



**MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE**  
**HELD ON 22<sup>nd</sup> DECEMBER 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, M Zimmer, A Wilkinson

**IN ATTENDANCE:** Clerk Ms S Bailey **PUBLIC:** 0

**P.5254 APOLOGIES FOR ABSENCE** Received & accepted from Cllrs L Harris, P Barton, K Collins

**P.5255 DECLARATIONS OF INTEREST** Cllr s John & June Cordwell neighbours of Haw St application

**P.5256 PUBLIC FORUM** none

**P.5257 CHAIRMAN'S REPORT** nothing extra to note

**P.5258 MINUTES OF THE MEETING HELD ON 24<sup>th</sup> November 2014**

On the proposal of Cllr John Cordwell, seconded by Cllr P Smith, voted all in favour, to approve the Minutes of the Planning Committee meeting held on 24<sup>th</sup> November 2014 as a correct record

**P.5259 PLANNING CORRESPONDENCE** - the following were noted:

- a) To note email complaint of continuation of Uphill horses stabling despite Inspectorate Appeal decision refusing permission. SDC are possibly investigating. However, two separate Councillors did not see horses there over the past week.
- b) To note Resumption of Examination into the Stroud District Local Plan and consider if representation required at 29th January hearings. Attendance not considered necessary. District Cllr P Smith explained that additions to Draft Plan would not be incorporated into final draft document until they had been considered by the Examiner.
- c) To note Glos CC Highways response to Vineyard Lane traffic proposed usage ref S.14/1303/COU planning application. This Highways response suggests that proposed usage of the lane would be acceptable as long as the actual usage complies with the estimated usage in the application, the latter which many locals consider may not be accurate.
- d) To note that SDC Hearing for Wotton Farm Shop's complaint of noncompliance of planning authority response within the time recommended will take place in January

**P.5260 POTTERS POND** A letter from our solicitor to the developer regarding weirs has been requested by the Council.

**P.5261 ST MARY'S alteration proposals** To consider WTC response. After much deliberation and analysis of the many proposals and options, a detailed response from the Town Council will be sent to Revd Axford regarding Council preferences.

**P.5262 STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:

**Hillview, Wortley Road, Withdrawn** S.14/2277/LBC - Build a two storey rear extension and remove garden wall to provide off-road parking.

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

**5 Beechwood Grove, Permission** S.14/2180/HHOLD - 2-storey side extension to form double garage with dressing room over. 4 conditions

**Canons Court Golf Club, Bradley Green, Permission** S.14/2254/FUL - Change of use of existing clubhouse and immediately adjoining land to a dwelling. 5 conditions

**Canons Court Golf Club, Bradley Green, Permission** S.14/2255/FUL - Change of use of former professional's shop, club fitting laboratory, green-keeper's store, together with immediately

adjoining land to dwelling. 5 conditions

**Canons Court Golf Club, Bradley Green, Permission** S.14/2256/FUL - Change of use of existing 10-bay driving range building and adjoining driving range to stables and equestrian use. 9 conditions

**Canons Court Farm, Bradley Green, Consent** S.14/1577/LBC - 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. 3 conditions

**1A Tabernacle Road, Permission** S.14/2229/HHOLD - Proposed revision to approved permission: S.14/0535/HHOLD (extension and alterations) dated 12/05/2014 to include new drive access.

**2 Hillview, Wortley Road, Withdrawn** S.14/2276/HHOLD - Build a two storey rear extension and remove garden wall to provide off-road parking.

**Canons Court Farm, Bradley Green, Consent** S.14/2307/LBC - Retrospective application for internal work. Amendments to previous consent

## NEW APPLICATIONS

**P.5263 S.14/2306/COU Manners Farm** Wortley Road GL12 7QP Change of use from S.12/1131/FUL planning consent which included student accommodation to the first floor of this building to full residential domestic dwelling, remaining in full ownership of Manner Farm. It was proposed by Cllr P Smith and seconded by Cllr M Zimmer to object to this application, agreed all in favour.

1. The retail outlet was only pursued for a period of about 6 months – this is not long enough to judge a success rate or otherwise.

2. The previous decision from the SDC Planning Authority of December 2012 stated the following – and we request that the Planning Authority enforces their own conditions!

*“5. The use of the first-floor of the shop and the mobile home hereby permitted shall be occupied as student accommodation ancillary to the main agricultural holding known as Manners Farm and shall not be used as or converted to independent living accommodation.*

*Reason: To enable the Local Planning Authority to retain strict control over the use of the premises in accordance with the Policy HN10 of the adopted Stroud Local Plan.*

*6. Should the use of the first-floor of the farm shop as student accommodation cease, it shall be returned back to ancillary storage space to be used as part of the shop not later than three months from the date of its last occupation.*

*Reason: To enable the Local Planning Authority to retain strict control over the use of the premises in accordance with the Policy HN10 of the adopted Stroud Local Plan.*

Furthermore – if the Planning Authority feels that it is minded to ignore the above and grant permission, this Town Council requests that condition of agricultural occupancy use of this building continues to be tied to this farm and that no separate residential use shall be allowed because it is outside the settlement boundary and in an AONB

**P.5264 S.14/2666/FUL Land At Green Willows** Wotton Crescent, new dwelling with parking and amenity. It was proposed by Cllr John Cordwell and seconded by Cllr R Claydon to object to this application, agreed 9 in favour, 1 abstention, on the basis that the design of the building is not in keeping with the locality which is an Area of Outstanding Natural Beauty. Furthermore, if the Planning Officer is actually minded to grant permission, then we request that a construction method statement be submitted by the developer as a condition in order to protect the local community, due to poor road access

**P.5265 S.14/2693/HHOLD 5 West View** Synwell Lane GL12 7HP Erection of two storey extension to rear of property. Resubmission of withdrawn application S.14/2136/FUL. It was proposed by Cllr R Claydon and seconded by Cllr P Smith to make the comment on this

application, agreed all in favour, that we continue to have concerns that the extension is overbearing and that the adjacent property to the north will still suffer serious loss of light and consequently amenity.

