

**DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL  
PLANNING COMMITTEE HELD ON 29<sup>th</sup> JANUARY 2018 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, L Farmer

**In Attendance:** Clerk Ms S Bailey      **PUBLIC:** none

*One minute's silence was held in respect for the recent deaths of former Cllr, Mrs L Harris, and former employee, Mr P Russell Jones.*

**P.5761            Apologies for Absence** all present

**P.5762            Declarations of Interest & Dispensations** Cllr J Turner employer 38 Long St, Cllr T Luker relative at Pennwood Lodge

**P.5763            Public Forum** no public present

**P.5764            Chairman's Report** none

**P.5765            Minutes of Planning Meetings** no minutes to approve.

**P.5766            Correspondence** - none

**P.5767 Stroud District Council Planning Decisions** Notice of the following decisions was received:

S.17/2463/HHOLD 7A Rosemary Terrace Garage extension/alterations. <b>Permission 2 conditions</b>
S.17/2705/TCA , The Manor House Culverhay, GL12 7LS. (1) Evergreen Magnolia by the house High tops on the church yard side. Reduce to approximately 1.0 above the roof line. High, long branches. Reduce by approximately 1.5m to shape. Lower branches across and in front of the house. Reduce by approximately 1.0m to shape. (4) Hawthorn. Remove the tall central leader and shape. <b>CONSENT</b>
S.17/2503/HHOLD Panswold Waterley Bottom GL11 6EG Erection of replacement conservatory. <b>Permission 2 conditions</b>
S.17/2517/HHOLD 27 Bradley Street GL12 7AR Single Story Rear Extension. Additional windows. <b>Permission 2 conditions</b>
S.17/2656/HHOLD 1, 3, 7 Mount Pleasant GL12 7JS. External wall wrap around insulated render system. Applications <b>Withdrawn</b>
S.17/2679/FUL Land At 6 Potters Pond Wotton-Under-Edge <b>Withdrawn</b> Construction of a new two storey detached dwelling.

**P.5768 New Applications**

**S.17/2442/COU 10 Haw Street**, Wotton-Under-Edge, Change of use from class2 business to residential. It was proposed by Cllr June Cordwell and seconded by Cllr L Farmer and agreed all in favour to support this application.

**S.17/2857/HHOLD 2 Locombe Place**, GL12 7HZ. First floor side extension. It was proposed by Cllr June Cordwell and seconded by Cllr L Farmer and agreed 11 in favour, 1 abstention, to make the comment on this application, that, the proposed application may result in reduced light entering the neighbouring property's window making that room much darker.

**S.18/0052/HHOLD 10 Wortley Terrace**, Wortley Road, Demolish the covered porch and rear single storey extension, proposed a 2 storey rear extension. It was proposed by Cllr C Young and seconded by Cllr J Turner and agreed all in favour to support this application.

**S.18/0018/HHOLD 22 Dryleaze**, Single storey extension to rear of property, garage conversion, new parking hardstanding. It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell and agreed 11 in favour, 1 abstention, to object to this application. There are concerns that this is a much enlarged property and no extra parking provision is provided. The existing plans label the garage as a 'study' when it is technically still a garage as permission has not been given for its conversion. Parking is a serious problem in Wotton-under-Edge as identified in the SDC Local Plan Nov 2015, and this Council objects to the removal of a parking facility namely the garage. No replacement or extra parking facility is provided in the proposed plans at this property to replace the loss of the garage. Furthermore cars frequently park outside the property on the verge and pavement leading to increased danger for pedestrians, namely children on their way to the local schools.

*Cllr J Turner left the room*

**S.18/0004/FUL 38 Long Street**, GL12 7BT. Rear extension to existing lean-to. It was proposed by Cllr John Cordwell and seconded by Cllr T Luker and agreed all in favour to make no comment on this application.

*Cllr J Turner returned to the room*

**S.18/0087/COU Symn Lane Clinic**, Symn Lane, Change of Use from Clinic (D1) To Office (B1). It was proposed by Cllr L Farmer and seconded by Cllr T Luker and agreed all in favour to support this application.

**S.17/2854/HHOLD1 Brickfields**. Demolition of existing single storey side extension to be replaced with 3 storey extension. It was proposed by Cllr T Luker and seconded by Cllr L Farmer and agreed all in favour to support this application.

**S.17/2871/COU First Floor Flat, 10 Church Street**. Change of use of first-floor flat to a day nursery. It was proposed by Cllr P Smith and seconded by Cllr P Barton and agreed all in favour to object to this application. The proposed pick-up and drop-off facility at this location is totally inappropriate and would lead to a danger for pedestrians having to walk into the road to avoid vehicles, and also the building users who would step outside the property immediately onto a moving car area. The road immediately outside the front door is a narrow one-way street with double yellow lines which indicate 'no parking'. Parked cars in this location cause a hazard for traffic and block the principal one-way access into the main shopping street of Wotton. Furthermore the applicant claims to own sufficient frontage for parking yet the existence of (well used) pavement within the frontage contradicts this claim. Furthermore the application fails to mention that there would be conflict between the ground floor usage as a carpet shop where customers and deliveries need constant access and the demands for the new proposed usage. This site does not have the capability in terms of safety to serve these two uses.

**S.18/0125/HHOLD Dingle Farm, Waterley Bottom**, North Nibley, Proposed single storey extension to create 'Garden Room' to end of West elevation, two storey 'infill' extension to rear/north elevation to accommodate replacement stair, passage & landing & to facilitate the installation of 'through floor' mobility lift, together with amendments to the fenestration of the central element of the building including parapet walling to front/south elevation & return gables. Erection of weather porch to west/rear door elevation. Reconfiguration of existing entrance porch & replacement of concrete interlocking roof tiles with stone slates. It was proposed by Cllr C Young and seconded by Cllr R Claydon and agreed all in favour to make no comment on this application.

*Cllr T Luker left the room*

**S.17/1231/FUL Proposed New Care Home at Penn Wood Lodge, Kingswood** - revised Transport Statement (15 Jan 2018), including assessment of the worst case scenario with full occupation of both the existing and proposed car homes, an updated visibility splay at the entrance, updated parking details and speed reduction measures including double central white lines, rumble strips. It was proposed by Cllr P Smith and seconded by Cllr L Farmer and agreed all in favour to support this application.

*Cllr T Luker returned to the room*

This completed the business of the Planning meeting at 7.55pm

Signed: .....

Dated: .....

Chairman of the Planning Committee

DRAFT