



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 23rd FEBRUARY 2015 AT 7.00 pm IN THE CIVIC CENTRE

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

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 4

P.5286 APOLOGIES FOR ABSENCE Received & accepted from Cllrs L Harris, T Luker, M Zimmer

P.5287 DECLARATIONS OF INTEREST Cllrs John & June Cordwell ref: 11 Haw St due to neighbours

P.5288 PUBLIC FORUM Mr M Woolfrey attended to introduce himself and explain repairs and regular attention needed to the Tolsey Clock. An electronic winding mechanism was introduced in 1983 and a lot of his time is spent repairing this electronic mechanism. He has concerns that the inside of the actual clock has not had any attention for a considerable amount of time and is pleased to soon be able to assess what works may be needed to either the clockface (eg paintwork, numbers, hands, gilding, etc) or to the mechanism inside. The mounts which attach the clock to the building (which is listed) will need to be checked also, and it may well be wise to consider succession planning for the future of this much loved town asset. Scaffolding is planned for early March for a month to enable works also to the cupola by the building's owner to be carried out at the same time. Mr Woolfrey was thanked for his attention.

It was agreed to bring forward the Planning item 11 Haw St to accommodate the Public

P.5289 S.15/0340/FUL Land At The Rear Of 11, Haw Street, construction of 2 dwellings and car parking. Council considered and viewed the plans.

It was proposed by Cllr Chris Galbraith and seconded by Cllr P Smith to exit Council session in order that two public members who owned the building may speak to Council, all agreed

Mrs Lang & Mr Lang explained the history of the site to the Council, giving details of expected number of dwellings on site, clarified parking issues, and their consultations with relevant planning authorities. They answered a few questions from Councillors.

Cllr John Cordwell spoke to Council of his concerns, namely no difference to previous application, future levels of parking, impractical to close the gate of site due to safe access thus security affected, lack of footpath and poor site access generally pulling out and in, and the approved development opposite of housing with more traffic entering this narrow busy stretch of road.

*It was proposed by Cllr Chris Galbraith and seconded by Cllr P Smith to re-enter Council session, all agreed
Cllrs John & June Cordwell exited the Committee Room for this item*

After discussion of the plans again and of continued concerns about the dangerous exit onto the busy main road, it was proposed by Cllr P Smith and seconded by Cllr R Claydon and agreed 5 in favour 3 abstentions, to object to this proposal on the same ground as item number 3 of the previous objection, namely, '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. ' It was also agreed as part of this motion that this Council would remove the objection if a safe site access solution can be found which accords with County Highways safety recommendations.

Cllrs John & June Cordwell re-entered the Committee Room

P.5290 CHAIRMAN'S REPORT The Chairman noted that Stroud District Council appears to be compiling a report to present to Court regarding the continued stabling of horses at Uphill

P.5291 MINUTES OF THE MEETING HELD ON 26th January 2015

On the proposal of Cllr R Claydon, seconded by Cllr John Cordwell, voted 8 in favour 1 abstention, to approve the Minutes of the Planning Committee meeting held on 26th January 2015 as a correct record

P.5292 PLANNING CORRESPONDENCE - the following were noted:

a) SDC Local Plan: Consultation on Post submission Proposed Changes by 25th March 2015. Also to note that the Inspector has published his Initial Views on work undertaken by the Council during the suspension of the Examination Local Government. No comments invited for the latter. A lot of good work has apparently been done on the new Local Plan draft and timings are still on schedule. Many housing figures are merely seeking reconfirmation.

b) Boundary Commission published draft recommendations on future electoral arrangements for SDC. 8 week consultation closes 6 April 2015. No change for Wotton's SDC wards proposed, however 1 Warded Town Council Member suggested. This was discussed in detail along with the proposal of a 1 ward area where the majority of the inhabitants are in an elderly home which was considered unworkable in practice. It was agreed to write to the boundary Commission to object - Clerk to liaise with Cllr P Smith on wording for submission on March agenda.

c) Various resident complaints about Chipping Surgery trees after developer works to them. A local arboriculturalist met the Town Council and produced a report highlighting the poor quality of works to the trees, and the safeguarding which should have taken place previously at planning level. The Clerk will respond to Mr P Skill at SDC (Oct 14 email) with technical responses regarding the trees and also refer back to the developer about the poor quality of tree work.

d) Correspondence was received from SDC asking for our views on the possible provision of 14 affordable homes in Fountain Crescent as part of SDC renewable homes provision. This Council welcomes this and looks forward to more information.

e) Correspondence received that Wotton Lodge at Venns Acre will be considered at Development Control Committee. Previously this Council supported the application; a neighbour has since strongly objected. This Council will leave District Cllrs to represent views if attending the meeting.

P.5293 POTTERS POND to consider response to developer's solicitor letter refusing weirs in stream and requesting Edbrook be reinstated, and also letter from our solicitor asking if developer response to Edbrook satisfactory. After discussion it was agreed that we should respond to our solicitor and Wessex Water that the Edbrook is a culverted watercourse and not merely surface drainage. Furthermore, that if the proposed outfall is moved further south to an outfall site outside of our ownership, then we are being robbed as riparian landowner of a watercourse which has always fed our property. The retention of the Edbrook at its current location is insisted upon. Cllr Chris Galbraith will suggest suitable times for a Wessex Water meeting.

