

DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 25th February 2019, 7.30pm, CIVIC CENTRE



PRESENT: Councillors R Claydon (Chair), John Cordwell, June Cordwell, T Luker, P Smith, R Hale, P Barton, N Pinnegar, D Thomas, J Turner, A Wilkinson.

In Attendance: Administrator Mrs D Hyam **PUBLIC:** None

P.5866 Apologies for Absence Cllr Farmer, Cllr Short

P.5867 Declarations of Interest & Dispensations Cllr Claydon, 6 Beaumont Row application (DPI).

P.5868 Public Forum None

P.5869 Chairman's Report The Chairman has prepared a suggested response for S.18/2510/FUL following a site visit and this will be discussed and considered by Members under new applications later in the meeting.

P.5870 Minutes of Planning Meeting To approve Minutes of January 2019 Planning Meeting. It was proposed by Cllr Smith and seconded by Cllr Pinnegar to approve these Minutes, 10 in favour with 1 abstention.

P.5871 Correspondence Stroud District Council Statement of Community Involvement. To note confirmation SDC has received the response from WTC and will consider all comments and make necessary changes to the document before approving the final document late in 2019.

P.5872 SDC Planning Decisions Notice of the following decisions was received:

New accesses and development of 2no. Use Class C3 dwelling houses with associated car parking and amenity space. Land North of Holywell Road S.18/2663/FUL Refused
Cut down Ash tree reduce x2 Alders and the Robinia by about 40%. Waterloo Mill School Road S.19/0177/TCA Withdrawn
Single storey extensions. 6 Cherry Orchard S.18/2570/ HHOLD Permitted 2 Conditions
Trees in Conservation Area - Christmas tree fell. 25 Long Street S.19/0110/TCA Approved

P.5873 New Applications

S.18/2510/FUL Land at Berkeley Close, Old Town, Wotton-under-Edge, Demolition of 9no disused lock-up garages (2no. to be retained) and erection of 3 dwellings and associated parking. It was proposed by Cllr June Cordwell and seconded by Cllr Smith, agreed all in favour to object to this application on grounds of:

- The information contained in the application and Design and Access Statement contains a number of factual inaccuracies eg number of garages to be demolished, position and height of the walls, number of existing properties served by the access and the planning status of the Malthouse.
- The proposed car parking is insufficient – there are only 5 proposed spaces, however the 2015 SDC Local Plan specifies under section 5.67 that Wotton is a special case and Appendix 2 states that such cases need a minimum of 2 spaces per dwelling.
- It is noted that GCC Highways has raised no objection on the basis that the number of vehicle movements associated with the proposed development will be less than those generated by the existing garages. This analysis is incorrect because the existing garages have not been used for a number of years. There will therefore be a net increase in vehicle movements from the development. Given that the access conditions have also changed and worsened since the previous application's approval (because a double garage has been built next to the site entrance thus restricting visibility further), the access point to the development is considered unsafe and hazardous and contrary to NPPF section 108. This is a material change warranting a reanalysis since the previous permission was granted.

- Access for neighbouring properties which require usage of this site must be maintained at all times during construction. It is known that 24 Old Town the property adjacent to the entrance is of an age not to have been built on proper foundations and could be damaged by construction traffic. Thus a construction method statement would be required.
- More information is needed regarding the retention and protection of the existing walls which are important for maintaining the privacy of neighbouring properties. It is noted that the rear walls of the garages have been built on top of the retaining wall and consideration needs to be given to their retention for privacy purposes. Information is needed regarding the safeguarding of these walls and also professional surveys to ensure their stability during garage demolition and subsequent construction.
- Compared with the previously approved application on this site, the footprint of the proposed development moved 6 feet more towards the rear boundary of the Southern most proposed property , worsening the overlooking onto neighbouring properties and affecting their privacy, and also increasing the loadbearing effect on this very tall retaining wall, which would affect its stability.
- The rear facing first floor window will overlook the properties below resulting in loss of privacy (ES3/1).
- The two roof windows facing Old Town look directly into the first floor windows of the neighbouring properties resulting in loss of privacy (ES3/1).
- The roof of the two storey building will interfere with overhead power and telephone lines crossing the site.
- The two storey building will block afternoon/evening sunlight enjoyed by the neighbouring Old Town properties (ES3/1).
- Due to the neighbouring properties at the rear being much lower (typically 3m) than the development site, the proposed two storey building will be overbearing on these (ES3/1).
- Ecological surveys are requested for this site. Badgers and bats are frequently seen.
- Watercourse and drainage system analysis is requested. Quite apart from the fact that a significant culvert /stream runs through and underneath this site (under some or all of the proposed buildings), the properties below this site are at a lower level and already suffer from flooding and drainage problems as a result of higher land above. Any proposed soakaways for the new development may increase the flood risk (CP14/4).
- It is not clear from the plans how sewers will be connected to this constrained site (CP14/3).
- An asbestos disposal statement is required due to the significant amount of asbestos on this site.
- The large tree (Ash?) on this site is a 'tree in a conservation area' and would need consent for any works/removal. Assurance is requested that any works to this tree would not result in the retaining wall becoming unstable. Any wall damage would need to be repaired.
- If the officer is minded to approve this application then it is requested that this application is called in to Development Control Committee for a site visit (to observe the significant difference in levels (which are larger than shown on the plans), the likely effect of the development on neighbouring properties and access concerns) and for decision.
- This Council points out to the SDC planning officer the long history of applications on this site (speculative or otherwise) and the constant attempts to overdevelop the site, in spite of the Planning Inspector's recommendation from a few years ago stating that 'single storey buildings only' should be built in this location.

Cllr Claydon left the room

S.19/0256/HHOLD 6 Beaumont Row, Symn Lane, Wotton-under-Edge, Two front and one rear dormers.

It was proposed by Cllr Turner and seconded by Cllr Wilkinson, agreed all in favour to support this application with the following comments: The roof lights should not be of a balcony type such as the Velux Cabrio balcony style. The dormer windows should be of wood construction to match the existing windows of the house.

Cllr Claydon returned to the room

This completed the business of the Planning meeting at 9.15pm

Signed:
Chairman

Dated:

DRAFT