



**DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 22nd MAY 2017 AT 7pm, CIVIC CENTRE**

PRESENT: Councillors T Luker, John Cordwell, C Young, P Barton, N Pinnegar, P Smith, R Claydon, L Farmer, June Cordwell,

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** none

P.5691 ELECTION OF CHAIRMAN OF PLANNING COMMITTEE It was proposed by Cllr P Smith and seconded by Cllr L Farmer that Cllr R Claydon becomes Chairman of Planning Committee. It was then proposed by Cllr P Barton and seconded by Cllr June Cordwell that Cllr C Young becomes Chairman of Planning Committee. After a vote of 6 for Cllr C Young and 3 for Cllr R Claydon, Cllr C Young became Chairman.

P.5692 APOLOGIES FOR ABSENCE accepted from Cllrs N Clement, A Wilkinson

P.5693 DECLARATIONS OF INTEREST none

P.5694 PUBLIC FORUM none

P.5695 CHAIRMAN'S REPORT no report from previous chairman. New chairman thanked councillors for electing him as chairman and asked for understanding and patience whilst he got to grips with the role and undertook planning training.

P.5696 To approve MINUTES of the 24th April 2017 Planning Committee meeting; it was proposed by Cllr John Cordell and seconded by Cllr P Smith to approve the Minutes as presented agreed all in favour.

P.5697 PLANNING CORRESPONDENCE - none

P.5698 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

Land South Of The Chipping Surgery, Symn Lane, <u>Withdrawn</u>. S.16/2895/FUL - Construction of 12 no. houses with access road and a car park for 96 cars and 2 coaches.
Wotton-Under-Edge Youth Centre, The Chipping, <u>Consent</u>. S.17/0507/ADV - Flat oval shape advert in front garden. Size 3ft x 2ft (90cm x 60cm). No illumination.
Outbuilding, Katherine Lady Berkeley Mews, School Road. <u>Refusal</u> S.17/0513/FUL - Conversion of existing outbuilding to single dwelling.
38 Cherry Orchard, <u>Permission S.17/0532/HHOLD</u> First floor extension and alterations to porch roof. 2 conditions
The Patch, Bradley Green <u>Permission</u> S.17/0539/HHOLD - Double storey side extension for additional living accommodation. 4 conditions
22 - 24 Bradley Street, <u>Permission</u> S.17/0490/VAR - Variation of condition 2 (Approved plans) of S.15/0714/FUL to amend the parking and cycle storage layout. 7 conditions
48 Mount Pleasant, <u>Permission</u> S.17/0583/HHOLD - Single storey extension. Resubmission following withdrawn application S.16/2625/HHOLD. 3 conditions
Church Street, <u>Consent</u> S.17/0547/TCA - T1 Leylandii (approx 25m high). Reduce height by 7m, level with the adjacent Cotoneasters (T2 & T3)
12 Long Street, <u>Consent S.17/0596/LBC</u> Internal and external alterations. 2 conditions
2 Browns Piece, Clarence Road, <u>Refusal</u> S.17/0619/HHOLD - Single storey side extension and double storey rear extension with loft conversion.

1 Hentley Tor, Refusal S.17/0622/HHOLD - Conversion of loft with construction of front and rear dormer windows. Alteration to roof on existing side extension.
33A Coombe Road, Permission S.17/0669/HHOLD - Extensions and alterations. 3 conditions
26 Long Street, Permission S.17/0685/DISCON - Discharge condition 2 (materials) from S.15/1473/LBC
Holmleigh Farm, Bradley Green, Approval S.17/0805/MINAM - Minor amendment to application S.11/0549/FUL and S.13/1102/MINAM - amending garage/workshop to use 'reproduction' Cotswold stone tiles, change entrance door width to 1m, omit quoins, use natural stone on the front elevation and the addition of two roof windows. 1 condition
The Thatched Cottage, Wortley Road, Permission S.17/0948/DISCON - Discharge of Condition 3 (Archaeology) of permission S.15/0550/HHOLD.

It is disconcerting to note that some applications appear to be approved by SDC planning officers who have a disregard for – or lack of knowledge of - the parking difficulty faced by residents in Wotton. The Clerk is asked to write to the Head of Planning at SDC to ask that she highlights paragraph 5.67 in the SDC Local Plan to her planning officers, stressing that this Plan should be adhered to when planning application decisions are made (particular reference to above 22 Bradley St).

P.5699 NEW APPLICATIONS:

- a) S.17/0818/FUL **Garages Behind 54 And 55, Dryleaze Court.** Change of use from two existing garages to create a communal laundry room with access ramp to the East of the building. It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell and agreed all in favour to object on the basis of
- Complete loss of privacy to no.'s 54 & 55 due to proposed ramp access contrary to Policy ES3; it would be possible to look into these adjacent properties' bathroom window and their rear gardens.
 - There is no justification of the need for the rear access ramp, since a disability access ramp could be sited at the front of the existing garage block thus only needing one access point. Furthermore, the logic of siting the laundry facilities in this location is unclear as it is a long distance from any proposed users; it would be more effective to site such facilities in the garage block nearest to the living quarters of those residents on the other side of the site.
- b) S.17/0911/LBC **Burlingham House**, 60 Bradley Road, General repair and refurbishment of existing building including internal and external alterations. It was proposed by Cllr John Cordwell and seconded by Cllr P Smith and agreed all in favour to object on the basis of:
- The alterations proposed are not appropriate to a listed building.
 - Stroud District's Local Plan states that no double glazing is allowed in a listed building.
 - UPVC soil pipes and aluminium guttering are unsatisfactory on the façade of this listed building.
 - The proposed change from pitched roof to flat roof is out of keeping with the style of this listed building.
- c) S.17/0903/FUL **Bournstream Farm**, Bournstream, New link between existing farmhouse and ancillary accommodation and demolition of a Dutch barn and the replacement of a garage with four car ports. It was proposed by Cllr R Claydon and seconded by Cllr L Farmer and agreed all in favour to support this application.

- d) S.17/0900/FUL **Culverhay Surgery**, Culverhay, Proposed entrance lobby. It was proposed by Cllr P Smith and seconded by Cllr R Claydon and agreed all in favour to object on the basis of:
- There is no Design & Access Statement to explain the need and logic behind the proposed alterations, for example, where would the future 'records store' be if it is to become a consulting room?
 - Loss of two parking spaces contrary to Stroud District Local Plan para. 5.67; parking and turning is very difficult in this small car park.
 - Concerns regarding limited pedestrian and wheelchair access via a single rather than double main door.
- e) S.17/0922/HHOLD **2 Uphill**, Coombe, proposed ground floor extension & garage conversion. It was proposed by Cllr R Claydon and seconded by Cllr L Farmer and agreed all in favour to make the comment on this application that the proposed garage conversion leads to loss of parking spaces (contrary to para 5.67 of Stroud District Local Plan) and it is not clear from the plans how and if sufficient parking will remain on the site. There are other buildings on the site itself and these are not made clear on the plans.
- f) S.17/0927/HHOLD **118 Parklands**, Replacement porch. It was proposed by Cllr R Claydon and seconded by Cllr T Luker and agreed all in favour to make the comment on this application that the description of the development is totally inaccurate since it is not a replacement porch but an extension across the front of the property. Furthermore this Council requests that the Planning Officer checks the amount of shadowing which would be caused to the adjacent neighbour's conservatory and garden via such a proposed extension.
- g) S.17/1014/LBC **26 Long Street**, GL12 7BT. Replacement of windows and door. Re-render kitchen wall. Conversion of existing store to Utility space. It was proposed by Cllr T Luker and seconded by Cllr P Smith and agreed all in favour to support this application.
- h) S.17/1055/HHOLD **22 Gloucester Street**, GL12 7DN. Renovation of residential property incl proposed replacement balcony and conversion of flat roof to pitched roof. It was proposed by Cllr John Cordwell and seconded by Cllr N Pinnegar and agreed 6 in favour, 2 against, 1 abstention, to make no comment on this application.
- i) S.17/1047/HHOLD **4 Tabernacle Road**, GL12 7EF. Single storey extension. Provision of parking area at the front of the house. It was proposed by Cllr P Smith and seconded by Cllr T Luker and agreed 7 in favour, 1 against, 1 abstention, to support this application.
- j) S.17/1041/HHOLD **18A Bradley Road**, GL12 7DT. Dormer added to flat roof, window positions & sizes adjusted & replace roof to conservatory. It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell and agreed all in favour, to object to this application on the basis of:
- It contravenes policy ES3 due to loss of privacy for neighbours
 - It contravenes policy HC8 since the style would be out of keeping with the existing dwelling.

Cllr P Smith took the chair

P.5700 Town Trust property – to confirm solicitor to register Town Trust property (already vested in Charity Commission) with Land Registry, cost estimate £700 plus disbursements (includes work already done ref; youth centre objection to removal of caution at Land Registry). It was proposed by Cllr P smith and seconded by Cllr N Pinnegar and agreed all in favour, to proceed with this land registration and cost.

This completed the business of the Planning Committee at 9.10pm

Signed
Chairman of the Planning Committee

Date

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