Council Offices: (01454) 412103 info@thornburytowncouncil.gov.uk www.thornburytowncouncil.gov.uk Town Clerk: Kath MacConnachie, CiLCA



Town Hall 35 High Street Thornbury Bristol BS352AR

13 October 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 18 October 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.

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 <u>provided</u>.

**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 receive any representations from the public
- 4. To approve the minutes of the Planning & Town Development Committee meeting of 6 September 2022
- 5. To consider the schedule of planning and licensing applications\*
- 6. To note the schedule of planning application decisions made by South Gloucestershire Council\*
- 7. SGC WECA Bus Stop Acceleration Programme consultation (reference to some Thornbury bus stops)
  - To consider and agree response
- 8. Date of the next meeting: 7.30pm on 29 November 2022, to be held at the Town Hall

<sup>\*</sup> Please refer to the planning items as detailed on <a href="www.southglos.gov.uk/planning">www.southglos.gov.uk/planning</a> 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

**MEMBERS OF THE PUBLIC PLEASE NOTE:** Some Planning Application comments and consultation responses 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: <a href="https://www.thornburytowncouncil.gov.uk/transparency/">https://www.thornburytowncouncil.gov.uk/transparency/</a>

REPORT of the Meeting of the Planning & Town Development Committee held on Tuesday 6 September at Council Chamber, Town Hall at 7:30pm

Members Present: Cllr Maggie Tyrrell (Chairman)

Cllr Chris Davies Cllr James Murray Cllr Fiona Deas Cllr Clive Parkinson Cllr Bob Griffin Cllr Jayne Stansfield

Officers Present: Kath MacConnachie (Town Clerk)

Minutes by Town Council administrator

Members Absent: None

### PC2223.8 TO RECEIVE ANY APOLOGIES FOR ABSENCE

No apologies were received.

### PC2223.9 TO RECEIVE ANY MEMBERS' DECLARATIONS OF INTEREST

There were none.

#### PC2223.10 TO ELECT THE VICE CHAIR

It was **RESOLVED** to elect Cllr James Murray to be Vice Chair.

#### PC2223.11 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

### PC2223.12 CORRESPONDENCE

• Letter received on 26 August 2022 from Thornbury and District Residents Association concerning green belt designation around Thornbury

It was **<u>RESOLVED</u>** to write to South Gloucestershire Council and also the Residents Association.

### PC2223.13 TO APPROVE THE MINUTES OF THE PLANNING & TOWN DEVELOPMENT COMMITTEE MEETING OF 21 JUNE 2022

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

# PC2223.14 TO CONSIDER THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS

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

# PC2223.15 TO NOTE THE SCHEDULE OF PLANNING APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL

The application decisions were noted.

# PC2223.16 SOUTH GLOUCESTERSHIRE COUNCIL CONSULTATION ON DRAFT HOUSING STRATRGY 2022 TO 2052

• To agree the Town Council's response

It was **RESOLVED** to submit responses agreed at this meeting.

PC2223.17 DATE OF THE NEXT MEETING: 7:30PM ON 18 OCTOBER 2022 TO BE HELD AT THE TOWN HALL, OR EARLIER IF CALLED

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.	No objection	
10.08.22	LI22/4016/STB	16 High Street Thornbury South Gloucestershire BS35 2AH	Trading as 'Love Thornbury'	No objection	
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.	No objection	
25.08.22	P22/05161/CLP	2 Howard Road Thornbury South Gloucestershire BS35 1JN	Erection of a single and two storey extension.	No objection	
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.	Objection – outside of the development boundary and no exceptional circumstances.	
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.	No objection	
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)	No objection	

PLANNING APPLICATIONS considered at the meeting on 18.10.22

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
22.09.22	P22/05583/HH	52 Park Road Thornbury South Gloucestershire BS35 1HR	Raising of existing garage roof. Erection of single storey rear extension to existing garage to facilitate garage conversion to provide additional living accommodation and storage.	Out of meeting	
23.09.22	P22/05625/F	White Lion High Street Thornbury South Gloucestershire BS35 2AQ	Installation of 1 no. flue	Out of meeting	
23.09.22	P22/05623/LB	White Lion High Street Thornbury South Gloucestershire BS35 2AQ	Removal of existing exhaust pipe and installation of 1 no. flue.	Out of meeting	
28.09.22	P22/05666/TRE	Cornercroft Barn Hacket Lane Thornbury South Gloucestershire BS35 2HH	Works to 3no Oak trees to reduce by 3 metres to bring the lateral branches in line with the ridge line of Cornersroft Barn. Covered by Tree Preservation Order 305 (Hacket Lane) dated 3rd May 1978.	Out of meeting	
30.09.22	P22/05729/F	Land At Little Buckover Gloucester Road Whitfield South Gloucestershire GL12 8EA	Erection of 1 no. dwelling with associated works (resubmission of P21/06002/F).		
04.10.22	P22/05632/CLE	Brook Farm Cottages Mumbleys Lane Thornbury South	Continued use of 3 no. dwellings let for permanent occupation		

		Gloucestershire BS35 3JU		
05.10.22	P22/05826/CLE	Brook Farm Mumbleys Lane Thornbury South Gloucestershire BS35 3JU	Continued use of attached lean-to extension to form additional living accommodation/storage area, installation of a flue and 7 no. windows.	
05.10.22	P22/05825/CLE	Brook Farm Mumbleys Lane Thornbury South Gloucestershire BS35 3JU	Continued use of hardstanding for parking of vehicles.	
07.10.22	P22/05725/HH	Crispin Lodge 8 Crispin Lane Thornbury South Gloucestershire BS35 2AY	Installation of 2 no. front dormers.	
07.10.22	P22/05636/F	Eastwood Farm Gloucester Road Whitfield South Gloucestershire GL12 8EA	Change of use of land from agricultural to glamping site (sui generis), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) stationing of 3no. glamping pods with associated works.	
07.10.22	P22/05786/TCA	Turnberry House Castle Street Thornbury South Gloucestershire BS35 1HB	Works to fell 1 no. Snake bark maple and reduce crown by 2 to 3 metres to 1 no. Himalayan birch situated within the Thornbury Conservation Area	
12.10.22	P22/05883/HH	38 Hazel Crescent Thornbury South Gloucestershire BS35 2LX	Demolition of existing garage. Erection of two storey side and single storey rear extension to form additional living accommodation.	

### PLANNING DECISIONS noted on 18.10.22

REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
P22/00105/F	The Whyte Lodge Gloucester Road Grovesend Thornbury South Gloucestershire	Creation of new vehicular access onto the A38 with associated driveway, 2.5 metre high gates and 2 metre high walls.	No objection subject to approval of the Tree Officer	Approve with conditions
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.	Prior Approval Granted with Conditions.	Prior Approval Granted with Conditions.
P22/04312/RVC	Land Adjacent To Ringtail Cottage Butt Lane Thornbury South Gloucestershire BS35 1RA	Variation of condition 17 attached to permission P21/02980/F to alter the approved drawings for plot 3. Erection of 3 no. dwellings with associated works	No objection	Approve with conditions
P22/05161/CLP	2 Howard Road Thornbury South Gloucestershire BS35 1JN	Erection of a single and two storey extension	No objection	Approve certificate of lawfulness
P22/03495/LB	58 High Street Thornbury South Gloucestershire BS35 2AN	Internal and external works to include refurbishment of roof, construction and reforming of 1no. existing front dormer and 1no. existing rear dormer.  Installation of 1no. new dormer to rear roof slope and replacement of 1no. existing rear velux window with heritage rooflight. Remodelling of existing loft rooms to include creation of new bathroom to second floor.	No objection	Approve with conditions

		Repair damp damage to chimney breasts.		
P22/03497/F	58 High Street Thornbury South Gloucestershire BS35 2AN	Construction and reforming of 1no. existing front dormer and 1no. existing rear dormer. Installation of 1no. new dormer to rear roof slope and replacement of 1no. existing rear skylight window with a conservation rooflight.	No objection	Approve with conditions
P22/03683/F	Oak Leaf Nurseries Oak Farm Oldbury Lane Thornbury South Gloucestershire	Demolition of existing structure and erection of a replacement Horticultural/Agricultural building.	No objection	Approve with conditions
P22/05417/TRE	31 Meadow Brown Close Thornbury South Gloucestershire BS35 1FE	Works to crown lift 1 no. Ash tree to 5m and reduce tree by public area by approx. 3m covered by SGTPO 38/14 dated 4/2/2015	No comments made by Cllrs on out of meeting schedule	Approve with conditions
P22/03731/HH	4 Mallow Close Thornbury South Gloucestershire BS35 1UE	Erection of single and two storey side extension and rear single storey extension to form additional living accommodation	No objection	Approve with conditions
P22/03868/F	Rear Of St Marys Shopping Centre Thornbury South Gloucestershire BS35 2AB	Erection of 1no. bike store	No objection in principle, however application doesn't include colour. A neutral grey would ensure it doesn't dominate the area	Approve with conditions
P22/04125/HH	51 Squires Leaze Thornbury South Gloucestershire BS35 1TH	Erection of a single storey rear extension to form additional living accommodation.	No objection	Approve with conditions

P22/04032/RVC	5 Quaker Lane Thornbury South Gloucestershire BS35 2AD	Variation of conditioned plans (P22/03059/NMA) attached to planning permission P20/00903/F - Change of use from redundant shop (Class A1) and erection of three storey rear extension to form 5 no. flats (Class C3) with associated works.	No objection	Approve with conditions
P22/02076/HH	25A Quarry Road, Alveston, South Gloucestershire, BS35 3JL	Installation of 1 no rear dormer to facilitate loft conversion (retrospective). Re-submission of P21/01993/F)	No comments submitted - meeting application was due to be considered at was not quorate.	Approve with conditions
P22/00835/F	Land At Severndale Oldbury Lane Thornbury South Gloucestershire BS35 1RD	Erection of 1 no. detached self build dwelling, 1 no. home office, 1 no. car port, and 1 no. polytunnel, installation of 1 no. swimming pool, with associated works.	Object: outside development boundary and intruding into rural landscape	Refusal
P22/03258/F	Thornbury Golf Centre Bristol Road Thornbury South Gloucestershire BS35 3XL	Erection of a single storey extension to form pergola	Object: This appears to be a box- like structure of no architectural merit and little relationship to the current building or the surrounding countryside.	Approve with conditions

### Kath MacConnachie

From: Thornbury TC - Info
Sent: 13 October 2022 14:32
To: Kath MacConnachie

**Subject:** FW: [External] [WECA\_Bus\_Stops\_Thornbury] WECA Bus Stop Acceleration

Programme: - Invitation to Join

From: South Gloucestershire Online Consultations (do not reply) < do-not-reply@consultations.southglos.gov.uk >

Sent: 13 October 2022 14:21

To: Thornbury TC - Info < info@thornburytowncouncil.gov.uk >

Subject: [External] [WECA\_Bus\_Stops\_Thornbury] WECA Bus Stop Acceleration Programme: - Invitation to Join

### South Gloucestershire Online Consultations

### **WECA Bus Stop Acceleration Programme:**

You've been invited to participate in the **WECA Bus Stop Acceleration Programme:** consultation by the consultation manager, Sergio Lopez - South Gloucestershire Council.

This consultation is open from 17 Oct 2022 at 00:00 to 7 Nov 2022 at 23:59.

Dear Consultee,

I am writing to you to inform you about a traffic scheme in Thornbury. Funding is available to improve the Osprey Park northbound bus stop and the Swallow Park northbound bus stop on Morton Way and the Thornbury Health Centre westbound bus stop on Eastland Rd. The improvements include providing a new bus stop waiting area and installing a new bus shelter with a real time information display.

If you wish to comment on the scheme please respond by **7th November 2022** to have your say. To respond to the consultation and have your views taken into account, you must **complete the online questionnaire.** 

You can view the drawings and further details about the planned scheme online at www.consultations.southglos.gov.uk/WECA Bus Stops Thornbury/consultationHome

(If clicking doesn't work, "Copy" and "Paste" the line above into your web browser's address bar.)

You may be required to create a password for the site if you have not done so already.

