

**MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL**  
**PLANNING COMMITTEE HELD ON 31<sup>st</sup> JULY 2017 AT 7pm, CIVIC CENTRE**



**PRESENT:** Councillors C Young (Chair), T Luker, John Cordwell, P Barton, N Pinnegar, P Smith, R Claydon, L Farmer (from 7:10), June Cordwell, J Turner

**IN ATTENDANCE:** Clerk Ms S Bailey **PUBLIC:** 8

**P.5710** **APOLOGIES FOR ABSENCE** accepted from Cllrs A Wilkinson, N Clement

**P.5711** **DECLARATIONS OF INTEREST** Cllr J Turner as family regularly uses taxi service of Holywell farm owner, Cllr T Luker due to family member resident at Pennwood Lodge

**P.5712** **PUBLIC FORUM** A number of members of the public spoke about their concerns regarding the Planning Appeal lodged by the developer for the proposed Holywell Farm development. They gave various reasons for adding extra items to the previously detailed objection by the Town Council.

*It was agreed to bring forward the following item.*

**P.5713** **To receive APPEAL NOTIFICATION - Land At Holywell Farm -**

APP/C1625/W/17/3175953. Any comments made at the time of the original application will be forwarded to the Planning Inspectorate and copied to the appellant, and will be taken into account by the Inspector in deciding the Appeal. If WTC wishes to withdraw or modify earlier comments in any way and/or submit further comments, this must be done by 15th August 2017. After much discussion of the planning appeal process and detailed matters relating to the local effect of proposals, it was proposed by Cllr P Smith, seconded by Cllr T Luker, and agreed 9 in favour, 1 abstention, to submit an additional objection document to the Planning Inspector stating the following:

a) The Town of Wotton is a 'Local Service Centre' as stated in the 2015 Stroud District Local Plan, and as such is expected to provide services to the villages around Wotton such as Charfield and Kingswood. Kingswood has seen approvals/applications for 275 extra homes, and Charfield has extra homes of 312 recently plus another 1000 identified in the recent Joint Spatial Plan for the West of England (via South Gloucestershire Council). Together with recent developments in Wotton of 128 extra homes, the total extra new homes are 1715 (with 438 of those already permitted). It must be stressed again that Wotton's infrastructure cannot cope with this new amount of development. A number of the extra new recent homes in Wotton have (and are being) built locally to this proposed development (Full Moon, Potters Pond) and thus would be using the same already congested access roads into the mediaeval central area of town as this development proposes to feed into - leading to further congestion and danger to pedestrians on the narrow adjacent footpaths.

<i>Significant Planning Applications in Wotton Area (Greater than 5)</i>						
<b>Location</b>	<b>Development</b>	<b>Developer</b>	<b>Application Number</b>	<b>Date</b>	<b>Status</b>	<b>Number</b>
<b>Wotton</b>						
	Potters Pond	Crest Nicholson	S12/2123/FUL	02/07/2013	Completed	46
	Water lane/Mitre Pitch	Elan	S11/2223/FUL, S11/2238/FUL	10/04/2013	Completed	24
	Stokes Bakery	Renishaw			Completed	22
	White Lion		S13/0149/COU	25/06/2013	In progress	6
	Full Moon	Woodbine	S14/2430/FUL	22/05/2017	Granted on Appeal	10
	Fountain Crescent	SDC (Site being sold for 20 houses)	S08/1112/FUL	29/09/2008	Permitted	20
					Total	128
<b>Kingswood</b>						
	Tyndale View	Wimpey	S07/1058/FUL	19/12/2007	Completed	41
	Chesnut park	Taylor Wimpey	S11/1839/FUL	18/01/2012	Completed	27
	Chesnut park	Crest Nicolson	S14/1927/OUT	17/02/2016	Granted on Appeal	51
	Land S of Charfield Road	Gladman	S15/1271/OUT	04/10/2016	Withdrawn	95
	Cloverlea Barn	Persimmon	S16/0629/FUL	09/03/2017	Withdrawn	61
					Total Permitted	119
<b>Charfield</b>						
	Charfield Village	Crest Nicolson	PT/13/4182/O	08/01/2015	In Progress	106
	St James Mews	Bellway	PT/16/6580/RM	10/06/2017	Permitted	64
	Land N of Wotton Road	Barratts	PT/16/6924/O	10/07/2017	Appeal in Progress	121
	Church Green/Station Close	Woodstock			Completed	21
	West of England JSP	Several Sites	Strategic Location		Consultation	1000
					Total Permitted	191
					<b>Total Permitted</b>	<b>438</b>
					<b>Total Under Consideration</b>	<b>1715</b>

b) The developer assesses this development as ‘minor’, however for Wotton it is considered a ‘major’ development in relation to recently approved and developed new properties in Wotton and as such, it is expected that the provisions set out in paragraphs 115 and 116 of NPPF, to conserve the landscape and protect the scenic beauty of the Cotswolds AONB, will be upheld.

