

**DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 26th MARCH 2018 AT 7.10pm, CIVIC CENTRE**



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

In Attendance: Administrator Mrs D Hyam **PUBLIC:** One.

P.5778 Apologies for Absence. None

P.5779 Declarations of Interest & Dispensations. Cllr John Cordwell and Cllr June Cordwell 129 Bearlands application (personal), Cllr Young 10 Wortley Terrace and 2 Church Street (professional and personal).

P.5780 Public Forum

The member of the public spoke about the appeal for the Holywell Farm development. She wanted to thank the Town Council for their support with the process. In particular the Holywell Action Group was very impressed with the Town Council's written response and the attendance at the appeal hearing. It was noted that the statement given by Cllr C Young at the appeal was also well received.

P.5781 Chairman's Report. None

P.5782 Minutes of Planning Meeting Held on 26th February 2018. To approve Minutes of February 2018 meeting. It was proposed by Cllr John Cordwell and seconded by Cllr Paul Smith and agreed all in favour, to approve the February 2018 Minutes as presented.

P.5783 Correspondence

- a) To consider a making comments on proposals for Govt proposed overhaul of National Planning Policy Framework to SLCC, contributing to a sector response.

It was noted that the document was very lengthy some 51 pages long, and it was decided that as the closing date is 10th May 2018 that it would be discuss at the April planning meeting. It was noted that there are some subtle changes with parking enforcement, parking charges, allotments and cyclists. It was also noted that a response may have to be sent sooner to the SLCC.

P.5784 Stroud District Council Planning Decisions. Notice of the following decisions was received:

S.18/0018/HHOLD Permitted 22 Dryleaze GL12 7AL Single storey extension to rear of property, garage conversion, new parking hardstanding. 4 conditions
S.18/0004/FUL Permitted 38 Long Street GL12 7BT Rear extension to existing lean-to. 2 conditions.
S.17/2651/HHOLD Permitted 23 Westfields GL12 7AW External wall wrap around insulated render system. 2 conditions
S.17/2854/HHOLD Permitted 1 Brickfields GL12 7LF Demolition of existing single storey side extension to be replaced with 3 storey extension. 3 conditions
S.18/0087/COU Permitted Symn Lane Clinic Symn Lane GL12 7BD Change of Use from Clinic (D1) To Office (B1) 2 conditions
S.18/0125/HHOLD Permitted Dingle Farm Waterley Bottom GL11 6AE 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
S.17/2797/HHOLD Permitted 2A Water Lane GL12 7LG Raised decking to rear garden - <i>decision notice unavailable to view on website as at 21 march</i>

P.5785 New Applications

Cllr C Young left the room

Updated 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 R Claydon and seconded by Cllr N Pinneger and agreed all in favour that a comment should be made and not support or object to the application. Concern regarding rear access being moved and possible loss of light to 11 Wortley Terrace needs to be checked by the planning department.

S.18/0349/LBC 2 Church Street, GL12 7HB. Replacement of one window. It was proposed by Cllr R Claydon and seconded by Cllr L Farmer and agreed all in favour to support the application.

Cllr C Young returned to the room

S.18/0453/TCA 2A Orchard Street, GL12 7EZ. T1 Silver Birch. Remove recent new growth down to just above previous cuts. It was proposed by Cllr L Farmer and seconded by Cllr R Hale and agreed all in favour to support the application.

S.18/0452/FUL 24 Tabernacle Road. Demolition of existing property & rebuild as planning permission approved reference: S.16/1250/HHOLD. It was proposed by Cllr R Claydon and seconded by Cllr R Hale and agreed 11 in favour and 2 abstentions that comment should be made. The balcony will overlook neighbours garden so loss of privacy. Concern that work may have started before decision on application.

S.18/0466/TCA 53 Bradley Street, GL12 7AR.T1 - Eucalyptus (gunnii). Dismantle and fell. Tree in close proximity (within 1m) to retaining wall of cottages on Gloucester Street. Tree causing nuisance (shading) to gardens to rear as directly south of small gardens. Previous pruning has reduced amenity value, plus stimulated dense regrowth exacerbating shading. It was proposed by Cllr R Claydon and seconded by Cllr L Farmer and agreed all in favour to support the application.

S.18/0428/HHOLD Dovercourt, The Warren, Wotton-Under-Edge. Internal alterations and two storey rear extension to existing dwelling. It was proposed by Cllr John Cordwell and seconded by Cllr P Smith and agreed all in favour to support the application.

S.18/0056/HHOLD, 11 Merlin Haven, GL12 7BA. Single storey side extension. It was proposed by Cllr R Claydon and seconded by Cllr P Smith and agreed all in favour to support the application.

S.18/0521/FUL Grebe Paddock, Bradley Green, Erection of storage barn for agricultural equipment (retrospective). It was proposed by Cllr P Barton and seconded by Cllr J Turner and agreed all in favour to support the application.

S.18/0561/LBC 17 Church Street, GL12 7HB. Extension to kitchen. It was proposed by Cllr R Hale and seconded by Cllr June Cordwell and agreed all in favour to support the application.

S.18/0645/FUL Wotton Building Supplies, The Chipping, Demolition of workshop/storage building - concrete floor to be retained as open yard and parking. It was proposed by Cllr P Smith and seconded by Cllr P Barton and agreed all in favour that comment should be made. To suggest buildings are inspected to make sure they are sound, as may result in weakening remaining buildings. Concern that asbestos is in the roof.

WTC Planning Minutes 26/03/2018

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

S.18/0465/TCA Under The Hill House Adeys Lane GL12 7LY T1 Norway Maple "Crimson King" - Dieback throughout crown, over 50% of crown is dead with necrosis of cambium. unoccluded damage to lower stem on North side. South side of tree retains remains of canopy in summer. Load of canopy borne by damaged and necrotic side of stem. Likely that tree will die within 1-2years - Dismantle and fell tree. T2 Norway Maple "Drummondii" - Reduce overhang on Parklands (SSW) side by 1-2m, using drop crotch pruning to achieve small reduction in overhang, prune to shape into the rest of crown. It was proposed by Cllr R Claydon and seconded by Cllr L Farmer and agreed all in favour to support the application.

The Limes, Coombe Road, Construction of swimming pool and pool house. It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell and agreed all in favour that comment should be made. Lies outside settlement boundary. Concern that it could be used as a holiday let or extra accommodation as two storey.

Cllr John Cordwell and Cllr June Cordwell left the room

S.18/0569/HHOLD129 Bearlands, GL12 7SB. Description: Demolition of existing conservatory and construction of utility room and enlarged dining/kitchen area. It was proposed by Cllr R Claydon and seconded by Cllr P Smith and agreed all in favour to support the application.

Cllr John Cordwell and Cllr June Cordwell returned to the room

This completed the business of the Planning meeting at 8.15pm

Signed:

Dated:

Chairman

Following the above meeting, a working group meeting discussed the Sport England grant to Wotton Pool and any necessary changes to lease and service level agreements which will be formally considered on the April Town Council agenda.