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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 25th July 2022, 7.00PM in the Coombe Suite at the Civic Centre

# PRESENT:

Cllrs: J Turner (Chairman), L Taylor, M Tucker, N Pinnegar, R Claydon, D Thomas, T Luker, P Barton, J Lewis, J Cordwell, S Hunt, T Young.

### In attendance: Clerk A Durn, Administrator D Hyam.

### Members of the Public: 4

# P.6187 Apologies for absence. Cllr T Creese.

# P.6188 Declarations of Interest & Dispensations. Cllr R Claydon declared an interest in planning application S.22/1518/FUL 3 Bradley Road. Cllr S Hunt declared an interest in planning application S.22/1186/FUL 11 Long Street. Cllr J Lewis declared an interest in planning application S.22/1501/FUL Manners Farm.

**P.6189 Public Forum**

The developer of planning application S.22/1186/FUL 11 Long Street wished to speak regarding this application. He was concerned that the Town Council required a planning condition of the apartments to have 8 car parking spaces for the 3 one-bedroom apartments. It was explained that the requirement is to have 2 car parking spaces per apartment/dwelling as Wotton suffers with limited available street parking which is in high demand and there is a clause in the Stroud District Council Local plan which refers specifically to Wotton to that effect.

The developer stated that no new windows are proposed and that there are no overlooking issues from existing windows, and that the external staircase does not present any noise issues to neighbouring residents. He confirmed that there is a right of way to the property from Old Town.

A local resident also wished to speak regarding concerns with this application. He stated that there are overlooking issues into the garden of his nearby residence from windows, and this would have an impact on privacy. The metal staircase is already causing a noise nuisance from workmen accessing the property. There are planning discrepancies with the application for the hot food takeaway S.22/0895/FUL regarding parking and there is concern that there will be access issues cause by private ownership of the driveway and subsequent right of way.

Cllr S Hunt left the meeting

**P.6190 Deadline Extension: S.22/1186/FUL 11 Long Street.** Following a short discussion it was **RESOLVED** to send the following further comments to object to this application. There are inconsistencies between this planning application and the application S.22/0895/FUL for a hot food takeaway on the ground floor. It is requested that these applications be combined and considered as one application, as it is unclear how the car parking spaces will be allocated to each development. Clarification may also be needed to ascertain right of access from the highway in Old Town to the property. When these two clarifications are given, the Town Council then holds the right to comment again.

3 members of the public left the room and Cllr S Hunt returned to the meeting

**P.6194 Public Forum**. A resident wished to speak regarding planning application S.22/1518/FUL Bradley Road. A letter of objection had been circulated to Councillors prior to the meeting and the resident summarised it as follows. The proposed new access road will scar an existing natural bank in the Cotswold AONB, damaging a diverse natural habitat. The D & A Statement suggests that the gabion wall will be approximately 1m in height with a few exceptions, however, the entrance at Old London Road appears that a 4m wall may be needed. The cut in for the access road will require the removal of a huge amount of earth bank. Although the application mentions landscaping that might mitigate the ugly appearance of the retaining wall, such measures would do little to reduce the visual impact and is not sympathetic with the surrounding landscape. There is concern that no geotechnical survey details have been provided, about the stability of the land on which the access, drive and parking area would be constructed. The banks of Old London Road are an undisturbed habitat and is a haven for many creatures, including owls and bats. A formal biodiversity and wildlife assessment should be undertaken. The proposed upper turning will abut the important and well used Cotswold Way as it leaves Wotton Northbound, and the gabion wall will result in a large drop from the path to the turning area. The very busy Old London Road is a steep single-track road which is used as a cut-through to by-pass Wotton during peak hours in particular. The proposed entrance will be very close to the junction with Bradley Road and will be a hazard to traffic both entering Old London Road from Bradley Road and for traffic descending Old London Road. Traffic from Bradley Road entering Old London Road from the North Nibley direction does so at speed. The construction will require the removal of a huge amount of the earth bank (many hundreds of cubic metres). There is no space for construction vehicles to park at the bottom of Old London Road without creating a further traffic hazard, and the earth bank opposite the proposed entrance is steep and fragile. Construction vehicles manoeuvring at this point, entering and leaving the site could easily damage the bank, during construction. There are no details of a construction method statement. Rainwater flowing down the proposed new road could damage the earth banks of the property opposite the proposed entrance and the increase of rainwater flowing down Old London Road into Bradley Street, could present a flood risk to lower-level properties. No drainage has been proposed. There will be overlooking issues from the proposed road and upper turning area resulting in a loss of privacy in neighbouring gardens and the access road retaining wall will be substantially overbearing. Much of this proposed development is outside of the town’s settlement development boundary. The use of gravel on much of the proposed sloping access road could lead to debris being deposited on Old London Road, this could be a dangerous skid hazard at the junction.

The member of the public left the meeting

**P.6195 Chairman’s Report** The Chairman reported that he had attended an interesting training course on Chairmanship Skills. He thanks the Council for voting him in as Chairman.

# P.6196 Minutes of June Meeting

To approve Minutes of the Planning Committee Meeting held on 27th June 2022.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 27th June 2022 as a true and fair view.

**P.6191** **APP/C1625/W/22/3297574 Appeal to Secretary of State for site Streemleaze Farm Canons Court Bradley Green Wotton-under-Edge Erection of fodder store.** It was **RESOLVED** to send no further comments to the response sent at the time of the original application S.22/0528/AFPA.

### P.6192 SDC Planning Decisions Notice of the following decisions was received:

### The following Planning decisions were noted:

### S.22/1066/HHOLD 110 Bearlands. Erection of extension and construction of detached garage. Application permitted with 4 Conditions.

### S.22/1294/DISCON Land North of Bradley Street. Discharge of Condition 4 (Drainage strategy report), 7 (Construction management) & 16 (dust control) of permitted application S.19/1054/FUL. Confirmation of Compliance with Conditions 7 and 16.

### S.22/0770/LBC 4 Coombe Terrace, Coombe Road. Internal alterations to form larger bedroom/bathroom. Removal of wall on landing. Installation of panelling and cupboards. Application refused for 2 Reasons.

### S.22/1076/LBC The Briars, Coombe Lane. Removal of staircase, internal partition alterations and formation of first floor over kitchen in extension (Retrospective). Application permitted with 1 Condition.

### S.222/1128/HHOLD Tor Hill House, Wortley. Side and rear single storey extensions removal of chimney stack, alterations to windows and re-rendering to main house. Application Permitted with 2 Conditions.

### S.22.1091/HHOLD 25 Dryleaze. Erection of two storey rear extension and loft conversion. Application refused for 1 Reason.

### S.22/0887/LBC 1 Orchard Street. Erection of ground floor extension to side of dwelling. Application Permitted with 2 Conditions.

### S.22/1364/DISCON Land South of Symn Lane. Discharge of condition 17 (signage) from the application S.19/1722/VAR. Confirmation of Compliance with Condition 17.

### S.22/0409/HHOLD 6 Clarence Road. Creation of new vehicle access with parking and turning. Application Permitted with 3 Conditions.

# P.6193 New Applications

The following planning applications were reviewed.

### S.22/1514/HHOLD 6 Ludgate Hill. Erection of extension to create second floor & external alterations to improve parking access and provide balcony areas. It was RESOLVED to object to this application on the following grounds: There is concern that there will be overlooking issues into neighbours’ gardens and properties from the large balcony and the floor to ceiling doors in the proposed kitchen/breakfast room at the rear of the property, which would contravene policy ES3/1 of the Local Plan.

### Cllr J Lewis left the meeting

### S.22/1501/FUL Manners Farm, Wortley Road. A change of use from an agricultural worker’s dwelling to an open market dwelling. It was RESOLVED to object to this application on the following grounds: The agricultural worker’s dwelling should remain as the farmhouse as it will be needed for future use to accommodate agricultural workers to manage the farm, given it is stated that the current farmer is retiring.

