



**DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 24th APRIL 2017 AT 7pm, CIVIC CENTRE**

PRESENT: Councillors T Luker (Chair), John Cordwell, C Young, P Barton, N Pinnegar, P Smith, A Proctor, R Claydon, L Farmer, June Cordwell, A Wilkinson, N Clement

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:**

P.5683 APOLOGIES FOR ABSENCE accepted from Cllr A Kendall

P.5684 DECLARATIONS OF INTEREST none

P.5685 PUBLIC FORUM none

P.5686 CHAIRMAN'S REPORT It is heard that the Potters Pond land management company are holding a meeting at a local primary school this week.

P.5687 To approve MINUTES of the 27th March 2017 Planning Committee meeting; it was proposed by Cllr R Claydon and seconded by Cllr P Smith to approve the Minutes as presented agreed 11 in favour, 2 abstentions.

P.5688 PLANNING CORRESPONDENCE - none

P.5689 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

9 Westfields, <u>Permission</u> S.16/2675/HHOLD - Two storey extension to existing dwelling to form new senior annexe. 2 conditions
23A Gloucester Street, <u>Permission</u> S.17/0213/HHOLD - Single storey extension to form en suite shower room, and first floor extension to provide study. 2 conditions
42 Dryleaze, <u>Split decision for Consent and Refusal</u> S.17/0094/TPO - T1 & T2 Tilia spp: Crown lift to 6m, removing epicormic growth from base and stem. Crown thin to remove dead/diseased branches. 2 conditions
8 Pitman Place, <u>Permission</u> S.17/0246/HHOLD - Rear extension of living room and construction of raised timber decking area. rendering rear wall. 2 conditions
St Marys House, 11 Orchard Street, <u>Consent</u> S.17/0371/TCA - Rowan Tree - Remove.
2A Queens Way, <u>Permission</u> S.17/0455/HHOLD - First floor extension above existing ground floor. 3 conditions

P.5690 NEW APPLICATIONS:

S.17/0583/HHOLD 48 Mount Pleasant, GL12 7JR. Single storey extension. Resubmission following withdrawn application S.16/2625/HHOLD. It was proposed by Cllr R Claydon and seconded by Cllr P Smith to object to this application, agreed 10 in favour, 1 abstention, on the grounds of:

1. This is still overdevelopment of the site and is still the creation of two separate properties with two front doors. This would greatly affect the streetscene and is contrary to Policy HC8.
2. Car parking arrangements are still inadequate and very unclear since turning would not be possible within the site for four cars, making a reversed exit necessary onto a busy main road.
3. If the Planning Authority is minded to grant permission, then it is requested that a condition is attached to prevent the property becoming a separate dwelling.

S.17/0547/TCA 2 Church Street, GL12 7HB. T1 Leylandii (approx 25m high). Reduce height by 7m, level with the adjacent Cotoneasters (T2 & T3). It was proposed by Cllr P Smith and seconded by Cllr P Barton to support this application, agreed all in favour, however we would suggest that the Leylandii are removed completely.

S.17/0669/HHOLD 33A Coombe Road, GL12 7LZ. Extensions and alterations.

It was proposed by Cllr R Claydon and seconded by Cllr P Smith to object to this application, agreed all in favour, on the grounds of:

1. The extension contravenes policy HC8 and would be out of keeping with the streetscene.
2. There would be a resultant loss of privacy to the neighbouring property contravening policy CP14.
3. The enlarged property would result in possibly more car movements and the parking facility at this property is unclear, given the steep access arrangements and likely lack of turning space.

S.17/0596/LBC 12 Long Street, GL12 7EP. Internal and external alterations.

It was proposed by Cllr R Claydon and seconded by Cllr N Pinnegar to support this application, agreed all in favour, subject to similar doors being used.

S.17/0735/LBC Outbuilding, Katherine Lady Berkeley Mews, Conversion of an existing outbuilding to a single dwelling. It was proposed by Cllr P Smith and seconded by Cllr L Farmer to support this application, agreed 9 in favour, 2 against, 1 abstention, subject to:

- Confirmation that the dwelling's amenity area will not interfere with access and parking on the site
- Confirmation that the application is for only a single level property
- Clarification of the need for two front doors to such a small dwelling.

S.17/0780/FUL The Old Coach House, Adeys Lane, Erection of a stable block for housing animals, feed machinery/equipment associated with the management of the adjacent agricultural land. Renewal of planning application S.11/2101/FUL. It was proposed by Cllr R Claydon and seconded by Cllr C Young to comment on this application, agreed 11 in favour, 1 abstention, that the Design & Access Statement specifies that the owner wishes to stable their two horses, yet the plans specify three stables. Therefore the Town Council questions the need for such a long building.

S.17/0628/HHOLD Wortley House, Wortley Road, Alteration and extension to existing outbuilding. It was proposed by Cllr R Claydon and seconded by Cllr P Barton to object to this application, agreed 11 in favour, 1 abstention, on the grounds of:

1. Policy CP15 is contravened since there is no justifiable reason for converting this building and creating a new dwelling in the countryside. Conditions for new development in the countryside are therefore not met.
2. The plans are unclear as to where the skylights are situated in the roof.

S.17/0571/DISCON The Old Club House, Canons Court Golf Club, Bradley Green, Discharge of conditions 3 and 4 from S.14/2254/FUL. Noted.

S.17/0800/HHOLD 27 Coombe Road, GL12 7LZ. Exterior deck and associated garden levelling works. It was proposed by Cllr P Smith and seconded by Cllr R Claydon to object to this application, agreed all in favour, on the grounds of:

1. There would be a resultant loss of privacy to the neighbouring property contravening policy CP14.
2. It is noted that work has already commenced on this development and the planning authority is asked to investigate this.

S.17/0805/MINAM Holmleigh Farm Bradley Green, GL12 7PW Minor amendment to application S.11/0549/FUL and S.13/1102/MINAM - amending garage/workshop to use 'reproduction'

Cotswold stone tiles, change entrance door width to 1m, omit quoins, use natural stone on the front elevation and the addition of two roof windows. It was proposed by Cllr P Smith and seconded by Cllr T Luker to support this application, agreed all in favour, however to request that a condition is attached to the permission, stating that the property must not become a separate dwelling, since the inclusion of roof lights in these amended plans make such conversion easier at a later date.

This completed the business of the Planning Committee at 8pm

Signed
Chairman of the Planning Committee

Date

DRAFT