



**MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE**  
**HELD ON 29<sup>th</sup> SEPTEMBER 2014 AT 7.00 pm IN THE CIVIC CENTRE**

**PRESENT:** Councillors Chris Galbraith (Chair), R Claydon, Dr John Cordwell, June Cordwell, T Luker, P Smith, N Clement, K Collins, Clair Galbraith, A Wilkinson, M Zimmer

**IN ATTENDANCE:** Clerk Ms S Bailey **PUBLIC:** 1

**P.5201 APOLOGIES FOR ABSENCE** Received & accepted from Cllrs L Harris, P Barton

**P.5202 DECLARATIONS OF INTEREST** Cllrs June & John Cordwell expressed an interest as neighbours of 13a Haw St application

**P.5203 PUBLIC FORUM** none

**P.5204 CHAIRMAN'S REPORT** Residents of Water Lane have complained about an eyesore property which is boarded up and has Japanese knotweed rampant. Apparently there is much history of this site with SDC involved. The residents have requested a meeting. Some Councillors felt that the police should now be involved as many avenues have already been explored to no avail.

**P.5205 MINUTES OF THE MEETING HELD ON 26<sup>th</sup> August 2014**

On the proposal of Cllr R Claydon, seconded by Cllr P Smith, voted 10 in favour, 1 abstention, the Minutes of the Planning Committee meeting held on 26th August 2014 were approved as a correct record and signed by the Chairman.

**P.5206 PLANNING CORRESPONDENCE**

a) SDC update on progress of work being carried out during period of suspension of Stroud Local Plan Examination. This was noted – SDC are currently awaiting consultant housing figures.

b) To consider request from Colburn Homes to remove Poplars on allotment land below the Chipping Surgery. This was discussed in detail with various resident requests to retain the green visual shield of the housing development from tourist arrivals into Wotton. The views of our current arboricultural surveyor (healthy with some pollarding needed) is at odds with the housing developer's tree surgeon views (wishes to see them removed as a liability). It is therefore proposed by Cllr P Smith and seconded by Cllr M Zimmer that WTC requests the developer to engage surveyor Mr Unwin to provide an updated independent view on the health of the trees, voted 10 in favour, 1 abstention, and also to request that the developer safeguards the roots of the trees during the housing development foundation work.

**P.5207 Neighbourhood Planning** – to consider how to take the issue forward after presentation by GRCC. An update has already commenced regarding the community plan. SDC in conjunction with GRCC is holding a local session regarding neighbourhood plans and it is requested that details of this are considered and the event attended prior to decision.

**P.5208 Chipping Car Park** - safety issues prior to lease agreement; to receive input from SDC Senior Community Safety Officer regarding resident parking questions. A meeting was held by Wotton-under-Edge Town Council with residents of the Chipping in August to explore specific parking problems. Mr Ashley Nicholson attended from SDC to advise on the possibilities regarding marking out spaces for residents to park at evenings and weekends and whether a permit scheme is possible. A permit scheme would be too difficult to administer and costly to enforce. Road

marking out is possible and signage is also possible with SDC happy to bear costs. Any request for resident parking only at certain times would be a request only and very difficult to enforce. After further discussion regarding this site, and the fact that the Chipping Car Park lease needs to be formalised between the Town Council and SDC, Mr Nicholson was thanked for his advice and attendance.

It was proposed by Cllr June Cordwell and seconded by Cllr M Zimmer and agreed by all, that the following is requested of SDC:

- A long lined single parking bay is marked out for resident parking only outside no's 8,9,10,11 between the hours of 6pm to 7am evenings & all weekend
- Signage is erected to state above
- Outside the garage has a keep clear sign marked on the road
- Double yellow lines are continued around the corner from the garage to deter dangerous parking
- Yellow lines are renewed outside the youth centre and along that far side
- A permit scheme will not be entered into.

**P.5209 POTTERS POND** – SDC Planning Authority notified us of extra documentation loaded onto planning website relating to Minor Amendments and Discharge of Conditions. After perusal of the many documents and also receiving a pre-loaded CD, it was proposed by Cllr Chris Galbraith and seconded by Cllr R Claydon that the extra documentation does nothing to address our previous concerns, and that our July comments are again forwarded to the Planning Authority, agreed by all.

**P.5210 STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:  
73 Parklands, Wotton-Under-Edge, **Permission** S.14/1446/HHOLD - Garage conversion and a wrap around covered veranda to the rear of the property. 2 conditions  
14 Gloucester Row, Wotton-Under-Edge, **Permission** S.14/1487/HHOLD - Demolition of existing extensions. Replacement single storey extension. 4 conditions  
3 Streamfield Cottages, Parklands, **Consent** S.14/1537/LBC - Proposed ground floor and first floor extension. 2 conditions  
14 Synwell Lane, **Permission** S.14/0647/OUT - Outline application for residential development. 15 conditions  
46 Shepherds Leaze, **Permission** S.14/1638/DISCON - Discharge of condition 3 (materials) from planning permission S.13/2619/HHOLD  
60 Bradley Road, **Withdrawn** S.14/1160/LBC - Removal of existing cotswold stone tiles to be replaced with natural slate.  
15 Market Street, **Consent** S.14/1391/LBC - Return to residential use from office space, refurbishment of bathroom by installing a bath/shower. 2 conditions  
15 Westfields, **Permission** S.14/1473/HHOLD - Single storey side extension, single and two storey rear extension. 5 conditions

## NEW APPLICATIONS

*After answering questions regarding the following item, Cllrs John & June Cordwell exited the room for the following item*

**P.5211 S.14/2011/TCA 13A Haw Street, GL12 7AG.** Trees in a Conservation Area. T1 Scots Pine - Deadwood and prune away from roof by 0.5m. T2 Judas tree - Reduce by 3.5m. T3 Yew - Trim over to tidy with hedge trimmer. T4 Birch - Reduce height by up to 3.5m and shape as single crown. T5 Scots Pine - Reduce back highest branch tips growing towards the house by up to 2.5m. T6 Crab Apple - Remove/reduce honeysuckle weight, remove deadwood and prune to balance the remaining crown.

It was proposed by Cllr R Claydon & seconded by Cllr T Luker, and agreed by all to make the comment that this application contains insufficient information to enable an informed decision, due to the poor quality of drawings and lack of clarity of proposals. It is also strongly suggested that the applicant engages dialogue with the adjacent neighbour as the trees are possibly not in ownership of the applicant despite suggestion of such on the application form.

*Cllrs John & June Cordwell returned to the room*

**P.5212 S.14/1998/TCA St Marys Church, Culverhay, Trees in a Conservation Area.** Tree number 6-irish Yew-Trim as current management. Tree number 11-Yew-Remove about 10 low branches over path. Tree number 12-Beech-Remove large limbs at 2m and 2.5m. Remove crossing branches above. Tree number 15--Flowering cherry-dead so remove. Tree number 18-Sycamore--lowest limb to East-reduce lower half back to fork at 2m from trunk. Tree number 24-Yew-Remove low branches to give 2.5m clearance. Number 26-Norway Maple-remove low limbs over gate post. Number 19-2 x Sycamore-these young trees are growing in the wall of the churchyard, and are affecting the integrity of the structure. We would like to fell the trees so that repairs to the wall can be effected. This work was not part of the programme of work specified by tree consultant, but has caused the wall to become unsafe.

It was proposed by Cllr Chris Galbraith & seconded by Cllr R Claydon, and agreed by all, to support this application.

**P.5213 S.14/2019/TCA Land Parcel To West Of 2 Dyers Brook Cottage, Dyers Brook,** Trees in a Conservation Area, Fell goat willow overhanging car park. It was proposed by Cllr Chris Galbraith & seconded by Cllr Clair Galbraith, and agreed by all, to support this application.

**P.5214 S.14/2013/TPO The Coach House , Manor Lane , Culverhay** Tree Preservation Order. Large Silver Birch - Fell. Thuja Conifer tree - Fell. It was proposed by Cllr M Zimmer & seconded by Cllr T Luker, and agreed 10 in favour, 1 abstention, to object to this application. Regarding the felling of the Thuja, a structural report is requested as evidence that the wall below is being damaged. Regarding the fine Birch specimen, it is requested that this is not felled unless specifically recommended by an independent qualified tree surgeon.

**P.5215 S.14/1711/LBC 6 Old Town, GL12 7DH.** To install secondary glazing to 10 windows and install new single glazed timber windows to front and side of property with new front and side doors. Secondary glazing to be installed behind the new windows. It was proposed by Cllr June Cordwell & seconded by Cllr M Zimmer, and agreed by all, to support this application.

**P.5216 S.14/2021/LBC Wortley Cottage, Hill Mill Lane, Wortley,** Addition of two Clement Conservation Roof Lights. It was proposed by Cllr June Cordwell & seconded by Cllr T Luker, and agreed by all, to make no comment on this application.

**P.5217 S.14/1985/FUL Land At, Coombe Lane,** Two detached dwellings; re-submission of application S.13/2094/FUL. It was proposed by Cllr Claydon & seconded by Cllr John Cordwell, and agreed by all to object to this application on the same grounds as previously adding also comment number 5:

1. The proposed development has not been proven to be for the efficient operation of agriculture or forestry and would therefore result in the creation of new dwellings outside of the defined settlement boundary of Wotton-under-Edge and contrary to the provisions of Policy HN10 of the adopted Stroud District Local Plan, November 2005.
2. The proposal would extend domestic form into the open countryside, in particular within the green area which divides Wotton-under-Edge from the hamlet of Coombe, to the detriment of the character and appearance of this part of the settlement and the Cotswold Area of Outstanding Natural Beauty, contrary to Policy N6 of the Stroud District Local Plan November 2005 and to the NPPF.

3. The development would be clearly visible and intrusive from the Cotswold Way National Trail and from the unspoilt valley and would represent a breach in the development line which would set a precedent for further infill in these fields, believed also to be in the ownership of the applicant.

4. The information given in the Design and Access statement is wrong and misleading. This site is not within the hamlet of Coombe, it is adjoining Ragnall which is part of the town of Wotton-under-Edge. There is no Conservation Area in Coombe and this site is outside the Conservation Area in Wotton so this comment is irrelevant. Whether the site has been fallow for some years is irrelevant, it is capable of agricultural use. The introduction of new dwellings onto this visually prominent site is not within the current and established building pattern and most definitely does not enhance the appearance of this plot for the reasons given above.

5. There is no evidence to support the claim that these substantial properties have been marketed, or have been built for, affordable family housing; thus the summary of the Design & Access statement is false and misleading.

*As the following item arrived after the agenda had been dispatched, views were sought from Councillors prior to the Town Clerk replying to the Planning Authority under Delegated Powers to remain with the time limit for responses.*

**P.5218 S 14/2132/HHOLD 2 The Cedars**, construction of front porch. It was proposed by Cllr June Cordwell & seconded by Cllr Chris Galbraith, and agreed by all, to support this application.

*The Mayor took the chair for the following item*

**P.5219 Town Matters**

a) to consider purchase of Maroons for Remembrance Day at cost of £85. It was proposed by Cllr P Smith and seconded by Cllr Chris Galbraith and agreed 8 in favour 2 abstentions to purchase the maroons.

b) to resolve that Town Trust takes control of Chipping Club Room & assets for nominal fee of £1, safeguarding current users & subject to Charity Commission approval. It was proposed by Cllr June Cordwell & seconded by Cllr Clair Galbraith, and agreed by all that the Town Trust takes over the assets of the Chipping Club Room as outlined.

*This completed the business of the Planning Committee meeting at 8.45pm*

Signed .....

Date .....

Chairman of the Planning Committee