



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 27th OCTOBER 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, , Clair Galbraith, M Zimmer

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** none

P.5220 APOLOGIES FOR ABSENCE Received & accepted from Cllrs L Harris, P Barton, K Collins

P.5221 DECLARATIONS OF INTEREST none

P.5222 PUBLIC FORUM none

P.5223 CHAIRMAN'S REPORT The Clerk was thanked for the concise letter to SDC Tree Officer regarding the poplars report at New rd allotments to SDC and a reply is eagerly awaited. It is also very disappointing also to note that the Coach House in Manor Lane has received approval from the SDC Tree Officer to fell the Thuja and Silver Birch despite objections from this Council. SDC Cllr P Smith explained that if an individual Cllr wishes to, they can ask SDC to table a motion at the next SDC meeting, to request an explanation as to why the decision was thus made. Regarding a resident's letter previously from Water Lane complaining about the state of an empty metal fenced property, the Chairman offered to speak to the complainant.

P.5224 MINUTES OF THE MEETING HELD ON 29th September 2014

On the proposal of Cllr Chris Galbraith, seconded by Cllr R Claydon, voted all in favour, to approve the Minutes of the Planning Committee meeting held on 29th September 2014 as a correct record.

P.5225 PLANNING CORRESPONDENCE none

P.5226 POTTERS POND Building of the houses on site has now seriously started – despite the planning conditions not being discharged. A damn in the stream was reported to a Councillor who investigated – only to see the onsite ecologist dismantling it stating an 'error'. Early this evening a Councillor investigated reports of trenches being dug on Town Council land alongside the stream and pipes being installed – an urgent on site meeting for the following morning is planned.

P.5227 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

Coombville, Coombe, Permission S.14/1641/HHOLD - Insertion of dormer window to front elevation. 3 conditions

Laycombe House, Coombe, Permission S.14/1645/HHOLD - Erection of rear single storey extension, addition of porch and associated works. 3 conditions

3 Streamsfield Cottages, Parklands, Permission S.14/1536/HHOLD - Proposed ground floor and first floor extension. 4 conditions

16 Westfields, Permission S.14/1753/HHOLD - Single storey rear extension.3 conditions

The Chipping Surgery, Symn Lane, Permission S.14/1862/DISCON - Discharge condition 10 from planning permission S.13/0954/FUL.

St Marys Church, Culverhay, Consent S.14/1998/TCA - 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.

Tabernacle House, Tabernacle Road, Permission S.14/2004/DISCON - Discharge of Condition 4 from permission S.13/2770/HHOLD (Materials).

13A Haw Street, Consent S.14/2011/TCA - 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.

The Coach House, Manor Lane, Culverhay, Consent S.14/2013/TCA - Large Silver Birch - Fell. Thuja Conifer tree - Fell.

Land Parcel To West Of 2 Dyers Brook Cottage, Dyers Brook, S.14/2019/TCA - Fell goat willow overhanging car park.

22 Bradley Street, Permission S.14/1860/FUL - Removal of workshop building. 3 conditions
Land At, Potters Pond, Wotton-Under-Edge. Consent S.14/1493/ADV Mini gantry single side sign. 2 conditions

6 Old Town, Consent S.14/1711/LBC 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. 2 conditions

Garage, Bear Street, Permission S.14/1754/HHOLD - Demolition and reconstruction of garage. 4 conditions

NEW APPLICATIONS

P.5228 S.14/2229/HHOLD 1A Tabernacle Road, GL12 7EF. Proposed revision to approved permission: S.14/0535/HHOLD (extension and alterations) dated 12/05/2014 to include new drive access. After detailed discussion of the plans, it was proposed by Cllr R Claydon and seconded by Cllr Chris Galbraith, voted 8 in favour 1 abstention, to make the comment that the Town Council has concerns over the addition of a second higher level balcony in addition to a lower balcony and the higher likelihood of neighbours being overlooked and losing their right to privacy.

P.5229 S.14/2136/FUL 5 West View, Synwell Lane, Erection of two storey extension to rear of property. After detailed discussion of the plans, it was proposed by Cllr June Cordwell and seconded by Cllr Chris Galbraith, voted 8 in favour 1 abstention, to object to this application due to concerns that the extension is overbearing for the site and size of the property, and that the adjacent property to the north will suffer serious loss of light and consequently amenity. It is noted that a precedent is already established for an extension by the neighbour on the southern side, however that extension has been set back from the property boundary.

P.5230 14/01192/LAPRV Premises Licence – Variation The Electric Picture House, 18A Market Street, GL12 7AE. To add the sale of Alcohol Every Day 10:00 - 00:00hrs. It was proposed by Cllr M Zimmer and seconded by Cllr T Luker, voted all in favour to support this application.

P.5231 S.14/2277/LBC & S.14/2276/HHOLD Hillview, Wortley Road, Build a two storey rear extension and remove garden wall to provide off-road parking. After detailed discussion of the plans, it was proposed by Cllr June Cordwell and seconded by Cllr R Claydon, voted 7 in favour 2 abstentions, to object to this application due to the following concerns: the front wall is part of the vernacular and removing it would result in loss of cottage character, thus destroying the streetscene: whilst the Council has no issue relating to the rear extension, the insertion of two windows at the front of the cottage again destroys the rural character of the dwelling, and again

leading to loss of character for this listed building: we understand that there may be future planning issues which could arise if the suggested front parking option is pursued due to non ownership of access.

P.5232 S.14/2307/LBC Canons Court Farm, Bradley Green Retrospective application for work done by previous owner. After detailed discussion of the plans, it was proposed by Cllr R Claydon and seconded by Cllr John Cordwell, voted all in favour to make no comment on this application.

P.5233 S.14/1577/LBC Canons Court Farm, Bradley Green, Conversion in 2001 was not completed in accordance with approved plans. Front lounge window to be blocked in accordance with letter ref S.14/0058/UNLB. After detailed discussion of the plans, it was proposed by Cllr P Smith and seconded by Cllr T Luker, voted all in favour to object to the removal of the front window as blocking it up would result in loss of symmetry on the outside of the building and there appears to be no logic for this action regarding this listed building. The Town Council wishes to see the window retained.

P.5234 S.14/2216/HHOLD 7 Elm Tree Cottages Wortley Road, GL12 7QS. Reconstruction of former brew house to form garage, workshop and store. It was proposed by Cllr R Claydon and seconded by Cllr P Smith, voted 8 in favour 1 abstention, to NOT object to this application, although make the comment that a condition should be attached that the new building should not be used for residency.

This completed the business of the Planning Committee meeting at 8.10pm

Signed
Chairman of the Planning Committee

Date