



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 24TH NOVEMBER 2014 AT 7.00 pm IN THE CIVIC CENTRE

PRESENT: Councillors Chris Galbraith (Chair), R Claydon, John Cordwell, June Cordwell, T Luker, P Smith, N Clement, Clair Galbraith, K Collins

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 6

P.5235 **APOLOGIES FOR ABSENCE** Received & accepted from Cllrs L Harris, P Barton, M Zimmer, A Wilkinson

P.5236 **DECLARATIONS OF INTEREST** Cllr Clement neighbour of Full Moon application

P.5237 **PUBLIC FORUM** invited to speak below

With the agreement of the Council, the following planning application was brought forward on the agenda to enable the public to hear the decision.

P5238 **S.14/2430/FUL The Full Moon, Mount Pleasant**, Proposed demolition of existing public house and erection of 12 new dwellings with access and parking.
The Council briefly looked at plans and proposals.

It was proposed by Cllr John Cordwell and seconded by Cllr June Cordwell to exit Council session and suspend Standing Orders to enable the public to speak about the application, agreed by all.

Members of the public spoke of their concerns that the Town was losing a valuable community facility which could not be replaced by the housing plans. The Design & Access statement mentions that the Pubic House was marketed 3 times but there is no evidence to substantiate this. Concerns were raised about the capability, size and location of the sewers, and also how the trees would be protected as some had TPO's on them. Protecting public parking and amenity during construction was also an issue needing consideration. The site is considered to be overdevelopment for its size.

It was proposed by Cllr June Cordwell and seconded by Cllr R Claydon to re-instate Standing Orders & re-enter Council session, agreed by all. Cllr N Clement left the room.

After deliberation, it was proposed by Cllr P Smith and seconded by Cllr John Cordwell and agreed by all to object to this application on the following grounds:

- The proposed site plan is overdeveloped with too high a density of housing and a lack of amenity space
- Although two car spaces per dwelling are welcomed, the double length parking spaces are unsightly, out of character for the area, will lead to poor manoeuvrability within this cramped site and make it difficult for all parking spaces to be used. Furthermore after entering the site from the main road, this cramped parking arrangement will lead to inability to turn thus necessitating reversing out onto a busy main road
- We request that the TPO trees (including the Town Council owned tree on the Green adjacent) are protected around their roots and that a root protection scheme and a construction working method statement for TPO trees are approved before any works commence
- The houses have no chimneys and this is out of keeping with the local vernacular and the streetscene
- The potential damage during construction to the already very poor roads in the area around this site
- Disappointment that there is no affordable housing on this site
- If the District Council is minded to approve the application, then conditions are to be attached which require all parking during construction to be on the site and not on adjacent roads, that a Construction Method Statement is required to help reduce nuisance to neighbours and that the adjacent parking area at the Green is kept clear at all times to enable local residents to continue to enjoy their amenity space and for access to the Oliver Memorial Chapel
- If the District Council is minded to approve the application, then we request that it is called in to Development Control Committee to decide

P.5239 CHAIRMAN'S REPORT nothing extra to note

P.5240 MINUTES OF THE MEETING HELD ON 27th October 2014

On the proposal of Cllr T Luker, seconded by Cllr June Cordwell, voted all in favour, to approve the Minutes of the Planning Committee meeting held on 27th October 2014 as a correct record.

P.5241 PLANNING CORRESPONDENCE - the following were noted:

- a) email from resident to note, re: 2 Uphill, an incident regarding the Planning Inspectorate Appeal Decision (APP/C1625/C/13/2210928) they were woken between 7.00 and 7.15 2nd Nov 2014 by the sound of horses, and later vehicles, and observed that two horses were being stabled in the building despite recent planning appeal decision. The Planning Enforcement Officer had responded to this.
- b) response from SDC re: Water Lane house complaint – referred to SDC Enforcement for comment/investigation. Community Warden also to investigate Japanese knotweed concerns
- c) Appeal by Wotton Farm Shop re stationing of a mobile home for an agricultural worker. An appeal has been lodged with the Secretary of State against Stroud District Council's failure to determine the application within the prescribed period of time. To be dealt with at a Hearing; we will be informed of the date when it has been agreed
- d) Various emails circulated already regarding updates from Stroud District Council and the housing allocation numbers needed to re-submit the draft new Local Plan

P.5242 POTTERS POND to be dealt with under DISCON application below and at end of agenda due to confidentiality of legal matters

P.5243 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

Wortley Cottage, Hill Mill Lane, Wortley. Consent S.14/2021/LBC - Addition of two Clement Conservation Roof Lights. 2 conditions

2 The Cedars, Wotton-Under-Edge, Permission 3 conditions S.14/2132/HHOLD - Construction of front porch. 3 conditions

Land At, Coombe Lane, Wotton-Under-Edge. Refusal S.14/1985/FUL - Two detached dwellings, a re-submission of application S.13/2094/FUL.

