

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 29TH AUGUST 2017 AT 7pm, CIVIC CENTRE



PRESENT: Councillors C Young (Chairman), R Hale, P Smith, P Barton, N Clement, N Pinnegar, A Wilkinson, L Farmer, R Claydon **In Attendance:** Deputy Clerk Mrs Y Milsom **PUBLIC:** 2

P.5720 Apologies for Absence accepted from Cllrs John and June Cordwell, T Luker, J Turner

P.5721 Declaration of Interest

The following Councillors declared interest in application S.17/1718/FUL Land Adjacent to Tamarisks: Cllr P Smith as he knows the applicants socially; Cllr C Young as he does occasional work for the applicants; Cllr R Hale due to proximity of his home.

P.5722 Public Forum

Mr and Mrs Burrows spoke about their application to build a house on land at Tamarisks, detailing that the house will be energy efficient, materials will match existing on Tamarisks, the roof line is lower than surrounding properties, a double garage is provided and remaining parking at Tamarisks includes a triple garage plus yard.

It was agreed to bring forward the following item

P.5723 S.17/1718/FUL Land Adjacent to Tamarisks, Symn Lane. Erection of detached, 3 bedroom dwelling with detached garage.

Cllrs P Smith, C Young and R Hale withdrew from the room and took no part in the discussions or vote. Cllr R Claydon took the Chair for this item.

After some discussion it was proposed by Cllr Farmer, seconded by Cllr Barton, to support this application. A counter-proposal of No Comment was made by Cllr Wilkinson. This was not seconded. An amendment to the original proposal was proposed by Cllr R Claydon, to comment that the Council is generally supportive of the application but would ask that the Planning Authority takes into account the neighbour's concerns regarding proximity and loss of light. This amendment was seconded by Cllr Pinnegar and agreed in favour with 1 abstention.

Cllrs Smith, Young and Hale re-joined the meeting and Cllr Young took the Chair.

P.5724 Chairman's Report No report but the Chairman wished to thank Cllr Claydon for his excellent report regarding the Holywell Land application. This sentiment was reiterated by other Councillors present.

P.5725 Minutes of the Meeting Held on 31st July 2017 Proposed by Cllr Barton, seconded by Cllr Smith to approve the Minutes of the July Planning meeting. Agreed in favour with 2 abstentions.

P.5726 Correspondence

Notification had been received that Stroud District Council is selling the site of the garages adjacent to the Full Moon on the open market. Councillors did not wish to make a comment.

P.5727 Stroud District Council Planning Decisions Notice of the following decisions was received:

18 Bradley Road, <u>Permission</u> S.17/1041/HHOLD - Dormer added to flat roof, window positions & sizes adjusted & replace roof to conservatory. 2 conditions
18 Gloucester Street, <u>Permission</u> S.17/1077/HHOLD - Single storey front Porch and single storey rear Sun Room extensions. 2 conditions

17 Lisle Place, <u>Permission</u> S.17/1137/HHOLD - Single storey front porch. 2 conditions
Hentley Tor, <u>Permission</u> S.17/1253/HHOLD - Conversion of loft with construction of front and rear dormer windows. Alteration to roof on existing side extension. 2 conditions
Bradley Barn, Bradley Green, <u>Withdrawn</u> S.17/1437/HHOLD - Retrospective application for the erection of a garden store/ outbuilding.
Wotton-Under-Edge Swimming Pool, Symn Lane, <u>Permission</u> S.17/1249/FUL - This is the installation of a purpose-built solar water system on top of the changing rooms roof. 3 conditions
Garages Behind 54 And 55, Dryleaze Court, <u>Permission</u> S.17/1302/FUL - Change of use from two existing garages to create a communal laundry room. 3 conditions
Land To South Of 2, Ludgate Hill, <u>Refusal</u> S.17/1214/OUT - Outline application for a new bungalow.
Land At, Coombe Lane, <u>Refusal</u> S.17/1346/FUL - Erection of dwelling
Holmleigh Farm, Bradley Green, <u>Approval</u> S.17/1460/MINAM - Amendment to permission S. 11/0549/FUL to change gable end window to a double door. 1 condition
6 Orchard Street, <u>Consent</u> S.17/1465/LBC - Re-render front walls. New front door. 3 conditions
9 Locombe Place, <u>Permission</u> S.17/1740/DISCON - Discharge of condition 3 (materials) and 9 (levels) from planning permission S.15/1033/FUL.
2 Browns Piece, Clarence Road, <u>Permission</u> S.17/1419/HHOLD - Single storey side extension and double storey rear extension with loft conversion. 2 conditions
Ancient Ram Inn, Potters Pond, <u>Consent</u> S.17/1477/LBC - Removal of loose render and repair with bell cast bead insert, lime mortar and lime wash. 2 conditions
14 Turnpike Avenue, <u>Approval</u> S.17/1555/MINAM - Minor amendment to S.17/0091/HHOLD - A small window to the top side elevation of house. Window is to be 1200x600mm. Purpose of window is to maximise on daylight into new bedroom. Views out do not overlook any neighbours. 2 conditions
Wortley House, Wortley Road, <u>Permission</u> S.17/1463/HHOLD 2 conditions
Wortley House, Wortley Road, <u>Consent</u> S.17/1464/LBC - Alteration and extension to existing outbuilding

