



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 30th March 2015 AT 7.00 pm IN THE CIVIC CENTRE

PRESENT: Councillors Chris Galbraith (Chairman and Deputy Town Mayor), P Barton, N Clement, K Collins, June Cordwell, John Cordwell, Clair Galbraith, T Luker, P Smith, M Zimmer

IN ATTENDANCE: Deputy Clerk Mrs Y Milsom

PUBLIC: There were 6 members of the public present

P.5304 Apologies

Apologies for absence were received and accepted from Cllrs R Claydon, L Harris, A Wilkinson

P.5305 Declaration of Interest

There were no Declarations of Interest

P.5306 Public Forum

Five residents from Coombe were present to talk about notice to quit the Coombe allotments.

Proposed by Cllr John Cordwell, seconded by Cllr K Collins, to bring forward Agenda item 6d concerning emails received regarding notice to quit the Coombe allotments; and to exit Council session to allow members of the public to speak on this item. Agreed all in favour.

A briefing note had been prepared by the residents and was circulated to councillors. The Coombe allotment holders had received 12 months' notice to quit the allotments on 21st March 2015. The allotments were shown on the Tythe map of 1847, so the site was long-established and, with no other communal facilities in the village, was regarded by residents as the heart of the community. There is no formal agreement between the landowner and the tenants and the land is maintained entirely by the allotment holders, who are shocked and saddened by this eviction. They have a lot of support both locally and from nationally known names in gardening and food. The amenity is regarded as being of great value to the Coombe community. They intend to investigate all options open to them and would welcome any assistance or advice the Town Council can offer. Councillors confirmed that there is a waiting list for Council-owned allotment plots, which demonstrates the need for allotment sites in the town and also that tenants of Coombe allotments could not easily be accommodated elsewhere. It was agreed to forward to the representative of the Coombe allotment holders, for information, examples of our Allotment Agreements and Rules. It was suggested that the Heritage Centre may have historic information relating to the allotments site and various ideas were exchanged regarding Community Assets and Village Greens. It was further suggested that Council, as members of the National Allotments Society, could ask questions on behalf of the tenants of Coombe allotments. Councillors wished the allotment holders well and asked to be kept informed.

Proposed from the Chair, seconded by John Cordwell, to re-enter Council session.

P.5307 Chairman's Report

The Chairman had nothing to report.

P.5308 Minutes of the Planning Meeting Held on 23rd February 2015

After a minor amendment, it was proposed from the Chair, seconded by Cllr Collins, that the Minutes of the meeting held on 23rd February 2015 be approved as a correct record. Agreed in favour with one abstention.

P.5309 Correspondence

- a) An email had been received informing of proposals to build a total of 323 houses in Kingswood and Charfield. The various proposals were currently at either pre-consultation or appeal stage. If successful, the developments would clearly put a lot of pressure on Wotton's infrastructure and services. It was agreed that Town Council should comment on any applications for these developments; and that any previous comments made by the Council for those cases going to appeal should be brought to the next planning meeting for further consideration.
- b) A letter was noted informing that the appeal against the increase in rateable value for the Civic Centre will go to a Valuation Tribunal hearing. The date has not yet been fixed.
- c) Town Council had been copied into a letter sent to Synwell Playing Field by a developer offering a sum for the sale of a strip of land. It was noted that the Town Council should not have been copied into this letter and the matter was being dealt with by Synwell Playing Fields committee.
- d) A resident's email was noted regarding 2 Uphill, Coombe, informing that Stroud District Council has now taken action to enforce the prohibition of horses being kept in the barn and consequently the horses have been removed.
- e) Further evidence had been received that the developer at the Chipping Surgery had not acted in accordance with the method statement with regard to the Town Council trees. No further action was suggested. It was noted that the problem with the glare from the roof of the building was being investigated.

P.5310 Potters Pond

- a) A letter had been received from our solicitor which stated that the Town Council would stand very little chance of success in pursuing the reinstatement of the Edbrook outlet into the stream by the bridge. It was noted that there had been problems with sewage in the stream. It was thought that this might originate from one of the old cottages on the Potters Pond site and the developer was going to put a camera into the outlet there to investigate. The Town Council would be informed of the result. It was requested that the Clerk should contact Western Power Distribution to request re-seeding of the bank at Marchesi Walk, which they had excavated; and that they should be reminded to collect their barriers.
- b) It was noted that the garages had been built to smaller dimensions than those stated in the planning conditions. This would be discussed later in the meeting when the application for a minor amendment to planning conditions was considered. On 7th April there will be an opportunity to talk to the developer's ecologist on site. The new site representative is happy to meet with councillors on a regular basis. It was suggested that a small group of councillors could be nominated for this purpose after the elections in May.

