

**MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL**  
**PLANNING COMMITTEE HELD ON 25<sup>th</sup> November 2019, 7pm, 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:** Town Clerk Ms S Bailey      **PUBLIC:** 2

**P.5943**      **Apologies for Absence** A Wilkinson.

**P.5944**      **Declarations of Interest & Dispensations** Cllr P Barton *personal* Mt Pleasant residence proximity

**P.5945**      **Public Forum** Two residents of Wortley Rd attended to explain their concerns regarding the SDC proposed housing plans for Pitman Place Play Area, and how the design of the site with its footpath would not tackle the overriding issue in that location of antisocial behaviour, more specifically drug dealing. They also spoke of the need for a wildlife survey to protect what is already there, inadequate site drainage on heavy clay, and protection needed for a nearby Field Maple tree.

**P.5946**      **Chairman's Report** Nothing to report.

**P.5947**      **Minutes of Planning Meeting** Minutes of September 2019 Planning Meeting will be approved at a subsequent meeting due to staffing absence.

**P.5948**      **Correspondence**

a) Notice of Application Referred to Development Control Committee scheduled for 26.11.2019, held at SDC Council Chamber at 6pm S.19/1768/FUL Land at Berkeley Close, Old Town, Resubmission of S.18/2510/FUL - Demolition of 10 no. disused lock-up garages and erection of 3 no. dwellings and associated parking. Cllr R Claydon provided a written summary of Town Council's objection and requested assistance in attending SDC to represent Wotton's community.

**P.5949**      **SDC Planning Decisions** Notice of the following decisions was received:

<b>S.19/1931/TCA Approved The Coach House Manor Lane</b> Culverhay GL12 7LS S 1 x Leylandii tree 80 foot+ reduce to a 5 foot stump
<b>S.19/2170/TCA Approved 14 Bradley Street</b> GL12 7AR Removal of diseased Ornamental Cherry. Replace with another small tree
<b>S.19/2056/LBC Approved The Old Grist Coombe</b> GL12 7NG Replacement front door and two windows. Internal alterations

**P.5950**      **New Applications**

a) S.19/2147/FUL Play Area, Pitman Place, Three dwellings with associated parking and landscaping: two 3 bed dwellings, and one 2 bed dwelling. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell and agreed all in favour to make the following comments on this application:

- The Council is concerned that the proposed design of the site does nothing to adequately deal with the antisocial behaviour problems currently on the site along the footpath elements (particular reference to drug dealing problems). This Council requests that SDC obtains a Police report to highlight the drug dealing problems in that specific area and that Police advice is obtained assist with improving the layout to avoid such problems.

- There is inconsistency between the Design and Access Statement and the proposed plan. The Statement explains 2 parking spaces per property and 2 visitor spaces, yet the plan only shows 7 parking spaces in total – there should be 8.
- There is the potential for one property to be affordable, yet this is not mentioned in the Design & Access Statement.
- The proposed properties are attempting to meet high thermal efficiency values, but there is no reference to EV charge points for vehicles.

b) S.19/2308/TCA 31A Long Street, GL12 7BX Trees in a Conservation Area. T-1 Scots pine- fell, damaging wall/risk of damage to neighbouring property T-2 Beech- 3 meter crown reduction/ 4 meter crown lift. Crown reduce to manage size, crown lift over garages below. It was proposed by Cllr R Claydon and seconded by Cllr P Barton and agreed all in favour to support this application.

*Cllr P Barton left the room*

c) S.19/2329/FUL Garages, Mount Pleasant, Erection of five residential dwellings with associated parking and landscaping (revisions to S.18/1289/FUL). It was proposed by Cllr R Claydon and seconded by Cllr J Turner and agreed all in favour to object to this application for the following reasons:

CP8/1 and HC1/1 – inappropriate density for that location.

CP8/3 - inappropriate layout and parking.

