



**MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE**  
**HELD ON 27<sup>th</sup> MAY 2015 AT 7.00 pm IN THE CIVIC CENTRE**

**PRESENT:** Councillors T Luker (Chair), R Claydon, John Cordwell, P Smith, N Clement, P Barton  
**IN ATTENDANCE:** Clerk Ms S Bailey **PUBLIC:** 2

*The Mayor Cllr P Smith took the Chair for the first item*

**P.5343** To elect a **CHAIRMAN**. It was proposed by Cllr P Smith and seconded by Cllr P Barton that Cllr T Luker is elected Chairman of Planning Committee, all in favour. June agenda will elect a vice Chairman. *Cllr T Luker took the Chair*

**P.5344** **APOLOGIES FOR ABSENCE** Received & accepted from Cllrs K Collins, M Zimmer, June Cordwell

**P.5345** **DECLARATIONS OF INTEREST** Cllr John Cordwell application of trees at 13 Haw St, although this has now already been approved by SDC .

**P.5346** **PUBLIC FORUM** Member of CALGS (Coombe Allotments & Leisure Gardeners Society) attended to briefly update on progress, and thank the Council for nomination support in its community asset bid to SDC – although it is disappointing and concerning to note that there is a currently a queue of 12 SDC applications. Support continues to grow, with the MP Geoffrey Clifton Brown and Cotswold CPRE & AONB providing further backing.

**P.5347** **CHAIRMAN'S REPORT** none

**P.5348** **MINUTES OF THE MEETING HELD ON 27<sup>th</sup> APRIL 2015**

On the proposal of Cllr P Smith, seconded by Cllr P Barton, voted all in favour to approve the Minutes of the Planning Committee meeting held on 27<sup>th</sup> April as a correct record.

*It was agreed to move forward on the agenda the item of 2 Uphill*

**P.5349** **S.15/0719/FUL Land At 2 Uphill**, Coombe Lane, Change of use of an agricultural building to a dwellinghouse with external alterations. The plans were viewed and discussed in Council.

*It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell to suspend Standing Orders and allow the public to speak on this item, all in favour.*

A member of the public spoke at length and updated the Council on the recent planning history of the site and perceived problems regarding this proposed development, namely the technical planning status of it not being an agricultural building, the unsuitability of the wooden shed type building itself for habitable conversion, the perceived attempt to thwart the planning system and build this and maybe future houses on this site & behind, the unsuitability of a new building in the AONB on this site and in this style, and in this AONB protected hamlet which has not seen a new house for 25 years, evidence that harm would be caused to the AONB by such a building due to this appearance, road safety issues below a blind bend, and direct invasion of privacy of neighbours due to slope of land. The current structure is not in the Cotswold vernacular style and a better provision for any such elderly relative (if that is the reason) would be an extension to the existing property on the site where a precedent for this has already been set by the adjacent property. Questions were asked by Members about the small size of the proposed windows and the improved building usage rather than keeping animals there.

*It was proposed by Cllr P Smith and seconded by Cllr N Clement to reinstate Standing Orders and return to Committee, all in favour.*

After much discussion regarding the proposals for this site, it was proposed by Cllr P Smith and seconded by Cllr John Cordwell and agreed by all to object to this application on the basis of:

- a) The proposal is outside the development boundary
- b) There would be an adverse effect on the appearance of the AONB
- c) The proposal does not conform to the vernacular style of the area

- d) The exit and entrance are sited dangerously close to a blind corner of a busy lane
- e) The proposed conversion of the agricultural building is questioned since it is not used as part of an agricultural business and is not a disused building from such a business, also the structure of this building is unsuitable for conversion and would need replacement
- f) The Council requests that if the Planning Officer is minded to support, then the application is called into Committee and a site inspection is made. Copies of this response to also be forwarded to SDC Head of Planning and DC Committee

**P.5350 PLANNING CORRESPONDENCE**

- a) To note Owner Appeal made to the Secretary of State relating to refusal of planning permission by SDC: 9 Locombe Place; Erection of four semi detached three bedroom properties with private access road. Appeal Start Date: 27th April 2015
- b) Email update circulated regarding Inspector Hearings re: new SDC Local Draft Plan

**P.5351 POTTERS POND** The site manager was due to inspect the pipes with a camera to investigate possible blockages but no news received. Cllr P Barton to chase. June agenda to agree to the group of Cllrs who would meet with site manager in event of discussing a problem.

**P.5352 STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted: Potters Pond, Permission S.13/1950/DISCON - Discharge of conditions 2, 3, 4, 6, 7, 10, 11, 12, 13, 16, 17, 19, 20, 21, 22, 25 and 26 from planning permission S.12/2123/FUL. Many appear to not yet be dischargeable due to development not completed.

Potters Pond, Approval S.13/2239/MINAM - Minor amendment to planning permission S.12/2123/FUL.

Thousand Acres, Bournstream, Permission S.15/0435/HHOLD - New openings and alterations to existing opening in external walls and conservatory link between two buildings. 2 conditions

3 Locombe Place, Permission S.15/0527/HHOLD - Proposed 1st floor extension. 3 conditions

The Swan Hotel , 16 Market Street, Wotton-Under-Edge. Consent S.15/0536/LBC - 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. 2 conditions

7 Long Street, Consent S.15/0559/LBC - Works of repair and renovation. 2 conditions

Land Off, Potters Pond, Approval S.15/0614/MINAM - Amend wording of condition 15 associated with S.12/2123/FUL. (GARAGES)

Upper Rushmire Farm , Old London Road, Permission S.15/0397/FUL - Conversion of agricultural barns into two dwellings with associated works. 3 conditions

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

21 Jays Mead, Permission S.15/0641/CPL - Proposed rear extension to bungalow. 0 conditions

The Thatched Cottage, Wortley Road, Permission S.15/0550/HHOLD - Alteration & extension to existing house. 3 conditions

The Thatched Cottage, Wortley Road, Consent S.15/0551/LBC - Alteration & extension to existing house. 3 conditions

13 Haw Street, Consent S.15/1001/TCA - Small yew; reduce lateral spread by approx. 2m and re-shape to balance. Large sctos pine; raise crown to approx. 7m by removing low hanging primary branches over garage.

Park Mill Farm, Vineyard Lane, Kingswood. Permission S.14/1303/COU - Proposed change of use of The Stables to a part time holiday cottage. Change of use of The Cow Byre to include a part time function and event room. 2 conditions

60 Bradley Road, Consent S.15/0716/LBC - Replacement of existing natural stone tiles with natural blue/black slates 2 conditions

55 Bradley Street, Consent S.15/0717/LBC Installation of rooflights to rear attic roof 2 conditions

9 Hentley Tor, Permission S.15/0783/HHOLD - Construction of a dormer window. 2 conditions

## NEW APPLICATIONS

**P.5353**        **S.15/0962/HHOLD 14 Dryleaze**, GL12 7AN. Extension of existing garage, including new hipped roof. It was proposed by Cllr P Smith and seconded by Cllr R Claydon to support this application agreed by all.

**P.5354**        **S.15/0955/LBC Canons Court Lodge**, Bradley Green, Removal of 1st floor partitions and construction of new rear ground floor extension. It was proposed by Cllr R Claydon and seconded by Cllr P Smith to object to this application, agreed 5 in favour 1 abstention on the basis that the extension is completely out of character with the adjacent listed building and that the finish should match the existing materials.

**P.5355**        **S.15/0997/LBC 22 Haw Street**, GL12 7AQ. New extension and alterations. Also considered alongside **S.15/0996/HHOLD 22 Haw Street** application. It was proposed by Cllr R Claydon and seconded by Cllr P Barton to object to this application, agreed all in favour on the basis that inserting windows in the front elevation would be out of keeping with this Listed Building in the Conservation Area and would alter significantly the appearance of this building. The insertion of windows would also alter the appearance of the streetscene.

**P.5356**        **S.15/1006/HHOLD 113 Bearlands**, GL12 7SB. Conversion of garage into study and toilet and replacement of flat roof to pitched. It was proposed by Cllr R Claydon and seconded by Cllr P Smith to object to this application, agreed all in favour on the basis that one parking space would be lost and that Wotton is a special case in the Stroud District Local Plan as specifying two parking spaces needed per dwelling. However we would withdraw the objection if an extra parking space were provided at the front of the property.

**P.5357**        **S.15/1033/FUL 9 Locombe Place**, GL12 7HZ. Erection of three dwellings with new private access road (resubmission following refusal S.14/2181/FUL). It was proposed by Cllr John Cordwell and seconded by Cllr P Smith to object to this application, agreed all in favour on the following basis:

- The plans are still factually incorrect and misrepresent the neighbouring properties & the proximity of their dwellings making the site plans appear more spacious than actuality.
- We are very concerned about what the large new structure is in the rear garden of the existing property adjacent to the parking area, since this is not in the application and there is no information about it.
- The neighbours, particularly in Fountain Crescent, would still be overlooked from higher ground and face significant loss of privacy and social amenity. Any green screening from elderly conifers as indicated in the plans would disappear in a short time due to the new properties' requirement for some garden space and would lead to light pollution towards Fountain crescent properties.
- The access road does not provide adequate turning space for the large number of residents of these three family properties, notwithstanding any visitors or deliveries to these properties.

- The access into this property is very poor, sited at a busy junction to Hentley Tor where cars are frequently parked on all corners and there is no footpath to protect pedestrians. Visibility is poor at the best of times.
- The proposed development is overbearing and would result in overdevelopment of the site.
- The appearance of the properties is incongruous, does not conform to the streetscene, and still contrary to policies GE1 and HN8.

**P.5358**        **S.15/1001/TCA 13 Haw Street** GL12 7AG Small yew; reduce lateral spread by approx. 2m and re-shape to balance. Large scots pine; raise crown to approx. 7m by removing low hanging primary branches over garage. Application has already been decided.

**P.5359**        **S.15/1056/HHOLD 12 Church Street**, GL12 7HB. Replacement of wooden windows, doors to PVC. Brick up patches on front elevation. It was proposed by Cllr P Smith and seconded by Cllr John Cordwell to object to this application, agreed by all on the basis of  
a) We question if double glazing is allowable in a property in a conservation area  
b) There is a huge detrimental effect on the streetscene from this development and there is the loss of the appearance of 'older shop frontages' in this historic older part of the market town, just yards from significant listed buildings.

**P.5360**        **S.15/1020/HHOLD 16 Shepherds Walk**, GL12 7LR. Proposed rear and side extensions and associated works. It was proposed by Cllr P Barton and seconded by Cllr R Claydon to object to this application, agreed all in favour on the basis that one parking space would be lost and that Wotton is a special case in the Stroud District Local Plan as specifying two parking spaces needed per dwelling.

**P.5361**        **S.15/0845/HHOLD 4 Browns Piece**\_REVISED APPLICATION, Clarence Road, Loft conversion (revised plans received 07/05/15). It was proposed by Cllr John Cordwell and seconded by Cllr R Claydon to make no comment on this application, agreed all in favour.

**P.5362**        **S.15/1065/FUL Driving Range** Building, Canons Court Golf Club, Bradley Green, Wotton-Under-Edge. Change of use of former golf driving range building and immediately adjoining land to a dwelling. It was proposed by Cllr P Smith and seconded by Cllr R Claydon to object to this application, agreed all in favour, on the basis that the proposal is adjacent to the AONB and would have an adverse effect on the AONB, it is outside the development boundary, and the building is not aesthetically pleasing or in the Cotswold vernacular in terms of style.

**P.5363**        **S.15/0816/HHOLD 41A Gloucester Street**, GL12 7DN. Replacement of 3 front windows. Repair to dormer window roof. Replace front door. Application required under Article 4 directive. It was proposed by Cllr John Cordwell and seconded by Cllr R Claydon to make no comment on this application, agreed all in favour, however to ask the Planning Officer to check if this property is in the Conservation Area and thus check if double glazing is allowable.

**P.5364**        **S.15/1078/HHOLD 27 Coombe Road** GL12 7LZ. Two storey side extension. It was proposed by Cllr T Luker and seconded by Cllr R Claydon to make the comment on this application, agreed all in favour that a construction method statement should be provided due to the lack of vehicular access to the site and the only pedestrian access from a busy main road.

**P.5365**        **S.15/1156/HHOLD Daneway Cottage** Coombe, GL12 7ND. Replacement garden room. It was proposed by Cllr T Luker and seconded by Cllr John Cordwell to object to this application, agreed all in favour, on the basis that no plans are available to assess this application and we question how it passed the SDC verification process.

**P.5366 S.15/1128/CPL 9 Chipping Gardens** GL12 7BN Rear extension (3m x 5m).  
Removal of two existing windows and addition of doors and windows to new extension. Lean-to roof with two roof lights. It was proposed by Cllr P Smith and seconded by Cllr T Luker to support this application, agreed all in favour.

*Cllr P Smith took the Chair for the following item*

**P.5367 TOWN TRUST – to approve accounts** for the financial year 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015. Councillors were satisfied that any questions had been answered; it was proposed by Cllr R Claydon and seconded by Cllr P Barton and agreed by all to approve the Town Trust accounts for year ended March 2015 as presented.

*This completed the business of the Planning Committee at 9:30pm*

Signed ..... Date .....

Chairman of the Planning Committee