



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 27TH JULY 2015 AT 7.00 pm IN THE CIVIC CENTRE

PRESENT: Councillors T Luker (Chair), R Claydon, John Cordwell, P Smith, N Clement, P Barton, M Zimmer, K Collins, N Pinnegar, L Farmer

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

P.5391 **APOLOGIES FOR ABSENCE** Received & accepted from Cllrs June Cordwell, A Kendall, A Wilkinson

P.5392 **DECLARATIONS OF INTEREST** none

P.5393 **PUBLIC FORUM** none

It was agreed to move forward the following item due to members of the public interest

P.5394 **S.15/1596/HHOLD 5 Rosemary Terrace**, GL12 7BH Rear Single Storey Extension. Construct pitched roof to replace existing flat roof at rear. Demolish existing front porch, form new window and construct new porch and entrance door. Councillors viewed the plans.

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

The householders updated the Council on the plans and explained the discussions with the SDC planning officer regarding the new proposals. The extension is largely sunk into ground and not visible from Symn Lane. The neighbours have been consulted and plans amended to accommodate them. 1 chimney would be dismantled to accommodate change in roof. Council asked various questions regarding how works would be contained within the site and provide no disruption to other residents. All excavation work would go through the house; one skip on site would be changed daily and contractors would park at the Chipping car park at all times.

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

After discussions regarding the plans and proposals for works, it was proposed by Cllr P Smith and seconded by Cllr M Zimmer and agreed by all to support this application, however we request that conditions are attached which forbid any contractor parking in Rosemary Terrace at all times, that unloading only is allowed, that deliveries are not allowed during school drop-off & collection times (local primary school within 100 yards) and that a construction management plan or working method statement is approved prior to commencement of works on site. This is because of the narrow single lane access with no pavement, and to safeguard local residents and their amenity/access rights.

P.5395 **CHAIRMAN'S REPORT** none

P.5396 **MINUTES OF THE MEETING HELD ON 29th JUNE 2015**

On the proposal of Cllr P Smith, seconded by Cllr K Collins, voted all in favour to approve the Minutes of the Planning Committee meeting held on 29th June as a correct record.

P.5397 **PLANNING CORRESPONDENCE**

- a) To consider response to land registration matter at Court Orchard. A solicitor (via the Clerk) Mr R Taylor, had offered some pro bono advice and it was agreed that the Clerk writes to the landowner as suggested, requesting that the land be transferred to this Town Council and the circumstances explained.
- b) A letter from SDC has been received outlining the new Tree Preservation Orders served upon the Silver Birch and the Beech at Synwell Green & The Full Moon site.

P.5398 POTTERS POND - to note update that footpath should be opened by end of November and that name of management company responsible for site afterwards has been requested. Footpath closure also needs to be displayed at top end of site as sign is missing. Clerk to request. Problems with contractors parking white vans on road opposite the Ram was discussed – Clerk to also advise site manager of this problem resulting in various near misses as traffic tries to avoid them moving into middle of the road on a blind bend. Also Glos Highways are asked to advise on putting yellow lines along this stretch as the situation will only worsen when all new houses are occupied.

P.5399 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

113 Bearlands, Permission S.15/1006/HHOLD - Conversion of garage into study and toilet and replacement of flat roof to pitched 2 conditions

Land At 2 Uphill, Coombe Lane, Withdrawn S.15/0719/FUL - Change of use of an agricultural building to a dwellinghouse with external alterations

15 Westfields, Permission S.15/1199/DISCON - Discharge of condition 3 (materials) of application S.14/1473/HHOLD.

15 Westfields, Approval S.15/1365/MINAM - Application for minor amendment to permission S.14/1473/HHOLD - alter eaves detail to boundary wall from external gutter to parapet wall with valley gutter.