CP8/4 – the design of the buildings does not meet best of class sustainability and carbon reduction techniques.

CP9 – none of the proposed houses are designated “affordable”.

CP13- does not provide appropriate parking in that location and, as a result will be detrimental to road safety and contribute to significant highways problems.

CP14/5 – design and appearance contrasts with the existing adjacent new estate and is not respectful of surroundings.

HC1/7 – inadequate private amenity space provided.

E112 – inadequate parking provision. Developer has not demonstrated that the level proposed would not have a detrimental impact on the local road network.

The previously approved application (S18/1289/FUL) permitted the development of 4 two bedroom properties with 8 parking spaces on this former garage site. Wotton Town Council objected to this application because of the huge impact on local parking provision. The social housing which surrounds this site was built by the local authority without individual garages or any parking provision, other than on this site. Closure of this garages site has led to parking on all available spaces such as verges, street corners which subsequently causes traffic chaos – especially as this is a bus route and makes emergency access difficult. This new application now proposes 5 three bedroom houses but offers only 10 parking spaces for the larger houses proposed and it is unlikely that space 8 could be used if all others are occupied. Whilst it is accepted that the number of parking spaces meets, in theory, SDC’s minimum standards for Wotton, the increase in the number and size of the houses has the potential to exacerbate the local parking problem, as evidenced by the overspill onto the nearby roads from the adjacent new Full Moon development. In addition, the attempt to build 5 houses with highly limited amenity areas on the site is regarded as over-development and the style is out of keeping with the adjacent Full Moon development, unlike the original permitted application (S18/1289/FUL) where care was taken to match the appearance. Three storey properties are unacceptable in this location and out of keeping with the local vernacular. There is also a concern that the proposed properties are right on the road edge and well in front of the building line of all of the existing houses in Mount Pleasant.

The proposed design of the housing does not include measures to help achieve Stroud District Council’s Carbon Neutral 2030 target; indeed there are hardly any renewable energy measures at these proposed

properties. EV charging points should be provided at each of these properties. None of the houses are “affordable” – at least one of these should be such.

There is a need for a construction method statement given the difficult location and parking/access problems at the site.

If the planning officer is minded to approve, despite all of the above strong reasons to refuse this application, then this Council requests that the application is called in to Development Control Committee.

*Cllr P Barton returned to the room*

- d) S.19/2373/LBC 8 The Chipping, GL12 7AD. Extension and alterations to dwelling  
S.19/2374/HHOLD 8 The Chipping, GL12 7AD. Proposed extension.

It was proposed by Cllr D Thomas and seconded by Cllr J Turner and agreed all in favour to object to these applications, due to the loss of the onsite parking namely the garage.

The Design & Access Statement is factually incorrect where it states that one parking space is maintained to the frontage, since that land is not in the ownership of the applicant and is part of the public car park for the town owned by the Town Trust/managed by the District Council. This car park is always busy and full, being the main car park for shopping/leisure in the centre of Wotton. Parking is a serious problem in Wotton as evidenced by numerous SDC parking surveys for Wotton. Indeed any new properties in Wotton must provide 2 parking spaces per property as per the Local Plan – thus to eliminate this property’s only parking space via a garage is totally unacceptable to the Town Council.

In the previous application S.19/0723/HHOLD for this site, the officer recommendation stated that no parish comments had been received. This is also factually incorrect and the application was objected to by Wotton Town Council for the same reasons as above.

This Town Council seriously questions why SDC planning officers are minded to approve removing valuable parking provision within properties, when availability of parking is such a known and understood problem in Wotton.

- e) S.19/2286/LBC The Swan Hotel, 16 Market Street, Listed Building Application

Installation of externally mounted extraction system to rear of hotel. It was proposed by Cllr J Turner and seconded by Cllr M Tucker and agreed all in favour to support this application.

*This completed the business of the Town Council at 8.10pm*

Signed: .....  
Chairman

Dated: .....