c) This development offers nothing ‘beneficial’ or adds anything of value to Wotton; this type of housing is not needed by the community and indeed it removes/affects green fields and views, and affects the ‘ethos’ of the town, which is based on its attractiveness as a Cotswold market town, rural life and sustainability. Wotton is being considered as a new Walking Gateway to the Cotswolds via the Cotswold Conservation Board and the town is managing to reinvent itself as ‘a walkers’ town’ promoting rural tourism, due to its location on the Cotswold Way and in the beautiful Cotswolds AONB. The town also holds a successful annual Walking Festival. This development would seriously damage the attractive gateway into the town from the East and is likely to affect the success of projects, such as the Walking Festival, which are crucial to Wotton’s survival as a rural market town relying on tourism.

d) Previously offered incentives of £1million by this developer/Oxford Law to the adjacent playing fields committee, and also of £125,000 to the Town Council, continue to be rejected, and demonstrate the extent of local anger and upset towards this proposal.

**P.5714 CHAIRMAN’S REPORT** no report.

**P.5715 To approve MINUTES** of the June 2017 Planning Committee meeting; it was proposed by Cllr June Cordwell and seconded by Cllr P Barton to approve the Minutes as presented agreed all in favour.

**P.5716 PLANNING CORRESPONDENCE**

- a) To consider response from SDC Head of Planning regarding WTC complaint regarding planning officer decisions on car parking in Wotton. Ms G LeCointe as head of Planning at SDC responded with questions about SDC's own policy/surveys regarding Wotton's parking problems. This council is 'most' concerned that SDC's own officers do not appear to understand or even remember the history of parking surveys and previous local plan input at the various consultation stages. A meeting with the SDC Head of Planning and also Mr B Wyatt, as strategic head of development services, is requested to explore SDC's stance on parking issues in Wotton
- b) Noted that Cotswold District Council Local Plan is now submitted for independent Examination. Notify by Friday 11 August 2017 if WTC wishes to speak at a hearing session

**P.57167 STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:

<b>118 Parklands, <u>Permission</u></b> S.17/0927/HHOLD - Front extension to the existing porch. Decision notice unavailable on SDC website
<b>26 Long Street, <u>Consent</u></b> S.17/1014/LBC - Replacement of windows and door. Re-render kitchen wall. Conversion of existing store to Utility space. . Decision notice unavailable on SDC website
<b>22 Gloucester Street, <u>Permission</u></b> S.17/1055/HHOLD - Renovation of residential property including proposed replacement balcony and conversion of flat roof to pitched roof. 2 conditions
<b>4 Tabernacle Road, <u>Permission</u></b> S.17/1047/HHOLD - Single storey extension. Provision of parking area at the front of the house. 2 conditions
<b>Land At The Rear Of Manor Lodge, Manor Lane, Culverhay. <u>Withdrawn</u></b> S.17/1114/FUL - Erection of new detached dwelling (revised application following approval S.13/1269/FUL).
<b>22 Jays Mead, <u>Permission</u></b> S.17/1230/CPL - Proposed new Garden room as detailed in drawings SP/S 01 – 06. 2 conditions
<b>11A Bradley Street <u>Approval</u></b> S.17/1314/MINAM - Minor amendment to S.16/1636/HHOLD - to provide windows that allow emergency exit from sunroom. 2 conditions
<b>Land Adjoining 1, Potters Pond, <u>Withdrawn</u></b> S.17/1322/OUT - New dwelling.

**P.5718 NEW APPLICATIONS:**

- i. **S.17/1393/CPE Coombe Hall Farm**, Coombe, Certificate Existing Lawful Use/Dev, Use as a dwelling house (Class C3). It was proposed by Cllr R Claydon and seconded Cllr N Pinnegar, and agreed all in favour, to make the comment on this application that this Town Council believes that the reason for continued living in the barn no longer exists, since the replacement dwelling is ready for habitation, and thus urges the planning officer to ascertain the exact situation.
- ii. **S.17/1376/HHOLD Bushford House** New Road Kingswood Wotton-Under-Edge GL12 8JW Extension and conversion of store into a grannie annexe. It was proposed by Cllr John Cordwell and seconded Cllr R Claydon, and agreed all in favour, to support this application subject to a legal agreement condition, in accordance with Stroud District Council Local Plan 2015 Policy HC7, that the new annexe shall not become a separate dwelling from the host property.
- iii. **S.17/1419/HHOLD, 2 Browns Piece**, Clarence Road, Single storey side extension and double storey rear extension with loft conversion. It was proposed by Cllr R Claydon and seconded Cllr P Smith, agreed all in favour, to support this application subject to the provision of a construction method statement, which takes into account the impact of construction vehicles upon

this narrow un-adopted lane, which is also a footpath/public right of way with walls alongside which would easily be damaged by heavy vehicles.

iv. **S.17/1454/FUL 7 Westridge Road**, Erection of new dwelling and garage. It was proposed by Cllr P Smith and seconded Cllr John Cordwell, agreed 9 in favour 1 against, to object to this application due to:

- The new dwelling would affect the setting of the Cotswolds AONB and is adjacent to the Cotswold Way National Trail.
- There is limited access space for local residents along this substandard, narrow, steep and winding lane leading to potentially dangerous vehicle situations immediately above what is the major route into the town. A construction method statement should be requested if officer is minded to approve.
- Lack of amenity space and the required two parking spaces for the remaining property of number 7 Bradley road once their garden is built upon via this application.
- Concerns over the stability of the embankment where the building is proposed. This is a steeply sloping site above the main vehicular route into Wotton. Landslips have already happened in Old London Rd a few metres away leading to extensive embankment reconstruction works by Glos County Council and road closures. A full structural survey of this embankment should be requested.
- It is requested that the boundary hedges and trees and are kept, if the planning officer is minded to approve this application.

v. **S.17/1463/HHOLD and S.17/1464/LBC Wortley House**, Wortley Road, Alteration and extension to existing outbuilding. It was proposed by Cllr R Claydon and seconded Cllr L Farmer, agreed all in favour, to object to this application due to Policy CP15 being contravened since there is no justifiable reason for converting this building and creating a new dwelling in the countryside. Conditions for new development in the countryside are therefore not met.

vii. **S.17/1437/HHOLD Bradley Barn, Bradley Green**, Retrospective application for the erection of a garden store/outbuilding. The application was withdrawn prior to the meeting.

viii. **S.17/1477/LBC Ancient Ram Inn**, Potters Pond, Removal of loose render and repair with bell cast bead insert, lime mortar and lime wash. It was proposed by Cllr John Cordwell and seconded Cllr June Cordwell, and agreed all in favour, to support this application.

*Cllr T Luker left the room for the following item*

ix. **S.17/1231/FUL Penn Wood Lodge**, Wotton Road, Kingswood, New build replacement elderly residential care home over two storeys with part basement. It was proposed by Cllr P Smith and seconded Cllr R Claydon, and agreed all in favour, to make the following comment on this application: Whilst Wotton-under Edge Town Council generally supports this application, there are concerns over the safety of the walking access route to the village centre of Kingswood via narrow Vineyard Lane or across and then along a busy main road with poor & narrow footpaths. Also the main entrance to the site is unsuitable regarding vehicle splays with poor visibility and narrow access/turning for construction vehicles, and needs widening/improving.

*Cllr T Luker returned to the room*

x. **S.17/1465/LBC 6 Orchard Street**, Re-render front walls. It was proposed by Cllr John Cordwell and seconded Cllr P Smith, and agreed all in favour, to support the re-rendering part of this application, however there are no details for the proposed replacement front door, and therefore this part cannot be assessed.

xi. **S.17/1460/MINAM Holmleigh Farm Bradley Green GL12 7PW**. Amendment to permission S. 11/0549/FUL to change gable end window to a double door. It was proposed by Cllr June

Cordwell and seconded Cllr T Luker, and agreed all in favour, to support this application.

xii. **S.17/1608/LBC 48 Long Street**, Replace two upvc double glazing windows with two wooden casement windows. It was proposed by Cllr John Cordwell and seconded Cllr T Luker, and agreed all in favour, to support this application.

**P.5719 Cotswold Conservation Board (AONB)** – to support their bid for £90,000 LEP funding for promotion of walking and cycling for ‘gateway towns’ - involving heritage boards, minor path improvements and general promotion of walking tourism out of season. To agree letter of support for this bid and that Wotton is a gateway town. It was proposed by Cllr P Smith and seconded by Cllr L Farmer to send the support letter drafted by the Clerk in support of Wotton’s bid to become a gateway walking town, agreed all in favour.

*This completed the business of the Planning Committee at 8.45pm*

Signed .....  
Chairman of the Planning Committee

Date .....