### Cllr J Lewis returned to the meeting

### S.22/1209/FUL Land off Bear Street. Erection of two one-bedroom flats. It was RESOLVED to object to this application on the following grounds: The site only has pedestrian access. There would be no parking provision for the proposed dwellings which would contravene policy EI12 (para 5.67 of the Local Plan that refers specifically to Wotton), as there is limited street parking in Bear Street. The only access to the site is via a narrow alleyway with a sharp right turn and beneath existing buildings. This would present difficulties with the delivery of building materials and equipment, and with the Fire Service gaining access to the site in the event of a fire or an emergency, therefore this would cause highway concerns in Bear Street. Due to the potential hazards, a construction method statement would be required and clarification would be needed for the right of access to use the alleyway. It is noted that application S.08/1792/FUL was previously submitted for this parcel of land in September 2008 and was withdrawn. The Town Council objected to this application.

### S.22/1423/LBC 7 Ludgate Hill. Like for like replacement of three box sash windows. It was RESOLVED to support this application.

### S.22/1452/HHOLD 8 Pitman Place. Erection of front porch. It was RESOLVED to support this application.

### S.22/0946/FUL Land At rear of 2, Wotton Crescent. Removal of timber stable and erection of timber holiday lodge. It was RESOLVED to support this application with the following comment: if the Planning Authority is minded to approve this application, it is requested that a condition be attached stipulating that the holiday lodge should not become a separate unit of residential accommodation and should only be used for a holiday let.

### Cllr R Claydon left the meeting

**S.22/1518/FUL 3 Bradley Road. Proposed vehicular access road and parking area.** It was **RESOLVED** to object to this application on the following grounds.Wotton-under-Edge Town Council wishes to object to this application on the following grounds:

There are concerns about safety implications of the position of the proposed access in relation to the junction with Bradley Road, in relation to the substandard width of the existing road and to the speed of and visibility for traffic entering Old London Road from the North Nibley direction. No geotechnical report has been submitted to assess possible effects of construction work and to address likely issues of ground stability in an area which is known to suffer from slip planes. There is some concern that the major excavations proposed could destabilise the whole bank, and that altered drainage flow patterns and removal of stabilising tree roots could cause substantial landslips, possibly causing the whole embankment to move because of underlying slip planes. This could put at risk the roadway beneath the site. Concern is expressed about the effects of the proposed access on drainage from the site to the roadway, in particular the washing of gravel from the proposed surface of most of the proposed roadway onto the carriageway leading to additional water and loose material in heavy rain, exacerbating an existing problem in Old London Road. It is suggested that an alternative surface material should be considered if the application is approved. There is concern about the effects of construction work in terms of the amount of material needed to be removed from the site in view of the narrow and substandard road which is the only place where lorries could be parked to be loaded with spoil. This would cause considerable disruption for local residents and for users of Old London Road in this area which a single width in one of the narrowest parts of the road where there is already a frequent need for drivers to manoeuvre on meeting oncoming traffic. It would require approximately 130 lorry loads to remove the spoil (calculated by local resident who is an architect). There is concern about the effect of the proposed development on the landscape which would also be visible from the Cotswold Way. It is suggested that the gabions (in places over 5m high) appear very ugly and that a scheme to landscape these or to wall in Cotswold stone or another more acceptable material should be considered. It was noted that gabion walls do not have foundations, adding to concerns about the stability of the underlying ground.

Cllr R Claydon returned to the meeting

## **P.6197 EXEMPT ITEMS: Prior to consideration of the following agenda items, councillors are invited to pass the following resolution: Pursuant to the provisions of the Public Bodies (admissions to Meetings) Act 1960 (as extended by S100 of the Local Government Act 1972), the Press and Public be excluded from the meeting for the following items of business on the grounds that its consideration would involve the disclosure of exempt information**

It was **RESOLVED** to exclude the Press and public.

**P.6198 Report Symn Lane Development.** Due to complex legal issues regarding the sale of electric via car charging points by a Parish or Town Council, advice will be sought through the Gloucestershire Association of Parish and Town Councils.

It was **RESOLVED** to exit the confidential session.

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

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# Signed………………………………………………………Dated: ……………………………..

Chairman