Best regards,

Sergio Lopez

Participate in this consultation

# Consultation Notice

# **WECA Bus Stop Acceleration Programme**

The proposed scheme is for the upgrade of three bus stops as part of the SGC bus improvements along the A38 to Thornbury. The three bus stops are:

- Morton Way-Osprey Park, Northbound Bus Stop in Thornbury
- Morton Way-Swallow Park, Northbound Bus Stop in Thornbury
- Thornbury Health Centre, Westbound Bus Stop in Thornbury

The following roads are affected by this scheme:

- Morton Way
- Eastland Rd

You can view further details about the proposals online at:

www.consultations.southglos.gov.uk/WECA Bus Stops Thornbury/consultationHome

or by scanning the QR code below



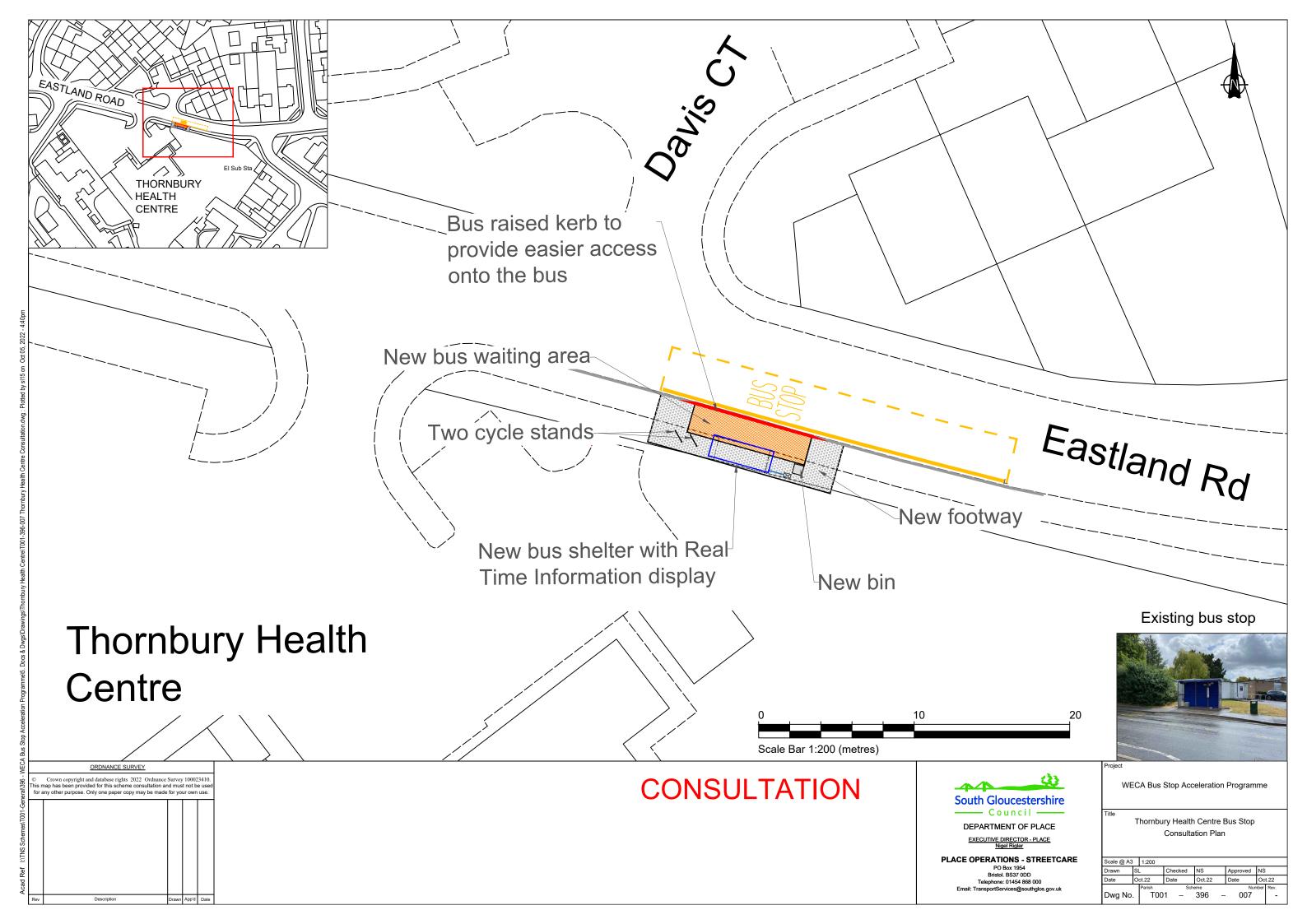
To respond to the consultation and have your views taken into account, you must complete the Questionnaire

