



**MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL**  
**PLANNING COMMITTEE HELD ON 28<sup>th</sup> NOVEMBER 2016 AT 7pm, CIVIC CENTRE**

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

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

**P.5631**        **APOLOGIES FOR ABSENCE** -accepted from Cllr P Barton

**P.5632**        **DECLARATIONS OF INTEREST** none

**P.5633**        **PUBLIC FORUM** Two residents spoke to the council concerning a) worries that the proposed dormer window development at 2 Dryleaze would infringe upon their privacy and b) concerns regarding the Land at Mitre Pitch proposals for landscaping. Requests are for small trees in the planting, hedges planted at least 2metres away from garden boundaries to stop creeping vegetation, and s maintenance plan to be put in place or the land to be taken over by another body such as the town council. It was noted that the town council would not be keen at all to take over this land since it was inaccessible, is highly contaminated, and is the developer's own responsibility.

*It was agreed to bring forward the following two items of planning applications on the agenda*

**P.5634**        **S.16/2360/HHOLD 2 Dryleaze**, GL12 7AS. Loft Conversion. It was proposed by Cllr P Smith and seconded by Cllr R Claydon to object to this application, agreed all in favour, since we are concerned that, due to the dormer windows in the rear roof, there would be a significant loss of privacy to many neighbouring gardens and a subsequent loss of enjoyment of their private amenity space.

**P.5635**        **S.16/1656/VAR Land At, Mitre Pitch**, Variation of Condition 2 (Landscaping) from permission S.11/2238/FUL. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell to support this application, agreed all in favour, provided that:

1. A regular long term maintenance schedule for the site is confirmed, via a guaranteed financial bond, should the company cease to exist in the future
2. The planting should be appropriate, with low growing trees, and hedging within no more than 2 metres of existing garden boundaries, and the grassed areas maintained as such through the centre of the site and 2 metres around the edge of the site.

**P.5636**        **CHAIRMAN'S REPORT** none

**P.5637**        **To approve MINUTES** of the October 2016 Planning Committee meeting; it was proposed by Cllr R Claydon and seconded by Cllr C Young to approve the Minutes as presented agreed all in favour.

**P.5638**        **PLANNING CORRESPONDENCE**

a) South Gloucestershire, along with three other authorities, is consulting on a Joint Spatial Strategy and Joint Transport Plan at [www.jointplanningwofe.org.uk/consult.ti](http://www.jointplanningwofe.org.uk/consult.ti)  
The proposals include an additional 1000 houses in Charfield. Town Council's comments of June 2016 support the re-opening of the Charfield Railway Station but also express strong concern about "the negative effect on Wotton's town infrastructure that Charfield's extra housing

developments will inflict". Charfield shares these concerns, especially in the knowledge that no infrastructure provision is planned in the JSP because all such is "business case driven". Given that much of the fallout from a doubling of Charfield village will likely land in Gloucestershire, outside of the JSP area, it is important that Wotton Town Council formally responds to the consultation. Also note a Wotton resident (Water Lane) email urging WTC to respond to this.

After much discussion it was proposed by Cllr R Claydon, seconded by Cllr C Young, and agreed by all, to make the following comments:

Regarding the consultation of the Joint Spatial Strategy and Joint Transport Plan for South Gloucestershire, Wotton-under-Edge Town Council discussed the effect of increased housing numbers on its already stretched infrastructure. The proposals to double the size of the village of Charfield – which is a couple of miles south of Wotton-under-Edge - are a serious concern unless it is combined with large scale infrastructure investment. The comments are as follows:

- Wotton-under-Edge is the nearest and main service centre for Charfield and surrounding villages. Despite being just over the county boundary and on the northern tip of South Gloucestershire, residents of Charfield and environs rely heavily upon the local facilities provided by doctors, dentist, schools, and other commercial facilities.
- Wotton-under Edge has been defined as a local service centre in the Stroud District Local Plan 2015 – however the same plan acknowledges that Wotton faces severe transport issues to the extent that no new local housing developments are allowed unless two car spaces are now allowed as opposed to the national guideline of 1 per dwelling.
- The Stroud District Car Parking Survey of 2011 states that Wotton is in need of more car parking. This is also backed up by a Town Council random survey of car parking undertaken in October 2016. The roads in Wotton are regularly choked with traffic – this is not helped by a largely unchanged medieval central street system which (although pretty) was designed for the horse and cart and not modern large vehicles.
- There is a concern that this Joint Spatial Strategy is pushing the requirement for development into the northern reaches of South Gloucestershire county and other northern areas under review, and consequently pushing the problem into the hands of other county councils to sort out! However the National Planning Policy Framework 2012 (NPPF) under its Core Planning Policy Principle 31, regarding promoting sustainable transport, states that “*Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for growth*” Gloucestershire County Council has already identified Charfield Railway Station as a viable method to alleviate local transport problems. This Town Council strongly feels that this issue needs to be addressed before any future housing growth is considered in the area of Charfield & environs. The provision of roadside facilities for motorists in Wotton should also be part of the JSS consideration since unsustainable pressure would be brought to bear upon parking facilities and access routes into and through Wotton-under-Edge which is the local town and main service centre.
- The NPPF also requires development to be sustainable. Core Principle 37 states that “*Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment.*” Charfield is a rural village with minimal employment. Wotton also provides minimal employment. Most residents travel over 15 miles north or south along the M5 corridor towards Gloucester or Bristol and thus the principle of sustainable development minimising travel to employment would not be met. (Unless Charfield railway station can be reopened– to provide sustainable transport). The pressure also on Junction 14 of the M5 from this development proposal – coupled with the proposal of a further ‘mini town’ at Buckover on the northern fringes of Thornbury – would lead to unsustainable levels of car use reliant upon a single motorway junction which is currently unable to cope at rush hour.

b) SDC invitation to Development Control Committee on Tuesday 29th Nov 2016, where the Full Moon planning application will be discussed. Consider WTC attendance; it was agreed that Cllr T Luker would attend on behalf of the Town Council highlighting the concern for the lack of adequate root protection zone around the tree with a Tree Preservation Order, and also concerns that the site plans show overdevelopment.

**P.5639 CONSULTATIONS** – to respond to SDC consultation ending on 5th December regarding review of the Subscription Rooms venue in Stroud, via a questionnaire. After gathering views from Council as a whole, it was agreed that Cllr June Cordwell would make a response on behalf of the Town Council, due to her experience of dealing with this issue when recently a district councillor. This facility is costing the district taxpayer £415,000 a year to support, due to inadequacies of a very old building with its old heating systems, problematic layout and lack of parking, and little benefit is seen to residents of Wotton since it is so far away.

**P.5640 POTTERS POND** - the developer is still dealing with the final coverings for footpaths on the site and ramp/railings adjacent to the bridge.

**P.5641 STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:

<b>Alderley Treatment Works, Alderley, <u>Permission</u></b> S.16/1948/FUL - The erection of a new electrochlorination treatment kiosk, associated salt store and ancillary engineering works. 4 conditions
<b>7 The Cedars, <u>Permission</u></b> S.16/2060/HHOLD - Erection of balcony to first floor lounge (retrospective) (resubmission of S16/1278/HHLD). 3 conditions
<b>18 Long Street, <u>Permission</u></b> S.16/1838/FUL - Add 1 new CCTV security camera to frontage of RSPCA shop. 2 conditions
<b>Coombe Hall Farm, Coombe, <u>Permission</u></b> S.16/2357/DISCON - Discharge of conditions 2 (Materials) and 4 (dust control) of S.15/1547/VAR.

