



**DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL  
PLANNING COMMITTEE HELD ON 27<sup>th</sup> MARCH 2017 AT 7pm, CIVIC CENTRE**

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

**IN ATTENDANCE:** Clerk Ms S Bailey **PUBLIC:** 1

**P.5674 APOLOGIES FOR ABSENCE** accepted from Cllrs A Wilkinson, A Kendall, June Cordwell

**P.5675 DECLARATIONS OF INTEREST** It was proposed by Cllr L Farmer seconded by Cllr C Young, that this Council grants itself a Dispensation in order to be able to comment on the application by Wotton Town Trust regarding youth centre signage, agreed by all.

**P.5676 PUBLIC FORUM** a resident attended to voice objections to the 2A Queensway application. After explaining the history of the site's development, concerns were raised regarding overdevelopment of the site, overbearing nature, loss of light and invasion of privacy for neighbours.

**P.5677 CHAIRMAN'S REPORT** none

**P.5678 To approve MINUTES** of the 27<sup>th</sup> February 2017 Planning Committee meeting; it was proposed by Cllr C Young and seconded by Cllr P Smith to approve the Minutes as presented agreed all in favour.

**P.5679 PLANNING CORRESPONDENCE**

S.16/2360/HHOLD. APP/C1625/D/17/3168936. Appeal was noted against refusal of a householder application, 2 Dryleaze, GL12 7AS, Loft Conversion, with appeal start date, 28th February 2017. As the appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments

**P.5680 STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:

<b>43 Old Town, Consent</b> S.17/0097/TCA - Gleditsia Triacanthus - fell.
<b>29A Gloucester Street, Consent</b> S.17/0148/TCA - Silver Birch (T1) - Reduce by 2m. Spruce (T2) - Dismantle to ground level.
<b>Lloyds Bank House, 23 Long Street, Consent</b> S.17/0291/TCA - T1 - Yew Tree - cut back branches to boundary line up to 4.5m from ground level. G1 - Ivy - remove Ivy from wall where accessible by means of steps. Herbicide (Tenoxone) will be applied to the stump.
<b>67 Parklands S.170051/HHOLD Permission</b> Single storey front side & rear extension. 3 conditions
<b>Hillcrest, Coombe, Permission</b> S.17/0067/HHOLD - Replace existing rear flat roof dormers and change pitch of roof. 2 conditions
<b>Holstein Pen, Canons Court, Bradley Green. Permission</b> S.17/0088/CPL - Garage conversion & porch.
<b>14 Turnpike Avenue, Permission</b> S.17/0091/HHOLD - Single storey extension to the rear of the property and extension above garage to the side of the property. 2 conditions
<b>12A Bear Street, Permission</b> S.17/0465/DISCON - Discharge of condition 3 Ref -S.16/2437/LBC - Large scale plans showing the design, construction, materials and surface finish and method of glazing of the new rear window.
<b>12 Church Street, Permission</b> S.16/2870/HHOLD - Re-instating timber sashes, doors and shop front. 2 conditions.

**P.5681 NEW APPLICATIONS:**

**S.17/0455/HHOLD 2A Queens Way**, GL12 7HA. First floor extension above existing ground floor. It was proposed by Cllr P Smith and seconded by Cllr R Claydon to object to this application, agreed all in favour, application on the grounds of:

- Overdevelopment of the site.
- Proposal is overbearing in nature.
- Strong concerns about inadequate parking provision on this site for such a large 7 bedroom property.
- Dominating influence over property 2b, resulting also in loss of light.

The proposal is contrary to policies HC8 no's 1&3, CP14, ES3 no.1

**S.17/0507/ADV Wotton-Under-Edge Youth Centre**, The Chipping, Advertisement Consent Flat oval shape advert in front garden. Size 3ft x 2ft (90cm x 60cm). No illumination. It was proposed by Cllr T Luker and seconded by Cllr P Smith to support this application, agreed all in favour.

**S.17/0532/HHOLD 38 Cherry Orchard**, GL12 7HT. Renovation of existing flat dormer roof to provide new pitched roof. It was proposed by Cllr R Claydon and seconded by Cllr T Luker to support this application, agreed all in favour.