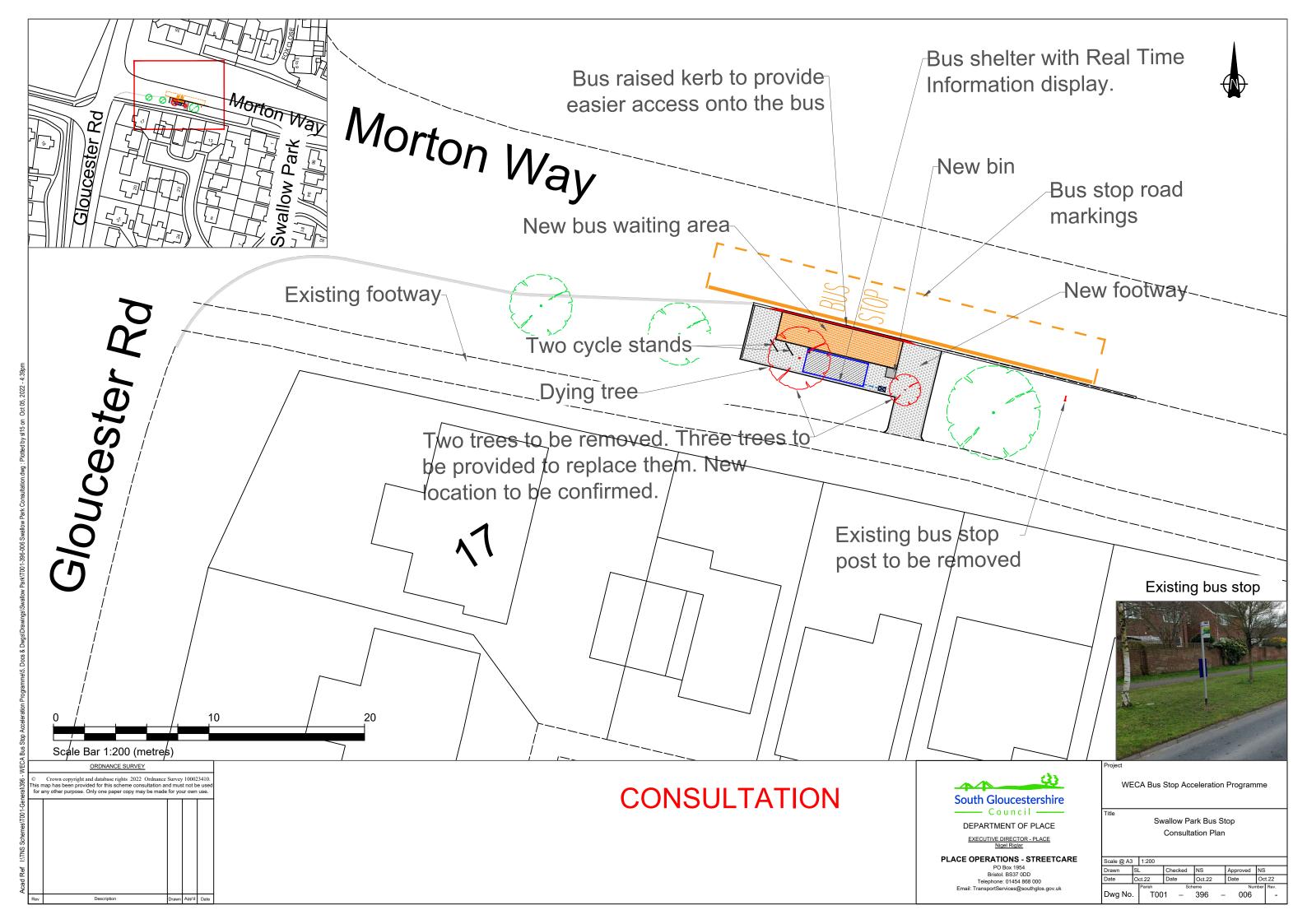
The questionnaire should be completed online, however if you do not have internet access please see below.

