# DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL PLANNING COMMITTEE HELD ON 24th February 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, A Wilkinson, M Tucker.
**In Attendance**: Administrator Mrs D Hyam **PUBLIC**: 5

**P.5959** **Apologies for Absence** R Hale, S Smith.

**P.5960** **Declarations of Interest & Dispensations** None.

**P.5961** **Public Forum** Two members of the public spoke regarding appeal ref: APP/C1625/X/3241637 Field at Coombe, Wotton-under-Edge. The following concerns were raised:

- The landscaping at the site has raised fears that an application may be submitted in future for a house to be erected on the site.
- The land is of poor quality and only suitable for grazing and very little agricultural activity has taken place in the barn as the field has only 6 sheep. Therefore, the barn is completely out of scale with the size of the field.
- A generator has been heard coming from the barn on several occasions, raising suspicions that the barn is being used for another business purpose not detailed in the original application.
- Although the owners are tidy and competent smallholders and have planted sensitively. The barn is a tall looming presence over Coombe.
- The original planning permission that was granted was felt to be poorly researched. No input was received from Highways – as a depot for agricultural machinery and large scale fodder supplies. It could not be located in a worse position, as the top access is dangerous and the bottom access from Coombe has an unsuitable for heavy vehicles at the start.
- It was suggested that the barn be dismantled and re-erected at another farm in the area.

The applicant of planning application S.20/0243/HHOLD 7 Hentley Tor, Wotton-under-Edge explained that he had consulted with his neighbours regarding the proposed extension, dormers and alterations. Following concerns from one of the neighbours regarding the loss of light due to the proposed extension, a light assessment was carried out. As the results were favourable all the neighbours were content with the proposed extension. The external construction works are expected to take no more than a month to complete.

**P.5962** **Chairman's Report** Nothing to report.

**P.5963** **Minutes of Planning Meeting** To approve Minutes of January 2020 Planning Meeting. It was proposed by Cllr J Turner and seconded by Cllr T Luker agreed with all in favour to approve these Minutes.

**P.5964** **Correspondence**

**a)** An email response of apology was noted from SDC Head of Planning following complaint made by the Town Council Planning Committee ref planning application:
**S.19/2483/FUL** Part demolition of existing garage and side extension and re-roofing (375651-193158) | Garage Adjoining Wotton-Under-Edge Youth Centre, The Chipping Wotton-Under-Edge Gloucestershire.

**b)** A notification was received for the following: **APPEAL – Field at Coombe Wotton-under-Edge – Agricultural storage building ref: APP/C1625/X/19/3241637**. It was proposed by Cllr John Cordwell and seconded by Cllr Claydon with 10 in favour and 1 abstention to send the following further comments to the Planning Inspectorate:

The Town Council supports Stroud District Council's refusal to grant a Certificate of Lawful Development as the building is disproportionate to the size of the farm land it supports, which is not more than 5ha in area and that a new planning application should, therefore, be submitted.

The Town Council was surprised that it was not possible to prevent such an ugly and large building being allowed in this landscape sensitive location within the AONB.
The access road to the site is very narrow and has restrictions on its use for heavy motor vehicles. Therefore, it is an unsuitable site for such a large barn to house agricultural machinery.
Our previous comment relates to the use of the premises for non-agricultural activities, which we were advised about by nearby residents. If the building is not being used wholly for storage of agricultural machinery and fodder (or other qualifying agricultural purpose) then we would expect to see a Change of Use application. The Planning Inspectorate should satisfy itself that no non-agricultural activities are being undertaken in the building.

