



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 26th JANUARY 2015 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, A Wilkinson, P Barton

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 5

P.5274 APOLOGIES FOR ABSENCE Received & accepted from Cllrs L Harris, M Zimmer, K Collins

P.5275 DECLARATIONS OF INTEREST none

P.5276 PUBLIC FORUM Mr Evans of Colburn Homes spoke of proposals for housing and a public car park on land behind the fire station and his desire for community consultation and feedback on the general principle. Draft plans were shown to the Council which can be amended at this stage as no planning application has yet been submitted. Negotiations are being held with the Chipping Surgery, the landowners, and Glos Fire Service (the latter has yet to respond). The plan is for 100 space car park, and two coaches, tarmaced and kerbed etc and given freehold to the Town Council. The Council would be responsible for future maintenance. Houses would be approx. 10 for open market. Access road would be two way with footway, adjacent to surgery, and some grassed verge of fire station would be needed. Councillors gave opinions about the effect of more traffic on that busy junction and the need for Highways assessment of further road markings to ease congestion. Also the ability of the fire service to continue to respond quickly must be maintained. Councillors confirmed their interest in the scheme and there was general support for the need for an additional car park in the town to encourage trade and tourism in order to sustain the local economy.

A meeting with the Town Council is a suggested and Colburn Homes await further contact from us or may contact us when their negotiations with the various parties are more mature.

The following two planning items were brought forward on the agenda to allow the public to hear the decisions.

P.5277 S.15/0056/HHOLD 5 Rosemary Terrace, GL12 7BH. Erection of rear two storey extension including internal modifications. Councillors viewed plans for this development. *It was proposed by Cllr Chris Galbraith and seconded by Cllr John Cordwell to return to public session to allow the two residents to speak, all in favour.*

Two neighbours of no's 4 & 6 spoke of their concerns regarding loss of light to their properties, the overbearing nature of the proposals and concerns that access to their properties for maintenance would no longer be possible. A constructed model demonstrated the impact.

It was proposed by Cllr Chris Galbraith and seconded by Cllr John Cordwell to return to Council session to discuss this application, all in favour.

After much discussion it was proposed by Cllr R Claydon and seconded by Cllr T Luker to object to this application, all in favour, on the grounds of:

1. The plans are misleading as they do not show full details of the two adjacent properties which will be affected by this proposed development; thus Council is unable to accurately assess the effect upon neighbours' amenity enjoyment
2. The development would be overbearing for the site and would result in a significant loss of light to the properties of numbers 4 & 6
3. An extra bedroom appears to be a possibility with these plans and this would likely increase parking requirements at the front of the property, which is onto a narrow lane with very limited parking.
4. Whilst possibly a civil matter and not a reason for planning refusal, this proposed development would make it impossible for the adjacent property no.6 to access their

dwelling from the exterior for maintenance purposes (with permission) thus contravening access laws and the right which they have enjoyed for a good many years.

P.5278 S.15/0013/HHOLD Wotton Lodge, Venns Acre, revised proposal to planning permission S.14/0841/HHOLD for the erection of extensions. Council viewed and briefly discussed the plans before *it was proposed by Cllr Chris Galbraith and seconded by Cllr R Claydon to return to public session to allow the two residents to speak, voted all in favour.*

The resident explained the reasons for the revised plans which had been submitted recently and the discussions with the planning department at SDC resulting in a reduced ridge height of 800mm and window alterations to make the building subservient to the neighbouring dwelling.

It was proposed by Cllr Chris Galbraith and seconded by Cllr T Luker to return to Council session to discuss this application, all in favour.

After a brief discussion, it was proposed by Cllr P Smith and seconded by Cllr T Luker to support this application, voted all in favour, but make the comment and request that conditions are added to confirm that the property will not be sublet or divided into separate dwellings.

P.5279 CHAIRMAN'S REPORT nothing extra to note

P.5280 MINUTES OF THE MEETING HELD ON 22nd December 2014

On the proposal of Cllr R Claydon, seconded by Cllr John Cordwell, voted all in favour, to approve the Minutes of the Planning Committee meeting held on 22nd December 2014 as a correct record

P.5281 PLANNING CORRESPONDENCE - the following were noted:

- a) To consider solicitor response regarding land ownership at Potters Pond next to electric substation. The solicitor letter stated that the new owner of Trym Construction does not wish to hand over the land. Council requests that the Clerk refers the solicitor to agreement documentation from 1980 signed by Trym which has already handed the land to the Town Council
- b) To note continued correspondence between Uphill residents and SDC Enforcement regarding stabling of horses despite Planning Inspector's decision disallowing. SDC Enforcement are pursuing legal action this week and we await further news.
- c) Noted that SDC has received our application for designation of a neighbourhood area, and that a decision should be forthcoming on 13th March.

P.5282 POTTERS POND A letter from our solicitor to the developer regarding weirs has been sent, also copying in SDC, who have possibly had meetings about water management.

P.5283 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:
Under The Hill House, Adeys Lane, Consent S.14/2421/LBC Alterations to attic. Additional access to stairs, roof insulation & installation of bathroom. Upgrading ground floor WC & cloakroom. Removal of two bathrooms /larder. Installation of photo-voltaic cells to hidden roof pitch.
11-11A Long Street, Permission S.14/2393/FUL - Additional new DDA entrance and regrading of front recess by new entrance. 2 conditions
Holy Cross Church, Old Town, Returned application S.14/2704/TCA - Dismantle to ground level 2 x large cupressus in rear garden of property
6 Holywell Road, Permission S.14/2652/HHOLD - Proposed rear extension (to replace lapsed permission S.11/1538/HHOLD). 2 conditions
5 West View, Synwell Lane, Permission S.14/2693/HHOLD - Erection of two storey extension to rear of property. Resubmission of withdrawn application S.14/2136/FUL 2 conditions
2 Hillview, Wortley Road, Refusal S.14/2757/HHOLD - 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.

2 Hillview, Wortley Road Refusal S.14/2758/LBC - Demolition of rear extensions and erection of single storey rear extension. Demolition of concrete garden wall to provide parking space to front.

NEW APPLICATIONS

P.5284 **S.15/0085/FUL Telecommunications Mast**, Tabernacle Road. The replacement of the existing 15m high pitch fork pole with a 17.5m high Jupiter single stack pole fixed to the existing concrete base and the addition of 1 equipment cabinet. It was proposed by Cllr R Claydon and seconded by Cllr P Barton to support this application, voted all in favour, but make the comment that we still wish to be assured that there will be no health & safety or interference issues likely to be caused to either property or persons uphill from this site - due to the steeply sloping nature of the surrounding ground and a number of residences in the immediate vicinity.

P.5285 **S.15/0142/HHOLD 24 Court Orchard**, GL12 7JE Proposed single storey rear extension and two storey side extension. Clerk to respond under delegated powers since planning application arrived after agenda had been produced. It was proposed by Cllr P Smith and seconded by Cllr T Luker to support this application, voted all in favour.

This completed the business of the Planning Committee meeting at 8.15pm

Signed
Chairman of the Planning Committee

Date