P.5311 NDP Plan Designation

Alderley Parish Meeting had considered developing their own Neighbourhood Development Plan and had wished to include Wortley as part of their designated area. However, as they only have Parish Meeting status they are not eligible to pursue a Neighbourhood Development Plan. Wortley is part of the Wotton-under-Edge parish and had therefore been included in Wotton's designation. This has now been approved and cannot be changed.

P.5312 Stroud District Council Planning Decisions

The following decisions were noted:

Wotton Farm Shop, Bradley Road, Non-Determination S.13/1367/OUT - Erection of rural workers dwelling.

Garage, Bear Street, Permission S.14/2625/DISCON - Discharge of condition 3 - Materials from planning permission S.14/1754/HHOLD.

Telecommunications Mast, Tabernacle Road, Permission S.15/0085/FUL - 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. 3 conditions

24 Court Orchard, Permission S.15/0142/HHOLD - Proposed single storey rear extension and two storey side extension. 2 conditions

Park Mill Farm, Vineyard Lane, Kingswood. Permission S.11/2503/DISCON - Discharge of condition 4 from application S.09/1233/LBC.

Monks Mill Barn, Hill Mill Lane, Wortley. Withdrawn S.14/1433/VAR - Removal of condition 4 - No external lighting from planning permission S.12/0493/COU

Manners Farm, Wortley Road, Permission S.14/2306/COU - Change of use of building from farm shop with student accommodation over, to dwelling, remaining in full ownership of Manner Farm. 3 conditions

Wotton Lodge , Venns Acre, Permission S.15/0013/HHOLD - Erection of extensions. (Revised drawings received 26.1.14) 2 conditions

5 Gloucester Street, Consent S.15/0174/TCA - Sycamore- Reduce the height and width by 3m. Hazel - Reduce to previous points. Ash tree - Fell.

49 Old Town, Consent S.15/0185/TCA - Dismantle to ground level 2 x mature Lawson cypress

2 Hillview, Wortley Road, Refusal S.15/0256/HHOLD - Demolish of existing single storey rear extension and build new single storey rear extension.

2 Hillview, Wortley Road, Refusal S.15/0257/LBC - Demolish of existing single storey rear extension and build new single storey rear extension.

Land At The Rear Of 11, Haw Street, Permission S.15/0340/FUL - Construction of 2 dwellings and car parking 7 conditions. It was noted that this application did not have the correct number of parking spaces.

New Applications

P.5313

S.15/0402/LBC 14 Old Town, GL12 7DH. Remove cement based render and replace with lime based render.
Proposed by Cllr Luker, seconded by Cllr Zimmer to **SUPPORT** this application. Agreed all in favour.

P.5314

S.15/0338/HHOLD 15 Dryleaze, GL12 7AN. Erection of porch and two storey extension.
It was noted that the plan was inaccurate in that the top right did not show the extension already there. Proposed by Cllr John Cordwell, seconded by Cllr Zimmer, to make **NO COMMENT** on this application. Agreed all in favour.

P.5315

S.15/0409/HHOLD 19 Cherry Orchard, GL12 7HT. Amendment to S.13/0727/HHOLD. Reduction of extent of decking, relocation of stair to decking.
Proposed by Cllr John Cordwell, seconded by Cllr Chris Galbraith, to make **NO COMMENT** on this application. Agreed all in favour.

P.5316

S.15/0435/HHOLD Thousand Acres, Bournstream, New openings and alterations to existing opening in external walls and conservatory link between two buildings.

Proposed from the Chair, seconded by Cllr Barton, to **SUPPORT** this application. Agreed all in favour.

P.5317

S.15/0521/LBC 2 Hillview, Wortley Road. Demolish garden wall in curtilage of listed building.

Proposed by Cllr Barton, seconded by Cllr Zimmer, to **SUPPORT** this application. Agreed in favour with one against and one abstention.

P.5318

S.15/0489/TCA The Old Coach House , Adeys Lane, Trees in a Conservation Area T1 - T4: Fell Sycamore, T5: Fell Goat Willow, T6 T7 & T9: Fell Hawthorn, T8: Remove codominant stem from Hawthorn, T10 & T11: Fell cherry, T12: Remove lateral stem from cherry, T13 - T15: Fell Field Maples, T16: Reduce Field Maple by approx 3m, T17 - T23 Fell Ash, H1: Reduce Laurel Hedge to 2m.