5 West View, Synwell Lane, Wotton-Under-Edge. Withdrawn S.14/2136/FUL - Erection of two storey extension to rear of property.

7 Elm Tree Cottages, Wortley Road, Wotton-Under-Edge. Permission S.14/2216/HHOLD - Reconstruction of former brew house to form garage, workshop and store. 4 conditions

NEW APPLICATIONS

P5244 S.14/2254/FUL Canons Court Golf Club, Bradley Green, Change of use of existing clubhouse and immediately adjoining land to a dwelling. Also **S.14/2255/FUL Canons Court Golf Club, Bradley Green**, Change of use of former professional's shop, club fitting laboratory, green-keeper's store, together with immediately adjoining land to dwelling.

After deliberation, it was proposed by Cllr P Smith and seconded by Cllr June Cordwell and agreed 6 in favour 3 against, same votes on each application, to object to both of these applications on the following grounds:

- The site is outside the town settlement boundary and should not be considered for residential purposes in accordance with the Stroud District Local Plan 2005
- The decision of 2002 relating to this application becoming a golf club with dependent ancillary buildings included conditions attached, namely no.14 which stated that the buildings are

not to be used for purposes other than ancillary to the golf course business. This still is the case and the land and buildings should be returned to agricultural use if the golf facility has failed.

P5245 S.14/2256/FUL Canons Court Golf Club, Bradley Green, Change of use of existing 10-bay driving range building and adjoining driving range to stables and equestrian use. After deliberation, it was proposed by Cllr P Smith seconded by Cllr June Cordwell voted 6 in favour 3 against thus carried, to object to this application on the following grounds:

- If the application for nearby housing is granted permission then the site does not meet the distance requirements/guidelines for stabling of horses close to residences (reference recent Uphill/Coombe Inspectorate Appeal decision in Wotton).
- Storage of manure suggests 'on eastern part of land' on the report but there is no land east? Hence statement not clear/misleading and the exact location needs to be identified as part of the application.
- There are concerns about any proposed lighting and the effect on nearby residences. The lighting proposals should be an integral part of the application.
- There are concerns about loss of privacy to nearby residences when riders on horseback and any accompanying grooms are in the higher level adjacent fields to properties. Also how are paddock boundaries to be treated?
- There are concerns about the lack of suitable access onto bridleways as there are none on site and any access is onto a very busy stretch of main road which bends and offers poor visibility for riding horseback.
- There are concerns about maintenance of the shared access road and lack of turning space and unsuitability for heavy vehicles such as horseboxes

P5246 S.14/2472/FUL Old Town Meeting House, Old Town, Conversion of a redundant chapel to Live/ Work with B1 (Silversmith). After deliberation, it was proposed by Cllr Clair Galbraith and seconded by Cllr June Cordwell and agreed by all to support this application, although we wish to see a condition attached that an archaeological survey is undertaken as part of the renovation process.

P5247 S.14/2441/HHOLD Ridge Cottage, Whiteway Hill, Bowcott, Construction of detached garage to accommodate vehicles and agricultural equipment. After deliberation, it was proposed by Cllr R Claydon and seconded by Cllr T Luker and agreed by all to support this application however would like to see a condition attached that ensures that the garage is not used as a separate dwelling

P5248 S.14/2393/FUL 11-11A Long Street, Additional new DDA entrance and regarding of front recess by new entrance. After deliberation, it was proposed by Cllr R Claydon and seconded by Cllr June Cordwell and agreed by all to support this application

P5249 S.14/2421/LBC Under The Hill House Adeys Lane Revisions to make the attic more usable. Additional access to stairs, roof insulation and installation of bathroom. Upgrading of ground floor WC and cloakroom. Removal of two inserted bathrooms and larder. Installation of photovoltaic cells to hidden roof pitch. After deliberation, it was proposed by Cllr Chris Galbraith and seconded by Cllr John Cordwell and agreed by all to support this application

P5250 S.14/2404/DISCON Kempley, Wotton Crescent Discharge of condition 3 from permission S.12/1317/HHOLD (Materials). Noted

P5251 S.13/1950/DISCON Potters Pond, Discharge of conditions 2, 3, 4, 6, 7, 10, 11, 12, 13, 16, 17, 19, 20, 21, 25 and 26 from planning permission S.12/2123/FUL. After deliberation, it was proposed by Cllr R Claydon and seconded by Cllr John Cordwell and agreed by all to object to

the discharge of condition 20 on this application which relates to the ecological method statement on the following grounds:

1. The intention of the weirs is to slow water flow upstream of the discharge point to mitigate for the relocation of the culvert. The weirs are therefore only being proposed because of that relocation.
2. It was advised that relocation of the culvert (the outfall of the Ed Brook into Dyers Brook, close to the bridge which carries the public right of way CWE19/2 across Dyers Brook) would be detrimental to the white clawed crayfish, a protected species, which in particular cluster around the outfall because of the increased aeration it provides. Recently the flow of water from that culvert has been diverted, to the detriment of the crayfish. The Town Council has asked why this has taken place against the professional advice given but still receives no reply from either developer or SDC as to why this has been allowed when the condition is not yet discharged.
3. The developers do not have the permission of the owners of the brook (Wotton-under-Edge Town Council owns half of the brook) to obstruct it with weirs and therefore the outfall of the Ed Brook must be reinstated immediately.
4. If the weirs were to be constructed they would be detrimental to the visual amenity of this special corridor within the AONB.
5. If the weirs were to be constructed the disruption to the ecology of the brook during their construction would be immense.
6. If the weirs were to be constructed their continued presence would be detrimental to the aquatic wildlife and their free movement, including the white-clawed crayfish which is a protected species. They would introduce build-ups of silt behind the weirs and presumably also further upstream due to the reduced flow rate of the brook.
7. The Ecological Working Method Statement (Revision 2.1 of 5th November 2014):
 - at paragraph 2.4 admits regarding construction of the weirs "There will probably be direct impacts on the White-clawed crayfish."
 - at paragraph 5.6 says that "the work within the brook channel and wet banks will potentially have a direct impact on the White-clawed crayfish found in Dyers Brook.
 - at paragraph 5.24 says that the brook would be monitored two years after the weirs, gabions and outfalls are put in place to "record and compare crayfish before and after the work" and "to identify any problems". Presumably the comparison referred to is the number of white-clawed crayfish, recently estimated to be in their thousands. It continues at paragraph 5.25 to say that the results of the monitoring will be reported to the owners of the site and Natural England. NOWHERE does it say what could or would be done to reverse any detrimental effects caused by these artificial changes to the brook environment.We also request that John Field of Gloucestershire Wildlife Trust gives us an update on this situation following his report already submitted.

P5252 S.14/1303/COU Park Mill Farm, Vineyard Lane, Kingswood, Proposed change of use of The Stables to a part time holiday cottage. Change of use of The Cow Byre to include a part time function and event room. After deliberation, it was proposed by Cllr R Claydon to make just a comment on this application, seconded by Cllr T Luker and voted 6 in favour, 2 against, 1 abstention to make the following comments on this application;

- We have no strong concerns about use of the Stables and the redefinition of its use to provide more flexibility and are generally supportive of the farm's diversification however,
- We have strong concerns about the use of the Cow Byre for functions and events due to the envisaged increase in traffic and the sheer number of vehicles which will need to pass along the narrow Vineyard Lane and through its poorly sited entrance onto a narrow one way system at the main road of B4060.

P5253 Potters Pond updates

It was proposed by Cllr Chris Galbraith and seconded by Cllr John Cordwell to enter Closed Session under the Public Bodies (Admissions to Meetings) Act 1960 due to confidentiality of legal matters, agreed by all. The press exited the meeting.

The Council was updated regarding the solicitor's appointment, the meeting with Western Power (WPD) on site, the apology from WPD regarding their misunderstanding of WTC ownership of land, and our statement of requirements for the site (payment of our legal fees and land agent for wayleave, moleing under the stream to protect river bed and crayfish, and removal of pipe up stream).

This completed the business of the Planning Committee meeting at 9:15pm

Signed
Chairman of the Planning Committee

Date