

**Minutes of the Meeting of the Planning Committee  
held on Wednesday 26 July 2023 at Council Chamber, Town Hall at 7:30pm**

Members Present: Cllr Maggie Tyrrell (Chair)  
Cllr Chris Bloor  
Cllr Fiona Deas  
Cllr Jayne Stansfield  
Cllr Helen Ball (Minutes)

Officers Present: None

Members Absent: Cllr Chris Davies

2 members of the public were in attendance

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**PC2324.11 TO RECEIVE ANY APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Chris Davies.

**PC2324.12 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST**

There were no members declarations of interest.

**PC2324.13 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC**

Representations were made by 2 members of the public during item 5, relating to the specific planning applications they wished to make comments on.

**PC2324.14 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 25 MAY 2023**

It was **RESOLVED** to approve the minutes of the Planning Committee meeting of 25 May 2023, as an accurate record of proceedings.

**PC2324.15 TO CONSIDER THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS**

It was **RESOLVED** to submit comments to South Glos Council, on the schedule of planning applications, as detailed in the attached schedule.

**PC2324.16 TO NOTE THE SCHEDULE OF PLANNING AND LICENSING APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL**

The schedule of planning and licensing application decisions made by South Gloucestershire Council was noted.

**PC2324.17 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 7 SEPTEMBER 2023, to be held at the Town Hall**

The date of the next meeting was noted as 7:30pm on Thursday 6 July, at the Town Hall.

DRAFT

**THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS to be considered at the meeting 26.07.23

<b>DATE</b>	<b>REF NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
29.6.23	Appeal APP/P0119/D/23/ 3323617  <a href="#">P23/00697/HH</a>  (No opportunity to make new comments, but possible to withdraw original if desired. Otherwise, original will be forwarded to inspector.)	3 Jubilee Drive Thornbury South Gloucestershire BS35 2YG	Erection of front and side boundary wall (retrospective).	<i>Original comment: Object: this estate was designed with large areas of its open space within the curtilage of the properties and covenants to prevent high walls being built. Enclosing this space and creating a hard edge to the boundary of the property fails to respect the character of the neighbourhood, which relies on such spaces to maintain the soft landscaping. If such a change was permitted, it could lead to further erosion of this characteristic.</i>  Original comment still stands.	Appeal against refusal
05.07.23	<a href="#">P23/01944/HH</a>	11 Fulmar Close Thornbury South Gloucestershire BS35 1TE	Conversion of existing garage to annexe ancillary to the main dwelling.	No objection	
10.07.23	<a href="#">P23/02054/CLP</a>	Hyway Gloucester Road Grovesend Thornbury South	Erection of single storey side extension.	No objection subject to the additional extension not breaching the regulations and policies on the total volume of additional build.	

10.7.23	<a href="#">P23/02062/HH</a>	25 Foxglove Close Thornbury South Gloucestershire BS35 1UG	Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation. Erection of first floor extension over existing garage to form two storey Granny Annexe.	Objection: Due to the scale of the extension and the direct access to the road, this application cannot be considered as ancillary to the main building and therefore does not fit the criteria of an annexe.	
10.7.23	<a href="#">P23/02022/F</a>	Cleeve Wood Morton Way Thornbury South Gloucestershire BS35 2HX	Erection of 66 no. bed care home for the elderly (Class C2) with associated access, car parking and landscaping.	<p>Object: The design is of poor quality, is institutional in style and does not relate well to the new or more established residential housing in the immediate vicinity. The design should respect the domiciliary style of the area.</p> <p>The travel plan is inaccurate and out of date. Only the T1 now serves the site.</p> <p>The landscaping plan does not comply with guidelines on biodiversity and it appears no effort has been made to do so. The ornamental trees and shrubs described are not suitable. These should be replaced with carefully selected native species that add to the natural environment and biodiversity.</p>	
10.7.23	<a href="#">P23/02091/O</a>	Post Farm Land, North Peacock Street, Thornbury,	Erection of 32 no. dwelling (Outline) with access to be determined. All other matters reserved.	Object: The application is outside the local development boundary and the Town Council knows of	

		South Glos, BS35 1LB	<p>no reason that would carry enough weight to over-ride this policy given the current situation in the Town.</p> <p>There is an adverse effect on the nearby listed buildings which was the reason for a previous application being refused and the objections on these grounds remain.</p> <p>There is demonstrable lack of facilities in the town following extensive house building nearby. Parents have reported that primary schools in Thornbury cannot offer places to children moving into recently occupied houses on the adjacent development, forcing them to travel to village schools such as Oldbury and Olveston.</p> <p>The information provided on bus services is out of date, with the only service in Thornbury now being the T1.</p> <p>Dentists are not offering NHS treatment and aren't always able to accept private patients.</p> <p>Doctors are carrying larger than recommended patient lists and</p>	
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				<p>long waiting lists for appointments are common.</p> <p>Sewage works are under strain with blockage problems already occurring in the nearby Orchard Estate.</p> <p>The junction onto Butt Lane from the main estate road has poor visibility causing residents of the adjoining estate great anxiety whenever leaving the road. Additional traffic increases the risk.</p> <p>The site is therefore unsustainable in terms of services, travel and amenity.</p> <p>The land is designated agricultural grade 2, so amongst the most productive in the country. There has already been a reduction in this quality of land in the area due to development and efforts should be made to preserve this land for future food production.</p> <p>Should, despite all the reasons against it, this application be given consent, the highest level of energy efficient systems should be</p>	
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				<p>installed. Landscaping should meet or exceed minimum requirements of net gain to biodiversity. A bat survey must be included in the conditions and full protection be given to the badger set on site.</p> <p>The developers should also contribute to a new bus service in the area, along with contributions to all other services and amenities to serve the additional population.</p> <p>The Town Council objects strongly to management companies being used to maintain the open spaces and asks that an alternative model is used.</p> <p>Councillors noted the low density the developer is proposing and questions this, as there has been a proliferation of large detached houses built on the edge of town and there is a need for smaller, more affordable housing to meet the needs of the community. Well designed smaller, cottage style terraces and semi-detached housing would blend into the landscape at least as well as the</p>	
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				very large detached properties that predominate in this proposal.	
13.7.23	<a href="#">P23/02102/HH</a>	84 Charles Close Thornbury South Gloucestershire BS35 1LL	Erection of single storey front extension to form additional living accommodation.	No objection subject to the extension not breaching a clear building line that is out of character with the area.	
20.7.23	<a href="#">P23/02037/HH</a>	7 Shannon Court Thornbury South Gloucestershire BS35 2HN	Addition of glazed doors to front elevation of existing garage	No objection.	
21.07.23	<a href="#">P23/02181/F</a> (Adjoining parish)	Land Between The Forecastle And Orchard House 2 Down Road Alveston South Gloucestershire BS35 3JE	Erection of 2no. dwellings (Class C3) with parking and associated works.	No comment. Thornbury will support Alveston PC as the site is within their boundary and will have more effect on that Parish than on Thornbury.	
24.07.23	<a href="#">P23/02187/HH</a>	72 Ashgrove Thornbury South Gloucestershire BS35 2LJ	Erection of single storey building ancillary to main dwelling house in rear garden	No objection	
26.07.23	<a href="#">P23/01949/F</a>	57 High Street Thornbury South Gloucestershire BS35 2AP	Erection of new stairs to terrace, external cladding to ground floor external elevations and changes to rear door and window fenestration.	No objection	