



**MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE**  
**HELD ON 25<sup>th</sup> APRIL 2016 AT 7.00 pm IN THE CIVIC CENTRE**

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

**IN ATTENDANCE:** Clerk Ms S Bailey **PUBLIC:** none

**P.5506** **APOLOGIES FOR ABSENCE** accepted from Cllr P Smith

**P.5507** **DECLARATIONS OF INTEREST** none

**P.5508** **PUBLIC FORUM** none

**P.5509** **CHAIRMAN'S REPORT** none

**P.5510** **To approve MINUTES** of the March 2016 Planning Committee meeting; it was proposed by Cllr K Collins and seconded by Cllr June Cordwell to approve the Minutes as presented agreed all in favour.

**P.5511** **PLANNING CORRESPONDENCE** - SDC has forwarded Kingswood's draft Neighbourhood Plan for comments – put on May agenda for Planning Committee

**P.5512** **POTTERS POND** - road kerbing has been attended to. Site manager has changed with no contact from new one despite requests. No progress on bank management.

**P.5513** **STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:  
2 Hillview, Wortley Road, Wotton-Under-Edge. Refusal S.16/0231/HHOLD - Single storey rear extension

Canons Court Lodge, Bradley Green, Consent S.16/0175/LBC - Removal of 1st floor partitions and construction of new rear ground floor extension. 3 conditions

Canons Court Lodge, Bradley Green, Permission S.16/0178/HHOLD - Removal of 1st floor partitions and construction of new rear ground floor extension. 2 conditions

9 Westfields, Withdrawn S.15/2822/HHOLD - Two storey extension and improvement to vehicular access.

10 High Street, Consent S.16/0235/LBC - Change of use from Financial and Professional (A2) to Residential C3. 2 conditions

Wotton Lodge, Venns Acre, Permission S.16/0368/HHOLD - Erection of extensions. 2 conditions

**NEW APPLICATIONS:**

**P.5514** **S.16/0132/LBC 5 Symn Lane**, GL12 7BG Removal of 1960's anodised aluminium front door and windows and replace with both door and windows of an identical design and finish as those fitted in number 3 Symn Lane. It was proposed by Cllr John Cordwell and seconded Cllr L Farmer to support this application, agreed by all.

**P.5515** **S.16/0537/HHOLD 6 The Chipping**, GL12 7AD. Replacement extension to cottage. It was proposed by Cllr A Wilkinson and seconded Cllr L Farmer to object to this application, agreed by all, on the basis that the application is not in keeping with the streetscene or the visual aspect of being one part of a semi-detached prominent property on the historical Chipping Green in the middle of Wotton's conservation area. This contravenes policy HC8 of the 2015 Stroud District Local Plan. Furthermore, parking facility would be lost as the extension encroaches onto the driveway, making the garage difficult to access, making the secondary parking impossible, also leading to blindly reversing onto a public footpath or approx. 30 m along a busy footway to turn for egress. The proposal would also leave the householder with virtually no outside amenity area.

Would the planning authority please note the Article 4 directive on this property not allowing PVC windows.

**P.5516 S.16/0629/FUL Land At Cloverlea Barn** , Wickwar Road, Kingswood. Residential development of 61 Dwellings with supporting infrastructure and enabling works including: New vehicular access off Wickwar Road (including the demolition of 24 Wickwar Road), public open space, landscaping and drainage infrastructure. It was proposed by Cllr John Cordwell and seconded Cllr R Claydon to object to this application, agreed by all, on the basis of:

- It is outside the Kingswood settlement boundary
- It is inconsistent with the emerging Kingswood Neighbourhood Development plan which central Govt has stressed should be taken into account
- It is inconsistent with the 2015 Stroud District Local Plan which has already identified district wide housing location and development sites for the next 5 years.
- There is serious risk of flooding to the site
- There would be serious strain placed on already overstretched local services in the area of Kingswood and Wotton, particularly in relation to primary and secondary schools, doctors and other health facilities, and parking – Wotton is the main service centre for this location and already suffers large scale parking & access problems for both residents and visitors.

**P.5517 S.16/0570/HHOLD 45 Bradley Street**, GL12 7AR. Erection of a two storey rear extension and single storey extension. Resubmission of withdrawn application S.15/2799/HHOLD. It was proposed by Cllr John Cordwell and seconded Cllr R Claydon to object to this application, agreed by all, on the basis of loss of light to the neighbouring property and also the detrimental effect this would have on the neighbour's outside amenity space.