Proposed by Cllr Zimmer, seconded by Cllr John Cordwell, to **OBJECT** to the proposals on the following grounds: Council is concerned that there is no replanting plan document, given the extensive number of trees to be felled. We would also like to see a more detailed reasoning for the tree work. Agreed in favour with one abstention.

P.5319

S.15/0527/HHOLD 3 Locombe Place, GL12 7HZ Proposed 1st floor extension.

Proposed by Cllr Luker, seconded by Cllr Collins, to **SUPPORT** this application. Agreed all in favour.

P.5320

S.15/0536/LBC The Swan Hotel , 16 Market Street, 1) Conversion to four number bedrooms with ensuites to the first floor function room. 2) Addition of narrow staircase to corridor and conversion of loft area into a staff room. 3) The addition of a dormer window and conversion of a loft room to private bedroom. 4) Addition of solar panels to south facing area of roof.

Proposed by Cllr John Cordwell, seconded by Cllr Zimmer to **OBJECT** to this application on the following grounds: The plans do not show the position or extent of the solar panels; and do not show the position of the dormer window. Stroud District Council should be asked not to make a decision until this evidence is received. Agreed all in favour.

P.5321

S.15/0559/LBC 7 Long Street, GL12 7ES. Works of repair and renovation. Resubmission of lapsed application S.15/0068/LBC.

Proposed by Cllr Smith, seconded by Cllr Zimmer to **SUPPORT** this application. Agreed all in favour.

P.5322

S.15/0550/HHOLD The Thatched Cottage, Wortley Road, Alteration & extension to existing house.

Proposed by Cllr Luker, seconded by Cllr Barton to **OBJECT** to this application as follows: The proposals are not in keeping with the property and are harmful to the setting of a listed building. Agreed all in favour.

P.5323

S.15/0551/LBC The Thatched Cottage, Wortley Road, Alteration & extension to existing house.

Proposed by Cllr Luker, seconded by Cllr Barton to **OBJECT** to this application as follows: The proposals are not in keeping with the property and are harmful to the setting of a listed building. Agreed all in favour.

P.5324

S.15/0641/CPL 21 Jays Mead, GL12 7JF. Certificate Proposed Lawful Use/Dev. Proposed rear extension to bungalow.

Proposed by Cllr Smith, seconded by Cllr Chris Galbraith to **OBJECT** to this application as follows: overdevelopment of site and insufficient amenity space. Agreed all in favour.

P.5325

S.15/0605/TCA 12 Long Street GL12 7EP Fell Poplars (T1) and (T2) (previously pollarded). Replace T1 with standard Malus. Fell Cyprus (T3). Replace T3 with Acer.

Proposed by Cllr Zimmer, seconded by Cllr Clair Galbraith to **SUPPORT** this application. Agreed in favour with one abstention.

P.5326

S.15/0614/MINAM Land off Potters Pond. Amend wording of condition 15 associated with S.12/2123/FUL.

The amendment relates to the width of the garages. Planning Condition 15 states that garages must be a minimum of 3 metres wide but they have been built to a width of 2.67 metres wide. However, consent for the development was given “as per the drawings” which showed the garage widths to be 2.67 metres. Thus there is a conflict within the planning permission. For this reason, it would be unlikely that the larger widths described in condition 15 would be enforceable. The developer has also demonstrated that the garages as built are usable and they are above the minimum permitted width of 2.4 metres. Proposed by Cllr Chris Galbraith, seconded by Cllr Collins, to make no comment on the application. This motion was not carried and was withdrawn. Proposed by Cllr John Cordwell, seconded by Cllr Clement, to **OBJECT** to this application as follows: The garages are not built to the correct dimensions and will result in vehicles, particularly larger ones, being parked elsewhere, exacerbating an acknowledged parking problem in the town. Agreed all in favour.

P.5327

S.15/0397/FUL Upper Rushmire Farm, Old London Road, Conversion of agricultural barns into two dwellings with associated works.

Proposed by Cllr John Cordwell, seconded by Cllr Zimmer, to make **NO COMMENT** on this application. Agreed in favour with one against.

P.5328

S.15/0716/LBC 60 Bradley Road, Wotton-Under-Edge. Replacement of existing natural stone tiles with natural blue/black slates.

Proposed by Cllr Barton, seconded by Cllr Smith, to **SUPPORT** this application. Agreed in favour with one abstention.

This completed the business of the Planning Committee.

Signed:

Dated:

Chairman of the Planning Committee