



MINUTES OF THE WOTTON-UNDER-EDGE TOWN COUNCIL'S PLANNING COMMITTEE
HELD ON 1ST FEBRUARY 2017 AT 7PM IN THE CIVIC CENTRE

PRESENT: Cllrs T Luker (Chairman), R Claydon, N Clement, John Cordwell, June Cordwell, L Farmer, A Kendall, N Pinnegar, A Proctor, P Smith, C Young **In Attendance:** Deputy Clerk Mrs Y Milsom

P.5655 Apologies

Apologies were received and accepted from Cllrs P Barton and A Wilkinson

P.5656 Declarations of Interest – None

P.5657 Public Forum – None present

P.5658 Chairman's Report – No report

P.5659 Correspondence

An Appeal Notification had been received in respect of the Full Moon site – APP/C1625/W/16/3161152. Submissions to the Planning Inspector to be submitted by 10th February 2017. The Deputy Clerk was asked to write to the Planning Inspector to reiterate the Council's concern for the TPO-protected trees on the site.

P.5660 Potters Pond

The footbridge on the footpath had initially been inaccessible to disabled scooters but this has now been rectified. It was reported that concerns have been raised by a resident about the escalating costs of a maintenance contract being charged to the residents with no record of the work done. It had been suggested that residents consult a solicitor. The resident had also said Crest Nicholson did not intend to ask for the entire road to be adopted by the County Council.

P.5661 Stroud District Council Planning Decisions

It was noted that the following decisions had been received:-

Wotton Community Sports Foundation, Wotton Road, <u>Permission</u> S.16/2269/FUL - Erection of three timber shelters on Wotton-under-Edge Community Sports Foundation land. 2 conditions
Car Park For Newark Park, Ozleworth, <u>Consent</u> S.16/2132/ADV - Erection of two Pay and Display machines and related instruction signage. 2 conditions
Car Park For Newark Park, Ozleworth, <u>Permission</u> S.16/2133/FUL - Erection of two pay and display machines (and related instructions for use).
26 Long Street, <u>Refusal</u> S.16/1813/DISCON - Discharge of condition 2 – Materials (S.15/1473/LBC).
Canons Court Golf Club, Bradley Green, <u>Permission</u> S.16/2110/DISCON - Discharge of condition 3 (Boundary treatments) from S.14/2255/FUL.
The Thatched Cottage, Wortley Road, <u>Permission</u> S.16/2402/DISCON - Discharge of Condition 3 (Archaeology) of permission S.15/0550/HHOLD.
The Thatched Cottage, Wortley Road, <u>Consent</u> S.16/2572/LBC - Alterations to include: replacement of windows, alteration to chimney, installation of internal staircase, internal layout alterations and new mechanical and electrical systems.
45 Bradley Street, <u>Permission</u> S.16/2146/HHOLD - satellite dish to the rear of property. 2 conditions
Wotton-Under-Edge Swimming Pool, Symn Lane, <u>Permission</u> S.16/2154/FUL - Repair, refurbishment and minor extension at Wotton Swimming Pool. 4 conditions
18 Bradley Street, <u>Permission</u> S.16/2171/HHOLD - Demolition of existing outside store. Single storey extension (revised plans received 21/11/16). 2 conditions
18 Bradley Street, <u>Consent</u> S.16/2172/LBC - Demolition of existing outside store. Single storey extension (revised plans received 21/11/16). 3 conditions

1 Coombe Terrace, Coombe Road, <u>Permission</u> S.16/2561/HHOLD - Extension of existing bedroom to rear and above existing kitchen. 2 conditions
1 Coombe Terrace, Coombe Road, <u>Consent</u> S.16/2562/LBC - Extension of existing bedroom to rear and above existing kitchen. Two new windows and door from bedroom into bathroom. 4 conditions
12A Bear Street, <u>Consent</u> S.16/2437/LBC - Internal works, window, external door and rooflights to single storey element. 3 conditions
2 Dryleaze, <u>Refusal</u> S.16/2360/HHOLD - Loft Conversion.
38 Bradley Street, <u>Consent</u> S.16/2327/LBC - Installation of en-suite. Replacement of front door. 3 conditions
40 Dryleaze, <u>Permission</u> S.16/2324/HHOLD - Conversion of integral garage to a room to include the provision of a hipped roof. 3 conditions
Land At, Mitre Pitch, <u>Permission</u> S.16/1656/VAR - Variation of Condition 2 (Landscaping) from permission S.11/2238/FUL. 8 conditions
Land At Holywell Farm, <u>Refusal</u> S.16/1587/OUT - Residential development, including demolition of 89 Court Orchard for up to 25 dwellings (Outline application – all matters reserved)
Communication Station (O2 3947) At Fire Station, Symn Lane, <u>Permission</u> S.16/2527/TEL - Removal of 6 No. existing antennas, installation of 6 No. new antennas, 1 No. generator (development ancillary to radio equipment housing) and ancillary works including compound extension.
29A Bradley Street, <u>Consent</u> S.16/2654/TCA - Removal of Ash tree
Tamarisks, Symn Lane, <u>Consent</u> S.16/2711/TCA - Ailanthus Altissima- remove branches overhanging Symn Lane, potential hazard to BT phone lines.
48 Mount Pleasant, <u>Withdrawn</u> S.16/2625/HHOLD - Two storey extension.
8 High St, <u>Consent</u> S16/2681/LBC Renovation & refurbishment of existing building to provide new retail unit at ground floor and two residential flats at first floor. Demolition of rear extension and creation of new parking area. 2 conditions

