



**MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE**  
**HELD ON 27<sup>th</sup> APRIL 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:** 7

**P.5329** **APOLOGIES FOR ABSENCE** Received & accepted from Cllrs T Luker, M Zimmer  
**P.5330** **DECLARATIONS OF INTEREST** none

**P.5331** **PUBLIC FORUM** Members of CALGS (Coombe Allotments & leisure Gardeners Society) attended to outline their case for a community asset bid to SDC for the Coombe allotment site which is under threat from a new owner and eviction notices have been served. Community support continues to grow, via social media, with national press also taking an interest. CALGS is now properly constituted and is willing to buy the site to preserve it as allotments, which it has been using for few hundred years. The new owner wishes to stable horses there - although this half an acre site is unsuitable with no water, steeply sloping, and poor access.

*The following item was brought forward on the agenda to allow public members to listen to the debate*

**P.5332** **COOMBE ALLOTMENTS** to consider letter of support for CALGS in its community asset bid to SDC for the Coombe allotment site. It was proposed by Cllr P Smith and seconded by Cllr N Clement, agreed all in favour, to unanimously and strongly support CALGS in its community asset bid, stating also that WTC already fulfills its statutory duty of providing allotments in Wotton nearby, however these are fully subscribed with a waiting list, and no further land is available.

**P.5333** **CHAIRMAN'S REPORT** The Chairman stated that he had enjoyed his last 15 plus years serving this Town Council and that it would be his last meeting, and also the last meeting for his wife Cllr Clair Galbraith. They were thanked and wished well with their extra free time in the future.

**P.5334** **MINUTES OF THE MEETING HELD ON 30<sup>th</sup> March 2015**

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 30<sup>th</sup> March as a correct record.

**P.5335** **PLANNING CORRESPONDENCE** - the following were noted:

- a) To note letter from SDC about Stroud District Local Plan Examination & Stage 2 public hearings. Documentation from the Inspector was distributed by email and noted.
- b) To note solicitor letter & completion of Land Registration of land west of Court Orchard (along Marchesi Walk), another part of Land Registration still awaited. The Clerk showed the registered title document and explained that land near the substation was still being registered.

**P.5336** **POTTERS POND**

a) To note Glos Highways 'no objection' comment on revised narrower garage widths and consider outcome of SDC Development Control Committee (DCC) deliberations. District Cllr P Smith attended the meeting and spoke; he explained the deliberations by SDC at DCC and the dilemma faced by not approving the amendments to plans which would result in half a million pound works dismantling most of the site, and a likely judicial review to accompany it, or to approve the proposed amendment to garage widths since it is actually possible to exit a small family car within the garage. The amendment to Condition 15 was passed but much to the annoyance of District Councillors. The Planning Officers were reprimanded for not being consistent enough with specific

conditions allowing this to happen. The developer's reputation within SDC has also suffered considerably.

**P.5337 STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:  
The Briars, Coombe Lane, Permission S.15/0309/HHOLD - Erection of Garage (Re-siting and amendments to previous planning permission S.13/1500/HHOLD) 4 conditions  
2A Queens Way, Permission S.15/0052/HHOLD - Erection of greenhouse and replacement garden wall. 2 conditions  
15 Market Street, Permission S.15/0278/COU - Proposed change of use from Office to Residential (resubmission of S14/1390/COU). 1 condition  
19 Cherry Orchard, Permission S.15/0409/HHOLD - Amendment to S.13/0727/HHOLD. Reduction of extent of decking, relocation of stair to decking. 2 conditions  
Green Willows , Wotton Crescent, Permission S.15/0331/HHOLD - Dormer extensions to bungalow and erection of a car por. 2 conditions  
15 Dryleaze, Permission S.15/0338/HHOLD - Erection of porch and two storey extension. 2 conditions  
Larkrise, Merlin Haven, Permission S.15/0375/HHOLD - Extending above existing single storey part to front of property, to create an extra bedroom, with no change to overall footprint. 2 conditions  
The Old Coach House , Adeys Lane, Consent S.15/0489/TCA - 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.  
12 Long Street, Consent S.15/0605/TCA - Fell Poplars (T1) and (T2) (previously pollarded). Replace T1 with standard Malus. Fell Cyprus (T3). Replace T3 with Acer

## NEW APPLICATIONS

**P.5338 S.15/0783/HHOLD 9 Hentley Tor**, GL12 7LE. Construction of a dormer window. It was proposed by Cllr R Claydon and seconded by Cllr P Smith, agreed all in favour, to make the comment on this application that we are concerned that there may be significant overlooking of neighbouring gardens. If this is the case then we would like to recommend that obscure glazing is used, as was stipulated in the previous decision notice of June 2011 for a rear window on this property (S11.0408/HHOLD)

**P.5339 S.15/0714/FUL 22 Bradley Street**, GL12 7AR. Change of use of offices and workshop to form 4 no. dwellings, car port with associated parking and amenity areas  
It was proposed by Cllr R Claydon and seconded by Cllr P Barton, agreed all in favour to object to this application on the grounds of:

1. Lack of enough car parking spaces. The 2005 Stroud District Local Plan stipulates that Wotton is a special case in the Stroud District requiring two spaces per dwelling – this development would have 4 dwellings yet only 6 spaces. This is contrary to SDC Local Plan Policy. Furthermore the spaces appear very narrow and the ability to adequately manoeuvre on site and enter/exit vehicle itself is questioned. Bradley Street is a narrow road off the town centre with parking down one side constantly and therefore no parking or safe turning is available on the street outside.
2. Overdevelopment of the site and very little amenity space afforded to future occupants of the dwellings
3. Concerns that a neighbouring boundary stone wall may be affected by building works for this development and we comment that protection should be afforded to its preservation during construction works.

**P.5340**      **S.15/0728/DISCON 1A Tabernacle Road**, GL12 7EF. Discharge of condition 3 from application S.14/0535/HHOLD. Noted.

**P.5341**      **S.15/0845/HHOLD 4 Browns Piece**, Clarence Road, Loft conversion  
It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell, agreed by all to object to this application on the grounds of:

1. Poor design, out of keeping with the style of surrounding buildings, not in keeping with the streetscene or the context of a rural market town with a high number of listed buildings in the nearby conservation area
2. The potential for overlooking into neighbours' gardens

*The following applications were responded to under Clerk Delegated Powers since the application arrived after the agenda had been produced and timely responses are needed to Local Authority.*

**P.5342**

**S.15/0892/LBC Wardens Cottage Church Street**, GL12 7HE Installation of secondary glazing windows. It was proposed by Cllr R Claydon and seconded by Cllr N Clement and agreed by all to support this application.

**S.15/0896,0897,0898,0899,0901,0902,0903,0904,0905/LBC - 1,2,3,4,5,6,8,9,10 Almshouses Church Street**, GL12 7HE . Installation of secondary glazing windows. It was proposed by Cllr R Claydon and seconded by Cllr Chris Galbraith and agreed by all to support these applications.

*This completed the business of the Planning Committee at 8:15 pm*

Signed .....

Chairman of the Planning Committee

Date .....