*4 members of the public left the room*

**P.5965 SDC Planning Decisions** Notice of the following decisions was received:

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| **S.19/2629/HHOLD Resubmission of S.19/1320/HHOLD Coombe Vale, Coombe GL12 7ND** New sun room extension to the side of the property. Internal remodelling and new entrance door to front. **Application Permitted with 2 Conditions** |
| **S.19/2649/HHOLD GL12 7JY 16 Wortley Terrace, Wotton-under-Edge** Demolition of outbuildings. Single storey extension. **Application Permitted with 3 Conditions.** |
| **S.19/1889/HHOLD Barn Tyning, Old London Road.** Erection of two storey extension. Replacement of conservatory with oak framed garden room. **Application Withdrawn.** |
| **S.19/2085/FUL Hillside Cottage Old London Road Wotton-under-Edge** Conversion of existing barn building to holiday let**. Insufficient Fee** |
| **S.19/2735/HHOLD 76 Parklands, Wotton-under-Edge GL12 7NR.** A rear single storey mono pitched roof extension. **Application Permitted with 2 Conditions** |
| **S.19/2662/ADV 28 Long Street, Wotton-under-Edge GL12 7BT.** Various signage. **Application Approved with 1 Condition** |

**P.5966 New Applications**

a) **S.20/0243/HHOLD 7 Hentley Tor, Wotton-under-Edge.** Single storey side extension, new dormers and alterations. It was proposed by Cllr R Claydon and seconded by Cllr S Wood agreed with all in favour to support this application.

*1 member of the public left the room*

b) **S.19/2727/HHOLD Bank Cottage, Ragnall, Wotton-under-Edge.** Erection of timber framed annexe. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell agreed with all in favour to object to this application on the following grounds:

- The proposed unit/annexe lies outside the defined settlement development boundary and fails to meet any of the conditions set out in policy CP15 of SDC Local Plan.
- The unit/annexe is some distance away from the main dwelling house and there is a possibility that it could be used as a separate, self-contained dwelling or holiday let.
- If the Planning Authority is minded to permit this application then conditions should be applied to its use to, ensure that it is not used as a separate dwelling and is only used in association with the main residence.
- The proposed parking area is on a corner of a very narrow lane with limited visibility.
- The plans detail a wood burner in the unit/annexe, this will result in an increase in the carbon footprint to the area and will come under restrictions with forthcoming new legislation to cut emissions.

c) **S.20/0176/ADV Chipping Manor, The Chipping , Wotton-under-Edge.** The application seeks advertisement consent for 2 No. non illuminated Door signs, 3 No. non illuminated freestanding signs and 1 No. non illuminated Entrance sign and 1 No non illuminated Parking sign. It was

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proposed by Cllr John Cordwell and seconded by Cllr S Wood agreed with all in favour to make no comment this application.

d) ) **S.20/0177/LBC Chipping Manor, The Chipping , Wotton-under-Edge.** The application seeks advertisement consent for 2 No. non illuminated Door signs, 3 No. non illuminated freestanding signs and 1 No. non illuminated Entrance sign and 1 No non illuminated Parking sign. It was proposed by Cllr John Cordwell and seconded by Cllr S Wood agreed with all in favour to make no comment this application.

e) **S.20/0253/TCA Waterloo Mill, School Rd, Wotton-under-Edge**. Mulberry tree-Fell. It was proposed by Cllr N Pinnegar and seconded by Cllr T Luker with all in favour to support this application.

f) **S.20/0206/FUL 19 Market Street, Wotton-under-Edge**. Alterations to extension to the rear first floor to provide 2 self-contained flats (inclusive if one retained flat) and alterations to shop front. It was proposed by Cllr T Luker and seconded by Cllr P Barton agreed with all in favour to object to this application on the following grounds:

- At present the building is a commercial premises. With the proposed removal of the shop front it will no longer be used for this purpose. Therefore, an application needs to be made for a change of use from A5 to residential (C3).
- There is no parking provision for the dwellings proposed which, contravenes requirements set out in SDC Appendix 2 and Para 5.67 of the Local Plan which, for Wotton, requires 2 parking spaces per dwelling.
- The area known as the Stoney Chipping directly outside the front of the building belongs to the Town Trust and is not available for car parking.
- There is concern that the proposed first floor extension to the rear of the property will block the light into a first floor window of a neighbouring building (contravening policy ES3 condition 1 of SDC Local Plan).
- As the building is adjoining the Star Inn, there is concern that the proposed ground floor flat may experience noise from the public house during opening hours. Therefore, is not suitable location for residential use.

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*This completed the business of the Town Council at 8.15pm*

Signed: …… Dated: ……..
Chairman