

**MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL**  
**PLANNING COMMITTEE HELD ON 28<sup>th</sup> JANUARY 2019, 7pm, CIVIC CENTRE**



**PRESENT:** Councillors R Claydon (Chair), John Cordwell, June Cordwell, T Luker, P Smith, R Hale, P Barton, L Farmer, M Short, N Pinnegar, D Thomas.

**In Attendance:** Administrator Mrs D Hyam **PUBLIC:** 10

**P.5857** **Apologies for Absence** Councillors J Turner, A Wilkinson

**P.5858** **Declarations of Interest & Dispensations** Cllr Pinnegar, land at Wortley Road application (personal). Cllr Short licencing application (personal).

**P.5859** **Public Forum**

Six members of the public spoke to objection to the S. 18/2663/Full application raising the following concerns:

- The proposed development is in the Cotswold Area of Outstanding Natural Beauty and is not in character, out of keeping with and will dominate the hamlet of Holywell and alter the setting for nearby listed buildings.
- The well from which the hamlet gets its name would be filled in and covered over.
- The proposed development is within 20 meters of the stream/water course. The site also has a number of springs and any disturbance could result in flooding. It was noted that the main sewer runs through the site and may not cope with the extra waste generated by this development.
- The lane is very narrow and visibility from the driveways would be limited and potentially dangerous. The lane is used by walkers who join the Cotswold Way and the development would be in view from this popular walkway.
- It was noted that it was a haven for slow worms, grass snakes and other wildlife.
- There could be roman remains and evidence of industrial archaeology from the mill complex on the site.

Two members of the public spoke in supported of the application and they stated the following.

- That one roman coin had been found on the site but no other evidence had been found.
- The only time the site had been flooded was when the flood gates at Coombe Lakes were opened too quickly and much of the valley was affected.
- It was confirmed that the trees including two apple trees on the site would be felled.
- The development would be infilling and is not in a conservation area.
- The proposed two houses do not overlook any nearby properties or implead their views and would not impose on traffic flow through the hamlet.
- There had been a pig sty on the site but no other buildings for at least the last 120 years.
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*It was agreed by Council that the above item would be the first to be discussed under new applications*

**P.5860** **Chairman's Report** It was agreed that The Chairman's Report on the Community Governance Review would be discussed at the end of the meeting (Agenda 6a). The Chairman also reported on his attendance at the SDC Local Plan workshop held on 8<sup>th</sup> January 2019.

**P.5861** **Minutes of Planning Meeting** To approve Minutes of November 2018 Planning Meeting. It was proposed by Cllr Smith and seconded by Cllr Short to approve these Minutes, 10 in favour with 1 abstention.

**P.5862** **Correspondence** none

**P.5863** **SDC Planning Decisions** Notice of the following decisions was received:

Cut back two Cherry trees and willow tree to boundary - 13 Britannia Mews GL12 7EJ
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<b>S.18/2338/TCA Approved</b>
T1 Cherry Tree - Fell. T8-T10 Common Limes - Remove major deadwood - St Marys Church
<b>S.18/2306/TCA Approved</b>
Walnut tree 1 - Reduce the top of the tree as becoming very dominant and blocks of the view Walnut tree 2 - Remove the tree completely - 2 Old London Road GL12 7EA
<b>S.18/2232/TPO Withdrawn</b> (will resubmit shortly to replace with 6 fruit trees – see below)
Removal of Walnut tree as infected with honey fungus. Replace with 6 fruit trees to form an orchard Sunnybank 2 Old London Road GL12 7EA
<b>S.18/2646/TPO Approved</b>
A two storey side extension. - 80 Bearlands GL12 7SB
<b>S.18/2155/HHOLD Permitted 2 conditions</b>
Fell Ash tree (T8) - Land Parcel To West Of 2 Dyers Brook Cottage Dyers Brook
<b>S.18/2529/TCA Approved</b>
Yew Tree - located at rear of property - Tree has outgrown its environment and is now pushing the boundary wall over 23 Long Street GL12 7DA
<b>S.18/2635/TCA Approved</b>
First floor extension. - 7 Cherry Orchard GL12 7HT
<b>S.18/2609/HHOLD Permitted 2 conditions</b>
Resubmission of permission S.18/0757/HHOLD for roofspace conversion to living area with dormer windows and a single storey utility room and porch (amended scheme) - 9 Holywell Road GL12 7NJ <b>S.18/2486/HHOLD Permitted 2 conditions</b>

#### **P.5864 New Applications**

**S.18/2663/FUL Location: Land North Of, Holywell Road**, New accesses and development of 2no. Use Class C3 dwelling houses with associated car parking and amenity space. It was proposed by Cllr Smith and seconded by Cllr John Cordwell 10 in favour, 1 against to object to this application on the grounds of:

- The site is outside the settlement boundary of permitted development of Wotton (CP15).
- The Site is in the Cotswold Area of Outstanding Natural Beauty.
- In the Heritage Design and Access Report it is suggested that this should be considered as a brownfield site. This is not correct according to the definition of “previously developed land” in the NPPF.
- The position of the proposed driveway to house 1 would appear to cover the historically significant Holy Well (ES 10).
- There is concern that springs on the site would cause issues of flooding if the water courses were disturbed (CP14/4).
- The proposed buildings are not in keeping with the surrounding cottages (some listed) and are overbearing in comparison (CP14/5 and ES3/1).
- There is a strong possibility that there could be valuable archaeology on the site with a find of a roman coin and buildings detailed on maps of 1847 that formed part of the Stranges Mill complex approximately 150 years ago (ES10).
- Extra traffic flows would cause a hazard in such a steep narrow lane, with poor visibility which is popular with walkers (ES3/5).
- The development would be visible from the nearby Cotswold Way and as a result the development would have a large impact on the landscape and change the character of the area (ES7).
- The distance of the site to the nearby water course is less than 20 meters, giving concern to the risk of flooding (CP14/4).

*Members of the public left room*

*Cllr Pinnegar left the room for the following item.*

**S.18/2607/OUT Land at 4, Wortley Road**, Outline application for construction of 2 four bedroomed houses with parking for two cars per house (with all matters reserved except for access). It was proposed by Cllr Farmer and seconded by Cllr Hale 10 in favour 1 against to object to this application on the grounds of insufficient details submitted about the proposed vehicle parking and on-site turning arrangements. The site is considered too small for the proposed development in contravention of policies HC1/1 and HC1/7. There is concern that the access road is too narrow and the proposed visibility splays cannot be achieved at the junction with a busy road opposite a school, creating a hazard for parents and children.

*Cllr Pinnegar returned to the room*

**S.18/2722/VAR Land Adjacent, Fountain Crescent**, Variation of conditions 2 - Approved plan, 4 - Levels, 5 - Parking & 8- Access of Planning Permission S.17/2177/FUL to revise the elevations of plots 1 & 2, alter the boundary of plots 12 & 18, adjust the boundary treatment of plots 17-21 and submit levels details. It was proposed by Cllr June Cordwell and seconded by Cllr Smith all in favour for no comment be made on this application.

Revised Consultation on a Planning or Associated Application S.18/2570/HHOLD

**6 Cherry Orchard**, GL12 7HT Erection of single storey extensions. It was proposed by Cllr John Cordwell and seconded by Cllr Farmer all in favour to support this application.

**The following items were dealt with under S101 Delegated Powers to the Clerk due to the time limit imposed by the Planning Authority and Licencing Authority.**

**S.19/0148/HHOLD Church House Potters Pond** Erection of single storey outbuilding to the front of the property. It was proposed by Cllr Short and seconded by Cllr Farmer 10 in favour 1 against to object to this application on the ground of the proposed building is not in keeping with the setting and aspect of the adjacent Grade 2 star listed building and it would impact the view of the listed building (The Ram Inn) from the town end of Potters Pond. In contravention of Policies CP14/5 and ES10.

The proposed building will reduce visibility for vehicles leaving the Potters Pond car park.

*Cllr Short left the room for the following item*

**Ref 19/0080/LAPRV Good Food On The Edge** Variation to an existing premises licence. It was proposed by Cllr Smith and seconded by Cllr Hale all in favour not to object to this application.

*Cllr Short returned to the room*

**S.19/0110/TCA 25 Long Street Christmas Tree Fell** It was proposed by Cllr Farmer and seconded by Cllr Hale all in favour to support this application.

**P. 5865 Chairman's Report** The Chairman had circulated a discussion paper prior to the meeting outlining the process of the SDC Community Governance Review of the Stroud District, the suggestion had been made that the whole ward of K5 become part of Kingswood. Following the discussion on the change of the boundary between Wotton-under-Edge and Kingswood, it was decided that the best option would be to return the ward K5 to Wotton-under-Edge or to leave the boundary as it is at present. If the SDC proposal of K5 becoming part of Kingswood went ahead, it would mean that the WCFS field would become part of that ward. The Chairman would compile a response to be sent the next day.

*This completed the business of the Planning meeting at 9.15pm*

Signed: .....

Dated: .....

Chairman