

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 24th SEPTEMBER 2018, 7pm, CIVIC CENTRE



PRESENT: Councillors R Claydon (Chair), June Cordwell, T Luker, P Smith, John Cordwell, N Pinnegar, P Barton, J Turner, M Short, A Wilkinson

In Attendance: Town Clerk Ms S Bailey **PUBLIC:** 6

P.5831 **Apologies for Absence** noted from Cllrs L Farmer & R Hale

P.5832 **Declarations of Interest & Dispensations** In view of the applications for tree works in the parish by this Town Council and the need for the Town Council to comment on tree applications in the interests of representing the residents of the parish, it was proposed by Cllr June Cordwell and seconded by Cllr P Smith and agreed by all to grant this Town Council a dispensation for commenting on its tree works applications within the parish which were generated by an independent arboricultural consultant instructed by the Town Council.

P.5833 **Public** Six residents attended to voice objection to the planning application of 6 Potters Pond on the grounds of invasion of privacy, blocking of light, dangerous parking and access conditions, inappropriate conversion of garden space in the curtilage of a listed building and plans being submitted which were inaccurate and misleading as they inaccurately represented scale of neighbouring properties. Various questions were answered for councillors, and the newly submitted plans explained, which although showed a dwelling with fewer bedrooms, the new plan footprint is actually larger than the previous withdrawn plans.

It was agreed to bring forward the following item on the agenda.

P.5834 **S.18/1884/FUL Land at 6 Potters Pond.** Construction of a new single storey detached dwelling (resubmission). It was proposed by Cllr R Claydon and seconded by Cllr P Smith and agreed by all that Wotton-under-Edge Town Council objects to the application due to its wide-ranging failure to conform to the Stroud District Local Plan adopted Nov 2015:

- Failure to meet Policy ES3; there is a serious loss of privacy & amenity space for neighbouring properties and it is still overbearing in its design. There would be a detrimental impact on highway safety.
- Failure to meet Policy ES10 which values the historic environment and assets.
- Not respectful of policy CP14 s5, i.e. having an appropriate design and appearance which is respectful of the surroundings, including built environment and heritage.
- Lack of respect for CP14 item 7 which states that development should not unacceptably or adversely affect neighbouring occupants.
- Inability to meet policy HC1 s9 which states that small scale housing development must have a layout access and parking appropriate to the site and surroundings.
- Inappropriate fenestration which affects neighbouring privacy and amenity (rear/side windows look into adjacent Jays Mead bungalow in winter when hedge leaves fall, and eastern elevation overlooks adjacent High Lees property).
- Accessibility via a steep communally used driveway on a bend which would not be suitable for construction traffic. A construction method statement would be needed since construction vehicle parking on site or on the driveway is impossible, the road outside is increasingly busy given the popularity of the new Potters Pond development leading to increased roadside parking, and its location close to two busy residential junctions. Furthermore Traffic Regulation Orders via Gloucestershire County Council will increase the double yellow lines

outside this property as a result of parking /traffic related problems at this location. This is a bus route and road blockage on this bend would cause serious traffic problems.

- Detrimental impact of the building’s design, and its position and the increased parking on a heritage asset is contrary to NPPF para.132 given that it is in the curtilage of Moore Hall, a listed building. Parking area will require a substantial retaining wall to be erected very close to this listed building leading to a curtilage, which is out of character.
- The design of the application is out of keeping with the vernacular and does not fit into the local streetscene – contrary to Policy HC1 section 1.

P.5835 Chairman’s Report Cllr R Claydon commented on:

a) An alcohol licensing application had just arrived by email for 21c Long St but as it was not an agenda item could not be officially discussed at this meeting. However, all members were in favour of supporting this venture and the clerk is asked to put it on next agenda to ratify formally ahead of time expiry for responses; the matter is delegated to the Clerk to respond in favour.

b) SDC held a Development Control Committee where the Mount Pleasant Garages site was on the agenda yet did not inform Wotton Town Council of this, which is malpractice. The Clerk has complained to SDC but received no response. The decision was passed by the DC Committee, which was surprised to note that no district councillors or town councillors were present to represent their views. The Chair of that meeting also commented that the garages were vacant and thus the SDC owned asset underutilised (untrue since SDC had given the tenants notice to quit!). The application was thus seen as uncontentious and the DC Committee passed the motion for SDC to convert into housing. Clerk is asked to chase SDC Head of Planning for a response, and escalate the matter to table a question at next full SD Council meeting 18th October.

c) SDC Enforcement Officer was contacted by County Cllr John Cordwell to investigate the agricultural barn conversion at Coombe.

d) Although the conifer tree application by WTC is on this agenda, the crack willow application at Dyers Brook by WTC was omitted due to a mix up by SDC. The Clerk is delegated to make a supportive response on this application, to be formally ratified at the next meeting.

P.5836 Minutes of Planning Meeting To approve Minutes of August 2018. It was proposed by Cllr P Smith and seconded by Cllr N Pinnegar to approve these Minutes, agreed 9 in favour 1 abstention.

P.5837 Correspondence none

P.5838 SDC Planning Decisions Notice of the following decisions was received:

S.18/1443/HHOLD Permitted Hentley House Knapp Road GL12 7HN Alterations and single storey extension to dwelling 2 conditions
S.18/1289/FUL Permitted Garages, Mount Pleasant, Erection of 4 two storey residential dwellings with associated vehicle parking and landscaping 9 conditions
S.18/1446/TCA Permitted Waterloo Mill, School Road, T1 Alder-fell; T2 3 x silver birches-reduce height by 10m; T3 Norway Spruce-fell; T4 Norway Spruce-fell 2 informatives
S.18/1506/FUL Permitted 20 Tabernacle Road GL12 7DR Erection of 3 timber clad stables and hay/equipment store to replace existing field shelter on site. 3 conditions
S.18/1578/HHOLD Permitted 87 Bearlands GL12 7SB A first floor side extension and single storey rear extension 2 conditions
S.18/1595/HHOLD Permitted 6 Ludgate Hill GL12 7JJ Erection of an extension and alterations. 2 conditions
S.18/1707/LBC Approved 4 Clarence Road GL12 7EX Internal alterations and external alterations. Works to include removal of shower room, re-install window above doorway, re-open blocked doorway and open hatch between kitchen and storage room, 2 conditions

P.5839 New Applications

a) S.18/1865/HHOLD 28 Bradley Street, GL12 7AR. Installation of window within gable wall to second floor bedroom allowing easterly view down Bradley Street. It was proposed by Cllr John Cordwell and seconded by Cllr P Barton and agreed by all that Wotton-under-Edge Town Council supports this application.

b) S.18/1973/TCA Wotton Civic Centre, 2 Gloucester Street, Trees in a Conservation Area. Lawson Cypress Cultivars T6 & T7- Fell as in poor condition. It was proposed by Cllr June Cordwell and seconded by Cllr P Barton and agreed by all that Wotton-under-Edge Town Council supports this application.

This completed the business of the Planning meeting at 8.15pm

Signed:
Chairman

Dated: