



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 28th SEPTEMBER 2015 AT 7.00 pm IN THE CIVIC CENTRE

PRESENT: Councillors T Luker (Chair), John Cordwell, N Clement, P Barton, K Collins, N Pinnegar, June Cordwell, A Kendall, R Claydon

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 1

P.5417 APOLOGIES FOR ABSENCE Received & accepted from Cllrs M Zimmer, A Wilkinson, L Farmer, P Smith

P.5418 DECLARATIONS OF INTEREST Cllrs John & June Cordwell as neighbours of 11 Haw St

P.5419 PUBLIC FORUM Mr I Trull spoke of the incomprehensible and frustrating decision by Stroud District Council of approving a 3 house development in the rear garden of 9 Locombe Place and the distress this will cause to neighbours, one of whom he was representing. The location of a large sewer pipe under the site will cause problems to whoever builds, since it needs to be moved and neighbours will not give land permission. Mr Trull was advised that the Town Council has already complained about SDC giving permission for this application before awaiting the Planning Inspector's decision, which refused permission for the first 4 house application, and that the SDC response would be considered on this agenda. He was advised to also complain to SDC about the process and decision.

P.5420 CHAIRMAN'S REPORT none

P.5421 MINUTES OF THE MEETING HELD ON 24th AUGUST 2015

It was proposed by Cllr June Cordwell, seconded by Cllr P Barton, voted 8 in favour, 1 abstention to approve the Minutes of the Planning Committee meeting held on 24th August as a correct record.

P.5422 PLANNING CORRESPONDENCE

a) to consider response from Glos Highways Manager regrading double yellow lines request for main road outside Potters Pond development. The cost for a Traffic Regulation Order, which would be needed, is about £10,000 and Cllr John Cordwell advised grouping as many projects together as possible to get value for money and to consider for other Wotton streets also; to October agenda to feed into budget process.

b) to respond to information from SDC regarding garages adjacent to Full Moon. The Clerk has received no information directly from SDC regarding proposals for this local authority garage block and has suggested that an SDC officer attends a Council meeting to explain their position; Cllr June Cordwell to provide officer contact details.

c) to note correspondence relating to boundary walls on Potter Pond development adjacent 7 & 9 Valley Rd; it is understood that the developer has now commenced repair of these walls.

d) to note PLANNING APPEAL against refusal of householder application for 12 Church Street (Replacement of wooden windows and doors to PVC. Brick up patches on front elevation) Appeal start date: 11th Sept 2015. The appeal is to be determined on the basis of written representations. As the appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments. Noted.

e) to consider response from SDC regarding 9 Locombe Place planning approval decision. This Council continues to be appalled at the decision by SDC planning officers and are underwhelmed at the SDC response which merely copied out the procedure taken from the decision notice. Parking problems and the danger to pedestrians at the Hentley Tor junction will worsen.

P.5423 POTTERS POND The name of Land Management Company is called Gordon & Co and more information has been requested. It is unclear how the system will operate; information has been requested.

P.5424 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:
Coombe Hall Farm, Coombe, Permission S.15/1547/VAR - Removal of condition 7 (agricultural occupancy) from S.13/0412/FUL. 6 conditions

5 Rosemary Terrace, Permission S.15/1596/HHOLD - Single storey rear extension. Construct pitched roof to replace existing flat roof at rear. Demolish existing front porch, form new window and construct new porch and entrance door. 3 conditions

St Marys House, 11 Orchard Street, Consent S.15/1694/TCA - T1-Birch tree- To be removed from the garden. T2- Elder tree- To be removed. 2 informatives

2 Long Street, Refusal S.15/1719/LBC - External maintenance, repair or possible replacement of windows and addition of new windows to East or side elevation. 2 reasons

Penn Wood Lodge, Wotton Road, Kingswood. Consent S.15/1854/TPO - T1 and T2-Raise foliage tips to 4m. T3- Fell and replace with 3m prunus. Tree survey attached. 2 conditions

United Church, Bradley Street, Consent S.15/1876/TCA - Removal of single self-seeded ash tree which is causing damage to the neighbour's house structure. 2 informatives

Studio, 11 Haw Street, Consent S.15/1669/LBC - Conversion of existing workshop into one bedroom studio flat. 3 conditions

Canons Court Lodge, Bradley Green, Permission S.15/1701/HHOLD - Removal of 1st floor partitions and construction of new rear ground floor extension. 2 conditions

NEW APPLICATIONS:

Cllrs John & June Cordwell left the room for the following item

P.5425 S.15/1886/FUL Studio, 11 Haw Street, Conversion of existing workshop into one bedroom studio flat. After discussion of the site's current development and LBC approval, and parking issues, it was proposed by Cllr R Claydon and seconded by Cllr N Pinnegar, agreed all in favour, to object to this application on the basis that:

- a) there is no parking provision - two spaces per dwelling are stipulated as a requirement in Wotton in the still extant 2005 Stroud Local Plan. Occupiers of this workshop used to use the parking facilities within the site curtilage however since the rest of this site's housing conversion development was approved by Stroud District Council (despite the parking problems and access problems highlighted by this Town Council), no parking facility now remains for this workshop unit. Therefore there would be no provision for parking for this new residential unit which would contravene the Local Plan. The application form submitted states 7 parking spaces available but it is unclear how parking is allocated within this site due to its overall piecemeal development.
- b) there is a loss of privacy to adjacent neighbour due to being overlooked in their garden from new balcony.

Cllrs John & June Cordwell returned to the room

P.5426 S.15/2043/HHOLD 68 Parklands, GL12 7NR. Householder Application Erection of extension. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell, agreed all in favour, to make no comment on this application

P.5427 S.15/2029/DISCON 1 Dyers Brook GL12 7JW Discharge of condition 3 - design details for windows and glazing. Noted.

P.5428 S.15/2092/FUL Land At Berkeley Close, Old Town, Renewal of permission S.12/1354/FUL Granted 10/09/2012 for the demolition of 11 Lock up garages and erection of 3 dwellings & associated parking. It was proposed by Cllr R Claydon and seconded by Cllr N

Pinnegar, agreed all in favour, to object to this application on the basis that the parking situation in Wotton has deteriorated significantly since the initial planning authority approval of this application a number of years ago. It is imperative that the rule in the Stroud Local Plan 2005 and also the New Draft Local Plan which stipulates two parking spaces per new dwelling in Wotton is adhered to. There will be insufficient parking for these properties when developed. Furthermore, the access to this site has also deteriorated due to the garage on the corner of the only access road being approved for a larger extension and thus visibility is reduced.

P.5429 **S.15/2144/FUL Land At Wotton Road**, Kingswood, Creation of an agricultural field access. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell, agreed all in favour, to make no comment on this application.

P.5430 **S.15/2102/LBC Tabernacle House** , Tabernacle Road, Internal alterations to form en-suite shower/wc facilities to bedrooms 1 and 2. It was proposed by Cllr R Claydon and seconded by Cllr T Luker, agreed all in favour, to make no comment on this application.

P.5431 **S.15/2154/DISCON 5 Rosemary Terrace** GL12 7BH. Discharge of Condition 3 - S.15/1596/HHOLD (Construction Management Plan). Noted that SDC has already approved this.

P.5432 **S.15/2228/LBC 32 Long Street**, GL12 7BT Erection of new sign in front of the shop. It was proposed by Cllr June Cordwell and seconded by Cllr T Luker, agreed all in favour, to support this application

This completed the business of the Planning Committee at 7.55pm

Signed
Chairman of the Planning Committee

Date