



DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 26th FEBRUARY 2018 AT 7pm, CIVIC CENTRE

PRESENT: Councillors P Smith (Chairman), N Pinnegar, R Claydon, J Turner, John Cordwell, June Cordwell, T Luker, P Barton, L Farmer, M Short

In Attendance: Clerk Ms S Bailey **PUBLIC:** 4

P.5769 Apologies for Absence noted from Cllrs C Young, R Hale, A Wilkinson. New town councillor Mike Short was welcomed, noting that Declaration of Acceptance of Office has now been signed.

P.5770 Declarations of Interest & Dispensations Cllr N Pinnegar, Mt Pleasant application (personal), Cllr P Barton 2A Water Lane application (personal), Cllr P Smith Tamarisks application (personal).

P.5771 Public Forum

One member of the public spoke of her intention to apply for retrospective planning permission relating to clearance and rebuild of an agricultural barn at a paddock near Bradley Green, and gave explanations relating to works which had taken place. She handed out details, and was thanked for providing this background for the forthcoming application.

Three members of the public all spoke of the land at Tamarisks application, namely the two occupants of Tamarisks, and the neighbour of no.2 Chipping Close. The property owners explained how they had met again with planners and architects to a) solve issues relating to highways safety and had provided extra pavement space for pedestrians to walk past more safely, however were unable to alter the house position very much due to problems turning in the driveway and accessing the rear garden. The neighbour spoke of his serious concern that light would no longer reach his kitchen window at all and that loss of morning sunlight would affect future enjoyment of amenity space at this property.

It was agreed by Council to move forward the following item on the agenda.

P.5772 S.18/0186/FUL Land Adjacent To Tamarisks, Symn Lane, Erection of new detached, 3 bedroom dwelling with detached garage (revised application).

Cllr P Smith left the room for the following decision (but not discussion) having declared a personal interest and Cllr R Claydon took the Chair

After discussion of the fact that highways issues had now been resolved and the pavement proposals much improved for pedestrians, it was proposed by Cllr R Claydon and seconded by Cllr P Barton and agreed 7 in favour, 1 against, 1 abstention, to make the comment that WTC wishes the Planning Authority to take into account the amount of light blocked into the neighbour/no.2 Chipping Close's window when considering this application. Furthermore, if SDC is minded to grant this application then WTC requests that a condition is added that the wall and pavement improvements at the front of the property are completed first, before any other work is carried out, in order that local children are not subject to danger when passing construction vehicles entering/exiting this site on their walk to the nearby school.

Cllr P Smith returned to the room

P.5773 Chairman's Report none

P.5774 Minutes of Planning Meetings to approve Minutes of January 2018. It was proposed by Cllr June Cordwell and seconded by Cllr L Farmer and agreed 9 in favour, 1 abstention, to approve the January 2018 Minutes as presented.

P.5775 Correspondence

- a) To consider whether to make a response to next stage of South Glos New Local Plan consultation – comments by 30th April (www.southglos.gov.uk/newlocalplanfeb2018). Noted.
- b) Stroud District Heritage Strategy – noted that this was considered by SDC Environment Committee Thursday 8th February and an action plan will be produced.
- c) Noted Planning Inspector dismissal of Appeal of land at Holywell Farm ref: APP/C1625/W/17/3175953

In conclusion, a number of benefits would flow from this development. The proposed 25 homes would make a limited contribution to the overall supply of housing nationally with a policy compliant contribution of 8 affordable units towards the provision of affordable housing in a District with an acknowledged acute need. Additionally, the proposal would be likely to result in a minimal increase to economic activity in Wotton-under-Edge.

In acknowledging these benefits, I do not consider that they would outweigh the harm identified to both the character and appearance of the Cotswolds AONB and biodiversity, nor do they provide an adequate justification for reducing the weight that should be given to Core Policies CP1, CP2, CP4, CP15 and Delivery Policy HC1 of the SDLP. To do so would allow residential development in the Cotswolds AONB without regard to the quantified need for it and would be in direct conflict with the core planning principle of the Framework that planning should genuinely be plan-led (paragraph 17). In reaching this conclusion I consider that it is wholly consistent with Secretary of State's speeches of 4 July 2017 and 16 November 2017 that seek amongst other things to boost the supply of housing within a plan led system. For the above reasons, and having regard to all other matters raised I conclude that the appeal should be dismissed.

