

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

PLANNING COMMITTEE HELD ON 15th December 2025, at 9.30pm in the Coombe Suite at the Civic Centre



PRESENT:

Cllrs: R Claydon (Chairman), P Smith, J Cordwell, D Thomas, B Britton-Griffiths, R Greenup, R Halpin, E Edwards, F Hull, J Lewis, P Underwood.

In attendance: A Durn (Town Clerk), D Hyam (Assistant Clerk).

P.6665. Apologies for absence: Cllr L Hewish District Cllrs C Braun, G Kitchen.

P.6666. Declarations of Interest & Dispensations. It was **RESOLVED** to allow the Planning Committee a dispensation to be able to review the following application S.25/2204/VAR Wotton Community Parc, New Road.

P.6667. Public Forum None.

P.6668. Chairman's Report

The Chairman gave the following report:

This is the statement I made to the Stroud District Council's Development Control Committee held on 2nd December 2025

Symn Lane Car Park (S23/2101/VAR)

I am Councillor Roger Claydon, Chairman of the Town Council's Planning Committee.

This is not where we wanted to be. Our reasonable expectation at the outset was to have a well-built car park with 80 useable parking spaces which should have been in service years ago. Instead, the car park remains unfinished.

Because of our concerns about how the project was progressing, the Town Council appointed a car park consultancy firm, Stripe Consulting Ltd, to assist our deliberations. Stripe's Third-Party Design Review of the car park identified a range of construction concerns which have been relayed to SDC for inclusion in their list of issues for negotiation with the Developer.

Stripe Consulting also provided us with a number of layout options showing how the main parking area could be re-modelled to deliver additional parking spaces. From these, the Town Council identified a preferred layout which was also provided to SDC for their negotiations. This layout is very similar to that now proposed by the Developer.

The Town Council supports this planning application because:

- There is growing serious concern from residents about the on-going delay to the completion of the car park and, therefore, the need for it to be finished in the shortest possible timescale. Insisting on the 12-bay section would likely cause interminable further delay - or worse.
- The Town Council has strong desire to avoid any responsibility for the steep bank to the West of the access road as would arise if a heavy supporting structure for the 12-bay section was to be erected on the bank. If stability issues arise, this would represent serious liability for the Council.
- Neighbours have expressed concerns about overlooking and car headlamp nuisance that would arise from use of the 12-bay section.
- Building the 12 bay section would require an unattractive and prominent gabion wall to be constructed along the steep bank at the entrance to the town.

- The provision, in the Developer's layout proposal, of level disabled parking spaces close to the Chipping Surgery is a major benefit.

Stripe Consulting have advised that the existing, approved, car park plan would only deliver 73 (not 80) useable parking bays of standard size. This means that the proposed layout, which would provide 68 bays, represents a net loss of only 5 (not 12) parking spaces – and would avoid the above concerns.

Our support for this application is on the understanding that the car park will be completed without delay and the Schedule of Works negotiated between SDC and the Developer is completed before the Town Council is offered the car park in accordance with the Section 106 Agreement. Stripe Consulting will be assisting with this activity. We would like the completion of the Schedule of Works to be Planning Condition.

We have also provided some comments on the proposed layout which have been addressed in the very latest layout drawing (Revision F, added on 1st December). We would like these changes to be implemented by the Developer to improve the useability of some of the parking bays.

I would like to thank the Developer for his recent positive engagement and commitment to the completion of this important facility. Thanks also go to our local District Councillors and to SDC's Chief Executive, for their efforts to bring this difficult project to a satisfactory and speedy conclusion.

I hope you will permit this application.

To Note: The DCC approved the planning application subject to the inclusion of measures to facilitate completion of the car park as soon as possible next year. At the meeting, the Developer's Agent indicated that work would start in March 2026 and be completed before the end of July. Now that the layout has been confirmed the Town Council will need to firm up the car park lighting plan.

P.6669. Minutes of 24th November 2025

It was **RESOLVED** to approve the Planning Committee Minutes of the meeting dated 24th November 2025 to include an addition as a true and fair record.

P.6670. Housebuilding Near Train Stations to Receive Default 'Yes'. It was noted that the government has announced that 'housebuilding near well-connected train stations will receive a default "yes" in future if they meet certain rules.' The aim is to ensure more high-quality and affordable homes are built in and around key towns and cities, which will save commuters time, boost access to housing, and open the door to new job and education opportunities. No explanations have been released for criteria for well-connected stations or how near the proposed building developments will be to a well-connected station.

P.6671. Traffic Order 50 mph Speed Limit A4135 between Dursley & Kingscote

It was noted that the Traffic Order has been confirmed.

P.6672. Pre-Application Consultation - Proposed Telecommunications Upgrade at Land at Avonshire Plant, off Tabernacle Road. It was noted that a response to queries raised by the Town Council had been received.

P.6673. Symn Lane Car Park Development An update had been given in the Chairman's report following the Stroud District Development Control Committee meeting. The Clerk gave further updates on progress. Stripe Consulting has contacted the developer with a view to for the developer to be back onsite in at the beginning of April 2026 to make the necessary adjustments and finish by July 2026. Gloucestershire

Highways and Lighting Team have agreed to give advice on lighting free of charge and will consider the adoption of the road in due course.

P.6674. Planning Application for Solar Lighting on the OK Path Gloucestershire County Council have agreed to supply plans and give advice on the layout for the solar lighting for the Great Western Railway application grant funding of £17K that requires a planning application to be at the very least underway or agreed. Stroud District Council is holding a grant of £25K along with Kingswood Parish Council £1.5K and the Town Council £1K who have allocated earmarked reserves for the project. It was suggested that the project may be completed in phases with the first phase to be along New Road to the junction with Wotton Road as this is the darkest section of the path. Provision to extend the lighting in areas that are not so dark in conjunction with the Greenway Project would form the next phase. There was some discussion on the estimated costs for the installation of £5K it was noted that Gloucestershire County Council would visit the site and be the lead on the technical requirements. It was **RESOLVED** to invite Gloucestershire County Council to draw up the necessary specifications and plans for the application. Further discussions will take place at the next Town Council meeting due to the urgency of the application submission.

P.6675. New Planning Applications.

- a) **S.25/2210/FUL 40 Long Street.** Change use of ground floor from Class E (a) (retail) to a Public House (Sui Generis). It was **RESOLVED** to support this application with the following comments. The Planning Authority must satisfy itself that there are sufficient measures in place for fire safety as from the plans provided there would only be one exit at the front of the premises and a door leading to a very small, enclosed courtyard at the rear of the building. There is also concern that considering that this will be a drinking establishment there is only one toilet available for the patrons to use in the building with no baby changing facilities.
- b) **S.25/2261/FUL 1-7 Mount Pleasant.** Demolition of 4 dwellings to facilitate the re-development of 8 new dwellings, associated amenity, parking and landscaping. It was **RESOLVED** to object to this application on the following grounds. The 2015 SDC Local Plan specifies under section 5.67 that Wotton is a special case and Appendix 2 states that such cases need a minimum of 2 car parking spaces per dwelling. Given the lack of alternative on street parking availability and the site situated opposite a primary school there should be a minimum of 2 car parking spaces per dwelling be provided. Due to the density of the proposed development of the site, being cramped and overdeveloped, this would contravene policies CP8/1 and CP8/3 of the SDC Local Plan. There is also concern that an existing tree will obscure visibility for cars alighting from the proposed parking spaces in front of plots 7 & 8 onto the very busy Wortley Road.
- c) **S.25/2204/VAR Wotton Community Parc, New Road.** Variation of condition 2 (approved plans) from S.22/2756/FUL – alteration to the design and size of the clubhouse. It was **RESOLVED** to Support this application.
- d) **S.25/2283/HHOLD Stable Cottage, Worlds End Lane, Synwell.** Erection of a replacement single storey side extension, reduction of existing balcony and alterations to fenestration. It was **RESOLVED** to Support this application.
- e) **S.25/2319/HHOLD 28 Cherry Orchard.** Erection of a rear flat roof pergola. It was **RESOLVED** to Support this application.

P.6675. Stroud District Council Planning Decisions.

The following Stroud District Council decisions were noted:

- a) **S.25/1745/HHOLD 6 Potters Pond.** Replacement rear extension and new fenestration to proposed ground floor utility/gym. **Application Permitted with 2 Conditions.**
- b) **S.25/1746/LBC 6 Potters Pond.** Replacement rear extension and new fenestration to proposed ground floor utility/gym and internal alterations. **Application Permitted with 7 Conditions.**
- c) **S.25/1969/OUT Land at 45 Water Lane.** Outline application for the erection of six dwellings with access to be determined and all other matters reserved. **Application Withdrawn.**

This completed business at 10.20pm.

Signed.....**Dated:**
Chairman