



**MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL**  
**PLANNING COMMITTEE HELD ON 27<sup>th</sup> January 2020, 7pm, CIVIC CENTRE**

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

**In Attendance:** Town Clerk Mrs D Hyam      **PUBLIC:** 2

**P.5951            Apologies for Absence** A Wilkinson, M Tucker.

**P.5952            Declarations of Interest & Dispensations** Cllr J Turner (application S.19/2662/ADV).

**P.5953            Public Forum** The applicant of application S.19/2483/FUL was in attendance to answer any questions that the Town Council wished to ask considering that the application was approved by SDC prior to an agreed extended response date. Clarification was asked regarding one of the drawings as it appear to indicate that the garage was to be extended to the left hand side of the present garage onto Town Council land. It was explained that the drawing was produced looking out of the garage not towards it and the extension would be to the right hand side and this was explained to SDC.

A resident spoke regarding application S.19/2584/OUT. Concerns were raised regarding the additional traffic and safety in Knapp Road. The road is very narrow and visibility is very poor where the drive meets Knapp Road. It was felt that the site would be overdeveloped as there was already permission for a property on the west side of the site. It was understood that permission would not be granted by the owner of Warren House for the drive to be used by construction traffic or the additional access to the development from it.

**P.5954            Chairman’s Report** Nothing to report.

**P.5955            Minutes of Planning Meeting** To approve Minutes of October 2019 Planning Meeting. It was proposed by Cllr R Claydon and seconded by Cllr P Barton agreed with all in favour to approve these Minutes.

**P.5956            Correspondence**

An email response was noted from SDC after WTC complaint, that planning officer gave incorrect advice to DCC Committee relating to planning application S.19/1768/FUL (Land at Berkeley Close). It was decided with all in favour that no response will be sent.

**P.5957            SDC Planning Decisions** Notice of the following decisions was received:

<b>S.19/2308/TCA 31A Long Street GL12 7BX</b> T-1 Scots pine- fell, damaging wall/risk of damage to neighbouring property cr T-2 Beech- 3 meter crown reduction/ 4 meter crown lift. Crown reduce to manage size, crown lift over garages below. <b>Approved.</b>
<b>S.19/2055/HHOLD The Old Grist, Coombe, GL12 7NG.</b> Replacement front door and two windows to match existing. Internal alterations. <b>Permitted with 2 Conditions.</b>
<b>S.19/2085/FUL Hillside Cottage, Old London Road,.</b> Conversion of existing barn building to holiday let. <b>Permitted with 7 Conditions.</b>
<b>S.19/2373/LBC 8 The Chipping GL12 7AD.</b> Extension and alterations to dwelling <b>Refused.</b>
<b>S.19/2179/HHOLD 10 Oatground, Synwell, GL12 7HX.</b> Proposed single storey flat roof extension (roof terrace) to the rear of the property and alteration to porch. <b>Permitted with 3 conditions.</b>
<b>S.19/2548/FUL Broadbridge Mill Wortley Road GL12 7QS</b> Replacement stable block with staff accommodation in the loft <b>Withdrawn.</b>
<b>S.19/2521/LBC Flat 6 Lyley House 6 Bradley Street GL12 7AP</b> Open up an original doorway to flat roof at rear of the property. <b>Approved with 2 conditions.</b>

## **P.5958            New Applications**

a) **S.19/2483/FUL Garage Adjoining Wotton-under-Edge Youth Centre, The Chipping.** The Town Council was notified of the decision to permit this application prior to the Planning Committee meeting had been made. A request for an extension had been agreed with the Case Officer and extended to 28<sup>th</sup> January to allow the Committee to provide comments. It was noted that, as an affected neighbour (The Youth Centre) to the application site, we have received no formal notification from SDC of the application. It was proposed by Cllr S Wood and seconded by Cllr P Barton agreed with all in favour that a letter of complaint be sent to SDC Planning as it is unacceptable.

b) **A REVISED DETAILS S.19/2584/OUT Land to the East of Warren Lodge.** 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:

### Application Status

There are many issues associated with this application which can only be properly addressed through consideration of a full planning application. The Planning Authority should insist on a full planning application being provided.