Cllr P Smith highlighted a visit to the showhome at Potters Pond and his alarm at finding (after measuring) that garages are being built short of required planning widths. He will forward a copy of his SDC complaint email to the Clerk, so that the Town Council may also highlight its concern.

P.5294 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

9 Locombe Place, Refusal S.14/2181/FUL - Erection of four semi detached three bedroom properties with private access road.

11 Haw Street, Withdrawn S.14/2199/FUL - Construction of two houses and car parking.

Ridge Cottage, Whiteway Hill, Bowcott. Permission S.14/2441/HHOLD - Construction of detached garage to accommodate vehicles and agricultural equipment. 2 conditions
Old Town Meeting House, Old Town, Permission S.14/2472/FUL - Conversion of a redundant chapel to Live / Work unit with B1 (Silversmith). 6 conditions
14 Merlin Haven, Permission S.14/2728/HHOLD - Demolition of single storey rear extension. Erection of new two-storey extension. 2 conditions
Land At Green Willows, Wotton Crescent, Withdrawn S.14/2666/FUL - New dwelling with parking and amenity.
Broadbridge Mill, Wortley Road, Permission S.14/2796/FUL - Erection of extension, replacement stables, improvement to the drive and parking and extension of the residential curtilage. 5 conditions
5 Rosemary Terrace, Withdrawn S.15/0056/HHOLD - Erection of rear two storey extension including internal modifications.
Coombe Hall Farm, Coombe, Permission S.13/0412/FUL - Erection of dwelling 7 Conditions
The Chipping Surgery, Symn Lane, Permission S.14/2899/DISCON - Amendment to condition 3 - Change of cladding material to cedral grey CO5 (S.13/0954/FUL + S.14/0777/DISCON).

NEW APPLICATIONS

P.5295 S.15/0174/TCA 5 Gloucester Street, GL12 7DN. Trees in a Conservation Area Two Trees at B on boundary between properties, no. 5 and 3 on Gloucester Street. The landlord of No. 3 has consented for work to go ahead. It was proposed by Cllr Chris Galbraith and seconded by Cllr R Claydon, agreed by all to support this application.

P.5296 S.15/0257/LBC 2 Hillview, Wortley Road, Demolish of existing single storey rear extension and build new single storey rear extension. It was proposed by Cllr John Cordwell and seconded by Cllr R Claydon, agreed 8 in favour, 2 abstentions, to support this application.

P.5297 S.15/0256/HHOLD 2 Hillview, Wortley Road, Demolish of existing single storey rear extension and build new single storey rear extension. It was proposed Cllr John Cordwell and seconded by Cllr R Claydon, agreed 8 in favour, 2 abstentions, to support this application.

P.5298 S.15/0185/TCA 49 Old Town, GL12 7DH. Trees in a Conservation Area Dismantle to ground level 2 x mature lawson cypress. It was proposed by Cllr P Smith and seconded by Cllr Chris Galbraith, agreed 9 in favour 1 abstention to support this application but to recommend that the owner of the tree be apprised of the situation.

P.5299 S.15/0052/HHOLD 2A Queens Way, GL12 7HA Erection of greenhouse and garden wall. It was proposed by Cllr Chris Galbraith and seconded by Cllr R Claydon, agreed by all to support this application.

P.5300 S.15/0331/HHOLD Green Willows, Wotton Crescent, Dormer extensions to bungalow and erection of a car port. It was proposed by Cllr June Cordwell and seconded by Cllr John Cordwell, agreed by all to support this application.

P.5301 S.15/0309/HHOLD The Briars, Coombe Lane, Erection of Garage (Re-siting and amendments to previous planning consent S.13/1500/HHOLD). It was proposed by Cllr Chris Galbraith and seconded by Cllr R Claydon, agreed 9 in favour 1 abstention, to support this application, however to recommend a condition that we do not wish to see the garage used as a separate residence.

P.5302 **S.15/0278/COU 15 Market Street**, GL12 7AE Proposed change of use from Office to Residential (resubmission of S14/1390/COU). It was proposed by Cllr June Cordwell and seconded by Cllr R Claydon, agreed 7 in favour, 3 against, to make no comment on this application.

The following arrived after the agenda had been advertised and the response to SDC has been prepared under delegated powers in consultation with the Council due to Planning Authority time constraints

P.5303 **S.15/0375/HHOLD Larkrise, Merlin Haven** Extending above existing single storey part to front of property, to create an extra bedroom, with no change to overall footprint. It was proposed by Cllr R Claydon and seconded by Cllr N Clement, agreed 6 in favour, 1 abstention, 2 against, to support this application.

*This completed the business of the Planning Committee
(followed by the Town Trust meeting) at 9.10pm*

Signed
Chairman of the Planning Committee

Date