

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 28th October 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, A Wilkinson, S Smith.

In Attendance: Administrator Mrs D Hyam **PUBLIC:** 4

P.5935 Apologies for Absence R Hale.

P.5936 Declarations of Interest & Dispensations None

P.5937 Public Forum

a) The applicant of S.19/2179/ HHOLD 10 Oatground, Synwell spoke about the proposed alterations to the cottage. To clarify the rear of the property sits below ground level and the proposed extension would take up the space of the present patio. The porch would replace the existing porch and not exceed the present footprint. The design of the porch would improve the appearance of the cottage with the use of Cotswold stone taken from the alterations to the window at the rear of the property. The terrace at the rear of the property was discussed with neighbours to both sides of the cottage and amendments were made to the plans accordingly and the applicant had full agreement with both parties.

b) A resident raised the following concerns regarding planning application S.19/2085/ FUL Hillside, Cottage, Old London Road. Their nearby property would be overlooked and there would be a considerable loss of privacy as a result of the height of this proposed development above their property. Vehicle access to the property due to the angle of the junction with Old London Road, would mean that vehicles leaving the site intending to travel downhill towards Wotton have to reverse into the road at a point of reduced visibility in both directions. The site is in the AONB and would spoil the surrounding area. There is also a possibility that bats inhabit the building.

P.5938 Chairman's Report Nothing to report.

P.5939 Minutes of Planning Meeting To approve Minutes of September 2019 Planning Meeting. It was proposed by Cllr R Claydon and seconded by Cllr T Luker with 11 in favour and 1 abstention to approve these Minutes.

P.5940 Correspondence

a) Consultation on the Statement of Community Involvement (SCI) for Gloucestershire 2nd Review. No Comment.

b) Planning application 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. Following the request made by the Town Council for the application to be called in to DCC, the DCC Chair has confirmed that he has considered the request and has agreed to do so if the officer recommendation is to permit the scheme and this was noted.

c) Response from Gloucestershire Highways ref Planning Application S.19/1664/DISCON Land South of The Chipping Surgery, Symn Lane. The following response from the Highways Authority was noted.

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.

P.5941 SDC Planning Decisions no decisions were received.

P.5942 New Applications

S.19/2085/FUL Hillside Cottage, Old London Road, Wotton-under-Edge.

It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell with 11 in favour and 1 abstention to object to this application on the following grounds;

- a) The building is outside the defined settlement development boundary.
- b) There is concern with the vehicle access to the property. The angle of the junction with Old London Road means that vehicles exiting the site intending to travel downhill towards Wotton have to reverse into the road at a point where there is limited visibility in both directions. This presents a highways safety issue which contravenes para 109 of the NPPF.
- c) As a tourism development the site is not well served by infrastructure and access to local amenities is difficult, which contravenes policy EI10/4 & 5 of the Local Plan.
- d) The site is located in the AONB in an area of high landscape value. Development here contravenes Policy ES7 of the Local Plan.
- e) There is concern that permitting development in this location could create a precedent for further development on adjacent land in an area of high landscape value.
- f) There is a possibility that bats are on the site. If confirmed, the development would contravene Policy ES6.

S.19/2179/HHOLD 10 Oatground, Synwell, Wotton-under-Edge. Proposed single storey flat roof extension (roof terrace) to the rear of the property and alterations to porch.

It was proposed by Cllr R Claydon and seconded by Cllr M Tucker with 9 in favour, 1 against and 2 abstentions to make the following comment on this application. The Planning Authority should satisfy itself that the proposed balcony creates no unacceptable privacy issues with neighbouring properties (ES3/1 of the Local Plan).

S.19/2055/HHOLD The Old Grist, Coombe, Wotton-under-Edge. Replacement front door and two windows to match existing, internal alterations.

It was proposed by Cllr D Thomas and seconded by Cllr J Turner with all in favour to support this application.

S.19/2056/LBC The Old Grist, Coombe, Wotton-under-Edge. Replacement front door and two windows to match existing, internal alterations.

It was proposed by Cllr D Thomas and seconded by Cllr J Turner with all in favour to support this application.

S.19/1931/TCA The Coach House, Manor Lane, Wotton-under-Edge. 1x Leylandii tree 80 foot+ reduce to a 5 foot stump.

It was proposed by Cllr June Cordwell and seconded by Cllr J Turner with all in favour to support this application.

S.19/2170/TCA 14 Bradley Street, Wotton-under-Edge. Removal of diseased Ornamental Cherry and replace with another small tree.

It was proposed by Cllr S Wood and seconded by Cllr P Barton with all in favour to support this application.

S.19/2238/LBC The Vicarage, Culverhay, Wotton-under-Edge. Demolition of garage and formation of parking area.

It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell with 11 in favour and 1 abstention to support this application.

S.19/2237/ HHOLD The Vicarage, Culverhay, Wotton-under-Edge. Demolition of garage and formation of parking area.

It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell with 11 in favour and 1 abstention to support this application.

S.19/2234/HHOLD 2 West View, Synwell Lane, Wotton-under-Edge. Loft conversion / extension.

It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell with 11 in favour and 1 abstention to make the following comment on this application. Before granting permission, the Planning Authority should satisfy itself that there is adequate parking for 2 vehicles to serve the property of the size proposed. The Planning Authority should also satisfy itself that the full length high level window proposed to the rear of the property does not result in an unacceptable loss of privacy to the overlooked neighbour's gardens in contravention of Policy ES3/1 of the Local Plan.

S.19/1952/HHOLD 76 Bearlands, Wotton-under-Edge. Proposed two storey extension.

It was proposed by Cllr R Claydon and seconded by Cllr P Barton with 11 in favour and 1 abstention to make the following comment on this application. The Planning Authority must satisfy itself that that due to the height difference between the proposed extension and the neighbouring property that there is no loss of light, especially to the neighbour's first floor (extension) front window and rear windows which could be affected by the proposed rear extension.

This completed the business of the Town Council at 8.10pm

Signed:
Chairman

Dated: