



MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 22nd AUGUST 2016 AT 7pm, CIVIC CENTRE

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

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 5 public & District Cllr K Butcher

P.5581 **APOLOGIES FOR ABSENCE** none

P.5582 **DECLARATIONS OF INTEREST** none

P.5583 **PUBLIC FORUM** A few members of the public spoke of their concerns regarding the Frampton/Oxford Law proposals for Court Orchard/Holywell Farm. They are worried that there has been no consultation and none is planned and that SDC officers have stated that none has to be undertaken, and worried that a repeat of the threatening letters and behaviour will emerge from Oxford Law as did previously a few years ago for a similar proposal. A local anti-campaign will be raised and planning procedural knowledge and input is required. They were advised that the development is not in accordance with the NPPF (National Planning Policy Framework), it is in an AONB (area of outstanding natural beauty), the Stroud District Local Plan recently adopted has identified and approved already its housing numbers and areas for development – although this has been tested and more housing sites are required district wide for the next local plan soon to be prepared.

P.5584 **CHAIRMAN'S REPORT** none

P.5585 **To approve MINUTES** of the 25th July 2016 Planning Committee meeting; it was proposed by Cllr L Farmer and seconded by Cllr P Smith to approve the Minutes as presented agreed all in favour.

P.5586 **PLANNING CORRESPONDENCE**

- a) Receipt from SDC of CIL Draft Charging Schedule (comments by 31st August) see www.stroud.gov.uk/cilsubmission for details. WTC initial response was submitted a few months ago – it is noted that figures/rates are much higher than originally estimated. Also, to note that as a Neighbourhood Plan has not been adopted, we would only receive 15% and not 25% of value.
- b) To note outcome of Full Moon application at SDC Development Control Committee 16th August. S.14/2430/FUL. Cllr T Luker represented WTC and Paul Barton acted in a personal capacity representing Synwell Community Action Group. The decision was to defer for 3 months to allow local people more time to prove the business case for reinstatement & management of the public house facility, however it is thought that the developer Kappa Dulay has appealed on grounds of non-determination.
- c) To consider response from Framptons /Oxford Law on meeting arrangements. It was proposed by Cllr P Smith and seconded by Cllr T Luker and agreed by all that the developer is asked to attend the next Wotton Planning Committee meeting in September, stating that this is a public meeting. A larger room for the meeting may be needed if the developer agrees to attend.
- d) To note S106 contributions of £20,000 to WCSF from 11 year old legal agreement from development at Packhorse Lane. Noted – this legal agreement is not changeable.

P.5587 POTTERS POND - no updates since the press articles and complaints about the ramp access a month ago. All activity is very quiet with no progress with other access areas of site.

P.5588 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

22 Bradley Street, <u>Permission</u> S.16/0511/DISCON - Discharge of conditions 3 - materials and 4 - levels from planning permission S.15/0714/FUL.
24 Tabernacle Road, <u>Permission</u> S.16/1250/HHOLD - Proposed re-modelling & alterations of existing bungalow. Solar panels to east elevation. Associated works. 2 conditions
7 The Cedars, <u>Refusal</u> S.16/1278/HHOLD - Balcony to first floor lounge.
18 Cotswold Gardens, <u>Permission</u> S.16/1016/HHOLD - A two storey rear extension with a single storey side extension. 3 conditions
17 Cotswold Gardens, <u>Permission</u> S.16/1373/HHOLD - A two storey rear extension. 2 conditions
Flat 3, 12 High Street, <u>Consent</u> S.16/1379/LBC - Replace rotten single glazed storm proof casement window. 2 conditions
15A Market Street, <u>Consent</u> S.16/1618/TCA - Sycamore - Fell.

NEW APPLICATIONS:

P.5589 S.16/1630/HHOLD 13 West View, Synwell Lane. Proposed single storey side & rear extension. It was proposed by Cllr T Luker and seconded by Cllr P Smith to support this application, agreed by all.

P.5590 S.16/1564/LBC Reform Lodge, Ozleworth, Refurbishment works to include re-roofing, minor changes to chimney pots and rainwater goods, masonry repairs, rewiring and installation of heating, installation of multi-fuel stove and liner, installation of mechanical extract fans, draught-proofing of windows and enlargement of loft hatches. It was proposed by Cllr John Cordwell and seconded by Cllr T Luker to support this application, agreed by all.

P.5591 S.16/1505/HHOLD 23 Water Lane, GL12 7LG. Replace elevated seating area. Provide wooden construction forward and below the previous elevation with decking and safety rails. It was proposed by Cllr A Wilkinson and seconded by Cllr L Farmer to make no comment on this application, agreed by all.

P.5592 S.16/1636/HHOLD 11A Bradley Street, GL12 7AP. Single storey side extension. The extension was previously approved under application number S.16/0942/HHOLD and the design has been amended so it is slightly bigger. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell to support this application, agreed by all.

P.5593 S.16/1666/HHOLD 31 Pitman Place, GL12 7LA. Two storey rear extension to a mid-terraced house. Providing an en-suite bedroom upstairs and additional living, utility, toilet & shower downstairs. It was proposed by Cllr R Claydon and seconded by Cllr P Smith to object to this application, agreed by all, since unacceptable shading would be caused to the north and the neighbour of no.29.

P.5594 S.16/1529/HHOLD 5 Court Orchard, GL12 7JB. Move front wall to extend existing porch area and partial conversion of garage. It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell to object to this application, agreed by all, due to the loss of a parking space as a result of converting the garage into a room. Wotton-under-Edge is classed as needing two spaces per dwelling in the Stroud District Local Plan.

P.5595 **S.16/1665/DISCON Manor Lodge Manor Lane Culverhay** GL12 7LS Discharge of conditions 3 (materials), 4 (Parking), 6 (drainage), 8 (landscaping), 10 (Tree protection), 12 (CMS), 14 (slab levels) and 15 (Archaeology) of S.13/1269/FUL. Noted

P.5596 **S.16/1711/MINAM Wortley Dairy Farm Wortley Road** GL12 7QP Minor amendment to S.16/0788/HHOLD (use of render instead of stone). Already approved by officer.

P.5597 **S.16/1707/LBC 18 Long Street,** GL12 7EP. Affix extra CCTV camera to frontage of RSPCA shop next to the existing CCTV camera already in place - this new camera will look in a different direction. It was proposed by Cllr T Luker and seconded by Cllr P Smith to support this application, agreed by all.

P.5598 **S.16/1621/FUL Green Keepers Store, Canons Court Golf Club,** Bradley Green. Proposed conversion of existing green keepers store into a dwelling with a detached garage. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell to object to this application, agreed by all, due to:

1. with this rural location, the proposed dwelling would be distant from shops, services and employment opportunities and would have limited opportunities to make use of a wider range/mode of transport other than the private car. With this unsustainable location the proposal is therefore contrary to the wider housing strategy and Policies CP3, CP14 and CP15 of the adopted Stroud District Local Plan, Nov 2015.
2. no overriding local need or rural justification has been provided for the proposed conversion. No significant environmental or landscape improvements have been identified. The conversion does not make a positive contribution to the sense of place, the wider setting or landscape, including the adjacent AONB. The proposal is therefore contrary to Policies CP14, CP15 and ES7 of the adopted Stroud District Local Plan, Nov 2015.
3. the conversion of this building would not be possible if the golf course were still in existence and it is not clear how the loss of existing commercial/employment land is justified. The proposal is therefore contrary to Policies EI3 and EI4 of the adopted Stroud District Local Plan, Nov 2015.

P.5599 **S.16/1767/HHOLD 9 Locombe Place,** GL12 7HZ. Demolition of kitchen and erection of a garage. It was proposed by Cllr R Claydon and seconded by Cllr T Luker to support this application, agreed by 11, & 2 abstentions, due to the provision of an extra garage parking space.

P.5600 **S.16/1793/HHOLD Coombville, Coombe,** Two storey rear and side extension, internal alterations and single storey rear extension. It was proposed by Cllr T Luker and seconded by Cllr R Claydon to support this application, agreed by all.

This completed the business of the Planning Committee at 7.55pm

Signed
Chairman of the Planning Committee

Date