

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 24th June 2019, 7.00pm, CIVIC CENTRE



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

In Attendance: Administrator Mrs D Hyam **PUBLIC:** 1

P.5901 Apologies for Absence Cllrs R Hale, June Cordwell.

P.5902 Declarations of Interest & Dispensations Cllr J Turner expressed a personal interest in application S.19/0386/HHOLD 50 Cotswold Gardens.

P.5903 Public Forum The applicant who submitted planning application S.19/0385 50 Cotswold Gardens, spoke regarding the revised plans that have been submitted. He wanted to point out that he had reacted to the concerns raised by WTC. Improvements have been made to reduce the loss of light to the neighbour at 49 Cotswold Gardens and redesigned the layout. With regard to deliveries some of the materials are on site and a request will be made for further deliveries to be made by smaller vehicles. It was noted that no objections have been received by SDC regarding the revised plans.

P.5904 Chairman's Report Nothing to report.

P.5905 Minutes of Planning Meeting To approve Minutes of May 2019 Planning Meeting. It was proposed by Cllr J Turner and seconded by Cllr R Claydon with 8 in favour and 1 abstention to approve these Minutes.

P.5906 Correspondence It was noted that a copy of a letter submitted to SDC Planning Office from Gloucestershire Highways in relation to planning application S.19/1054/FUL at Bradley Street, had been received detailing the following recommendation;

PROPOSED: Erection of 8 affordable dwellings with associated vehicle parking and landscaping following the demolition of the existing buildings. (375486 - 193386)

The Highway Authority recommends that this application be refused for the following reasons:-

Insufficient evidence has been submitted to demonstrate that the proposed development can provide a safe and suitable access arrangement, gives priority to pedestrian and cycle movements, within the scheme and has addressed the needs of people with disabilities and reduced mobility in relation to all modes of transport and has demonstrated that the proposed development creates places that are safe, secure, and attractive which minimises the scope of conflicts between pedestrians, cyclists and vehicles contrary to paragraphs 108 and 110 of the NPPF2019 and Stroud district Local Plan.

P.5907 SDC Planning Decisions Notice of the following decisions was received:

S.19/0654/HHOLD Broadbridge Mill, Wortley Road, GL12 7QS. Extension to stables. Permitted with 2 conditions
S.19/0626/HHOLD 45 Cotswold Gardens, GL12 7HJ. Proposed ground floor and first floor extension. Permitted with 2 conditions
S.19/0736/Lansdown View, The Butts, Old London Road, GL12 7DS Extension to residential property. Approved with 2 conditions
S.19/0942/TCA 44 Westfields, Wotton-under-Edge Beech (T1). Situated in the neighbours garden (16 Bradley Street) and growing tight on the boundary with 44 Westfields is a large Beech tree which currently extends approximately 7m into Mr Crews garden causing excessive shading and lack of light, also dropping leaves and debris. The garden is approximately 15m in length. Reduce overhanging branches by up to 7m and reduce in height by up to 7m, crown lift removing 4no lowest branches and reshape to balance. approved
S.19/0388/HHOLD 4 Rosemary Terrace GL12 7BH Demolition of existing kitchen extension and erection of two storey rear extension - Permitted 2 conditions
S.19/0148/HHOLD Church House Potters Pond GL12 7HF Erection of a single storey out building on the front of the property Permitted 3 conditions
S.19/0861/HHOLD Hillside The Butts Old London Road GL12 7DS Proposed loft conversion with associated works Refused

S.19/0948/LBC 6 Potters Pond, Wotton-under-Edge GL12 7HF Installation of a 36 panel/12KW solar pv system to rear roof pitches Application refused

S.19/0713/HHOLD 12 Haw Street, Wotton-under-Edge GL12 7AQ Renovation of residential property Application permitted.

P.5908 New Applications

Cllr J Turner left the room

S.19/0386/HHOLD 50 Cotswold Gardens, Wotton-under-Edge GL12 7HJ Rear extension. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell with all in favour to make the following comment this application. The revised plans show an improvement in layout to reduce the impact of loss of light to 49 Cotswold Gardens. However, the SDC Officer must be satisfied that the light blocking issue has been overcome.

Cllr J Turner returned to the room

S.19/1088/HHOLD 14 Bradley Street, Wotton-under-Edge GL12 7DT Construction of a dormer window. It was proposed by Cllr J Turner and seconded by Cllr N Pinnegar with all in favour to support this application.

S.19/1130/FUL 39 Long Street, Wotton-under-Edge GL12 7BX Change of use of ground floor unit from launderette to beauty salon. It was proposed by Cllr A Wilkinson and seconded by Cllr T Luker with all in favour to support this application.

S.19/1120/FUL Old Malt House, Bear Street, Wotton-under-Edge The Conversion of the Malt House off Bear Street Wotton-under-Edge into 10 Flats and 2 houses the demolition and rebuild of some of the outbuildings to provide additional flats, with associated parking and landscaping. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell with all in favour to object to this application on the following grounds:

(i) 14 units is overdevelopment of site, contrary to policy CP/8/1 and HC1/1 of Stroud District Local Plan 2015.

(ii) Poor and dangerous access – contrary to NPPF Para 109 and policies CP13/3 of the Stroud District Local Plan 2015. In response to earlier applications on this site it has been proven by the use of traffic cones that the junction layout with Bear Street presents significant access difficulties and would adversely impact highways safety. This would present particular safety and congestion problems on and off site during construction. There is concern that the proposed crossing point for pedestrians would be dangerous and it is not a suitable place for pedestrians to cross in Bear Street.

(iii) Lack of parking – only 16 spaces have been allotted for 14 properties in contravention of Stroud District Council Local Plan paragraph 5.67, which recognises Wotton's particular parking problems and the allocation does not satisfy the minimum requirements of Policy EI12 and Appendix 2 of the Local Plan. The spaces provided do not appear to meet County Council Highways standards and are not considered to be wide enough to allow people to get in and out of the cars once parked if adjacent bays are occupied. It is also understood that some neighbours have a right to park on the site and no additional parking provision has been provided for these. Inadequate provision has been made for visitor parking. Furthermore, in an attempt to create additional parking spaces, amenity space has been lost in contravention of Policies HC1/7 and CP8/3. The modifications to the access at Bear Street would result in a loss of at least 3 on street parking spaces further exacerbating the parking problem.

(iv) Loss of privacy to neighbouring properties. The D&A statement recognises that the proposed properties in Berkeley Close (S18/2510/FUL) will be overlooked and even suggests that the some of

the facing windows on this development could be relocated to avoid the problem! This contravenes Policy ES3/1.

(v) Due to the narrowness of the parking bays and their positioning, it is unlikely that vehicles would be able to turn to exit the site, if all bays are occupied. The tracking diagrams provided illustrate the difficulty of using the parking spaces. The layout is unsatisfactory and is counter to Policies CP8/3 and HC1/9.

(vii) No information is provided on how the development will satisfy Policies CP8/4 and CP8/5 in terms of energy efficiency and low carbon energy sources as required to meet SDC's 2030 CN initiative.

If the officer is minded to grant permission the Town Council requests that the application is called into committee.

S.19/1131/TPO Site of former Full Moon, Mont Pleasant, Wotton-under-Edge. Crown raise all round to approximately 4.0m above ground level. Prune to clear the building by 2,5m. Remove damaged, diseased and broken branches. It was proposed by Cllr R Claydon and seconded by Cllr P Barton with 8 in favour and 1 against to make a comment on this application as follows:

The Council will rely on the expert judgement of the SDC Tree Officer to consider the best form of action to take to preserve the health of the tree. Any other work on the tree is not supported.

S.19/1195/DISCON Patchy Cottage, Coombe, Wotton-under-Edge Discharge of condition 3 – render & mix finish on permitted. It was proposed by Cllr N Pinnegar and seconded by Cllr T Luker with all in favour to make no comment on this application.

S.19/1236/HHOLD 4 Cotswold Gardens, Wotton-under-Edge, GL12 7HW Two storey extension to side and rear and porch and single storey to rear to provide living accommodation. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell with all in favour to object to this application on the following grounds:

(i) It will be a 5 bedroom house and there is no provision for off street parking which contravenes requirements set out in SDC Appendix 2 and Para 5.67 of the Local Plan.

(ii) The extension is not in keeping with the present house and the proposal is over development of the site in contravention of Policy HC8.

(iii) The building line will be extended at the front making it more difficult to accommodate any off street parking at the front of the property.

The following item was dealt with under S101 Delegated Powers to the Clerk

S.19/1150/LBC 6 Long Street, Wotton-under-Edge, GL12 7EP Insertion of doorframe into stud plasterboard partition and remove archway to improve access to lavatory. It was proposed by Cllr R Claydon and seconded by Cllr T Luker with all in favour to support this application.

This completed the business of the Planning meeting at 8.10pm

Signed:
Chairman

Dated: