



DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 25TH SEPTEMBER 2017 AT 7pm, CIVIC CENTRE

PRESENT: Councillors C Young (Chairman), R Hale, N Clement, N Pinnegar, R Claydon, J Turner, John Cordwell, June Cordwell, T Luker.

In Attendance: Clerk Ms S Bailey **PUBLIC:** 2

P.5729 **Apologies for Absence** accepted from Cllrs P Barton, A Wilkinson, P Smith

P.5730 **Declaration of Interest** none

P.5731 **Public Forum** Mrs Fry asked if the Town Council knew why Stroud District Council was spending funds on legal costs defending their decision to refuse planning permission at Holywell at the Planning Inquiry, yet had included the site as having future potential in the recently produced draft Issues and Options document which looks at the next review of the District Local Plan. The two issues are opposed to each other and illogical. The Town Council does not know SDC's reasons and will ask District Councillors to enquire. The two SDC consultation dates are noted below - this issue does not need a response until early December allowing questions to be asked.

P.5732 **Chairman's Report** none

P.5733 **Minutes of the Meeting Held on August 2017** Proposed by Cllr N Pinnegar seconded by Cllr R Hale to approve the Minutes of the August Planning meeting. Agreed 5 in favour with 4 abstentions.

P.5734 **Correspondence**

- a) Noted dates of consultation event for process of reviewing the current SDC Local Plan to 2036: Wotton Town Council offices Monday 6th November – 7.30pm to 9.30pm. Also Issues and Options drop-in event Saturday 21st Oct. 9.30am – 12.30pm Wotton Town Hall. Document at <https://www.stroud.gov.uk/media/356288/item-9-appendix-b.pdf>. The above issue is to be on October and November Planning Agendas for comments. It is positive to note that SDC has stated that it appreciates that Wotton has a parking problem and that car parking land needs to be identified, however various other issues are also appreciated which have not elicited solutions in the past.
- b) Noted complaint from resident concerning weekend events at Synwell Playing Fields 9th September; a letter has been sent informing them of SPFC responsibility for this event.
- c) Notification of Appeal at KLB Mews: Conversion of an existing outbuilding to a single dwelling, APP/C1625/Y/17/3180893, S.17/0735/LBC, any further comments by 17th October. Explanation of the history of this site was spoken of briefly; Council has no further comments to add for the Appeal.

P.5735 Stroud District Council Planning Decisions Notice of the following decisions was received:

16 Bradley Street, Approval S.17/1759/T5DAY -Horse Chestnut Fell. SDC request replacement planted.
Symn Lane Clinic, Symn Lane, Permission S.17/1339/FUL - Change of use from Clinic (D1) to Residential (C3) (revised plans received 10/08/17) (3 Units). 3 conditions
68G Parklands, Permission S.17/1601/HHOLD - Side extension and garage conversion. 3 conditions
48 Long Street, Consent S.17/1608/LBC - Two replacement windows. 2 conditions
9 Locombe Place, Approval S.17/1789/MINAM - Non-material amendments to application S.15/1033/FUL. 1 condition

7 Westridge Road, Permission S.17/1454/FUL - Erection of new dwelling and garage. 4 conditions
8 Holywell Road, Permission S.17/1566/HHOLD - Single storey side extension. 2 conditions
Coombe Lodge, Bowcott, Consent S.17/1707/LBC - Replacement front door. 2 conditions
Car Park For Newark Park, Ozleworth, Consent S.17/1732/LBC Creation of new gap in the boundary wall. 2 conditions

P.5736 New Applications

- I. **17/01107/LAPRNW Premises Licence** - New App. H & H Relish, 36 Long Street, GL12 7BT. Wotton-under-Edge Town Council wishes to make the comment on this application that the presented format is illogical and not easy to understand– eg, the days of the week are in a strange order. Furthermore it is not clear if this is proposed to be just for Christmas or permanently. Proposed by Cllr John Cordwell, seconded by Cllr N Pinnegar and agreed 8 in favour, 1 abstention.

- II. **S.17/1874/REM Approval of Reserved Matters 21.08.2017. Land At Westridge Road** Wotton-Under-Edge Grid Ref: E:375056N:193687. Reserved matters application following permission S.16/0766/OUT (appearance, landscaping, layout and scale). Proposed by Cllr R Claydon seconded by Cllr John Cordwell, agreed all in favour, that Wotton-under-Edge Town Council objects to this application with the following concerns:
 - a) The proposed enlarged dwelling (very different from the ‘outline’ application) is much larger than those in the vicinity and thus out of character with the street scene, comprised mostly of bungalows
 - b) The proposed dwelling is overdevelopment of the plot and is too large for the size of the site.
 - c) This Council wishes the tall trees along the road boundary to be retained – the proposal appears to suggest their removal.
 - d) There are questions regarding the stability of this plot located on top of such a steep slope. The foundations required for a large two storey property would undermine the bank and lead to instability and erosion above what is a very busy main access route into the town. Erosion of this hillside has been evidenced further along, on Old London Road, which the Highways Authority had to repair recently with very expensive and time consuming stabilisation measures.

- III. **S.17/2067/LBC Lion Lodge**, Park Lane, Ozleworth, Internal and external alterations. Wotton-under-Edge Town Council supports this application. Proposed by Cllr John Cordwell seconded by Cllr R Hale and agreed all in favour.

- IV. **S.17/1945/CPL Certificate Proposed Lawful Use/Dev 52 Parklands** GL12 7LT Installation of an external front door with side panels and a window to the front of the property to enclose the existing open porch. 2. Removal of current downstairs cloak room including internal non-load bearing wall, external non-load bearing wall and original front door. 3. Moving the existing internal garage wall further into the integral garage to expand the existing utility room and provide a new cloak room. Wotton-under-Edge Town Council wishes to make the comment that it is concerned about the loss of garage space. If SDC is minded to approve, then SDC must satisfy itself that there are two sufficiently usable driveway spaces remaining to enable safe parking, turning, and manoeuvring. Proposed by Cllr R Claydon seconded by Cllr T Luker and agreed all in favour.

P.5737 **Extra Applications** dealt with under Clerk’s delegated powers S101 to respond (after consultation with Councillors) due to tight time frames of SDC Planning Authority to deal with applications.

- I. **S.17/2033/HHOLD 15 Hentley Tor**, GL12 7LE. Demolition of existing conservatory and erection of utility room. Wotton-under-Edge Town Council supports this application. Proposed by Cllr June Cordwell seconded by Cllr T Luker and agreed all in favour.

- II. **S.17/2031/HHOLD Esk House, 5 Coombe Terrace**, Coombe Road, Improvements to existing basement. Alterations to rainwater disposal. Wotton-under-Edge Town Council supports this application. Proposed by Cllr T Luker seconded by Cllr R Claydon and agreed all in favour.

- III. **S.17/2036/HHOLD 80 Pitman Place**, GL12 7SG. Construction of new front ramp to dwelling for access for a disabled person. Wotton-under-Edge Town Council supports this application. Proposed by Cllr T Luker seconded by Cllr June Cordwell and agreed all in favour.

This completed the business of the Planning meeting at 7.50pm

Signed:

Dated:

Chairman of the Planning Committee

DRAFT