

## MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

**PLANNING COMMITTEE HELD ON 27<sup>th</sup> April 2026**, at 7pm in the Coombe Suite at the Civic Centre



### **PRESENT:**

Cllrs: J Lewis (Chairman), J Cordwell, D Thomas, M Jeffery, B Britton-Griffiths, R Greenup, M Tucker, R Halpin.

**In attendance:** District Cllr C Braun and G Kitchen, A Durn (Town Clerk), 7 members of the public, plus P Fong Managing Director Morgan Elliot and M Packer Planner Morgan Elliot.

**P.6709 Apologies for absence:** Cllr L Hewish, E Edwards, F Hull, P Underwood, County & District Cllr L Cohen.

### **P.6710. Declarations of Interest & Dispensations.**

None received

### **P.6711. Pre-application presentation from Morgan Elliot on 45 Water Lane – 6 dwellings**

P Fong, MD, Morgan Elliot gave a presentation on proposals for development at 45 Water Lane. Morgan Elliot is a new team commissioned to provide planning development of the site. They were presenting to the Town Council and the public to gather views on the proposals. The pre-development site is classified as in Flood Zone 1, is in the settlement boundary and Cotswold Area of Outstanding Beauty. It is not in a Conservation Area and borders a nature reserve and residential area. It is a large garden that could fit 6 dwellings, is a sloping site, and the existing building would be retained. Stroud District Council has stated it wants the access to be off Shepherds Leaze. The planning application will be for an Outline Planning Permission and will include layout and site access. It has been updated since the original planning application with a new access, parking in front of houses and separate visitor parking on site. Indicative designs are simpler with a fabric first approach. The houses will include heat pumps and ev-charging. Morgan Elliot would like comments and designs and layouts.

The meeting was opened to the public and the following areas were discussed:

Highways – traffic survey details, splay turns, tracking surveys, access?

Residential access – used for 40+ years, is it to continue? – Morgan Elliot to investigate

Parking – concern over only 4 visitor spaces plus 2 per house, currently congested parking in Shepherds Leaze, poor public transport, where are people going to park? – Morgan Elliot responded that the District Council and County Council prefer walking/cycling and fewer parking spaces, The parking is the County standard for the development. He will take back to Highways consultant to ensure clarity.

District Cllr G Kitchen joined the meeting

Ecology surveys – detail of surveys, trees have already been removed, will there be assurance that no more removed? – Morgan Elliot responded that many surveys carried out, ecology improvement to be protected and nature reserve preserved. The trees were able to be removed as it was a garden and planning permission not required. There is a 10% Biodiversity Net Gain requirement onsite or offsite. The ecology surveys to be updated.

Construction traffic -

**P.6712 Public Forum.**

There were no comments

**P.6713. Enforcement request: Planning Ref: S.22/1221/FUL Holly Lodge 4 Wortley Road**

**P.6714 Chairman's Report**

There was no report.

**P.6715. Minutes of 30<sup>th</sup> March 2026**

It was **RESOLVED** to approve the Planning Committee Minutes of the meeting dated 23<sup>rd</sup> February 2026 with the amendment to T.6694 of 'Cllr J Lewis agreed to act as Chair for the meeting. As no Deputy Chair was required just for the one meeting, no nominations were sought.' as a true and fair record.

**P.6716 New Planning Applications.**

- a) Ref. No: S.26/0434/DISCON Upper Rushmire Farm Old London Road Wotton-Under-Edge Gloucestershire GL12 7PT [Discharge of condition 3 \(materials\), 5 \(biodiversity enhancements\) and 6 \(lighting design strategy\) from S.25/2065/FUL.](#)
- b) Ref. No: S.26/0232/ADV [Renishaw PLC Old Town Wotton-Under-Edge Gloucestershire GL12 7DW Installation of one wall mounted sign displaying company logo 2.5m x 1.3m x 0.05m.](#)
- c) Ref.No: S.26/305/DISCON 6 Potters Pond, Wotton-under-Edge Gloucestershire GL12 7HF Discharge of conditions 3 (materials), 4 (doors and windows), 5 (internal surfaces), 6 (staircase), and 7 (ancillary works) from S.25/1746/LBC

**P.6717 Stroud District Council Planning Decisions.**

The following planning decisions were noted:

- a) Ref. No: S.26/0400/DISCON Land North Of Bradley Street Wotton-Under-Edge Gloucestershire Status: Permitted  
Discharge of condition 4 (ecological enhancement) from S.23/1157/VAR.
- b) Ref. No: S.26/0241/HHOLD 1 Oatground Synwell Wotton-Under-Edge Gloucestershire GL12 7HX Status: Permitted  
[Erection of an open fronted single storey sheltered cover.](#)
- c) [Ref. No: S.26/0199/DISCON Land At Berkeley Close Old Town Wotton-Under-Edge Gloucestershire Status: Permitted](#)  
[Discharge of condition 15 \(materials\) from S.25/1181/VAR.](#)
- d) Ref. No: S.26/0301/TCA 1 Haw Street Wotton-Under-Edge Gloucestershire GL12 7AG  
Status: Application Approved  
Prunus - Fell, Pear Tree - Fell or reduce
- e) Ref. No: S.26/0205/CPE Certificate of Lawfulness for use of the annexe as holiday accommodation. The Old Coach House Adeys Lane Wotton-Under-Edge Gloucestershire GL12 7LY Status: Permitted

f) Ref. No: S.26/0107/FUL 43 Bearlands Wotton-Under-Edge Gloucestershire GL12 7SF  
Status: Permitted Installation of replacement windows.

g) Ref. No: S.26/0076/VAR Variation of condition 2 (approved plans) from S.25/1281/HHOLD  
- alteration to materials. 3 Shepherds Walk Wotton-Under-Edge Gloucestershire GL12 7LR  
Status: Permitted

h) Ref. No: S.25/1810/HHOLD Change of use of agricultural land to residential (Use Class C3). Erection of extensions & alterations. Erection of detached garage/store. Alterations to existing vehicular access. Bradley House Bradley Green Wotton-Under-Edge Gloucestershire GL12 7PW Status: Permitted

This completed business at 7.23pm

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