35 3JU	Erection of 1 no. self build detached dwelling with landscaping and associated works.		
26.08.22	P22/05188/HH	8 Regents Close Thornbury South Gloucestershire BS35 1HY	Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation.		
31.08.22	P22/05100/F	The Whyte Lodge Gloucester Road Grovesend Thornbury South Gloucestershire	Demolition of existing stables. Erection of replacement stable block. Formation of annex ancillary to main dwellinghouse. (retrospective)		

THORNBURY TOWN COUNCIL

PLANNING DECISIONS noted on 06.09.22

REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
P22/03832/HH	7 Tyndale View Thornbury South Gloucestershire BS35 2BW	Demotion of an existing block shed. Erection of a single storey side extension to form additional living accommodation.	No objection	Approve with conditions
P22/03393/LB	16 The Plain Thornbury South Gloucestershire BS35 2BF	External repair works, take up 3 courses of slate adjacent to the lead parapet guttering, remove defective lead guttering and replace using milled code 5 lead. Remove lead covering to timber Kingroll sections and replace using code 5 milled lead dressed around retained timber hip and ridge sections. Remove defective lead aprons and flashings to 3no chimney stacks and replace using new milled code 5 lead. Replace existing oversized lead covering to the vent cover. Replace the disturbed slates using existing recovered slates and renewing any broken using new dressed slates to match the existing. Stone repair to moulded brackets, string course eroded and plain cut bracket to front, right hand side and left-hand side elevations.	No objection, subject to Listed Building Officer's assent	Approve with conditions
P22/02670/F	Milbury House Cutts Heath Road Buckover South Gloucestershire GL12 8QH	Change of use of existing offices (Class E) to Place of worship (Class F1) as defined in the Town and Country Planning (Use Classes) order 1987 (as amended).	No objection subject to a condition to protect the landscaping of the site in this prominent rural location.	Approve with conditions

P22/02198/HH	7 Haybob Road Thornbury South Gloucestershire BS35 1BP	Extension and conversion to existing detached single storey garage to form gym and store.	No comments submitted - meeting application was due to be considered at was not quorate.	Approve with conditions
P22/02975/HH	31 Foxglove Close Thornbury South Gloucestershire BS35 1UG	Erection of single storey rear extension to provide additional living accommodation.	No objection	Approve with conditions
P22/03876/TCA	Crispin Lodge 8 Crispin Lane Thornbury South Gloucestershire BS35 2AY	Works to fell 1 no. Old Birch tree which is situated within the Thornbury conservation area.	No objection	No objection
P22/03587/F	Morton Farm Old Gloucester Road Thornbury South Gloucestershire BS35 3UF	Erection of agricultural building for storage of fodder and machinery.	No objection	Approve with conditions
P22/03073/HH	The Cottage Hacket Lane Thornbury South Gloucestershire BS35 3TZ	Demolition of lean-to side extension. Erection of single storey rear and side extension to form additional living accommodation.	No objection	Approve with conditions

Housing Strategy Consultation 2022

The Housing Strategy will set out the council's vision for housing over the next 30 years. It will inform all the main functions of the council's housing services and how the various functions relate to each other. Our intention is that the strategy will guide the work of the council and its partners on housing issues, either directly, or by being taken into account as other plans and strategies are developed.

Before completing this questionnaire, please read the strategy document which is available to download and read on our website - www.southglos.gov.uk/housingstrategydocuments

Please complete and return the questionnaire by 1st September 2022 to:

Freepost SGC
Insights and Engagement Team
Council Offices
Badminton Road
Yate
Bristol BS37 5AF

You do not need a stamp.

Q1 Are you responding as?

- A member of the public
- A business or organisation
- Commissioner of services
- Service provider
- Voluntary, Community or Social Enterprise organisation
- On behalf of a parish, town, district or county council
- Other

If other, please state:

Q2 If you are responding to this questionnaire on behalf of an organisation or group, please state which (optional):

Vision

"In 30 years time everyone in South Gloucestershire will live in a healthy, affordable, low energy and low carbon, climate resilient home that meets their needs within a safe, sustainable, and thriving local community which is accessible to all.

We will be ambitious, requiring all new housing, regeneration and retrofitting of existing homes to achieve net zero carbon by 2030."

Q3 To what extent do you agree or disagree with this vision?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Q4 Can you explain why you agree or disagree with the vision?

Aims and Objectives

We are considering the following key aims for the strategy:

- 1) A home for everyone that meets their needs
- 2) Sustainable homes for the future
- 3) Thriving communities and neighbourhoods.

Within the strategy document we have highlighted a number of objectives that will help us achieve these aims.

Please read these in the strategy document and answer the following questions.

1. A home for everyone that meets their needs

Q5 How clear are the objectives in this section?

- Very clear Quite clear Not that clear Not at all clear

Q6 Was there anything unclear or missing from this section?

2. Sustainable homes for the future

Q7 How clear are the objectives in this section?

- Very clear Quite clear Not that clear Not at all clear

Q8 Was there anything unclear or missing from this section?

3. Thriving communities and neighbourhoods

Q9 How clear are the objectives in this section?

- Very clear Quite clear Not that clear Not at all clear

Q10 Was there anything unclear or missing from this section?

Q11 Do you think we have included the right aims and objectives?

- Yes No Don't know

Q12 Please add any other comments on the overall aims and objectives in the box below.

Strategy Content

Q13 Overall, was the strategy clear and easy to understand?

- Yes No Don't know

Q14 If no, please tell us what could be improved:

Q15 How did you rate the strategy in each of the following areas?

