



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 25th JANUARY 2016 AT 7.00 pm IN THE CIVIC CENTRE

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

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 7

P.5466 APOLOGIES FOR ABSENCE accepted from Cllr L Farmer, A Wilkinson, A Kendall, K Collins

P.5467 DECLARATIONS OF INTEREST none

P.5468 PUBLIC FORUM

a) The new Neighbourhood Warden Ms Rachel Pratt introduced herself, accompanied by the Senior Community & Facilities Officer Mr A Nicholson, and left a leaflet explaining the new staffing arrangements with two more wardens to be recruited this week in the District to total eight. A monthly report detailing what activities are undertaken should hopefully be provided. It is unclear whether her coverage will also be in the One Stop Shop or whether other SDC staff will perform this function. A wider area will be covered including Uley.

b) Two parishioners spoke of continued annoyance at the time Severn Trent is taking to sort out water leaks in Bradley St, and also the use of Bradley St by heavy lorries which are damaging property walls, and also complained of parking on pavements near the new Potters Pond development entrance.

c) Members of CALGS (Coombe allotments) attended to hear Mr Ricardo Rios speak - next item.

P.5469 NEIGHBOURHOOD PLANNING –Mr Ricardo Rios of SDC was welcomed and updated the Council on the processes of progressing with a Neighbourhood Development Plan. Mr Rios gave a Powerpoint presentation explaining many aspects of Neighbourhood Planning and how it can relate to furthering planning in Wotton where the area has already been designated. A plan cannot be against development but need not contain any new house development matters in the plan itself, eg it could contain matters relating more to affordable housing provision, green open spaces provision, design principles via a design statement, parking provision, etc. Various documents could be done individually along the way rather than undertaken all at once. These documents would then be classed as guidance documents rather than policy documents – which would come into effect once the overall NDP was completed and adopted. A character assessment or design statement would help to persuade the Planning Authority to adopt the wishes of the community rather than a developer, for example new houses being of a vernacular style rather than modern. Our Community Plan is being updated at the moment, however whilst this is a broader plan (whereas NDP is solely focussed on planning issues), it could feed into the NDP process ultimately. Five local towns in the District are ready to or have just submitted ND Plans with a fifth doing a Community Right to Build, also 15 areas have been designated. Regarding the costs, it is very much dependent upon the community expertise that is available to be used and garnered locally. Plans can be done for £6 to £10,000, although the original Government pilot plans were actually given funding of circa £50,000 to complete. Expertise is needed to produce some of the analysis documents and consultants' fees would increase costs. SDC receives some funding from Central Govt to help towns & parishes with plan preparation. A grant of up to £8000 is available to parishes for doing an ND Plan. After various questions, Mr Rios was thanked for his help and guidance.

P.5470 CHAIRMAN'S REPORT none

P.5471 MINUTES OF THE DECEMBER 2015 MEETING Noted that the Minutes of the December 2015 planning decisions were approved by the Council meeting in January 2016, due to being part of the December Main Council Minutes

P.5472 PLANNING CORRESPONDENCE

- a) Invitation to attend SDC Development Control Committee on 9th February for the Full Moon planning application. It is agreed that attendance representing the Town Council will be via Cllrs N Clement, P Barton, T Luker, P Smith.
- b) To consider letter from new owner of former Nat West Bank building in High St. The new owner wrote explaining his intention to return the building's use to a family residential dwelling rather than separate flats and welcomed suggestions therein. Council certainly prefers this option, as opposed to separate flats, and encourages the renovation of this historic building in the centre of town.

P.5473 POTTERS POND Pavement parking problems outside this new development appear to relate to an existing adjacent property undertaking renovations and it appears that the parking warden has already been there issuing tickets.

P.5474 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:
Clarendon Press Gloucestershire Ltd, Alderley, Permission S.15/2615/VAR - Change of leaseholder subject to condition 4 of permission S.05/1714/COU. 4 conditions
Studio, 11 Haw Street, Permission S.15/2883/DISCON - Discharge of Condition 3 (large scale plans) of S.15/1669/LBC
The Workshop, Webb's Yard, 11 Haw Street. Consent S.15/2716/LBC - Minor alterations and repairs to gable end of barn.4 conditions
Driving Range Building, Canons Court Golf Club, Bradley Green. Refusal S.15/2541/FUL - Change of use of former golf driving range building and immediately adjoining land to a dwelling. 3 reasons

NEW APPLICATIONS:

P.5475 S.15/2605/HHOLD 48 Mount Pleasant, GL12 7JR. Side extension to create single storey annexe for dependants. After deliberation of the online plans, it was proposed by Cllr R Claydon and seconded by Cllr N Pinnegar to object to this application, voted all in favour, on the basis that:

- a) it contravenes Policy HC8 of the Stroud District Local Plan Nov 2015 which states that the size of development must be in-keeping with the footprint scale of the original, and
- b) it contravenes Policy HC7 of the Stroud District Local Plan Nov 2015 which states that dependent annexes for relatives should have an interconnecting door – this does not and it very much is designed as a separate residence.

P.5476 S.15/2636/FUL Katherine Lady Berkeley Mews, School Road, Conversion of existing outbuilding to single dwelling. After deliberation of the online plans, it was proposed by Cllr R Claydon and seconded by Cllr P Barton to object to this application, voted all in favour, on the basis that the plan does not provide two parking spaces per new dwelling as a specific requirement for Wotton-under-Edge, thus contrary to the Stroud District Local Plan Nov 2015, Core Policy CP13 which states that appropriate vehicular parking should be provided with regard to the Council's adopted standards. Due to the severe parking problems in Wotton, the SDC Planning Authority norm has been two vehicles per dwelling for many years.

P.5477 PLANNING COMMITTEE MEETING DATE OF 28TH MARCH 16 – to consider another date as it is a bank holiday – agreed by all to move it to the following day of Tuesday 29th March, proposed by Cllr John Cordwell seconded by Cllr P Smith.

This completed the business of the Planning Committee at 8.30pm

Signed Date

Chairman of the Planning Committee