



MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 26th May 2020, 7pm, (first remote Zoom meeting due to coronavirus)

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

In Attendance: Town Clerk Ms S Bailey, Administrator Mrs D Hyam, District Councillor C Braun.

PUBLIC: None

P.5967 Apologies for Absence P Barton, S Smith.

P.5968 Declarations of Interest & Dispensations Cllr N Pinnegar declared an interest in planning application S.19/0649/HHOLD 1, 3 & 7 Mount Pleasant.

(Cllr T Luker joined the meeting).

P.5969 Public Forum Cllr C Braun commented that the recent Annual Parish Assembly Report was excellent and informative. She also spoke in support of the Wotton Area Mutual Aid group who have requested support from the Town Council to be discussed later in the meeting. The group is made up of local volunteers who give up their time for those in need by distributing food parcels and giving advice on help and benefits. Any support the Town Council is able to give would be greatly appreciated.

(District Cllr C Braun left the meeting)

P.5970 Chairman's Report Nothing to report.

P.5971 Minutes of Planning Meeting To approve Minutes of February 2020 Planning Meeting. It was resolved to approve these Minutes with eight favour and one abstention.

P.5972 Correspondence

It was noted that the **APPEAL – Field at Coombe Wotton-under-Edge – Agricultural storage building ref: APP/C1625/X/19/3241637** was allowed by the Planning Inspectorate and a Lawful Development certificate has been issued. However, this is for the lawful use of the barn for agriculture, any other use may well require planning permission. Cllr Claydon stressed that the residents of Coombe and Town Councillors must be vigilant and keep an eye on how the barn is used in the future. If the building is not being used wholly for storage of agricultural machinery and fodder (or other qualifying agricultural purpose) then this should be reported to the Planning Authority.

P.5973 SDC Planning Decisions Notice of the following decisions was received:

S.19/2286/LBC The Swan Hotel, Market Street, Wotton-under-Edge GL12 7AE. Installation of externally mounted extraction system to rear of hotel. Application permitted with 2 conditions.
S.20/0486/HHOLD 9 Dryleaze, Wotton-under-Edge GL12 7AN. Demolition of garage and utility room. Erection of single storey extension and rear single storey extension. Application permitted with 2 conditions.
S.19/0695/FUL Site Known as Dryleaze Court, Wotton-under-Edge. Demolition of existing buildings and erection of 22 dwellings, together with formation of new access and associated works. Application permitted with 23 conditions.
S.20/0403/LBC 5 Symn Lane Wotton-Under-Edge Gloucestershire GL12 7BG Creation of casement window to bathroom. Application Approved with 3 conditions.

P.5974 New Applications

- a) **S.20/0657/ FUL Land at 13 Lisle Place**, Demolition of existing garage and erection of 1 no, dwelling house with associated works. It was resolved to object to this application with seven in favour and two abstentions because, the existing dwelling will have no off street parking as stated in the Design & Access Statement that the property will utilise on road parking adjacent to the property. This raises concerns as the road already suffers with congestion due to parked cars.

The Planning Authority should also satisfy itself that there will not be an unacceptable loss of privacy to the neighbour's garden at the rear of the proposed dwelling (ES3/1) and also that both the existing and proposed dwellings will have sufficient amenity space (HC1/7).

b) **S.20/0815/LBC 24 Haw Street, GL12 7AQ.** Replacement single storey extension to rear of property. It was resolved to support this application, agreed all in favour.

S.20/0814/HHOLD 24 Haw Street, GL12 7AQ. Replacement single storey extension to rear of property. It was resolved to support this application, agreed all in favour.

(Cllr N Pinnegar left the meeting)

c) **S.19/0649/HHOLD 1,3 & 7 Mount Pleasant , GL12 7JS** Replace and extend roof structherm structural cladding external wall insulation system with hardwood timber finish. An original proposal, to support the application without comment was defeated on the casting vote of the Chairman. Following further discussion, it was resolved to support this application, agreed all in favour, subject to the colour scheme of the proposed cladding matching the existing properties.

(Cllr N Pinnegar returned to the meeting)

d) **S.20/0881/TCA Chipping Manor, The Chipping,** Conifers (T1) & (T3) – Trim back branches overhanging footpath in line with wall (max 2-4m). Conifer (T2) – Fell. Yews (T4) & (T5) – Prune back branches overhanging footpath & Symn Lane on line with wall. Lime (T6) – Prune back branches overhanging Symn Lane in line with wall (max 3-4m). It was resolved, agreed all in favour to send the following comment for this application. The Town Council would support this application if the proposal is as detailed in the application form. However, the submitted tree location plan indicates that three trees (T1), (T2) & (T3) are to be removed. The removal of these trees, if that is the intention, is not supported.

e) **S.20/0898/HHOLD The Old Grist, Coombe,** Installation of 12 solar panels on the south facing inner roof of a double apex roof. This is on a grade 2 listed building – a mill built in 1824. It was resolved to support this application, agreed all in favour.

f) **S.19/2329/FUL (S.18/1289/FUL) Garages Mount Pleasant Wotton-Under-Edge, Gloucestershire**

Erection of five residential dwellings with associated parking and landscaping. It was resolved to object to this application, agreed all in favour, for the following reasons:

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

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.

HC1/7 – inadequate private amenity space provided.

EI12 – 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 there is no visitor parking. 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 limited amenity areas on the site is regarded as being over-development of the site. 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.

2 EV Charging points is insufficient. Each house should have two allocated parking spaces, one of which should have an EV charger.

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.

The public footpath through the site (PROW 61) appears to have been blocked off at the Eastern edge of the site. Free access must be retained and the GCC Rights of Way officers should be consulted to ensure that the proposals are acceptable.

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.

f) **Licensing Application 20/00317/LAPRNW Premises Licence** – The Wild Cider Co, 11 Bradley Street, Wotton-under-Edge. New application. It was resolved to support this application, agreed all in favour.

P. 5975 To consider a request from **Wotton Area Mutual Aid Group (WAMA)** for extra funding for assistance/ food parcels for the community in face of the continuing Covid-19 pandemic. WAMA is providing volunteer help to people in the local area who are self-isolating, collecting shopping and medical prescriptions etc. They have also been offering a free essential grocery box to households who are facing financial hardship. Following discussion on the request it was resolved with eight in favour and one against that the Town Council give a one-off donation of £2,000 . This is not aimed at a specific provision, eg food parcels, but is for WAMA to use as the group see fit.

This completed the business of the Town Council at 8.35pm

Signed:
Chairman

Dated: