



MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL PLANNING COMMITTEE
HELD ON 23rd MAY 2016 AT 7.00 pm IN THE CIVIC CENTRE

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

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 2

P.5531 ELECTION OF CHAIRMAN AND VICE CHAIR – It was proposed by Cllr P Smith and seconded by Cllr C Young that Cllr T Luker becomes Chairman, agreed all in favour. It was proposed by Cllr P Barton and seconded by Cllr T Luker that Cllr P Smith becomes Vice- Chair, agreed all in favour.

P.5532 APOLOGIES FOR ABSENCE none

P.5533 DECLARATIONS OF INTEREST Cllr A Wilkinson 2 Old Town correspondence

P.5534 PUBLIC FORUM none

P.5535 CHAIRMAN'S REPORT none

P.5536 To approve MINUTES of the 25th April 2016 Planning Committee meeting; it was proposed by Cllr R Claydon and seconded by Cllr P Smith to approve the Minutes as presented agreed all in favour.

P.5537 PLANNING CORRESPONDENCE - SDC contacted owner of 2 Old Town regarding enforcement of front door wooden boarding on listed building – however this enforcement will now be delayed due to a bereavement.

P.5538 POTTERS POND - none

P.5539 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

2 Hillview, Wortley Road, Refusal S.16/0232/LBC - Single storey rear extension

Old Town, Refusal S.15/2756/LBC - Cover wooden doors with a temporary poster.

Land At, Mitre Pitch, Withdrawn S.16/0374/VAR - Variation of conditions 2, 3 and 17 to allow for subdivision of land between owners of 1E, 1F, 1G, 1H and 1J Water Lane.

13 West View, Synwell Lane, Permission S.16/0420/HHOLD - Proposed single story extension

49 Bradley Street, Permission S.16/0469/HHOLD - Replace existing 1970's storm proof all bar windows with Conservation Casement elegance horizontal bar windows.

Symn Lane, Consent S.16/0132/LBC - Removal of 1960's anodised aluminium front door and windows and replace with both door and windows of an identical design and finish as those fitted in number 3 Symn Lane.

7 Elm Tree Cottages, Wortley Road, Permission S.16/0387/HHOLD - Reconstruction of former brew house to form garage, workshop and store

Communication Station, Bowcott, Permission S.16/0648/FUL - Installation of: 1 no. 300mm diameter radio link dish at a height of 43.5m AGL fixed to a new bracket on an existing lattice tower and ancillary development

11 Haw Street, Consent S.16/0319/LBC - Conversion of Existing Workshop into a two bedroom house. 2 conditions

11 Haw Street, Permission S.16/0321/COU - Conversion of Existing Workshop into a two bedroom house. 2 conditions

6 The Chipping, Permission S.16/0537/HHOLD - Replacement extension to cottage. 2 conditions
45 Bradley Street, Refusal S.16/0570/HHOLD - Erection of a two storey rear extension and single storey extension. Resubmission of withdrawn application S.15/2799/HHOLD.

4 Mitre Pitch, Permission S.16/0753/HHOLD - Ground and first floor extension to rear of existing property. 4 conditions

25 Jays Mead, Permission S.16/0725/HHOLD - Erection of an attached garage with bedroom above. 2 conditions

Wortley Dairy Farm, Wortley Road, Permission S.16/0788/HHOLD - Extension to existing dwelling to provide enlarged kitchen, office and integral single garage. 2 conditions

NEW APPLICATIONS:

P.5540 S.16/0926/HHOLD 13 Westridge Road GL12 7DZ. Change roof to gable front and rear, side extension. No increase in height. It was proposed by Cllr R Claydon and seconded by Cllr P Smith, and agreed by all, to object to this application on the basis that the window designs, shapes, and sizes are overpowering on this property and are out of keeping with the immediate area and streetscene.

P.5541 S.16/0929/HHOLD The Patch, Bradley Green, Proposed 2-storey extension. It was proposed by Cllr P Smith and seconded by Cllr John Cordwell, and agreed by all, to support this application.

P.5542 S.14/2430/FUL The Full Moon , Mount Pleasant, Proposed demolition of existing public house and erection of 11 new dwellings with access and parking. It was proposed by Cllr P Smith and seconded by Cllr R Claydon, and agreed by all, to object to this application on the following basis:

- The site is overbearing, overdeveloped and appears cramped with too high a density of housing and a lack of amenity space. When compared to the density of recent Wotton developments of Potters Pond and Water Lane, this is the most dense new housing proposal in Wotton with 11 houses on the 0.2 hectare site (compared to 0.9 /46 homes at Potters Pond, and 0.56/24 homes at Water Lane/Mitre Pitch). The houses lack amenity space and the sizes of the plots are out of keeping with the sizes of plots of surrounding properties – this latter comment was also made by District Councillors at the previous SDC Development Control Committee.
- This application proposes to fell the Silver Birch on site which has a Tree Preservation Order. We strongly oppose such tree felling and disagree with the developer's arboricultural report. We concur with the SDC Tree Officer that this TPO protected tree should continue to be protected. We also continue to request that the Town Council owned tree on the Green adjacent is protected, and that all TPO trees are protected around their roots, and that a root protection scheme and a construction working method statement for TPO trees are approved before any works commence.
- The site proposal has no affordable housing and this Town Council questions why not?
- The houses have no chimneys and this is out of keeping with the local vernacular and the streetscene.
- If permission is granted, safeguards must be made to the potential damage during construction to the already very poor roads in the area around this site. Conditions should be attached which require all parking during construction to be on the site and not on adjacent roads, and that the adjacent parking area at The Green is kept clear at all times to enable local residents to continue to enjoy their amenity space and for access to the Oliver Memorial Chapel
- If the District Council is minded to approve the application, then we request that it is once again called in to Development Control Committee to decide. We request that SDC works with the community in allowing them enough time to submit workable solutions to operating once

again this public house facility. The Town Council backs the community group's bid for the site and requests that adequate time is given to them (as previously promised) for developing proposals for its management. However if that bid fails, then we object to the application as above.

P.5543 S.16/0937/HHOLD 3 Church Walk, GL12 7NT Proposed alterations and rear extension. It was proposed by Cllr R Claydon and seconded by Cllr P Smith, and agreed by all with 1 abstention, to object to this application on the basis that the proposed development would block a large amount of light to the front of property of No.9 Church Walk.

If SDC is minded however to grant permission for this development, then this Town Council requests that conditions are attached which restrict the construction vehicles parking outside the property at Potter Pond, since it is a busy road on a blind downhill bend and which is now also the entrance to a new large housing estate.

P.5544 S.16/0967/HHOLD 47 Court Orchard, GL12 7JE. Proposed ground floor extension. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell, and agreed by all, to support this application.

P.5545 S.16/0942/FUL 11A Bradley Street, GL12 7AP. Single storey side extension. It was proposed by Cllr R Claydon and seconded by Cllr T Luker, and agreed by all, to make the comment on this application that we would wish to be assured that the entire application sits within this property, in other words, any roof overhang or foundations would not affect any neighbouring property.

P.5546 S.16/0994/HHOLD 21 Water Lane, GL12 7LG. Single storey rear extension. It was proposed by Cllr R Claydon and seconded by Cllr P Smith, and agreed by all, to object to this application on the basis that the adjacent neighbouring property would suffer a large amount of light loss and also outside amenity space as a result of this development due to the extension itself and the pitch of the roof.

P.5547 S.16/0905/LBC 18 Long Street, GL12 7EP. Replacement of existing sign with new company logo and new wording above door in same font. It was proposed by Cllr June Cordwell and seconded by Cllr A Wilkinson, and agreed by all, to support this application.

P.5548 S.16/1035/TCA The Court, Culverhay, Trees in a Conservation Area. 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. It was proposed by Cllr T Luker and seconded by Cllr June Cordwell, and agreed by all, to support this application.

P.5549 S.16/0980/LBC 8 The Chipping, GL12 7AD. Listed Building Consent. Exterior paint to elevations and front door and Windows, fluted pilasters, radial fan light and shallow open pediment and all windows to continue in white. All masonry to be painted 'bridal veil' by Valspar and front door to be painted, 'monsoon whites' by Valspar. Existing guttering to be refurbished and painted black. . It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell, and agreed by all, to make the comment on this application that we are unclear about the intentions for the front wall. Is it intended to be a short wall and thus a trip hazard, or railings? Or was the latter withdrawn? We would prefer to see railings. The application is inconsistent.

The following two applications were responded to by Clerk under delegated powers

P.5550 S.16/1044/HHOLS 2 Dryleaze, GL12 7AS, Loft conversion and widening of driveway. 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 that we are concerned that, due to the height of the windows in the rear roof, there would be a significant loss of privacy to many neighbouring gardens and subsequent loss of enjoyment of their private amenity space.

P.5551 S.16/1061/HHOLD, 48 Bradley Rd, GL12 7DT, Demolition of existing two storey rear extension. Erection of single and two storey rear extension to dwelling and erection of single storey link extension to existing outbuilding. It was proposed by Cllr P Smith and seconded by Cllr P Barton and agreed by all, to support this application.

Cllr P Smith took the Chair for the next item

P.5552 To approve audited Town Trust Accounts 1st April 2015 to 31st March 2016 After clarification of investment holdings (where the auditor had wrongly transcribed the amounts of unit holdings, although values were correct), it was proposed by Cllr John Cordwell and seconded by Cllr R Claydon and agreed by all to approve these Town Trust accounts.

This completed the business of the Planning Committee at 8.15pm

Signed
Chairman of the Planning Committee

Date