

**MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL**  
**PLANNING COMMITTEE HELD ON 30<sup>th</sup> September 2019, 7.00pm, CIVIC CENTRE**



**PRESENT:** Councillors: N Pinnegar (Chair), R Claydon (Vice Chair), John Cordwell, June Cordwell, P Barton, T Luker, J Turner, D Thomas, M Tucker, S Wood, R Hale.

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

**P.5925 Apologies for Absence** A Wilkinson.

**P.5926 Declarations of Interest & Dispensations** Cllr R Claydon declared an interest in planning application S.19/1686/HHOLD 17 Beaumont Square, Wotton-under-Edge. Cllr R Hale declared an interest in planning application S.19/1722/VAR Land South of The Chipping Surgery, Symn Lane, Wotton-under-Edge. Cllr N Pinnegar declared an interest in planning application S.19/0649/HHOLD 1,3 & Mount Pleasant, Wotton-under Edge and it was agreed by all that this application would be considered at the end of new applications.

**P.5927 Public Forum** A resident wanted to raise concerns following the erection of a garden shed being constructed which is not following the agreed planning application. The resident contacted the planning department at Stroud District Council 3 times to inform the enforcement officer but, no action has been taken. The resident was advised to continue to contacting Stroud District Council regarding the issue and Councillors would try to view the site from a public area. The resident also raised concerns regarding the site of the old Counting House which was demolished prior to the building of Britannia Mews. The area has become very overgrown and brambles are growing out into the public footpath it was suggested that responsibility for the area would be detailed in the planning application. Concern was raised that the land at Holywell Farm has been detailed as a possible site for development in the future on the Stroud District Council website. The Wotton-under-Edge Town Council would raise this issue when the Local Plan is reviewed next year during October-November.

**P.5928 Chairman's Report** Nothing to report.

**P.5929 Minutes of Planning Meeting** To approve Minutes of August 2019 Planning Meeting. It was proposed by Cllr June Cordwell and seconded by Cllr J Turner with 9 in favour and 2 abstention to approve these Minutes.

**P.5930 Correspondence** None

**P.5931 Government Consultation on Planning Masts in Rural Areas** This consultation seek views on the principle of amending permitted development rights for operators with rights under the Electronic Communications Code (Code Operators) to support deployment of 5G and extend mobile coverage, and the circumstances in which it would be appropriate to do so. The consultation also seeks views on whether it is appropriate to impose specific limitations, conditions and restrictions on any amendments to permitted development rights to mitigate the impact of any new development. Cllr R Claydon had prepared a response from Wotton-under-Edge Town Council which was circulated to the committee prior to the meeting. An amendment was suggested by Cllr John Cordwell to the document and it was the proposed by Cllr R Claydon and seconded by Cllr P Barton with 10 in favour and 1 abstention that the recommendations be submitted with this amendment.

**P.5932 SDC Planning Decisions** Notice of the following decisions was received:

<b>S.19//0479/HHOLD 7 Holywell Road, Wotton-under-Edge GL12 7NJ</b> Two storey extension with enlargement of dormers within the roof space and single storey glass addition-resubmission. <b>Application Permitted with 2 Conditions</b>
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<b>S.19/1761/T5DAY Land To The Rear Of, 9 Culverhay, Wotton-under-Edge, Gloucestershire.</b> 1 (Whitebeam) - Five day notice to fell diseased tree upon recommendation of arboriculturist. <b>Application Approved</b>
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<b>S.19/1423/HHOLD Green Willows, Wotton Crescent, Wotton-under-Edge</b> Proposed single storey side extension and roof extension from gable. <b>Application Permitted with 2 Conditions</b>
<b>S.19/0749/FUL The Chipping Surgery, Symn Lane, Wotton-under-Edge</b> Proposed two storey extension to west side and internal alterations/remodeling. <b>Application Permitted with 5 Conditions</b>
<b>S.19/0397/HHOLD 84 Bearlands, Wotton-under-Edge GL12 7SB</b> Two storey extension to the side and single storey extension to the rear of the property. <b>Application Permitted with 4 Conditions</b>
<b>S.19/1461/HHOLD Keepers Lodge, Worlds End Lane, Synwell, Wotton-under-Edge GL12 7HD</b> Single rear extension. <b>Application Permitted with 2 Conditions</b>
<b>S.19/1726/TCA 57 Bradley Street, Wotton-under-Edge GL12 7AR (1)</b> Corkscrew Willow on the bank. Fell to near ground level and treat stump to discourage re-growth. (2) Fatsia in the corner. Fell to near ground level and treat stump to discourage re-growth. Due to the damage being done to the retaining wall. <b>Application Approved</b>
<b>S.19/1054/FUL Bradley Street and Gloucester Street, Wotton-under-Edge GL12 7AP</b> Erection of 8 affordable dwellings with associated vehicle parking and landscaping following the demolition of the existing buildings. <b>Application Permitted with 18 Conditions</b>
<b>S.19/1559/LBC 18 Bradley Street, Wotton-under-Edge GL12 7AR</b> Single storey extension to rear providing dining and utility and demolition of existing outside store <b>Application Permitted with 4 Conditions.</b>
<b>S.19/1558/HHOLD 18 Bradley Street, Wotton-under-Edge GL12 7AR</b> Single storey extension to rear providing dining and utility and demolition of existing outside store <b>Application Approved with 2 Conditions</b>
<b>S.19/1510/LBC Chipping Manor, The Chipping, Wotton-under-Edge</b> New external signage <b>Application Refused with 3 Reasons</b>
<b>S.19/1511/ADV Chipping Manor, The Chipping, Wotton-under-Edge</b> New external signage <b>Application Refused with 1 Reason</b>
<b>S.19/1393/FUL Broadbridge Mill, Wortley Road, Wotton-Under-Edge</b> Convert the loft into a one-bedroom ancillary flat for staff use <b>Application Permitted with 3 Conditions</b>
<b>S.19/1530/LBC 14 Ludgate Hill, Wotton-under-Edge, GL12 7JJ</b> Proposed single storey extension and alterations to the roof <b>Application Approved with 2 Conditions</b>
<b>S.19/1529/HHOLD 14 Ludgate Hill, Wotton-under-Edge, GL12 7JJ</b> Proposed single storey extension and alterations to the roof <b>Application Approved with 3 Conditions</b>
<b>S.19/1699/HHOLD 29 Westfields, Wotton-under-Edge, GL12 7AW</b> New front porch and internal alteration work to existing kitchen and dining room <b>Application Permitted with 2 Conditions</b>
<b>S.19/1613/LBC 12 Orchard Street, Wotton-under-Edge, GL12 7EZ</b> Demolition of existing single storey rear extension and erection of new single storey rear extension <b>Application Approved with 2 Conditions</b>
<b>S.19/1565/HHOLD Church House, 3 Clarence Road, Wotton-under-Edge GL12 7EX</b> to replace render with cedar cladding from the first floor up and lime reader below <b>Application Permitted with 3 Conditions</b>
<i>Additional Decision received dealt with under S101 Delegated powers to the Clerk</i> <b>S.19/1612/HHOLD 12 Orchard Street, Wotton-under-Edge, GL12 7EZ</b> Demolition of existing single storey rear extension and erection of new single storey rear extension <b>Application Permitted with 2 Conditions</b>

**P.5933 New Applications**

*Cllr R Claydon left the room*

**S.19/1686/HHOLD17 Beaumont Square, Wotton-under-Edge** It was proposed by Cllr June Cordwell and seconded by Cllr M Tucker with all in favour to make no comment on this application.

*Cllr Claydon return to the room*

*Cllr R Hale left the room*

**S.19/1722/VAR Land South of The Chipping Surgery, Wotton-under-Edge** It was proposed by Cllr R Claydon and seconded by Cllr D Thomas with all in favour to make no comment this application.

*Cllr R Hale returned to the Room*

**S.19/1557/VAR 1&2 Cannons Court, Bradley Mews Wotton-under-Edge** 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: The building is outside the defined settlement development boundary and is remote from any amenities. It does not satisfy any of the exemptions in policy CP.15. The loss of a tourist facility contravenes NPPF paragraph 83.c.

**S.19/1768/FUL Land at Berkeley Close, Wotton-under-Edge** It was proposed by Cllr R Claydon and seconded by Cllr P Barton with all in favour to object to this application on the following grounds:

- The D&A statement claims that this application is “substantially similar” to that approved in 2015. It is not. One of the three properties, in height and scale is substantially different. Furthermore the footprint of the proposed development moved 6 feet more towards the rear boundary of the Southernmost proposed property, resulting in overlooking onto neighbouring properties and affecting their privacy.
- The proposed car parking is insufficient – there are only 5 proposed spaces for the three properties. 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. Given the lack of alternative parking availability, and the narrowness of the access, a minimum of 2 parking spaces per dwelling must be provided.
- 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 is 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 a tall retaining wall and consideration needs to be given to their retention for privacy purposes.
- Consideration must be given to safeguarding of the tall retaining wall behind the proposed properties to ensure its stability during garage demolition and subsequent construction. It is noted that the footprint of the proposed development has been moved closer to the wall which could affect its stability.
- The three roof windows facing Old Town look directly into the first floor windows of the neighbouring properties resulting in loss of privacy (ES3/1). Furthermore, can it be confirmed that the rear facing false first floor window will be permanently closed.
- 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).
- 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 planning officers are 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 reminds planning officers of 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.

**S.19/1889/HHOLD Barn Tynning, Old London Road, Wotton-under-Edge GL12 7EZ** It was proposed by Cllr J Turner and seconded by Cllr D Thomas with 10 in favour and 1 abstention to support this application.

**S.19/1910/FUL 22A Long Street, Wotton-under-Edge GL12 7SB** It was proposed by Cllr R Claydon and seconded by Cllr J Turner with all in favour to support this application.

**S.19/1971/MISC Public Payphone at The Green, Synwell, Wotton-under-Edge GL12 7HL** It was proposed by Cllr P Barton and seconded by Cllr S Wood with all in favour to support this application.

*The following applications were dealt with under delegated powers S101 Delegated powers to the Clerk.*

**Revised Application S.19/0695/FUL Site known as Drylease Court, Wotton-under-Edge** It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell with all in favour to make the following comments on this application:

- Plots 13 and 14 only have 1 parking space each. This is unacceptable. The Local Plan specifies under section 5.67 that Wotton is a special case and Appendix 2 states that such cases require a minimum of 2 parking spaces per dwelling. The distribution of the 52 spaces across the estate needs to be changed to give each property a minimum of 2 spaces. There are parking problems in the area and it is vital that all new car parking is contained within the estate. It is noted that the Application Form (Section 9) states that only 32 parking spaces will be provide. 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 of sufficient height to prevent passage across. The proposed low post and rail timber fence is of inadequate height.
- It is disappointing that the new layout proposes no single storey properties, suitable for older people.
- The existing estate roads are narrow and all construction vehicles should park on-site. A Construction Method Statement is needed.
- 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, particularly those having only 2 parking spaces.
- 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 boundary between the development and the adjacent bowls club shown in the Block Plan, is different to that shown in the original lease that the Town Council holds.
- All properties should have EV charging points.
- All properties should incorporate energy saving measures and solar panels in support of SDC CW2030 policy.
- Who will be responsible for maintaining the green spaces (particularly the children’s play area)?

**S.19/1940/TPO 2 Chipping Gardens, Wotton-under-Edge GL127BN** It was proposed by Cllr R Claydon and seconded by Cllr J Turner with 9 in favour, 1 against and 1 abstention to support this application with the condition that work should be carried out by a qualified person.

**S.19/1911/LBC 22A Long Street, Wotton-under-Edge GL12 7SB** It was proposed by Cllr R Claydon and seconded by Cllr J Turner with all in favour to support this application.

**S.19/1964/FUL 7 Elm Tree Cottages, Wortley, Wotton-under-Edge** It was proposed by Cllr R Claydon and seconded by Cllr N Pinnegar with 7 in favour, 2 against and 1 abstention to support this application subject to there being a total of 4 car parking spaces (2 for each property).

**S.19/1798/CPL 2 Chipping Gardens, Wotton-under-Edge GL12 7BN** It was proposed by Cllr T Luker and seconded by Cllr Hale with all in favour to support this application.

**S.19/1766/CPE 11 Beaumont Square, Wotton-under-Edge** It was proposed by Cllr N Pinnegar and seconded by Cllr T Luker with all in favour to support this application.

*Cllr N Pinnegar left the room*

**S.19/0649/HHOLD 1,3 &7 Mount Pleasant, Wotton-under-Edge GL12 7JS** It was proposed by Cllr R Claydon and seconded by Cllr T D Thomas with all in favour to support this application subject to the colour scheme of the proposed cladding matching the existing properties.

*Cllr Pinnegar returned to the room*

*It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell and agreed by all to enter Closed Session due to matters of a staffing, legal & contractual nature*

**P. 5934 Judicial Review Action** regarding recent Community Governance decision taken by Stroud District Council. Following the consideration of legal advice, it was proposed by Cllr R Claydon and seconded by Cllr June Cordwell that Wotton Town Council would submit a ‘Letter before Claim’ to Stroud District Council.

*It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell to exit closed session, all in favour. This completed the business of the Town Council at 9.35pm*

Signed: .....  
Chairman

Dated: .....