

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 29th April 2019, 7.00pm, CIVIC CENTRE



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

In Attendance: Administrator Mrs D Hyam **PUBLIC:** 5 members of the public.

P.5884 Apologies for Absence Cllr L Farmer, Cllr M Short

P.5885 Declarations of Interest & Dispensations Cllr R Claydon referred to the request for a dispensation relating to personal interest arising from five Councillors being representatives and Trustees of the Wotton Recreational Trust which effectively owns the Bowls Clubhouse neighbouring the proposed development at Dryleaze Court (Planning Application S.19/0695/FUL). A dispensation was granted to allow the following Councillors P Smith, R Claydon, R Hale, N Pinnegar and A Wilkinson to participate in the discussion and vote on this planning application.

It was agreed to move the public forum to be heard before the new planning applications and to bring forward the applications S.19/0659/CPE Field at Coombe, Wotton-under-Edge and S.19/0731/HHOLD 12 Haw Street, Wotton-under-Edge in that item.

P.5886 Chairman's Report Cllr Claydon had produced a comprehensive report detailing his comments on the planning applications S.19/0695/FUL 22 Houses Dryleaze Court and S.19/0479/FUL- The Chipping Surgery. This report had been previously circulated to Councillors.

P.5887 Minutes of Planning Meeting To approve Minutes of March 2019 Planning Meeting. It was proposed by Cllr R Hale and seconded by Cllr P Smith to approve these Minutes, with all agreed.

P.5888 Correspondence It was noted that the Summary of Consultation on Planning SCI carried out by SDC had been received and that comments made by WTC had been taken into account.

It was noted that the sale of the garages at Mount Pleasant had taken place and were now sold.

P.5889 SDC Planning Decisions Notice of the following decisions was received:

S.18/2607/OUT Land at 4 Wortley Road Wotton-under-Edge Outline application for construction of 2 four bed roomed houses with parking for two cars per house (with all matters reserved except for access) Permitted with 19 Conditions
S.19/0256/HHOLD 6 Beaumont Row, Wotton-under-Edge Two front and one rear dormers Permitted with 3 conditions
S.19/0522/TCA 3 The Chipping Wotton-under-Edge T1-T3-3 x apple and T4- 1 x pear tree reducing to previous reduction points Approved
S.19/0381/HHOLD 9A Holywell Road, Wotton-under-Edge Single storey side/rear extension Application permitted with 2 Conditions

P.5890 Public Forum A local resident spoke in relation to the application S.19/0659/CPE Field at Coombe. There is concern that the agricultural building is being used for different purposes and that the building has 2 shipping containers along with cars and bales of hay/straw for the sheep in the field. It was reported that a generator had been used at the site and the owner has other professional interests. It was stated that any evidence showing use other than agricultural should be submitted to the case officer at SDC.

The applicants of planning application S.19/0731/HHOLD 12 Haw Street explained their intentions for the building. The proposed renovations were to make what was previously an office building into a habitable space. The small piece of land behind the building would form a garden and the applicants intend to explore the possibility of purchasing a piece of ground for a parking space.

P.5891 New Applications

S.19/0659/CPE Field at Coombe, Wotton-under-Edge Certificate Existing Lawful Use/Dev. It was proposed by Cllr John Cordwell and seconded by Cllr P Smith and with all agreed not to object or support this application but to make the following comments. There is concern that the

owner may be using the building for professional interests other than agricultural. If this is the case then an application for change of use should be applied for, or enforcement action to be taken.

S.19/0731/HHOLD 12 Haw Street, Wotton-under-Edge Renovation of residential property. It was proposed by Cllr T Luker and seconded by Cllr J Turner and with all agreed in favour to support this application.

S.19/0560/HHOLD 46 Bearlands, Wotton-under-Edge Proposed extension to form new room with further alterations and improvements throughout. It was proposed by Cllr T Luker and seconded by Cllr June Cordwell and with all agreed in favour to support this application.

S.19/0654/HHOLD Broadbridge Mill, Wortley Road, Wotton-under-Edge Extension to stables. It was proposed by Cllr John Cordwell and seconded by Cllr R Hale and agreed with 8 in favour and 3 against to support this application with the following comment. The accommodation to be used for the stated purpose and not to be used as a private residence.

S.19/0684/HHOLD 83 Shepherds Leaze, Wotton-under-Edge One and two storey extensions conversion of garages into habitable space. It was proposed by Cllr P Smith and seconded by Cllr Claydon and agreed with 8 in favour and 3 abstentions to object to this application under the following grounds. The proposed balcony will overlook the neighbour's garden and result in loss of privacy.

S.19/0723/HHOLD 8 The Chipping, Wotton-under-Edge Extension and alterations to dwelling. It was proposed by Cllr P Smith and seconded by Cllr D Thomas and agreed with all in favour to object to this application under the following grounds. There would be a loss of parking and the parking area in front of the house is on private land and not in the ownership of the applicant.

S.19/0724/LBC 8 The Chipping, Wotton-under-Edge Extension and alterations to dwelling. It was proposed by Cllr Turner and seconded by Cllr Hale and agreed with all in favour to make no comment on this application.

S.19/0542/TCA Waterloo Mill, School Road, Wotton-under-Edge Fell 2 Silver Birches trim lower branches on the Alders about 2 branches on each tree which overhang garden. It was proposed by Cllr T Luker and seconded by Cllr P Barton and agreed with all in favour to support this application.

S.19/0695/FUL Site Known as Dryleaze Court, Wotton-under-Edge Demolition of existing building and erection of 22 dwellings. Together with formation of new access and associated works. It was proposed by Cllr P Smith and seconded by Cllr R Hale and agreed with all in favour to support this application with the following comments:

- The provision of 52 parking spaces is welcomed but it is noted that 2 dwellings (Plots 13 and 14) only have 1 parking space each. This is inadequate and the distribution of the 52 spaces across the needs to be changed to give each property a minimum of 2 spaces. It is noted that the Application Form (Section 9) states that only 32 parking spaces will be provided. Presumably this is an error.
- The positioning of some of the parking in relation to the houses served is not satisfactory and needs to be re-designed so that the parking is more closely associated with the dwelling served. This is a particular problem for adjacent Bowls clubhouse where its private parking area extends in front of Plots 20, 21 and 22 and will inevitably be used by these residents because their allocated parking is off-set. Either the site layout needs to be amended to avoid this problem or the private parking area should be physically separated from the housing, for example, by a continuous fence.

- It is disappointing that no single storey properties, suitable for older people, have been proposed.
- Only 4 (10) and 2 (12) bedroom properties are proposed. To provide a better balance, some of the 4 bedroom properties should be made 3 bedroom homes.
- No “affordable” or “social” housing is proposed. A development of this size should meet Planning Authority requirements (CP9). This suggests that 6 – 7 dwellings should be affordable.
- The existing estate roads are narrow and all construction vehicles should park on-site. A Construction Method Statement is needed to avoid problems.
- The materials used especially the brick detail should be sympathetic to the area.

Cllr June Cordwell left the room

S.19/0626/HHOLD 45 Cotswold Gardens, Wotton-under-Edge Proposed ground and first floor extension. It was proposed by Cllr P Smith and seconded by Cllr R Hale and agreed with 7 in favour and 3 abstentions to support this application with the following comment. Confirmation is needed that there will be provision for 2 parking spaces and that access is retained to the garage at the rear of the property.

S.19/0736/HHOLD Lansdown View, The Butts, Wotton-under-Edge Extension to residential property. It was proposed by Cllr J Turner and seconded by Cllr R Hale and agreed with all in favour to support this application.

Cllr June Cordwell returned to the room

S.19/0749/FUL The Chipping Surgery, Symn Lane, Wotton-under-Edge Proposed two storey extension to west side and internal alterations/remodelling. It was proposed by Cllr P Smith and seconded by Cllr R Claydon and agreed with all in favour to object to this application under the following grounds:

Given the changes to access arrangements arising from the adjacent Colburn Homes development, there will be a loss of at least 5 parking spaces and with the extra facilities there would be insufficient on-site parking remaining to accommodate the increase in staff and patients. The suggestion that patients and staff can use the planned Symn Lane carpark is recognition that there will be a shortage of parking provision at the Chipping Surgery. If this was to be considered, the Town Council would expect to receive a contribution via Section 106 towards maintenance of the carpark.

Recent NHS figures show an increase of housing in Charfield and Kingswood and consideration should be given to having a surgery located in Charfield rather than expanding facilities in Wotton.

S.19/0861/HHOLD Hillside, The Butts, Wotton-under-Edge Proposed loft conversion with associated works. It was proposed by Cllr June Cordwell and seconded by Cllr R Hale and agreed with all in favour to support this application with the following comment. Subject to 2 parking spaces being available to the property.

This completed the business of the Planning meeting at 9.15pm

Signed:
Chairman

Dated: