

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 30th OCTOBER 2017 AT 7pm, CIVIC CENTRE



PRESENT: Councillors C Young (Chairman), R Hale, N Pinnegar, R Claydon, J Turner, John Cordwell, June Cordwell, T Luker, P Barton, A Wilkinson, P Smith

In Attendance: Clerk Ms S Bailey **PUBLIC:** 1

P.5738 Apologies for Absence none received

P.5739 Declaration of Interest Cllr C Young; personal interest in planning applications 12 Locombe Place, 17 Old Town, Wortley Dairy Farm

P.5740 Public Forum Mr Bachelor as Scouts Chairman attended to explain intention of the Scouts to enlarge their facilities. The huts adjacent to the civic centre car park and at Conygres are too small for this successful group and they lack much needed modern facilities. A larger venue at Conygres is proposed with parking to enable safer drop off. Planning permission will be applied for and funding sought, although the formal trusteeship of the entity is being sorted out first to safeguard the future within the Scouts Association. Comments on the draft ideas are welcome; the draft plans will be emailed to the Clerk to distribute.

P.5741 Chairman's Report Cllr Young highlighted the issue of Pennwood Lodge's recent planning application being possibly refused by SDC Planning Authority and that it would be worthwhile calling in the application in order that the Highways concerns are dealt with in a timely fashion and given their due attention, should the application ever go to an Inspectorate Appeal situation. Given this Council's general support for this application and considering the urgency of the matter due to SDC Planning Authority time constraints, the Clerk is asked to use Delegated Powers under S101 with the matter being ratified at the November Planning Committee meeting.

P.5742 Minutes of the Meeting Held in September 2017 Proposed by Cllr John Cordwell seconded by Cllr P Barton to approve the Minutes of the August Planning meeting, agreed 11 in favour with 1 abstention.

P.5743 Correspondence

a) Draft Joint Spatial Plan for the West of England and the proposals for Charfield & the immediate vicinity to Wotton -to consider response. The draft document may be changed by the 4 lead councils until public consultation starts on 22nd November, however Wotton Town Council considers the items below to be pertinent in how the issues raised in the document affect Wotton:

- Charfield will be promoted to be a more sustainable settlement (Policy 7.9 and Strategic Dev Location Vision para 5.1, p 69) with a substantial amount of new employment land to accompany residential development (SDL p66), however, the SDL for Charfield (p66) refers only to a "new convenience store".
- Sustainability Objective 1c to achieve reasonable access to healthcare facilities -Doctors, Opticians, Pharmacies, Dentists, Hospitals with respect to Charfield (unnumbered page 285 of document) comments "There are no health care facilities in Charfield. The nearest healthcare facilities are located within Thornbury, outside of reasonable distance". This is incorrect: doctors, opticians, pharmacies and dentists are available in Wotton-under-Edge and currently used by Charfield residents. The Mitigation/Enhancement column says: "Should strategic growth be proposed, work will be required to assess projected requirements. Policy 7.9 has no specific requirements." This is highly inadequate; Policy 7.9 must tackle this issue as the capacity of these facilities in Wotton is already being stretched.
- Inclusion of a strategic transport package is positive and in particular the vigorous promotion (p70) of the reopening of Charfield rail station, for which land has been reserved.
- Junction 14 of M5 is already close to capacity and needs improvement, particularly the traffic light system which is switched off at peak times to allow better flow.

- Sustainability Objective 2d Achieve reasonable access to educational facilities (primary schools, secondary schools) with respect to Charfield (unnumbered p292 of document) comments “nearest secondary school is Katherine Lady Berkeley, outside of a reasonable distance to the east.” This is totally incorrect; Charfield is closer to Katharine Lady Berkeley’s School than much of the school’s admission area. The Mitigation/Enhancement column says: “Should strategic growth be proposed, work will be required to assess existing capacity in the context of projected requirements. Policy 7.9 requires ...contributions to delivery of an expanded secondary school in the locality, and/or the delivery of a new all through 3-16 school at Buckover Garden Village.” The secondary school “in the locality” is KLB which Policy 7.9 also says is a key local destination. The alternative of a new 3-16 school at Buckover would be much further away and by definition would not have a 6th form. The above statements are all inconsistent with each other.
- Sustainability Objective 2e (unnumbered p292) gives Thornbury as the nearest town centre with the intention of improving access to Thornbury by public transport. This ignores Wotton-under-Edge, which although smaller, does attract shoppers etc from Charfield and is a much closer satellite centre for local services.

P.5744 Stroud District Council Planning Decisions Notice of the following decisions was received:

Lime Villa, 35 Coombe Road, <u>Permission</u> S.17/1840/CPE - Use of land to rear of dwelling as residential garden curtilage.
Car Park For Newark Park, Ozleworth, <u>Permission</u> S.17/1731/FUL - Permanent planning permission for existing. Reception building and new WC Block and associated drainage. 2 conditions
27 Coombe Road, <u>Permission</u> S.17/1615/HHOLD - Erection of decking and levelling the garden (revised application) . 2 conditions
Land Adjacent To Tamarisks, Symn Lane, <u>Withdrawn</u> S.17/1718/FUL - Erection of detached, 3 bedroom dwelling with detached garage.
52 Parklands, <u>Permission</u> S.17/1945/CPL - 1. Installation of an external front door with side panels and a window to the front of the property to enclose the existing open porch. 2. Removal of current downstairs cloak room including internal nonload bearing wall, external non-load bearing wall and original front door. 3. Moving the existing internal garage wall further into the integral garage to expand the existing utility room and provide a new cloak room.

P.5745 New Applications

S.17/2104/TCA 11 Valley Road, Trees in a Conservation Area, Reduce mature willow by approx 4 metres height and reduce lateral spread by approx 2 metres to balance. It was proposed by Cllr P Smith and seconded by Cllr T Luker to support this application, agreed by all.

Cllr C Young left the room, Cllr P Smith took the chair

S.17/2046/HHOLD 12 Locombe Place, Two storey rear extension to form additional accommodation. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell to support this application, subject to obscure glazing being used in the toilet and bathroom to protect neighbouring privacy, agreed by all.

S.17/2222/TCA 17 Old Town, GL12 7DH. Tree to be removed. It was proposed by Cllr L Farmer and seconded by Cllr R Claydon to support this application, agreed 10 in favour, 1 abstention.

S.17/2267/AGR Wortley Dairy Farm, Wortley Road, Agricultural Notification. Erection of two agricultural storage buildings. Application noted.

Cllr C Young returned & took the chair

S.17/2065/HHOLD 11 Court Meadow, GL12 7JA. Proposed rear decking and sheds. An initial motion of objection due to overbearing nature on its surroundings was narrowly defeated, and following a further unsuccessful motion, a proposal by Cllr John Cordwell of objecting on grounds of lack of information regarding the decking was seconded by Cllr P Barton, and agreed 10 in

favours 2 against. Furthermore it is requested that if the planning officer is minded to grant permission then there should be a condition that the large shed is not used for residency.

S.17/2198/LBC 9 Old Town GL12 7DH, Formation of partitions to separate 2nd floor bedroom, form landing/staircase and incorporate shower room with WC. Replacement of Upvc gutters and rainwater pipes with cast aluminium/iron. Replacement roof covering over bathroom and garden store. It was proposed by Cllr John Cordwell and seconded by Cllr T Luker to support this application subject to nothing of architectural or historic value being lost, agreed by all.

S.17/2177/FUL Land Adjacent, Fountain Crescent, Erection of 22no. dwellings with associated access, parking, and amenities. It was proposed by Cllr L Farmer and seconded by Cllr P Smith to support this application, agreed 10 in favour 2 abstentions, subject to the following matters being addressed by the Planning Authority:

- a) that the road is ultimately adopted by the Highways Authority and not left as private
- b) that the houses at the very beginning of the road and the very end are realigned in order that they do not overlook or are not so closely placed to existing residences thus maintaining their privacy
- c) that parking layout of end-to-end is altered so that less shuffling/manoeuvring on site of vehicles is necessary
- d) that a construction method statement is required
- e) that the application is called in to development control committee to decide given the concerns with the above issues.

S.17/1874/REM Land At, Westridge Road, Reserved matters application following permission S.16/0766/OUT (appearance, landscaping, layout and scale) (Revised drawings received 3.10.17). It was proposed by Cllr John Cordwell and seconded by Cllr L Farmer to object to this application, agreed by all, resubmitting the same reasons as previously, namely:

1. The proposed enlarged dwelling (very different from the 'outline' application) is much larger than those in the vicinity and thus out of character with the street scene, comprised mostly of bungalows.
2. The proposed dwelling is overdevelopment of the plot and is too large for the size of the site.
3. This Council wishes the tall trees along the road boundary to be retained – the proposal appears to suggest their removal.
4. There are questions regarding the stability of this plot located on top of such a steep slope. The foundations required for a large two storey property would undermine the bank and lead to instability and erosion above what is a very busy main access route into the town. Erosion of this hillside has been evidenced further along, on Old London Road, which the Highways Authority had to repair recently with very expensive and time consuming stabilisation measures.

S.17/2235/HHOLD The Meeting House, 6A Old Town, Carport including garden store. It was proposed by Cllr R Hale and seconded by Cllr T Luker to support this application, agreed 11 in favour 1 abstention, subject to the Planning Authority satisfying itself that vehicles can safely enter and exit the carport.

S.17/2062/HHOLD 11 Hill Road, Proposed enlargement of front porch. It was proposed by T Luker and seconded by Cllr P Smith to support this application, agreed by all.

S.17/2315/TCA Renishaw PLC, Old Town, Dismantle to ground level 3x Young (10M) Common Lime trees and 4 x similar (10M) Maple trees. Tag numbers..1918-1919-1921-1924- 1925-1926-1927 on raised bank above the highway, as per discussion with SDC tree officer. Trees to be removed as they are outgrowing the available space, interfering with BT and Power cables, and

creating excessive shade to the works building behind. Keeping these existing trees will require regular pruning and reduction resulting in ugly winter crowns. Trees are to be replaced with a smaller more suitable species that will enhance the area such as Malus tschonoskii or Malus floribunda. The works above are to replace the application for reduction and re shaping of the existing trees. After much discussion, it was proposed by Cllr R Claydon and seconded by Cllr R hale to object to this application, agreed 11 in favour 1 abstention, since the trees do not currently interfere with many of the overhead cables and where they do, can be adequately trimmed to maintain clearance. Furthermore, the trees perform a pleasant function of blocking the industrial site from the street's view thus maintaining the existing streetscene.

P.5746 Extra Application dealt with under Clerk's delegated powers S101 to respond (after consultation with Councillors) due to tight time frames of SDC Planning Authority to deal with applications.

S.17/2332/HHOLD 103 Bearlands, two storey side extension and single storey rear extension to provide additional living space. It was proposed by Cllr R Claydon and seconded by Cllr T Luker to support this application, agreed 7 in favour, 2 against, 3 abstentions.

This completed the business of the Planning meeting at 8.30pm

Signed:

Dated:

Chairman of the Planning Committee