22 Haw Street, Permission S.15/0996/HHOLD - New extension and alterations. 2 conditions

22 Haw Street, Consent S.15/0997/LBC - New extension and alterations 3 conditions

Land At The Rear Of 11 Haw Street, Permission S.15/1099/DISCON - Discharge of conditions 3,5,6 and 7 from permission S.15/0340/FUL. *Archaeology not discharged*

Land At The Rear Of 11, Haw Street, Approval S.15/1337/MINAM - Minor Amendment to permission S.15/0340/FUL for addition of rooflights and enlargement of sliding doors in Unit 1.

22 Bradley Street, Permission S.15/0714/FUL - Change of use of offices and workshop to form 4 no. dwellings, car port with associated parking and amenity areas. 7 conditions

41A Gloucester Street, Refusal S.15/0816/HHOLD - Replacement of 3 front windows. Repair to dormer window roof. Replace front door. Application required under Article 4 directive.

Allotments, Coombe, Wotton-Under-Edge, Approval 2015/0012/ASSETC - Nomination for inclusion on the register of Assets of Community Value

12 Church Street, Wotton-Under-Edge, Refusal S.15/1056/HHOLD - Replacement of wooden windows and doors to PVC. Brick up patches on front elevation.

Driving Range Building, Canons Court Golf Club, Refusal S.15/1065/FUL - Change of use of former golf driving range building and immediately adjoining land to a dwelling.

27 Coombe Road, Permission S.15/1078/HHOLD - Erection of two storey side extension 2 conditions

9 Chipping Gardens, Permission S.15/1128/CPL - Rear extension (3m x 5m). Removal of two existing windows and addition of doors and windows to new extension. Leanto roof with two roof lights.

Daneway Cottage, Coombe, Permission S.15/1156/HHOLD - Replacement garden room 3 conditions

Apple Tree Farm, Waterley Bottom, Permitted Development S.15/1497/AGR - secure workshop.

The Full Moon, Mount Pleasant, Consent S.15/1586/NEWTPO - Full Moon Public House, Wotton-Under-Edge, GL12 7JS (New TPO on Beech and Silver Birch)

Wotton-Under-Edge Recreational Ground, New Road, Permission S.15/1130/FUL - Construction of path between Wotton – Kingswood Road (from OS Grid Reference ST 751 928)

across agricultural field to Wotton Community Sports Foundation's (WCSF) New Road site. Path will run across WCSF site to skate park and join existing path leading to main site gate. 2 conditions

15 Lisle Place, Permission S.15/1294/HHOLD - Proposed demolition of existing front porch and rear wc extension. Construction of two storey side/rear extension and new front porch. 2 conditions

1 Streamfield Cottages, Parklands, Consent S.15/1315/LBC - Internal and external alterations. 2 conditions

NEW APPLICATIONS

P.5400 S.15/1547/VAR Coombe Hall Farm, Coombe, Variation of Condition Inc Renewals Removal of condition 7 (agricultural occupancy) from S.13/0412/FUL.

Wotton-under-Edge Town Council objects to this application and considers that the Farmhouse should be retained for agricultural or forestry usage as specified. The previous application S.13/0412/FUL which approved the new dwelling on site was correct to have an agricultural tie attached since this building is outside the settlement boundary of Wotton-under-Edge as defined in the Local Plan 2005, and is also in an Area of Outstanding Natural Beauty. This Council is very concerned that housing development at this site could creep in if an agricultural occupancy condition were not attached, since there was no condition previously placed to demolish the existing Farmhouse before the new one is built, as was recommended by this Town Council. Proposed by Cllr R Claydon seconded by Cllr P Smith and agreed all in favour.

P.5401 S.15/1694/TCA St Marys House, 11 Orchard Street, T1-Birch tree- To be removed from the garden. T2- Elder tree- To be removed. Wotton-under-Edge Town Council objects to this application on the basis that it is not possible to identify which trees are to be removed, as the plans have not been scanned correctly onto the SDC planning website. Proposed by Cllr John Cordwell seconded by Cllr T Luker and agreed 9 in favour with 1 against.

This completed the business of the Planning Committee at 8pm

Signed
Chairman of the Planning Committee

Date