

**MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL**  
**PLANNING COMMITTEE HELD ON 29<sup>th</sup> MAY 2018, 7pm, CIVIC CENTRE**



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

**In Attendance:** Clerk Ms S Bailey      **PUBLIC:** 2

**P.5796      Election of Chairman of Planning Committee** It was proposed by Cllr P Barton, seconded by Cllr R Hale that Cllr R Claydon becomes chairman. It was proposed by Cllr John Cordwell and seconded by Cllr June Cordwell that Cllr C Young becomes chairman. Cllr R Claydon was voted chairman by 6 votes to 4.

**P.5797      Apologies for Absence** noted from Cllrs L Farmer, C Young, A Wilkinson

**P.5798      Declarations of Interest & Dispensations** Cllrs R Claydon and T Luker declared a personal interest in 8 Oatground planning application, due to acquaintance with neighbours.

**P.5799      Public Forum** Two neighbours to the 8 Oatground planning application spoke of their concerns regarding this application, namely its overbearing nature, it is out of keeping with the heritage aspect of these properties, and the resultant lack of light would affect no. 10 's residents in their enjoyment of personal amenity space. There was a discussion about the ownership and status of the party wall/adjoining roof wall and the history of the properties becoming connected, and also how it would become difficult to access /maintain the flashing and make repairs to the persistent roof problems between the two properties.

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

*Cllrs R Claydon and T Luker left the room and Cllr P Smith took the chair.*

**P.5800      S.18/0971/HHOLD 8 Oatground, Synwell,** Erection of single storey extension to replace existing lean-to hall/utility. Council began to look at the plans, however it was proposed by Cllr John Cordwell and seconded by Cllr J Turner and agreed by all to suspend Standing Orders to allow a member of the public to explain the photos and plans to Council.

After much discussion of the issues relating to this application and being able to ask questions relating to the proposals, it was proposed by Cllr John Cordwell and seconded by Cllr N Pinnegar to reinstate Standing Orders, agreed by all.

It was proposed by Cllr M Short and seconded by Cllr N Pinnegar , agreed all in favour, to object to this application on the following grounds:

- The application is incorrectly named –it is not a replacement lean-to but a significantly larger extension
- The amount of light allowed into the neighbouring property of no.10 is reduced thus affecting their amenity space.
- The proposed height of the new extension is much higher than existing, and also the length of the new building protrudes much more into the garden space; this would shadow/affect the neighbouring property's outside amenity of no.10.
- The proposal is overbearing and out of keeping with the linear effect and style of these heritage properties and would be an unsympathetic extension in this area of Cotswolds AONB.

*Cllrs R Claydon and T Luker returned to the room*

**P.5801      Chairman's Report** none

**P.5802 Minutes of Planning Meeting** to approve Minutes of April 2018. It was proposed by Cllr P Smith and seconded by Cllr R Hale to approve these Minutes, 9 in favour, 1 abstention.

**P.5802 Correspondence**

a) Sustainability Appraisal Scoping Report for the Stroud District Local Plan Review; to make any comments by 5th June. Comments related to the lack of mention of the Ram Inn which is a heritage building at risk, the lack of any emphasis on the need to liaise and co-operate with adjacent authorities (Sub National Plans section) such as South Gloucestershire Council when formulating strategy, and also they mention (3.114 p37) that the Cotswold Way national trail passes from Bath 'near to Wotton' (incorrect as it goes through), yet there is a mention of this trail providing a foot link to Dursley/Cam /Stonehouse, but total ignorance of its route through Wotton. Once again it is requested that SDC consults a map to ascertain where Wotton lies in its District in order that this area is not missed off important maps again. The Clerk requested any further councillor comments by noon Thursday this week, in order that a timely response is submitted.

**P.5803 SDC Planning Decisions** Notice of the following decisions was received:

<b>S.17/1231/FUL Permitted Penn Wood Lodge</b> Wotton Road Kingswood GL12 8RA New build replacement elderly residential care home over two storeys with part basement. 25 conditions
<b>S.18/0428/HHOLD Dovercourt The Warren</b> GL12 7HY Internal alterations and two storey rear extension to existing dwelling. 3 conditions
<b>S.18/0864/MINAM Approved 9 Westfields</b> GL12 7AH Amendment to permission S.16/2675/HHOLD - to replace window in north east elevation with sliding patio door.
<b>S.18/0056/HHOLD 11 Merlin Haven</b> GL12 7BA Single storey side extension 3 conditions
<b>S.18/0521/FUL Permitted Grebe Paddock Bradley Green</b> GL12 7PP Erection of storage barn for agricultural equipment (retrospective). 2 conditions
<b>S.18/0645/FUL Permitted Wotton Building Supplies the Chipping</b> GL12 Demolition of workshop/storage building - concrete floor to be retained as open yard and parking 5 conditions
<b>S.18/0523/HHOLD Permitted The Limes</b> Coombe Rd GL12 7LZ Construction of swimming pool and pool house. 3 conditions

**P.5804 New Applications**

a) **S.18/0895/VAR Bournstream Farm**, Bournstream, Retrospective application for a variety of additional play equipment installed since the original planning permission S.86/14820. It was proposed by Cllr P Smith and seconded by Cllr T Luker and agreed by all to support this application.

b) **S.18/1086/LBC 5 Holywell Road**, Insertion of window in modern extension to building. It was proposed by Cllr T Luker and seconded by Cllr John Cordwell and agreed by all to support this application.

*The following item was dealt with under S101 Delegated Powers to the Clerk due to time limits imposed by Planning Authority.*

c) **S.18/0565/HHOLD 17 Church Street** Extension to kitchen. It was proposed by Cllr John Cordwell and seconded by Cllr R Hale, and agreed 8 in favour 2 against, to make no comment on this application.

*This completed the business of the Planning meeting at 8pm*

Signed: .....  
Chairman

Dated: .....