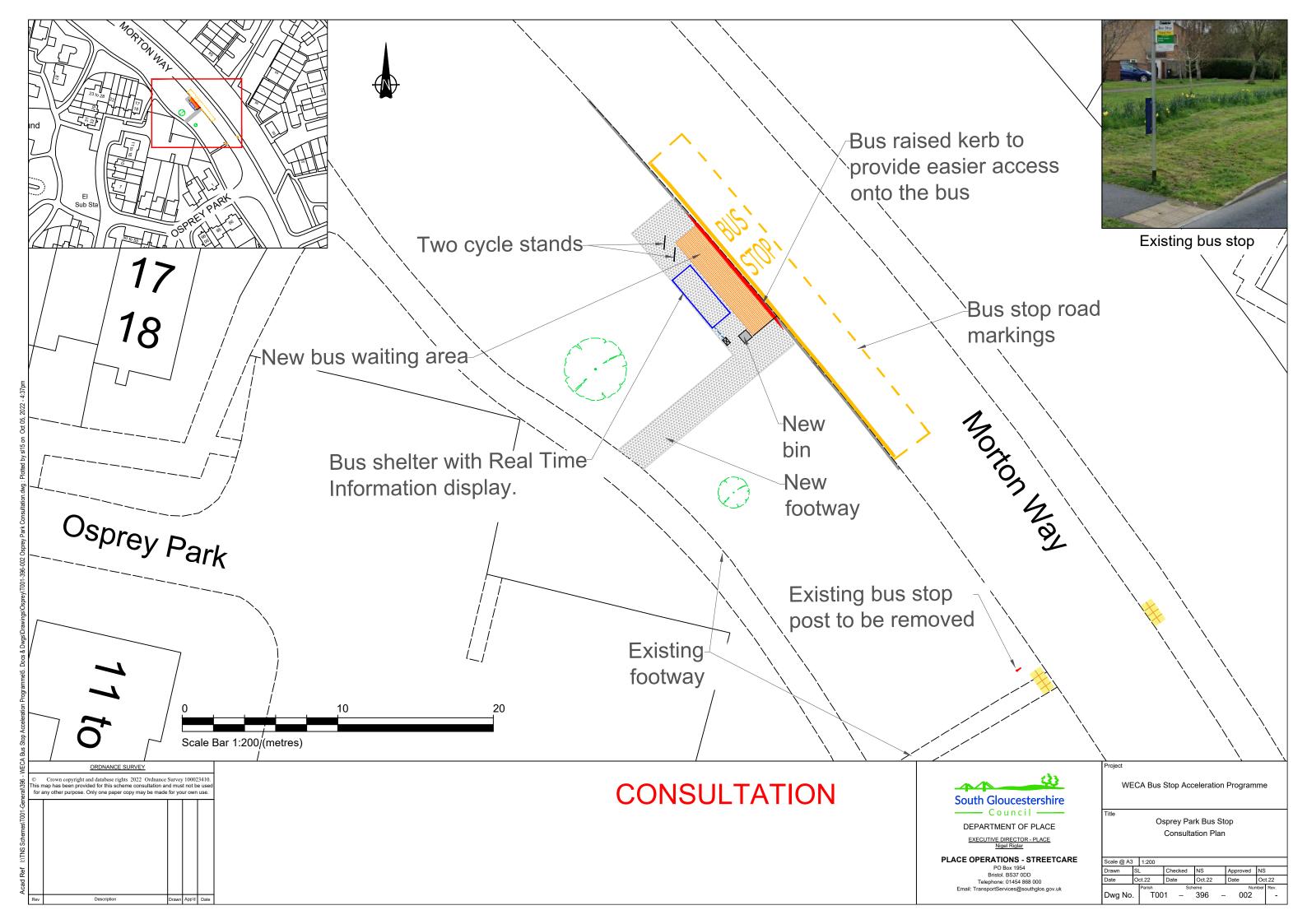
### Please respond by 7th November 2022 to have your say

**If you do not have access to the internet** and wish to receive a paper copy of the information and questionnaire to complete, please request a copy by calling the following number: 01454 863118











# Statement of Reasons WECA Bus Stop Acceleration Programme

### **Background**

Studies have shown bus waiting time feels longer than time spent moving. Improved bus stop facilities have been shown to reduce how long waiting feels.

During the Bus Strategy Consultation (March 2020), held by the West of England Combined Authority (WECA), respondents were asked to rank key themes in order of priority, and No. 4 was high quality, consistent and easily understood information.

The results of this Consultation meet the WECA Bus Strategy, which aims to improve end-toend passenger journeys through well laid out stopping facilities with generous weather protection and information with a need to focus on the whole public transport door to door journey to encourage public transport usage and reduce carbon agenda.

The West of England Combined Authority have allocated regional funding to take forward bus stops ahead of the corridor improvements (by 2023) and therefore, improvements that benefit passengers can be delivered quicker.

As part of the bus stop upgrade programme funding application, 13 bus stops have been selected collaboratively between South Gloucestershire Council (SGC) officers and Consultants Atkins Project team based on the deliverability timeframe, availability of space for upgraded bus stop installation and feasibility of introducing Real Time Passenger Information (RTPI). Three (Tier 1) bus stops are to be delivered during this financial year (2022/23) in Thornbury.

The three (Tier 1) bus stops are:

- 1. Morton Way Osprey Park Northbound bus stop in Thornbury.
- 2. Morton Way Swallow Park, Northbound Bus Stop in Thornbury.
- 3. Thornbury Health Centre, Westbound Bus Stop in Thornbury.

#### **Purpose of Scheme**

To provide new and improved bus stops in Thornbury.

#### **Proposed Scheme**

#### **Morton Way-Osprey Park**

The scheme proposes the upgrade of the Morton Way-Osprey Park, Northbound Bus Stop in Thornbury, as part of the SGC bus improvements along the A38 to Thornbury corridor.

The improvements include a new bus stop infrastructure with a new green roof shelter with Real Time Passenger Information (RTPI) and cycle stands.

### **Drawing Reference**



Outline details of the scheme are shown on drawing T001-396-002.

#### **Morton Way-Swallow Park**

The scheme proposes the upgrade of the Morton Way-Swallow Park, Northbound Bus Stop in Thornbury, as part of the SGC bus improvements along the A38 to Thornbury corridor.

The improvements include a new bus stop infrastructure with a new green roof shelter with Real Time Passenger Information (RTPI) and cycle stands.

#### **Drawing Reference**

Outline details of the scheme are shown on drawing T001-396-006.

#### **Thornbury Health Centre**

The scheme proposes the upgrade of the Thornbury Health Centre, Westbound Bus Stop in Thornbury, as part of the SGC bus improvements along the A38 to Thornbury corridor.

The improvements include a new bus stop infrastructure with a new green roof shelter with Real Time Passenger Information (RTPI) and cycle stands.

#### **Drawing Reference**

Outline details of the scheme are shown on drawing T001-396-007.

#### **Timescale**

Depending upon the result of the public consultation and advertisement of the proposals it is hoped that the proposed scheme will be implemented during the 2022/2023 financial year.







# West of England Combined Authority Bus Stop Upgrades

**Consultation Pack** 

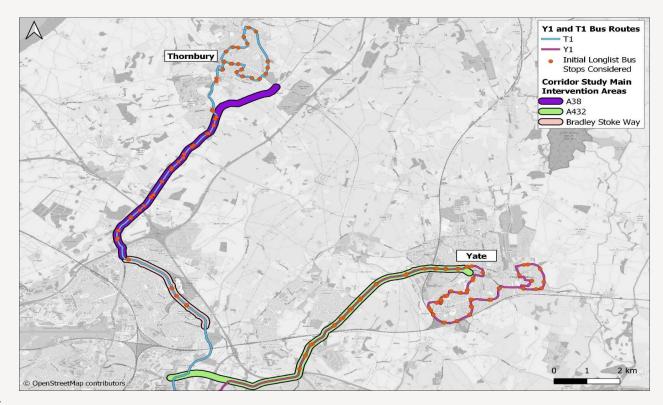
September 2022

### **Project Description**

The scheme proposes the upgrade of a selected number of bus stops in the towns of Thornbury and Yate respective urban areas served by the T1 and Y1 bus services.

The scheme has interdependencies with the A38 / A432 corridor study, which has been identified for early investment in the Bus Strategy to encourage modal shift and contribute to reduce carbon agenda.