Jameson Bridgwater - INSPECTOR

- d) To consider any suggestions to 'Cotswold District Council Main Modifications to Local Plan 2011-2031' responses by 04/04/18 (http://consult.cotswold.gov.uk/portal/fp/local_plan_2011-2031/main_mods/main_mods_to_local_plan) Noted.

P.5776 Stroud District Council Planning Decisions Notice of the following decisions was received:

S.17/2522/HHOLD 43A Gloucester Street GL12 7DN Permitted Replacement dormer to the front and new rear dormer. 2 conditions
S.17/2656/HHOLD 1, 3, 7 Mount Pleasant GL12 7JS, Withdrawn , External wall wrap around insulated render system
S.17/2679/FUL Land At 6 Potters Pond , Construction of a new two storey detached dwelling Withdrawn
S.17/2624/FUL Katherine Lady Berkeley Sports Field Wotton Road Permitted , formation of 2 BMX bike tracks. 2 conditions
S.17/2646/FUL Katharine Lady Berkeleys School GL12 8RB, Demolition of existing temporary classrooms. Single storey extension, to provide 2 new classrooms/toilets. Permitted 2 conditions
S.17/2647/FUL Katharine Lady Berkeleys School Wotton Road GL12 8RB Single storey extension to DT block Permitted 2 conditions
S.17/2570/HHOLD 12 Ludgate Hill GL12 7JJ Extension to the existing kitchen and a first floor extension to provide two bedrooms Permitted 2 conditions
S.17/2857/HHOLD 2 Locombe Place GL12 7HZ First floor side extension. Permitted 2 conditions
S.17/2442/COU 10 Haw Street GL12 7AQ, Change of use from class2 business to residential. Permitted 2 conditions

P.5777 New Applications

S.17/2618/HHOLD 11 Court Meadow, GL12 7JA, rear decking and sheds (resubmission following withdrawn application). It was proposed by Cllr L Farmer and seconded by Cllr N Pinnegar and agreed 9 in favour, 1 against, to make the comment that if the planning officer is minded to grant permission then we request that there is a condition attached that the large shed is not used for residency or for running a business.

*Cllr P Barton left the room for the following item
Cllr June Cordwell left the room briefly during following item*

S.17/2797/HHOLD 2A Water Lane, Raised decking to rear garden. It was proposed by Cllr T Luker and seconded by Cllr June Cordwell and agreed 8 in favour, 1 against, to support this application.

*Cllr P Barton returned to the room
Cllr N Pinnegar left the room*

S.17/2549/HHOLD 2 Mount Pleasant, a driveway to the front garden. After much discussion, and noting the poor quality of plans presented, it was proposed by Cllr J Turner and seconded by Cllr June Cordwell and agreed all in favour to object to this application on the grounds of:

- The proposed driveway would be close to a busy junction, near a primary school, which would be detrimental to highway safety. Furthermore visibility splays are poor with a tree also obstructing views.
- There would be no turning area within the property's grounds
- There would be a potential loss of amenity green space of the verge area outside the property to the front.

Cllr N Pinnegar returned to the room

The Clerk will respond to the following application under LGA 1972, S101 Delegated Powers due to time constraints imposed by the Planning Authority.

S.18/0427/HHOLD 11 The Green, Synwell, demolition of outhouse and existing kitchen. Alterations to kitchen, construction of new entrance utility area and reform kitchen / first floor bedroom. It was proposed by Cllr T Luker and seconded by Cllr John Cordwell and agreed 9 in favour, 1 abstention, to support this application, however to also request that, due to very poor access, a construction method statement is provided prior to commencement of works.

This completed the business of the Planning meeting at 8.15pm

Signed:

Dated:

Chairman