#### NEW APPLICATIONS:

**P.5642 S.16/2172/LBC 18 Bradley Street, GL12 7AR.** Single storey extension. Demolition of existing outside store plus roof window to rear main elevation. **S.16/2171/HHOLD 18 Bradley Street, GL12 7AR.** Single storey extension. Demolition of existing outside store plus roof window to rear main elevation. It was proposed by Cllr R Claydon and seconded by Cllr L Farmer to support these applications, agreed all in favour, subject to clarification regarding the relationship between the rear stone wall and the adjacent property since this is not clear in the plans. The wall appears to be raised in height and it is not clear if the new wall foundations will be within the applicant's boundary.

*Cllr A Kendall left the meeting 7:55pm*

**P.5643 S.16/2324/HHOLD 40 Dryleaze, GL12 7AN.** Conversion of integral garage to a room to include the provision of a hipped roof. It was proposed by Cllr R Claydon and seconded by Cllr C Young to support this application, agreed all in favour, subject to confirmation that it would still be possible to get two vehicles parked on the driveway, since we does not wish to see the loss of a garage unless parking is provided for elsewhere within the site, as defined in the Stroud Local Plan.

**P.5644 S.16/2437/LBC 12A Bear Street, GL12 7DF.** Internal works, window, external door and rooflights to single storey. It was proposed by Cllr T Luker and seconded by Cllr P Smith to support this application, agreed all in favour,

**P.5645 S.16/2327/LBC 38 Bradley Street, GL12 7AR.** Installation of en-suite. Replacement of front door. It was proposed by Cllr T Luker and seconded by Cllr N Pinnegar to support this application, agreed all in favour, subject to confirmation that there is no double glazing anywhere on this listed building and that the front door is a 'like-for-like' replacement.

**P.5646**                    **S.16/2527/TEL Communication Station** (O2 3947) At Fire Station, Symn Lane. Removal of 6no. existing antennas, installation of 6no. new antennas, 1no. generator (development ancillary to radio equipment housing) and ancillary works including compound extension. It was proposed by Cllr R Claydon and seconded by Cllr A Proctor to make comments on this notification, agreed all in favour 1 abstention, as follows:

- SDC should obtain sight of the ICN1RP certificate regarding public safety.
- Confirmation should be obtained that there is no health risk to the adjacent primary school, or doctors surgery, local housing, or houses elevated but at the top of tower sight line on the hillside.
- Will television reception be affected?
- No data details of the antennae were provided and it is not clear what will be the final number of antennae on site (6 or 9 or 15?). Will replacements be the same size? Will there be an increase of density of the antennae or height of the tower?

**P.5647**                    **S.16/2562/LBC 1 Coombe Terrace**, Coombe Road, Extension of existing bedroom to rear and above existing kitchen. Two new windows and door from bedroom into bathroom. **S.16/2561/HHOLD 1 Coombe Terrace**, Coombe Road, Extension of existing bedroom to rear and above existing kitchen. It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell to support these applications, agreed all in favour.

*The following were late additions to the agenda and were dealt with under S101 delegated powers to the Clerk to respond due to SDC Planning Authority time limitations*

**P.5648**                    **S.16/2572/LBC The Thatched Cottage, Wortley Road**, Replacement of windows, Alteration to chimney, Installation of Internal staircase , Internal layout alterations, New mechanical and electrical systems. It was proposed by Cllr R Claydon and seconded by Cllr L farmer to support this application, agreed all in favour, as long as there is no external flue.

**P.5649**                    **S.16/2625/HHOLD 48 Mount Pleasant, GL12 7JR**. Two storey extension. It was proposed by Cllr P Smith and seconded by Cllr C Young object to this application, agreed all in favour, as follows:

1. This is overdevelopment of the site and is in effect the creation of two separate properties with two front doors. This would greatly affect the streetscene.
2. The potential to overlook No.1 Jays Mead at the rear, thus invading their privacy and affecting the enjoyment of their personal amenity space
3. Car parking arrangements are very unclear, how turning would be possible within the site for four cars, in order that a reversed exit is not necessary onto a busy main road

*This completed the business of the Planning Committee at 8.30pm*

Signed .....  
Chairman of the Planning Committee

Date .....