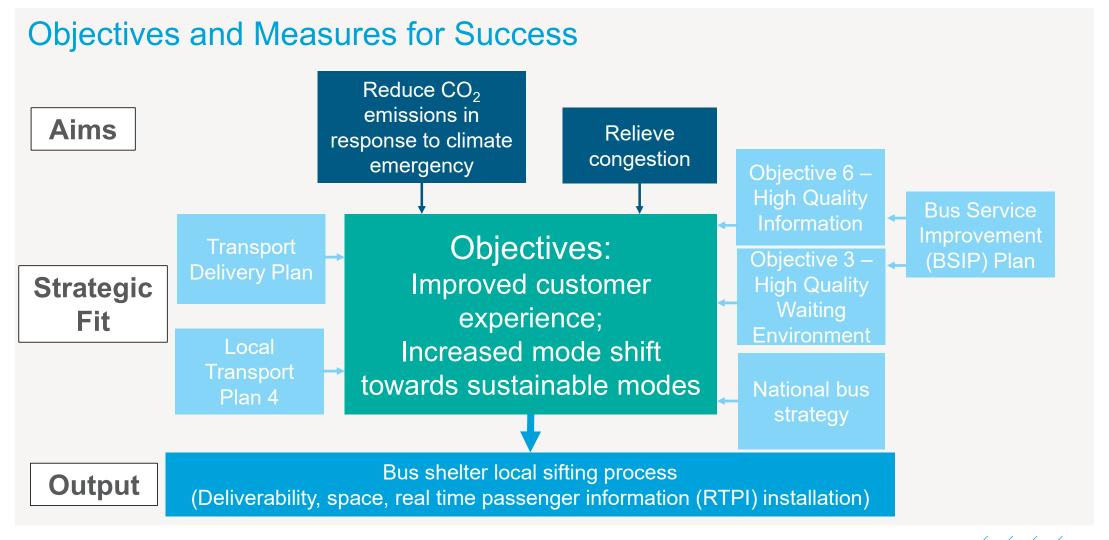
The West of England Combined Authority have allocated regional funding to take forward bus stops ahead of the corridor improvements (by 2023) and therefore, improvements that benefit passengers can be delivered quicker.



<u>Thornbury, A38 and Bradley Stoke Way improvements - South Gloucestershire Online Consultations (southglos.gov.uk)</u>

Yate, Chipping Sodbury, A432 and A4174 improvements - South Gloucestershire Online Consultations (southglos.gov.uk)



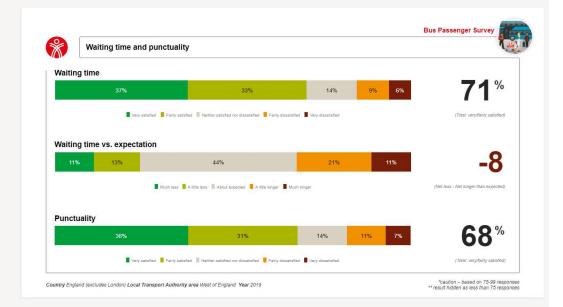






### Case for Change

- A need to focus on the whole public transport door to door journey to encourage public transport usage
- Combined Authority Bus Strategy Aims to improve endto-end passenger journeys through well laid out stopping facilities with generous weather protection, lighting, and information
- Bus Strategy Consultation (March 2020) respondents were asked to rank key themes in order of priority, No. 4 was high quality, consistent and easily understood information.
- Studies have shown waiting time feels longer than time spent moving. Improved bus stop facilities have been shown to reduce how long waiting feels.
- Bus stop infrastructure is visible to everyone and provides a clear indication of investment in public transport services.



31% of bus users felt waiting was longer than expected in the West of England, 4% higher than England as a whole (Transport Focus, 2019) 15% of bus improvements in the West of England related to bus stops / bus information (Transport Focus, 2019)



# Final Bus Stops Selection - Programme Delivery Tiers 1 & 2 Stops



As part of the bus stop upgrade programme funding application, 13 bus stops have been selected collaboratively between SGC officers and Atkins Project team based on the deliverability timeframe, availability of space for upgraded bus stop installation and feasibility of introducing Real Time Passenger Information (RTPI). Three (Tier 1) bus stops are to be delivered during this financial year (2022/23) in Thornbury. The further 10 stops will be delivered in 2023/24





# Proposed Bus Stop Layout and Construction Timescales

- Indicative layout for bus stop infrastructure improvements including shelter, Real Time Passenger Information (RTPI) and green roof
- Standard Detail will be adapted for each location
- 3 bus stops to be built before the end of 2022/23 financial year
- 10 bus stops to be upgraded during 2023/24