P.5728 New Applications

- i. **S.17/1566/HHOLD 8 Holywell Road** Single storey side extension. Proposed by Cllr Claydon, seconded by Cllr Farmer, to support this application. Agreed all in favour.
- ii. **S.17/1601/HHOLD 68G Parklands** Side extension to include detached garage into attached garage. Also part conversion of said garage. Proposed by Cllr Smith, seconded by Cllr Claydon to comment that the Town Council is generally supportive of this application provided that the Planning Authority can establish that there is sufficient parking remaining for 2 cars. Agreed all in favour.
- iii. **S.17/1518/FUL Old Malthouse, Bear Street** The conversion of the Malt House off Bear Street, into 10 Flats and 2 houses, the demolition and rebuilding of some outbuildings to provide 2 additional flats, with associated parking and landscaping. Proposed by Cllr Farmer, seconded by Cllr Smith and agreed in favour with 1 abstention, to object on the following grounds:
 - (i) Overdevelopment of site – it is considered that 14 units is excessive for this site
 - (ii) Poor Access –In response to earlier applications on this site it has been proven by Gloucestershire Highways Department with the use of traffic cones that the junction layout with Bear Street presents significant access difficulties and would adversely impact highways safety. This would present particular safety and congestion problems on and off site during construction.
 - (iii) Lack of parking – only 14 spaces have been allotted for 14 properties in contravention of Stroud District Council Local Plan paragraph 5.67, which recognises Wotton’s particular parking problems. The spaces provided are also not wide enough to allow people to get in and out of the cars once parked, if adjacent bays are occupied. It is also understood that

some neighbours have a right to park there and no additional parking provision has been provided for these or for visitors.

(iv) Loss of privacy to neighbouring properties.

(v) Due to the narrowness of the parking bays and their positioning, it is unlikely that vehicles would be able to turn to exit the site forward, if all bays are occupied.

It was further agreed in favour with one abstention to request that, if the officer is minded to grant permission the application should be called into committee. The Deputy Clerk was asked to find objections to earlier applications for this site and include any relevant comments in the response to Stroud District Council.

- iv. **S.17/1732/LBC Car Park For Newark Park, Ozleworth** Creation of a new gap in the boundary wall. Proposed by Cllr Claydon, seconded by Cllr Farmer and agreed all in favour to support this application.
- v. **S.17/1731/FUL Car Park For Newark Park, Ozleworth** Permanent planning permission for existing Reception building and new WC Block and associated drainage. Listed Building Consent to create a new gap in the boundary wall. Proposed by Cllr Smith, seconded by Cllr Barton and agreed all in favour to support this application.
- vi. **S.17/1707/LBC Coombe Lodge, Bowcott, Wotton-Under-Edge**, Replacement front door. Proposed by Cllr Farmer, seconded by Cllr Hale to support this application. Agreed all in favour.
- vii. **S.17/1759/TCA 16 Bradley Street, Wotton-Under-Edge, GL12 7AR**. Trees in a Conservation Area: Horse Chestnut – Fell. Proposed by Cllr Barton, seconded by Cllr Hale and agreed all in favour to support this application.
- viii. **S.17/1339/FUL Symn Lane Clinic, Symn Lane** Change of use from Clinic (D1) to Residential (C3) (revised plans received 10/08/17) Proposed by Cllr Claydon, seconded by Cllr Barton and agreed all in favour to make no comment on this application.
- ix. **S.17/1615/HHOLD 27 Coombe Road GL12 7LZ**. Erection of decking and levelling the garden (revised application). It was noted that the decking levels had been altered from the last application in response to comments from Town Council and neighbour. Proposed by Cllr Smith, seconded by Cllr Claydon to object to this application as the plans show no safety barrier around a significant drop in the decking area; further that there is no ability to add safety barriers due to space required for door openings. Agreed in favour with 1 abstention.
- x. **S.17/1653/MISC Covered Reservoir, Wotton Under Edge Bridleway 65** Consultation under section 156 Water Industry Act. Disposal of Severn Trent covered reservoir. Proposed by Cllr Smith, seconded by Cllr Pinnegar and agreed all in favour to make no comment on this application.
- xi. **S.17/1789/MINAM 9 Locombe Place GL12 7HZ**. Non-material amendments to application S.15/1033/FUL. Proposed by Cllr Smith, seconded by Cllr Barton and agreed all in favour to comment that the application details changes to building sizes and access-ways and that the Town Council considers this to be more than a non-material amendment.

This completed the business of the Planning meeting.

Signed:

Dated:

Chairman of the Planning Committee