P.5662 New Applications

S.17/0059/FUL Barn At Coombville, Coombe. Barn conversion to single dwelling. Proposed by June Cordwell, seconded by L Farmer, to OBJECT on the grounds that the development is outside of the settlement boundary. Agreed all in favour.

S.17/0051/HHOLD 67 Parklands GL12 7NR. Single storey front, side/rear extension. Proposed by R Claydon, seconded by John Cordwell, to OBJECT to this application on the grounds that: the flat roof and extension are out of character with the local area and so contrary to policy HC8 of Stroud District Development Plan November 2015; and the loss of garage and part of the driveway in association with the additional bedroom, could lead to an intensification of parking problems. Agreed in favour with 1 abstention.

S.17/0067/HHOLD Hillcrest, Coombe. Replace existing rear flat roof dormers with 22 degree mono pitched roof. Proposed by R Claydon, seconded by P Smith, to SUPPORT this application. Agreed all in favour.

S.17/0091/HHOLD 14 Turnpike Avenue GL12 7SD. Single storey extension to the rear of the property and extension above garage to the side of the property. Proposed by P Smith, seconded by A Proctor, to SUPPORT this application. Agreed in favour with 1 abstention.

S.16/2870/HHOLD 12 Church Street, GL12 7HB, Re-instating timber sashes, doors and shop front. It was noted that UPVC windows/doors had been installed without planning permission and SDC Planning Enforcement had been informed as the property is subject to Article 4 direction.

Concerns were raised that the reinstatement work should be carried out under an Enforcement Order as this is subject to a time limit for completion. It was also suggested that the Planning Officer be informed that extensive work had been carried out to the interior of the building, also without planning permission. Proposed by P Smith, seconded by R Claydon, to OBJECT to this application and request that it is dealt with under Planning Enforcement. Agreed all in favour.

S.17/0148/TCA 29A Gloucester Street, GL12 7DN. Silver Birch (T1) - Reduce by 2m. Spruce (T2) - Dismantle to ground level. Proposed by R Claydon, seconded by L Farmer, to SUPPORT this application. Agreed all in favour.

S.17/0097/TCA 43 Old Town, GL12 7DH. Gleditsia Triacanthus - fell. Proposed by R Claydon, seconded by C Young, to SUPPORT this application. Agreed all in favour.

S.17/0088/CPL Holstein Pen, Canons Court Golf Club, Certificate Proposed Lawful Use/Dev Garage conversion and porch. *This notification alerts the Parish to the submission of an application for a Certificate of Lawfulness. These are NOT planning applications, and as such there is not an opportunity to consult on the planning merits of the case. Depending on the type of application, the Council's Solicitor will be considering whether the proposal requires a formal planning application to be made. It may be that the development is classified as Permitted Development, or that the current state of affairs has existed for a significant period of time. On this occasion, the Case Officer would like to invite the Parish to submit any information it has on this site, for example any previous development at the property such as dates of occupancy, development or change of use. The file will be available to view on the website. Please note, the Council is unlikely to make a decision on this application prior to 9 February 2017.* Proposed by P Smith, seconded by R Claydon, to respond that the Council has no knowledge of development/occupancy/change of use at the property. It is suggested that data provided on Google Earth is studied for possible clues. Agreed all in favour.

The following were late additions to the agenda and were dealt with under S101 delegated powers to the Clerk to respond due to SDC Planning Authority time limitations

S.17/0094/TPO 42 Dryleaze, Wotton-Under-Edge, Gloucestershire, GL12 7AS
T1 and T2 Tilia spp: crown lift to 6m, removing epicormic growth from base and stem. Crown thin to remove dead/diseased branches. Proposed by R Claydon, seconded by June Cordwell to SUPPORT this application but request that the minimum of crown reduction consistent with safety is carried out. Agreed all in favour.

S.17/0213/HHOLD 23A Gloucester Street, Wotton-Under-Edge, Gloucestershire, GL12 7DN
Single storey extension to form en suite shower room and first floor extension to provide study. Proposed by June Cordwell, seconded by L Farmer to SUPPORT this application. Agreed all in favour.

This completed the business of the Planning Committee

Signed:

Dated:

Chairman of the Planning Committee