*It was agreed to suspend Standing Orders to allow Cllr John Cordwell to speak to the Council as a member of the Public due to declaring an interest. After outlining his concerns about the Haw St application, Cllr John Cordwell and Cllr June Cordwell left the room.*

**P.5266 S.14/2199/FUL 11 Haw Street** GL12 7AG Construction of two houses and car parking. It was proposed by Cllr M Zimmer and seconded by Cllr R Claydon, agreed 6 in favour, 2 abstentions, to object to this application, on the following grounds:

1. Piecemeal development - the works on this site have already commenced in various stages for various projects and there is strong concern that attempts are being made to overdevelop the site with more housing than is suitable by skirting around the planning system and not declaring intentions upfront. The exact number of properties intended for this site is not made totally clear in this application

2. Parking provision – the planning statement says 6 residences will be on this site yet spaces are shown only for 8. The parking provision as specified in the Stroud 2005 Local Plan state 2 spaces for each dwelling in Wotton – this equates to a requirement for 12 spaces minimum – and that is without taking into account deliveries, visitors, safe turning for forward exit, etc. There is no on-street parking provision outside this property.

3. Access to the site and traffic concerns - access into this site by vehicle is under a stone arch and is dangerous due to lack of visibility - this manoeuvre has required a banksman's help in the past. Indeed a vehicle must pull 4 foot into the road to be able to see any traffic from the windscreen due to serious lack of visibility. There is no footpath and it is a busy main road, with cars parked opposite for the entire length. Furthermore, the opposite side of the road also has a narrow road entrance called Packhorse Lane for which planning permission was granted by SDC for access to 20 new dwellings thus exacerbating the busy access onto this narrow stretch of road - which is also the main arterial route into the centre of Wotton from the M5. A Highways traffic assessment is strongly recommended.

*Cllr John Cordwell and Cllr June Cordwell returned to the room*

**P.5267 S.14/2652/HHOLD 6 Holywell Road** GL12 7NJ Proposed rear extension (to replace lapsed permission S.11/1538/HHOLD). It was proposed by Cllr John Cordwell and seconded by Cllr Clair Galbraith to support this application, agreed all in favour.

**P.5268 S.14/2704/TCA Holy Cross Church**, Old Town, Trees in a Conservation Area. Dismantle to ground level 2 x large cupressus in rear garden of property. It was proposed by Cllr Chris Galbraith and seconded by Cllr M Zimmer, agreed all in favour, to make the comment on this application, that there is insufficient data to enable a decision to be made, eg there is no justification stated for the tree's removal to accompany the application and also the site plan showing the tree location is incorrect. A correct application should be submitted.

**P.5269 S.14/2728/HHOLD14 Merlin Haven**, GL12 7BA. Demolition of single storey rear extension. Erection of new two-storey extension. It was proposed by Cllr R Claydon and seconded by Cllr Chris Galbraith to support this application, agreed all in favour, however to make the comment that we request that a construction method statement is included as a condition in order to limit inconvenience to neighbouring properties due to poor road access.

**P.5270 S.14/2758/LBC 2 Hillview**, Wortley Road, Demolition of rear extensions and erection of single storey rear extension. Demolition of concrete garden wall to provide parking space to front. It was proposed by Cllr June Cordwell and seconded by Cllr R Claydon to object to this application, agreed 8 in favour 2 abstentions, stating that the front wall is part of the

vernacular and removing it would result in loss of cottage character, thus destroying the streetscene.

**P.5271**            **S.14/2757/HHOLD 2 Hillview**, Wortley Road, Resubmission following withdrawn application *S.14/2776/HHOLD* for demolition of rear extensions and erection of single storey rear extension. Demolition of concrete garden wall to provide parking space to front. It was proposed by Cllr P Smith and seconded by Cllr June Cordwell to object to this application, agreed 8 in favour 2 abstentions, 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: 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. The Council has no issues relating to the rear extension.

**P.5272**            **S.14/2796/FUL Broadbridge Mill**, Wortley Road, erection of extension, replacement stables, improvement to the drive and parking and extension of the residential curtilage. It was proposed by Cllr M Zimmer and seconded by Cllr Clair Galbraith to support this application, agreed all in favour.

*Cllr Claydon took the Chair for the following item*

**P.5273**            **Town Affairs** – to consider final amendments to Adverse Weather Policy. Previous suggestions from the Council meeting a week ago were incorporated and distributed. It was proposed by Cllr John Cordwell and seconded by Cllr June Cordwell to approve this policy and forward a copy to Gloucestershire County Council, all agreed.

*This completed the business of the Planning Committee meeting at 8.55pm*

Signed .....  
Chairman of the Planning Committee

Date .....