



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

PRESENT: Councillors T Luker (Chair), N Clement, John Cordwell, P Barton, June Cordwell, C Young, N Pinnegar, L Farmer(from 7:15), P Smith, A Proctor

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 9 public & District Cllr G Butcher

P.5566 **APOLOGIES FOR ABSENCE** accepted from Cllrs A Kendall, A Wilkinson, R Claydon

P.5567 **DECLARATIONS OF INTEREST** none

P.5568 **PUBLIC FORUM** A member of the public spoke about his property at 2 Queens Way and explained that although the garage would be converted to housing, the loss of one parking space would be compensated for by the creation of two extra ones in the front garden. Another 2 public members spoke of the development between neighbours of 17 & 18 Cotswold Gardens and their agreement to work together in extending their properties. Various attendees spoke of their concerns regarding the Framptons/Oxford Law development at Holywell Farm/Court Orchard and their desire to create an antic development action group. The public were advised that we have received no formal contact from the developer, nor an applications, and they were advised to each contact the developer and SDC asking that a formal community consultation process is begun.

P.5569 **CHAIRMAN'S REPORT** none

P.5570 **To approve MINUTES** of the June 2016 Planning Committee meeting; it was proposed by Cllr C Young and seconded by Cllr A Proctor to approve the Minutes as presented agreed all in favour.

P.5571 **PLANNING CORRESPONDENCE**

- a) Noted: Appeal by 2 Hillview Wortley Rd, Single storey rear extension. Appeal Start Date 21st June 2016, S.16/0231/HHOLD & S.16/0232/LBC
- b) Noted: correspondence between District Cllr Tucker/SDC Enforcement & Glos Highways regarding hedge demolishing and unauthorised new access created onto lane.
- c) Noted: that locals have received details of a Framptons/Oxford Law proposed 25 home development at 89 Court Orchard/Holywell Farm - although no formal planning application or notification received yet from SDC. After commenting on the historical aspects relating to this site, it is suggested that we contact SDC and the developer asking that they enter the formal community consultation process as dictated by the developer protocol held by SDC.

P.5572 **POTTERS POND** - Cllr P Smith reiterated the decision of the Town Council meeting a week before and explained that a lengthy, detailed email was sent to Glos County Council, also Glos PROW officer, & the SDC Planning Officer. The PROW officer is inspecting and dealing with this matter & liaising with the developer. The footbridge over the stream also needs to be inspected before being allowed to re-open due to possible weak brickwork. The ramp needs sides widening to allow motorised wheelchair access, and the stone wall across the top of the site needs to be considered in light of its blocking drainage and rain water escape. Further matters needing attention before Glos Highways adopts this road are the kerbing at the site entrance affecting pedestrian exit from the corner house, and gullies not set properly against the kerbs.

P.5573 **Draft Cotswold District Council Local Plan** received for consultation & comments. Councillors commented that the document is impossible to reference or search by key words, it is difficult to enlarge the plans when trying to inspect their detail, only 70 new houses appear to be planned for Tetbury although this is also stated as the second largest area after Cirencester, the whole draft plan is difficult to follow logically and does not appear easily laid out, and it was impossible to download and save the plan to analyse it later – it had to constantly be accessed by internet which was very inconvenient.

P.5574 **STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:

3 Church Walk, Permission S.16/0937/HHOLD - Proposed alterations and rear extension. 3 conditions

8 The Chipping, Consent S.16/0980/LBC - Repaint front door, Windows and masonry, fluted pilasters, radial fan light and shallow open pediment and all windows. Existing guttering to be refurbished and painted black. 2 conditions

The Court, Culverhay, Consent S.16/1035/TCA - T1 Yew - Existing crown 2m, lift to 3m, removing primary branches. T2 Lime - Existing crown 3m, lift to 5m, removing primary branches. T3 Yew - Existing crown 2m on garden side, 4m on lane side, lift to 3m on garden side and 5m on lane side, removing primary branches.

11A Bradley Street, Permission S.16/0942/HHOLD - Single storey side extension. 3 conditions

21 Water Lane, Permission S.16/0994/HHOLD - Single storey rear extension. 4 conditions

Avonbridge House, 1A Dyers Brook, Permission S.16/1121/HHOLD - Demolish single storey extension and construct new two storey extension. Conditions? SDC website problems

Bradley Farm, Bradley Green, Permitted Development S.16/1235/AGR - Two new farm buildings, total area 430 square meters.

2 Dryleaze, Refusal S.16/1044/HHOLD - Loft Conversion and widening of driveway. 2 reasons

48 Bradley Road, Permission S.16/1061/HHOLD - Erection of single and two storey rear extensions to dwelling and erection of single storey link extension to existing outbuilding. 2 conditions

Land At, Wotton Road, Kingswood. Permission S.16/1362/DISCON - S.15/2144/FUL - Condition 9 – Arboricultural Method Statement.

2 Chipping Gardens, Consent S.16/1158/TPO - T1 Mature Lime Tree - Crown reduction to previous cut level removing approximately four meters of new growth while retaining a balanced crown shape. 1 condition

NEW APPLICATIONS:

P.5575 **S.16/1373/HHOLD 17 Cotswold Gardens**, GL12 7HW. A two storey rear extension. After much deliberation regarding the adjacent no.18 which was objected to last month due to possible shading over neighbouring property, it was proposed by Cllr John Cordwell to support this application seconded by Cllr P Smith, agreed by all, provided that that both of these applications for no.17 & no.18 go ahead at the same time, in order that shading of the other does not happen if one property should change its mind. Clerk to speak to planning officer to clarify.

P.5576 **S.16/1379/LBC, Flat 3, 12 High Street.** Replace rotten single glazed storm proof casement window. It was proposed by Cllr L Farmer to support this application seconded by Cllr T Luker, agreed by all.

P.5577 **S.16/1394/HHOLD 2 Queens Way**, GL12 7HA. Demolition of garage and erection of single storey extension to the rear. It was proposed by Cllr T Luker to support this application

seconded by Cllr June Cordwell, agreed by all.

P.5578 S.16/1487/LBC The Court, Culverhay, Various external alterations including the installation of a new gate, the installation of new lighting and the extension of the rear terrace. It was proposed by Cllr John Cordwell to support this application subject to the new pedestrian gate being the same height as the other two gates, seconded by Cllr T Luker, agreed 6 in favour, 3 against, 1 abstention.

P.5579 S.16/1393/LBC 3 Orchard Street, GL12 7EZ. Lower garden wall and lower area behind wall to level with current decked area. It was proposed by Cllr P Barton to support this application seconded by Cllr T Luker, agreed by all.

The following item was responded to by the Clerk under delegated powers after its late addition due to SDC time constraints on replies needed.

P.5580 S.16/1618/TCA 15a Market St, GL12 7AE, fell Sycamore in a conservation area. It was proposed by Cllr T Luker to support this application seconded by Cllr L Farmer, agreed 9 in favour 1 abstention.

This completed the business of the Planning Committee at 7.55pm

Signed
Chairman of the Planning Committee

Date