



**MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 24th AUGUST 2015 AT 7.00 pm IN THE CIVIC CENTRE**

PRESENT: Councillors T Luker (Chair), John Cordwell, P Smith, N Clement, P Barton, M Zimmer, K Collins, N Pinnegar, L Farmer, June Cordwell, A Kendall, A Wilkinson

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 0

- P.5402 APOLOGIES FOR ABSENCE** Received & accepted from Cllr R Claydon
P.5403 DECLARATIONS OF INTEREST Cllrs John & June Cordwell as neighbours of 11 Haw St although no planning notification received from SDC
P.5404 PUBLIC FORUM none
P.5405 CHAIRMAN'S REPORT none

P.5406 MINUTES OF THE MEETING HELD ON 27th JULY 2015

On the proposal of Cllr P Barton, seconded by Cllr M Zimmer, voted all in favour to approve the Minutes of the Planning Committee meeting held on 27th July as a correct record.

P.5407 PLANNING CORRESPONDENCE

- a) Further proposals to SDC draft Local Plan received. Further consultation closes on 9th September.
- b) To note dismissal of Appeal at 9 Locombe Place by Planning Inspector (but approval of separate application below). This Council is dismayed and appalled at the decision by SDC to approve the second '3 house' application whilst not waiting for the Planning Inspector's Appeal decision on the first application for '4 houses', which was ultimately dismissed by the Inspector due to the 'the harm identified to the character and appearance of the area and the living conditions of existing residents'. It was proposed by Cllr P Smith and seconded by Cllr A Wilkinson and agreed unanimously that the Clerk is asked to write to the Head of Planning complaining about the SDC Planning procedure undertaken, and also that this correspondence is copied to the press namely the Gazette and the Stroud News & Journal.

P.5408 POTTERS POND Footpath is apparently due to re-open through the site at end of the year; the name of Land Management Company is called Gordon & Co and more information has been requested. Double yellow lines on the main road outside the development need a Traffic Regulation Order and the Glos Highways Rep will look at it shortly. Contractors parking off road and on their site has improved but is still sporadic.

P.5409 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:
113 Bearlands, Permission S.15/1006/HHOLD - Conversion of garage into study and toilet and **Land Adjacent, Fountain Crescent** Disposal Letter S.12/0393/FUL - Change to Siting of Dwellings on Plots 13 and 14 on Fountain Crescent and Alterations to Design and addition of Loft Accommodation with Dormers and Solar Panels (Revised Plans Rcvd 27.04.2012).
9 Locombe Place, Permission S.15/1033/FUL - Erection of three dwellings with new private access road (resubmission following refusal S.14/2181/FUL).
1 Dyers Brook, Permission S.15/1235/HHOLD - Extension to kitchen. External and internal alterations (revised drawing received 21/07/15).
21 Mount Pleasant, Permission S.15/1360/HHOLD - Single storey rear extension and rear roof dormer
28 Haw Street, Permission S.15/1393/HHOLD - Demolition of garage and erection of extension.

Old Town Meeting House, Old Town, Withdrawn S.15/1396/MINAM - Minor amendment to application S.14/2472/FUL. Existing lancet windows not repaired but replaced with new painted joinery units that match the existing windows. Opening casements as per existing planning permission.

TPO 553, Symn Lane, Consent S.15/1433/NEWTPO - Land to the rear of Wotton-Under-Edge Fire and Rescue Station.

4 Mitre Pitch, Permission S.15/1445/HHOLD - Two storey extension to rear

TPO 555, Symn Lane, Consent S.15/1767/NEWTPO - Land to the rear of Wotton Under Edge Fire & Rescue Station.

5 Beechwood Grove, Permission S.15/1380/HHOLD - To form new balcony to bedroom by making recess in existing roof (revised drawing received 27/07/15). 3 conditions

26 Long Street, Permission S.15/1472/FUL-Alterations to rear ground floor extension.2 conditions

26 Long Street, Consent S.15/1473/LBC - Alterations to rear ground floor extension.3 conditions

NEW APPLICATIONS:

P5410 S.15/1669/LBC Studio, 11 Haw Street, Conversion of existing workshop into 1 bedroom studio flat. Wotton-under-Edge Town Council objects to this application on the grounds that there is no parking provision - two spaces per dwelling are stipulated in the still extant 2005 Stroud Local Plan. Occupiers of this workshop used to use the parking facilities within the site curtilage however since the rest of this site's housing conversion development was approved by Stroud District Council (despite the parking problems and access problems highlighted by this Town Council), no parking facility now remains for this workshop unit. Therefore there would be no provision for parking for this new residential unit which would contravene the Local Plan. Proposed by Cllr P Smith seconded by Cllr N Pinnegar, agreed 7 in favour, 4 against, 1 abstention.

P5411 S.14/2430/FUL The Full Moon, Mount Pleasant, Proposed demolition of existing public house and erection of 12 new dwellings with access and parking. *These revised plans received 3 weeks ago although SDC Development Control Committee has since then met & deferred decision*

After much discussion and an update from the part of the Synwell Community Action Group on matters relating to acquiring the site, It was proposed by Cllr John Cordwell and seconded by Cllr P Smith and agreed 11 in favour that Wotton-under-Edge Town Council reiterates its previous objection to this application on the following grounds:

- The proposed site plan is overdeveloped with too high a density of housing and a lack of amenity space
- Although two car spaces per dwelling are welcomed, the double length parking spaces are very tight, are unsightly, out of character for the area, and will lead to poor manoeuvrability within this cramped site. Furthermore after entering the site from the main road, this cramped parking arrangement will lead to inability to turn thus necessitating reversing out onto a busy main road
- We request that the TPO trees (including the Town Council owned tree on the Green adjacent) are protected around their roots and that a root protection scheme and a construction working method statement for TPO trees are approved before any works commence
- The houses have no chimneys and this is out of keeping with the local vernacular and the streetscene
- The potential damage during construction to the already very poor roads in the area around this site
- Disappointment that there is no affordable housing on this site

- If the District Council is minded to approve the application, then conditions are to be attached which require all parking during construction to be on the site and not on adjacent roads, and that the adjacent parking area at the Green is kept clear at all times to enable local residents to continue to enjoy their amenity space and for access to the Oliver Memorial Chapel
- If the District Council is minded to approve the application, then we request that it is once again called in to Development Control Committee to decide. It is also requested that the DCC Committee it is referred to is no earlier than October 2015 in order to allow the community enough time to submit workable solutions to operating once again a public house facility. We understand that the site owners have not been forthcoming in replies for information and we wish to see the democratic planning process protect the community and enable solutions to be found.

It is agreed that Cllr P Smith would speak at the next DCC meeting on this issue for the Town Council.

P5412 S.15/1854/TPO Penn Wood Lodge, Wotton Road, Kingswood, T1 and T2-Raise foliage tips to 4m. T3- Fell and replace with 3m prunus. Tree survey attached. Wotton-under-Edge Town Council supports this application, proposed by Cllr John Cordwell, seconded by Cllr N Pinnegar, agreed by all.

P5413 S.15/1719/LBC 2 Long Street GL12 7EP External maintenance, repair or possible replacement of windows and addition of new windows to East or side elevation. Wotton-under-Edge Town Council supports this application, proposed by Cllr P Smith, seconded by Cllr P Barton, agreed by all.

P5414 S.15/1701/HHOLD Canons Court Lodge, Bradley Green, Removal of 1st floor partitions and construction of new rear ground floor extension. Wotton-under-Edge Town Council wishes to make no comment on this application, proposed by Cllr John Cordwell, seconded by Cllr M Zimmer, agreed by all.

P5415 S.15/1876/TCA United Church, Bradley Street, Removal of single self-seeded ash tree which is causing damage to the neighbour's house structure. Wotton-under-Edge Town Council wishes to support this application, proposed by Cllr A Wilkinson, seconded by Cllr June Cordwell, agreed 8 in favour, 4 abstentions.

P5416 S.15/1925/LBC 15 Market Street, GL12 7AE. Conversion of one dwelling to two separate dwellings, also **S.15/1924/FUL 15 Market Street**, GL12 7AE. Conversion of one dwelling to two separate dwellings. Wotton-under-Edge Town Council wishes to support these applications. Although we have strong concerns about parking provision, we understand that town centre conversions are exempt from the requirement to provide 2 parking spaces per property in Wotton as per the Local Plan, proposed by Cllr A Wilkinson, seconded by Cllr A Kendall, agreed 11 in favour 1 abstention.

This completed the business of the Planning Committee at 7.50pm

Signed
Chairman of the Planning Committee

Date