	Very good	Good	Neither good nor poor	Poor	Very Poor	Don't know
Clarity about what we are aiming to achieve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Being clear about actions we plan to take	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explaining how it links with other council strategies and policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
How we will measure success	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Relevance to you and your community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q16 Do you think the Housing Strategy addresses the most important housing issues we face in South Gloucestershire over the next 30 years?

Yes No Don't know

Q17 If no, what else do you think should be included?

Q18 Do you have any other comments to make on South Gloucestershire Council's draft Housing Strategy?

About You

This section is really important. It's vital that we understand the experiences of a wide range of respondents in order to ensure that everyone is treated equally. By understanding more about what people from diverse backgrounds tell us, we can ensure we act appropriately to meet needs. All questions are optional and any responses to these questions will remain confidential. Individuals will not be identified and personal details will not be published.

Q19 **Please tell us your postcode.**
This is used for analysis purposes only.

Q20 Are you?

Female Male Other Prefer not to say

Q21 What is your age?

Under 18 25 to 34 45 to 54 65 to 75 Prefer not to say
 18 to 24 35 to 44 55 to 64 Over 75

Q22 Do you have any dependents living in your household in the following age groups? Tick all that apply.

- 0-10 18-21 No Prefer not to say
 11-17 22+

Q23 Please tell us your sexual orientation?

- Bisexual Lesbian/Gay woman Other
 Gay Man Heterosexual/Straight Prefer not to say

Q24 Do you consider yourself to be disabled? **(Please tick all that apply)**

- No
 Prefer not to say
 Yes - Physical impairment, such as difficulty using arms or mobility issues which may mean using a wheelchair or crutches
 Yes - Sensory impairment, such as being blind/having a serious visual impairment or being deaf/have a hearing impairment
 Yes - Mental health condition, such as depression, anxiety or schizophrenia
 Yes - Learning disability/difficulty (such as Down's Syndrome, dyslexia, dyspraxia) or cognitive impairment (such as autistic spectrum disorder)
 Yes - Long standing illness or health condition, such as cancer, HIV, diabetes, chronic heart disease or epilepsy
 Yes - Other (please state)

Q25 If yes, please, please tell us how this affects the way that you access or use council services.

Q26 Please tell us your ethnic origin

- | | |
|--|--|
| <input type="checkbox"/> Arab | <input type="checkbox"/> Mixed/multiple ethnic group - Other |
| <input type="checkbox"/> Asian/Asian British - Bangladeshi | <input type="checkbox"/> Mixed/multiple ethnic group - White & Asian |
| <input type="checkbox"/> Asian/Asian British - Chinese | <input type="checkbox"/> Mixed/multiple ethnic group - White & Black African |
| <input type="checkbox"/> Asian/Asian British - Indian | <input type="checkbox"/> Mixed/multiple ethnic group - White & Black Caribbean |
| <input type="checkbox"/> Asian/Asian British - Other | <input type="checkbox"/> White - English / Welsh / Scottish / Northern Irish / British |
| <input type="checkbox"/> Asian/Asian British - Pakistani | <input type="checkbox"/> White - Other (please state) |
| <input type="checkbox"/> Black/African/Caribbean/Black British - African | <input type="checkbox"/> White Irish |
| <input type="checkbox"/> Black/African/Caribbean/Black British - Caribbean | <input type="checkbox"/> White - Roma |
| <input type="checkbox"/> Black/African/Caribbean/Black British - Other | <input type="checkbox"/> Other ethnic group |
| <input type="checkbox"/> Gypsy or Irish Traveller | <input type="checkbox"/> Prefer not to say |

If other, please state:

Q27 Religion/belief

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Buddhist | <input type="checkbox"/> Sikh |
| <input type="checkbox"/> Christian | <input type="checkbox"/> Any other religion (please state) |
| <input type="checkbox"/> Hindu | <input type="checkbox"/> No religion |
| <input type="checkbox"/> Jewish | <input type="checkbox"/> Prefer not to say |
| <input type="checkbox"/> Muslim | |

If other, please state:

Q28 Which of the following best describes your usual employment status?

- | | |
|--|---|
| <input type="checkbox"/> Employed full-time | <input type="checkbox"/> Looking after the family or home |
| <input type="checkbox"/> Employed part-time | <input type="checkbox"/> Temporary sick |
| <input type="checkbox"/> Self-employed full-time | <input type="checkbox"/> Long-term sick |
| <input type="checkbox"/> Self-employed part-time | <input type="checkbox"/> Retired |
| <input type="checkbox"/> Unemployed | <input type="checkbox"/> Prefer not to say |
| <input type="checkbox"/> Student | |

Q29 Excluding anything you do for your paid employment, are you a carer? (i.e. do you look after or give help or support to, anyone because they have long-term physical or mental health conditions or illnesses, or problems related to old age)

- Yes No Prefer not to say

Q30 Are you currently, or have you previously, served in the UK Armed Forces?

- No
- Yes - currently serving
- Yes - previously served in Regular Armed Forces
- Yes - previously served in Reserve Armed Forces

Any personal information that you have supplied will be held by South Gloucestershire Council in accordance with the Data Protection Act 2018 and UK General Data Protection Regulations (UKGDPR) 2021. This information will only be used as part of this exercise and personal information will not be published or passed onto any other organisation. Your personal information collected as part of this survey will be kept for two years to help us improve services before being securely destroyed. Our privacy notice, which explains how we will process your personal information, how long we will retain it and your rights as a data subject, is available at www.southglos.gov.uk/privacy