**P.5518 S.16/0293/ADV The Veterinary Hospital**, Bradley Green, Advertisement Consent 1 x Fascia Building Sign and 2 x Verge Side Signs. It was proposed by Cllr John Cordwell and seconded Cllr R Claydon to object to this application, agreed by all, on the basis of:

- The verge side proposed signs are far too large and overbearing for this rural location
- The proposed illumination of the signage on the fascia of the building is inappropriate in this rural landscape

**P.5519 S.16/0648/FUL Communication Station**. Bowcott, Installation of: 1 no. 300mm diameter radio link dish at a height of 43.5m AGL fixed to a new bracket on an existing lattice tower and ancillary development. It was proposed by Cllr R Claydon and seconded Cllr June Cordwell to make no comment on this application, agreed by all,

**P.5520 S.16/0575/HHOLD 10 Ludgate Hill**, GL12 7JJ. First floor bedroom extension on existing single storey dwelling including internal alterations. It was proposed by Cllr John Cordwell and seconded Cllr R Claydon to object to this application, agreed by all, on the basis of lack of light which would be imposed upon the neighbouring household and consequent loss of enjoyment of their amenity.

**P.5521 S.16/0387/HHOLD 7 Elm Tree Cottages**, Wortley Road, Reconstruction of former brew house to form garage, workshop and store. It was proposed by Cllr L Farmer and seconded Cllr June Cordwell to support this application, agreed by all, however, to make the comment in line with the previous application of October 2014 that a condition should be attached that the new building should not be used for residency.

**P.5522 S.16/0725/HHOLD 25 Jays Mead**, GL12 7JF. Erection of an attached garage with bedroom above. It was proposed by Cllr June Cordwell and seconded Cllr P Barton to support this application, agreed by all.

**P.5523 S.16/0753/HHOLD 4 Mitre Pitch**, GL12 7JP. Ground and first floor extension to rear of existing property. It was proposed by Cllr R Claydon and seconded Cllr N Pinnegar to support this application, agreed by all.

**P.5524 S.16/0795/TCA 6 Beaumont Square**, GL12 7BY.T1 Silver Birch - Dismantle to ground level. It was proposed by Cllr John Cordwell and seconded Cllr T Luker to make no comment on this application, agreed by all

**P.5525 S.16/0766/OUT Land at Westridge Road**, Erection of a new dwelling and formation of a new vehicular access It was proposed by Cllr John Cordwell and seconded Cllr T Luker to object to this application, agreed by all, on the basis that:

- A full planning application should be submitted (not outline) as it is impossible to assess accurately what is proposed to be built on this site
- Access to/from the site is substandard and onto a very poor road

**P.5526 16/00523/LAPRNW Premises Licence - New App. Bear Street** Garage, Bear Street, GL12 7DF. It was proposed by Cllr T Luker and seconded Cllr P Barton to support this application, agreed 11 in favour, 1 abstention.

**P.5527 S.16/0788/HHOLD Wortley Dairy Farm**, Wortley Road, Extension to existing dwelling to provide enlarged kitchen, office and integral single garage. It was proposed by Cllr R Claydon and seconded Cllr June Cordwell to support this application, agreed by all.

**P.5528 S.16/0665/MINAM Wimley View** Coombe Lane GL12 7NQ Minor amendment to Planning permission S.13/1989/HHOLD to reposition the garage window. It was proposed by Cllr T Luker and seconded Cllr K Collins to support this application, agreed by all.

*The following application appeared after the agenda had been published and due to planning authority time limits was responded to by the Clerk under delegated powers.*

**P.5529 S.16/0828/HHOLD 31 Cherry Orchard**, Wotton-Under-Edge, GL12 7HT. A two storey side extension, demolish the existing flat roofed extension and retain a section of car port. . It was proposed by Cllr R Claydon and seconded Cllr N Pinnegar to object to this application, agreed 11 in favour, 1 abstention, on the basis of:

- Approx. 3 metres of driveway would be lost through this application, thus it would no longer be possible to park 2 vehicles on the driveway – this is contrary to the 2015 Stroud District Local Plan which stipulates two parking space for properties in Wotton. Wotton has immense parking problems and householders should not be encouraged to reduce parking on their sites.
- The proposed edge of the building would be brought closer to the neighbouring property's upstairs window thus possibly causing problems with loss of light.

**P.5530 Town Hall Damp** - To agree appointment of surveyor cost £50 to assess damp at base of columns & wall on ground floor as discussed at Town Council meeting. It was proposed by Cllr A Farmer and seconded Cllr A Kendall support this spending, agreed by all – surveyor booked for tomorrow.

*This completed the business of the Planning Committee at 7.57pm*

Signed .....  
Chairman of the Planning Committee

Date .....