### Access

- It is not clear if the new dwelling has right of way over the private driveway to the Warren House. This might become a planning issue if the proposed parking could not be accessed.
- The driveway has restricted width. It is not clear if the new building, now relocated to abut the driveway, will permit lorries and agricultural vehicles to pass without obstruction.
- Access along the driveway will be required at all times during construction. It is not clear how this can be achieved. An acceptable Construction Method Statement is required.
- There is no turning space on-site. The Planning Authority should check to ensure that vehicles are able to use the on-site parking spaces in all circumstances.
- An additional property will increase use of the sub-standard drive with poor access onto a public highway. The Planning Authority should satisfy itself that highway safety is not compromised (NPPF Paras 108 and 109)
- It is noted that if the development is permitted, a Beech Hedge of disputed ownership will be removed.

### Over Development of site

- Very little amenity space is provided for the proposed dwelling. This is contrary to Policy HC1/7.

### Overlooking and Loss of Light

- A one and half storey house is proposed. No elevations have been provided and so it is impossible to assess the degree to which neighbouring properties will be overlooked. The Planning Authority should satisfy itself that Policy ES3 is not compromised. It is noted that the D&A statement states that the original orientation was chosen to respect overlooking to and from existing properties. In the latest block plan the foot print has been rotated by 180 degrees and moved to the South. The Implication is that the D&A statement is no longer valid.
- The Planning Authority should satisfy itself that the proposed dwelling does not block light into neighbouring properties in contravention of policy ES3/1.

### Other

- Concerns have been raised by neighbours about drainage arrangements and about the impact the development may have on the stability of the land. The Planning Authority

should satisfy itself on these matters, and that there will be no unacceptable impact on the landscape value (Policy ES7).

Impact on Approved Development S.19/0437/FUL

- The latest block plan shows the boundary between Warren Lodge and the development approved under S.19/0437/FUL moving to abut the planned new dwelling. This implies a change to the approved plans.

c) **S.19/2629/HHOLD Coombe Vale, Coombe.** It was proposed by Cllr John Cordwell and seconded by Cllr J Turner agreed with all in favour to support this application.

d) **S.19/2649/HHOLD 16 Wortley Terrace.** It was proposed by Cllr J Turner and seconded by Cllr T Luker agreed with all in favour to support this application.

*Cllr J Turner left the room*

e) **S.19/2662/ADV 28 Long Street.** It was proposed by Cllr P Barton and seconded by Cllr R Hale with 8 in favour, 1 against and 1 abstention to object to this application on the following grounds: The Town Council supports the comments made by the Conservation Officer. In accordance with Para 196 of the NPPF, it is not considered that the benefit to the public would outweigh the harm which would arise from installing more dominant signage.

*Cllr J Turner returned to the room*

f) **S.19/2735/HHOLD 76 Parklands.** It was proposed by Cllr R Claydon and seconded by Cllr J Turner agreed with all in favour to make a comment on this application. The proposed extension is to be constructed over a public sewer. Therefore the Planning Authority should satisfy itself that the applicant has permission/approval from the relevant sewerage company.

g) **S.19/2637/FUL 14 Ludgate Hill.** It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell agreed with 7 in favour, 2 against and 2 abstentions to make a comment on this application. The Planning Authority must satisfy itself that the neighbour at 12 Ludgate Hill is content with having solar panels in such close proximity to their property.

h) **S.20/0023/HHOLD 5 Coombe Terrace, Coombe Road.** It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell agreed with all in favour to support this application.

i) **S.20/0024/LBC 5 Coombe Terrace, Coombe Road.** It was proposed by Cllr R Claydon and seconded by Cllr June Cordwell agreed with all in favour to support this application.

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

Signed: .....  
Chairman

Dated: .....