



**DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 26th JUNE 2017 AT 7pm, CIVIC CENTRE**

PRESENT: Councillors C Young (Chair), T Luker, John Cordwell, P Barton, N Pinnegar, P Smith, R Claydon, L Farmer, June Cordwell, A Wilkinson, N Clement
IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 5

P.5701 APOLOGIES FOR ABSENCE all present
P.5702 DECLARATIONS OF INTEREST Cllr C Young is WTC rep. to Wotton Pool

P.5703 PUBLIC FORUM Three members of the public spoke about their concern at SDC's decision making process and the handling of the eviction of remaining social housing tenants of 15 & 13 Bradley St. The Mayor clarified that this site was only a Town Council option for car parking, if SDC could not build new social housing on the site. Replacement social housing is the preferred option. The public members were advised on how to lobby SDC members. Chairman of Wotton Pool Mr A George attended to explain about the planning application for solar panels on the changing room building which will significantly reduce water heating costs.

P.5704 S.17/1249/FUL Wotton-Under-Edge Swimming Pool, Symn Lane, the installation of a purpose-built solar water system on top of the changing rooms roof
It was agreed to bring forward the planning item relating to Wotton Pool and agreed to exit Council session to enable Mr George to speak/answer questions.

The solar application was delayed after the main changing room refurbishment, in order that works did not interfere with the main building refurbishment plans. Mr George explained the technology behind the panels and answered questions regarding the glare report and different light levels.
Council agreed to re-enter council session

After consideration, it was proposed by Cllr L Farmer and seconded by Cllr John Cordwell and agreed by all to support this application.

P.5705 CHAIRMAN'S REPORT no report

P.5706 To approve MINUTES of the 22nd May 2017 Planning Committee meeting; it was proposed by Cllr P Smith and seconded by Cllr R Claydon to approve the Minutes as presented agreed all in favour.

P.5707 PLANNING CORRESPONDENCE - none

P.5708 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

The Old Club House, Canons Court Golf Club, Bradley Green. <u>Permission</u> S.17/0571/DISCON - Discharge of conditions 3 (boundary fence) and 4 (golf use cease) from S.14/2254/FUL.
The Full Moon , Mount Pleasant, <u>Non-Determination</u> S.14/2430/FUL - Proposed demolition of existing public house. Erection of 10 dwellings with access and parking. Planning Inspector Appeal Decision
Wortley House, Wortley Road, <u>Refusal</u> S.17/0628/HHOLD - Alteration and extension to existing outbuilding
Wortley House, Wortley Road, <u>Refusal</u> S.17/0916/LBC - Alterations & extension to existing outbuilding.
Culverhay Surgery, Culverhay, <u>Permission</u> S.17/0900/FUL - Proposed entrance lobby. 3 conditions

The Old Coach House, Adeys Lane, Permission S.17/0780/FUL - Erection of a stable block for housing animals, feed machinery/equipment associated with the management of the adjacent agricultural land. Renewal of planning application S.11/2101/FUL. 7 conditions
Bournstream Farm, Bournstream, Permission S.17/0903/FUL - New link between existing farmhouse and ancillary accommodation and demolition of a Dutch barn and the replacement of a garage with four car ports. 2 conditions.
Burlingham House, 60 Bradley Road, Consent S.17/0911/LBC - General repair and refurbishment of existing building including internal and external alterations. Revised plans received. 2 conditions
13 Westridge Road, Approval S.17/1080/MINAM - Minor amendment to permission S.16/0926/HHOLD (change of roofing materials from double roman tiles to redland mini stonewold slate grey tiles.
Garages Behind 54 And 55, Dryleaze Court, Withdrawn S.17/0818/FUL - Change of use from two existing garages to create a communal laundry room with access ramp to the East of the building.
2 Uphill, Coombe, Permission S.17/0922/HHOLD - Proposed ground floor extension and garage Conversion. 3 conditions

P.5709 NEW APPLICATIONS:

- i. S.17/1077/HHOLD 18 Gloucester Street, GL12 7DN. Single storey front Porch and single storey rear Sun Room extensions. It was proposed by Cllr P Smith and seconded by Cllr R Claydon and agreed 10 in favour 1 abstention to support to this application.
- ii. S.17/1114/FUL Land At The Rear Of Manor Lodge, Manor Lane, Culverhay. Erection of new detached dwelling (revised application following approval S.13/1269/FUL). It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell and agreed by all to object to this application on the basis of:
 - The proposed parking / turning area is too small and it would also not be possible to exit the site in a forward gear or even turn adequately outside the property. Reversing up the hill along this narrow lane, onto a busy junction would be necessary, contravening para 32 of the NPPF stating that a safe and suitable site access should be achievable.
 - The footprint of the property has been moved to immediately on the line of the adjacent footpath and a window is shown as opening onto this footpath. This is dangerous for anyone walking past a window which opens outwards. Privacy is also invaded for occupants of the property facing this window in the new Potters Pond development.
 - Lack of suitable amenity space for a 4 bedroomed property.
 - Strong concerns about any construction site traffic and how such a build would be accomplished given the narrow lane access, on a hill, with no turning or parking point at this property or immediately adjacent given the dead end status of the lane itself. This narrow (and private) lane serves other properties whose safe access and security must be maintained at all times. A suitable construction method statement would be required.
 - The proposed cycle store is not part of this site.

- iii. S.17/1137/HHOLD 17 Lisle Place, GL12 7BJ, Addition of single storey porch to front elevation. It was proposed by Cllr P Smith and seconded by Cllr T Luker and agreed by all to support this application.
- iv. S.17/1230/CPL 22 Jays Mead, GL12 7JF. Proposed Lawful Use/Dev: Proposed new Garden room as detailed in drawings SP/S 01 – 06. It was agreed by all to make no comment on this application since it appears that permission is already deemed as granted for this development, since the extension already existed in 2009 as evidenced by Google Street maps.
- v. S.17/1253/HHOLD: 1 Hentley Tor, GL12 7LE. Conversion of loft with construction of front and rear dormer windows. Alteration to roof on existing side extension. It was proposed by Cllr R Claydon and seconded by Cllr N Pinnegar and agreed by all to make the comment on this application that we have concerns about the availability of parking for this proposal. The proposal is to make a two bedroomed house into a four bedroomed house and yet no extra onsite parking provision has been provided. The road outside is already full with parked vehicles, and this road must also serve as the only access point for 4 other properties. The hammerhead turning point on the road just outside the property is furthermore usually full with parked cars.
- vi. S.17/1214/OUT Land To South Of 2, Ludgate Hill, Outline application for a new bungalow. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell and agreed by all to object to this application on the basis of:
- It would contravene policy EI12 para 5.67 of Stroud District Local Plan 2015 stating that two parking spaces are required per dwelling in Wotton.
 - Wotton Town Council has recently applied to Glos County Council to extend the double yellow lines along Dyers Brook because of the dangerous traffic situation whereby parked cars are leading to single file manoeuvring/ overtaking around a dangerous bend and up a hill. The new Traffic Regulation Orders shortly will mean that parking outside this site and nearby will not be possible. Para 32 of the NPPF states that a safe and suitable access to a site's development must be achievable.
 - Lack of amenity space for proposed dwelling contravening policy HC1 subs7.
 - The proposal would dominate and have an overbearing effect on the local area, contrary to ES3 subs1. The current property immediately below the proposal would also suffer from significant invasion of privacy and loss of light.
 - The proposal would add very little of any value to the site which is in the conservation area of Wotton as a mediaeval market town.
- vii. S.17/1302/FUL Garages Behind 54 And 55, Dryleaze Court, Change of use from two existing garages to create a communal laundry room. It was proposed by Cllr R Claydon and seconded by Cllr P Smith and agreed 6 in favour, 2 against, 3 abstentions, to support this application.
- viii. S.17/1322/OUT Land Adjoining 1, Potters Pond, New dwelling. It was proposed by Cllr R Claydon and seconded by Cllr L Farmer and agreed by all to object to this application on the basis of:
- Limited visibility exiting onto a dangerous road at a bend and on a hill; total unsuitable traffic entrance contravening NPPF para 32 which specifies safe and suitable access.

- Inadequate parking on site for either parking, or for turning and exiting the site in a forward gear – contravenes policy E112, 5.67 of Stroud District Local Plan 2015.
 - Insufficient amenity space for proposed dwelling contravening policy HC1 subs. 7.
 - Out of keeping proposal with the current streetscene
- ix. S.17/1339/FUL Symn Lane Clinic, Symn Lane, Change of use from Clinic (D1) to Residential (C3). It was proposed by Cllr R Claydon and seconded by Cllr P Smith and agreed by all to make no comment on this application....
- x. S.17/1346/FUL Land At, Coombe Lane, Erection of dwelling. It was proposed by Cllr John Cordwell and seconded by Cllr P Smith and agreed by all to object to this application on the basis of:
- The proposed development is outside the designated settlement boundary of Wotton and would contravene policy CP15 of the Stroud District Local Plan 2015.
 - The development would contravene Para 17 of the NPPF and would add nothing of value to the protected status of AONB. Policy ES7 of the Stroud District Local Plan also requires conservation and enhancement of the natural countryside in an AONB.
 - The application fails to demonstrate that it meets the essential needs of agriculture or forestry or that it is justified in any other way, contrary to Policies HN10 and CP15.
- Due to late its addition and time constraints imposed by SDC, the Clerk will respond under delegated powers to the following application*
- xi. S.17/1314/MINAM 11a Bradley St. Minor Amendment to S.16/1636/HHOLD to provide windows that allow emergency exit from sunroom. It was proposed by Cllr John Cordwell and seconded by Cllr Farmer and agreed by all to support to this application.

This completed the business of the Planning Committee at 8.15pm

Signed
Chairman of the Planning Committee

Date