

PAINSWICK PARISH COUNCIL

PLANNING COMMITTEE

**MINUTES OF A MEETING HELD ON
WEDNESDAY 5TH JUNE 2019 AT 7.00 P.M. HELD IN PAINSWICK TOWN HALL**

Present: Cllr Rob Lewis Chairman
Cllr James Cross
Cllr Edd Crownshaw
Cllr Ann Daniels
Cllr Dawn Dart
Cllr Mike Fletcher
Cllr Roey Parker
Cllr Martin Slinger

Also Present: 1 Member of the Press
7 Members of the Public

PUBLIC QUESTIONS

- 1) Concerns were raised regards access.
- 2) Concerns were raised that the design in not in keeping within the Conservation Area.
- 3) Concerns were raised regarding the vehicles that would be required for construction; and the impact on Tibbiwell Lane.
- 4) Concerns were raised regarding the legalities of the access track.
- 5) Concerns were raised regarding the detrimental impact on the neighbouring properties.

1. TO NOTE APOLOGIES FOR ABSENCE

Apologies were accepted from Cllrs Ian James, Rosie Nash and Abigail Smith.

2. DECLARATION OF INTERESTS IN ITEMS ON THE AGENDA

There were none.

**3. TO CONFIRM THE MINUTES OF THE MEETING HELD ON WEDNESDAY
17TH APRIL 2019.**

The minutes were approved and signed as a true record.

4. MATTERS ARISING NOT ON THIS AGENDA

There were none.

5. MATTERS REQUIRING A DECISION:

- a. S.19/0953/FUL PROSPECT TERRACE, Tibbiwell Lane
Erection of dwelling with provision of parking area.

The Committee agreed to object to this application and request a call into the Development Control Committee (should the Officer be minded to support it).

The Committee authorised the Clerk to draft the Councils response.

The Council objects to this application: -

Paragraph 4 of the Guiding Principles (3.91) in the current Local Plan states: “Conserve and enhance the area’s heritage assets and secure high quality, distinctive design, in keeping with local identity and character to preserve the individual character and distinctiveness of communities, villages and hamlets – with particular emphasis on the Conservation Areas at the heart of Painswick...”.

This application doesn’t conserve or enhance the heritage assets within Painswick and the design is completely out of keeping within the Conservation Area – Contrary to Delivery Policy ES10. The proposal is too big for the location and is at a complete discord with the other properties in the vicinity. It is also detrimental to the views from within the Area of Natural Beauty.

The proposals don’t appear to allow sufficient turning space for vehicles.

The Council also has serious concerns with regards to:

- This proposal could cause serious harm to the Spring that runs into St Marys; note that the spring and several wells are within this location.
- Concern for the safety of the bank, with the additional vehicles especially construction traffic.
- Concern regarding the logistics with regards Tibbiwell Lane; a narrow lane which is not suitable for Heavy Goods Lorries. (If this application is approved then the Council would like adequate conditions attached to the permission).
- Concerns regarding the ownership / rights of easement over the track.

Please note that the Council would like this application referred to the Development Control Committee, if the officer is minded to support this application.

- b. S.19/0823/HHOLD PEN Y BRYN, Slad
Two storey extension to main dwelling, cladding and render finish to existing garage.

The Committee agreed to support this application.

- c. S.19/0838/FUL FLETCHERS KNAPP, Catswood Lane, Slad.
Erection of field shelter.

The Committee agreed to support this application.

- d. S.19/0945/HHOLD LOCKS COTTAGE, Cheltenham Road
Reduction of chimney stack and insertion of picture window into south east gable end.

The Chairman read out an objection from the Painswick Valleys Conservation Society; which has been submitted to Stroud District Council but doesn't yet appear on the Public Access website.

The Committee agreed to object this application.

The Council objected as the size and style of the window is not in keeping with the property. The Council would also like the chimney to be retained as it is integral to the properties character.

- e. S.19/0914/FUL QUERCUS BLUFF, The Park
Subdivision of existing property to create 2 semi-detached dwellings.

The Committee agreed to support this application.

- f. S.19/0338/FUL CEDAR HOUSE, Stamages Lane
Erection of car port and conversion of garage to annexe and holiday-let.

The Committee agreed to no further comment.

- g. S.19/0926/VAR LAND TO THE EAST OF STAMAGES LANE
Removal of condition 1 from permission S.17/0792/OUT as it conflicts with condition 3.

The Committee agreed to not comment.

- h. S.19/1092/LBC KNAPP HOUSE, The Vatch, Catswood Lane
Repoint external masonry Replace glazing to two ground floor windows.

The Committee agreed to support this application.

- i. S.19/1046/FUL THE OLD STABLES, Bunnage Fields Farm, The Camp
Ground floor extensions, loft conversion including new rooflights and external works to allow access to lower ground floor.

The Committee agreed to support this application.

j. S.19/1016/TCA THE PAINSWICK, Kemps Lane
T5. Lawson Cypress. Fell. T6. Yew. Cut back 2m. T7 Yew. Cut back 2m. T5 Lawson Cypress, young. Growing close to wall, fell to avoid future structural issues. T6 Mature Yew - cut back from property to leave 2 metre clearance. T7 Mature Yew - cut back from property to leave 2 metre clearance.

The Clerk was requested to ensure that there are no Tree Preservation Orders on any of these trees.

CLERK

The Committee agreed to support this application.

k. S.19/1024/TCA DRY KNAPPS HOUSE, Edge Road
T1 - Copper Beech - Reduce back by 2m over adjoining property (Fairview). Thin canopy by 20% over adjoining property (Fairview), as the tree is now encroaching on neighbour's and blocking the light. Last done about 6 years ago.

The Committee agreed to support this application.

l. S.19/1030/TCA 22 GLOUCESTER ROAD
T1 - Ash. Fell - Very tall & leaning over reservoir. Also, decay in upper section.

The Committee agreed to support this application.

6. Date of next Routine Meeting – Wednesday the 19th June 2019 in Painswick Town Hall.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.40 pm.