



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 26th AUGUST 2014 AT 7.00 pm IN THE CIVIC CENTRE

PRESENT: Councillor Chris Galbraith (Chair), R Claydon, Dr John Cordwell, June Cordwell, T Luker, P Smith (from 7.45pm), N Clement, K Collins, Clair Galbraith, M Zimmer

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 3

P.5188 APOLOGIES FOR ABSENCE Received & accepted from Cllrs L Harris, A Wilkinson, P Barton

P.5189 DECLARATIONS OF INTEREST none

P.5190 PUBLIC FORUM none

P.5191 To receive presentation by GRCC on Neighbourhood Planning Ms Elin Tattersall gave an informative presentation on Neighbourhood Plans and answered questions relating to the best way forward for Wotton, including updating the Community Plan and how this might feed into a Neighbourhood Plan. Neighbourhood Plans only have to conform to the Local Plan in force at the time, and do not need to anticipate emerging Local Plans, such is the case for Stroud. Regarding costs for plans, the initial national frontrunner plans cost about £80,000 and were perceived as very expensive. Costs for many other simpler plans using A4 paper and without expensive consultancy fees are more likely to be around £15,000. Grants for Plans have been withdrawn at the moment although Planning Aid England may give some advice initially. Various sized parish/town plans at various stages are being done in Stroud area and updates can be seen on GRCC website. Minimum of a year would be needed to amass initial data, assess it, approve formats, hold consultations etc. Plans can be very specific to individual projects eg. they can purely concentrate on parking issues, or protect green spaces, or highlight employment, or promote affordable housing or contain policies which any new housing should comply with (which might help determine suitable locations and design considerations for windfall housing) – it depends on what issues the locality decides need the attention. Neighbourhood Plans do not have to cover a whole Parish area although this would be easier to manage. They can cover several Parishes, or be site specific – or project specific. A Powerpoint copy will be forwarded to Councillors.

P.5192 CHAIRMAN'S REPORT None

P.5193 MINUTES OF THE MEETING HELD ON 26th August 2014

On the proposal of Cllr R Claydon, seconded by Cllr June Cordwell, voted all in favour, the Minutes of the Planning Committee meeting held on 26th August 2014 were approved as a correct record and signed by the Chairman.

P.5194 PLANNING CORRESPONDENCE

2 Uphill – email received from SDC alerting us to the fact that following the refusal of a Planning Appeal recently, the owner may now apply for permission to site two 'mobile' animal shelters.

P.5195 POTTERS POND – the Police had been asked to investigate as to whether the developer had a wildlife expert on site to advise on tree cutting operations since SDC had advised that this was now a crime matter and not an Enforcement matter if they had been cut down before the end of August nesting season officially ended. The Police were assured that a wildlife expert was present and no nesting birds were apparent. No reply received from Pegasus to our meeting request. Clerk is requested to write stating that the bridge over the stream by the Edbrook outflow is not to be altered or dismantled since it is half owned by the Town Council.

P.5196 **STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:
 3B Church Street. Consent S.14/0822/LBC - Erection of two satellite dishes at rear of building. 2 conditions
 Pitman House, 2A Orchard Street. Consent S.14/1329/TCA - Tree A Silver Birch - Reduce height to approximately 9m and reduce spread to approximately 4.8m. Tree B Silver Birch - Reduce height to approximately 8.6m and reduce spread to approximately 4.4m. 2 conditions
 3 Wortley Terrace, Wortley Road, Permission S.14/1194/HHOLD - Replace existing porch. 2 conditions
 32 Bradley Street, Permission S.14/1237/HHOLD - Replacement of existing windows/door in existing extension with new bi-folding doors. 2 conditions
 125 Parklands, Consent S.14/1413/TCA - Sycamore - fell. 2 conditions
 Blue Coat Church Of England Primary School, Symn Lane, Permission S.14/1485/FUL - New open sided canopy to s.w.elevation. 2 conditions
 81 Shepherds Leaze, Permission S.14/1489/HHOLD - Construction of bedroom over existing garage, first floor extension, extension to existing kitchen and internal alterations. 2 conditions
 10 Chipping Gardens, Consent S.14/1497/TCA - Large codominant stemmed beech to be reduced in height by approx 4m and lateral spread by approx 2m. 2 conditions
 Canons Court Lodge, Bradley Green, Permission S.14/1364/HHOLD - Removal of 1st floor partitions and construction of new rear ground floor extension. 2 conditions
 Canons Court Lodge, Bradley Green, Consent S.14/1365/LBC - Removal of 1st floor partitions and construction of new rear ground floor extension. 3 conditions
 15 Market Street, Refusal S.14/1390/COU - Change of use from Office (A2) to a residential unit

NEW APPLICATIONS

P.5197 Resubmitted plans - S.14/1754/HHOLD Garage, Bear Street, Demolition and reconstruction of garage. It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell and agreed by all to make no comment on this application.

P.5198 S.14/1641/HHOLD Coombville Coombe GL12 7NE. Insertion of dormer window to front elevation. It was proposed by Cllr Clair Galbraith and seconded by Cllr M Zimmer and agreed by all to support this application.

P.5199 S.14/1753/HHOLD 16 Westfields, GL12 7AJ. Single storey rear extension. It was proposed by Cllr R Claydon and seconded by Cllr T Luker and agreed by all to make no comment on this application.

P.5200 S.14/1860/DEM-FUL 22 Bradley Street, GL12 7AR. Demolition Notification. Removal of workshop building. It was proposed by Cllr T Luker and seconded by Cllr M Zimmer and agreed by all to support this application.

It was also highlighted that an email had been received by a few Councillors from SDC (although not by the Town Council office) highlighting Discharge of Planning Conditions at the Chipping Surgery new housing – the issue was not discussed.

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

Signed

Date

Chairman of the Planning Committee