**S.17/0490/VAR 22 - 24 Bradley Street**, GL12 7AR. Variation of condition 2 (Approved plans) of S.15/0714/FUL to amend the parking and cycle storage layout. It was proposed by Cllr John Cordwell and seconded by Cllr P Barton to object to this application, agreed all in favour, due to strong concerns about reduced parking provision on this site. The case officer decision of July 2015 stated as a condition of approval that

*The dwellings hereby permitted shall not be occupied until the car parking has been provided in accordance with the approved plans and that area shall not thereafter be used for any other purpose other than for the parking and manoeuvring of vehicles.*

*Reason: To ensure that adequate off road parking and turning space is provided, in the interests of highway safety in accordance with Policy GE5 of the adopted Stroud District Local Plan, November 2005.*

This Town Council requests that this decision is upheld and that the application to eliminate 1 parking space is refused.

This Council's previous objection of April 2015 regarding inadequate parking provision on this site remains valid:

*Lack of enough car parking spaces: The 2005 Stroud District Local Plan stipulates that Wotton is a special case in the Stroud District requiring two spaces per dwelling - this development would have 4 dwellings yet only 6 spaces. This is contrary to SDC Local Plan Policy.*

*Furthermore the spaces appear very narrow and the ability to adequately manoeuvre on site and enter/exit vehicle itself is questioned. Bradley Street is a narrow road off the town centre with parking down one side constantly and therefore no parking or safe turning is available on the street outside.*

**S.17/0513/FUL Outbuilding, Katherine Lady Berkeley Mews**, School Road, Conversion of existing outbuilding to single dwelling. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell, voted 8 in favour, 1 abstention, to support this application subject to:

- Confirmation that the dwelling's amenity area would not interfere with access and parking on the site
- Confirmation that the application is for only a single level property
- Clarification of the need for two front doors to such a small dwelling.
- Provision of a construction method statement in order that residents' amenity and access is

protected.

**S.17/0539/HHOLD The Patch**, Bradley Green, Double storey side extension for additional living accommodation. It was proposed by Cllr P Smith and seconded by Cllr John Cordwell to object to this application, agreed all in favour, due to concerns about parking provision on this site if the property is enlarged as proposed. This application would result in a 4 bedroom property yet only parking provision for 1 vehicle on the site, and very little if any space is available on the narrow steep hill outside the property. In accordance with the Stroud District Local Plan 2015, Wotton has a severe parking problem and 2 parking spaces per dwelling are needed.

**S.17/0622/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 John Cordwell to object to this application, agreed 8 in favour 1 abstention, due to the lack of parking and invasion of neighbour's privacy. The application seeks to create a 5 bedroom property yet parking would be inadequate as no extra parking provision is being provided. Furthermore, the property adjacent has a sun lounge facing the proposed application and this would result in unacceptable invasion of a neighbour's privacy.

**S.17/0619/HHOLD 2 Browns Piece**, Clarence Road, Single storey side extension and double storey rear extension with loft conversion. It was proposed by Cllr R Claydon and seconded by Cllr P Smith that the following comment is taken into consideration regarding this application; the large balcony may overlook and invade the privacy of the adjacent garden of no.3 and this could be a concern. Agreed, 7 in favour, with 2 abstentions.

**P.5682 Brainstorming Session – to consider Neighbourhood Development Plan** possible content. Cllr Claydon outlined the aspects of an NDP using a Powerpoint presentation, highlighting that a plan must be pro development and is a way of influencing uses of land and buildings in Wotton, which must be taken into account by District Council planning officers, once approved. Adjacent Kingswood's NDP is now ready for consultation after 2 to 3 years to develop, many thousands of pounds in consultancy fees and much time in local community contribution and development. CIL contributions (community infrastructure levy) from developers are 25% rather than 15% with an NDP in place (in reality this could amount to about £2000 or £1200 for an average 3 bed house). The cost of developing an NDP must be weighed up in relation to the likelihood of future contributions from development in Wotton, given its hilly topography and depletion of brownfield sites. Much discussion and consideration related to:

- The lack of viable land around Wotton for development
- Very few community offers from individuals or groups in Wotton to get involved in a plan
- The high cost of a plan versus the limited financial return likely
- The time it would take to produce such a plan
- The still undecided contentious application for land behind fire station for a car park which has unsettled the town and caused many disagreements.

It is considered that the matter could be revisited at a later point, when other variables/outcomes are known, or when the Council starts developing a wider encompassing Forward Plan.

*This completed the business of the Planning Committee at 8.40pm*

Signed ..... Date .....

Chairman of the Planning Committee