

DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 25th MARCH 2019, 7.00pm, CIVIC CENTRE



PRESENT: Councillors R Claydon (Chair), John Cordwell, June Cordwell, P Smith, R Hale, L Farmer, P Barton, N Pinnegar, D Thomas, J Turner, M Short, A Wilkinson.

In Attendance: Administrator Mrs D Hyam **PUBLIC:** None

P.5874 Apologies for Absence Cllr Luker

P.5875 Declarations of Interest & Dispensations None expressed

P.5878 Public Forum None *Cllr Wilkinson entered the room*

P.5879 Chairman's Report A resident of Berkeley Close has been in contact with the Chairman regarding the proposed development of land at Berkeley Close S.19/2510/FUL. The application did not appear on the DCC agenda for the forth coming meeting next week, this may be due to the case planning officer not being available. The Chairman confirmed that the residents' concerns had been highlighted in the response from WTC to SDC following the February Planning meeting. However, further discussion will take place later in the meeting under correspondence.

P.5880 Minutes of Planning Meeting To approve Minutes of February 2019 Planning Meeting. It was proposed by Cllr Smith and seconded by Cllr Hale to approve these Minutes, with 11 in favour and 1 abstention.

P.5881 Correspondence It was noted that a response from SDC had been received regarding parking at Mount Pleasant, this item will be on the agenda at the next full Town Council meeting and it will be discussed in more detail then.

As land at Berkeley Close application does not appear on the next DCC agenda, there will be time to arrange representation from the Town Council when the application appears on the DCC agenda. The Chairman had altered DC Cllr K Tucker that WTC had asked for this application to go to the DCC if planning Officers are minded to approve it.

P.5882 SDC Planning Decisions Notice of the following decisions was received:

S.18/2722/VAR Land Adjacent, Fountain Crescent , Variation of conditions 2 - Approved plan, 4 - Levels, 5 - Parking & 8- Access of Planning Permission S.17/2177/FUL to revise the elevations of plots 1 & 2, alter the boundary of plots 12 & 18, adjust the boundary treatment of plots 17-21 and submit levels details. Application Permitted with 15 Conditions

P.5883 New Applications

S/19/0381/HHOLD 9a Holywell Road, Wotton-under-Edge GL12 7BH Single storey extension. It was proposed by Cllr Smith and seconded by Cllr Farmer agreed all in favour to support this application.

S.19/0388/HHOLD 4 Rosemary Terrace, Wotton-under-Edge GL12 7NJ Demolition of existing extension and erecting of 2 storey side extension. It was proposed by Cllr Smith and seconded by Cllr Barton with 11 in favour and 1 abstention to object to this application on the following grounds;

3 Rosemary Terrace would experience a loss of afternoon and evening light as a result of the extension. There is concern that getting building materials to the site will be difficult in view that the residents at 10 Symn Lane have not given permission for the use of their private drive for this purpose. Also Symn Lane is narrow and not a suitable location for heavy construction vehicles to park. If SDC are minded to permit this development then it is suggested that a construction method statement is required.

S.19/0397/HHOLD 84 Bearlands, Wotton-under-Edge GL12 7SB Two storey extension over garage and to the side of the property and single storey extension to replace conservatory. It was proposed by Cllr Smith and seconded by Cllr Short with 9 in favour and 3 abstentions to object to this application on the following grounds:

The position and size of the balcony will result in neighbour's loss of privacy. It is suggested that replacing it with a window would be more acceptable.

S.19/0479/HHOLD 7 Holywell Road, Wotton-under-Edge GL12 7NJ Two storey extension with enlargement of dormers and single storey glass addition. It was proposed by Cllr Turner and seconded by Cllr John Cordwell with 8 in favour, 1 against and 3 abstentions to object to this application on the following grounds:

The design and materials of the proposed extension is not in keeping with other buildings in the area. It is in the Cotswold AONB and it will dominate the landscape as it is in a prominent position at the brow of a hill. This contravenes para 127 of the NPPF and Local Plan policies ES7/1 and HC8/2.

S.19/0486/HHOLD 4 Westfields, Wotton-under-Edge GL12 7AJ Two storey extension with single storey to rear. It was proposed by Cllr Smith and seconded to Cllr Farmer agreed all in favour to support this application.

S.19/0522/TCA 3 The Chipping, Wotton-under-Edge GL12 7AD T1-T3 3x apple and T4 1x pear tree- Re-reducing to previous reduction points. It was proposed by Cllr Farmer and seconded by Cllr Hale all in favour to support this application.

The following items were dealt under S101 Delegated Powers to the Clerk due to time limits imposed by Planning Authority.

S.19/0501/HHOLD 2 School Road, Wotton-under-Edge Two storey extension and single storey utility/wc. It was proposed by Cllr Smith and seconded by John Cordwell with 11 in favour and 1 abstention to object this application on the following grounds:

There would be a considerable loss of light to 1 School Road. The property has a small courtyard and the extension would result in a loss of amenity space and therefore constitutes over development. There is concern that getting building materials to site would be a challenge due to its position. If SDC are minded to permit this development then it is suggested a construction method statement is required.

S.19/0444/LBC Patchy Cottage Coombe, Wotton-under-Edge Remove existing render from exterior walls and replace. It was proposed Cllr Smith and seconded by Cllr June Cordwell agreed all in favour.

S.19/0437/FUL Land at Warren Lodge, Wotton-under-Edge New dwelling and access. It was proposed by Cllr Thomas and seconded by Cllr Hale with 7 in favour and 5 against to support this application.

S.19/0398/DISCON The Willows, Potters Pond, Wotton-under-Edge Discharge of conditions. It was proposed by Cllr Claydon and seconded by Cllr Barton all in favour not to comment on this application.

S.19/0386/HHOLD 50 Cotswold Garden, Wotton-under-Edge GL12 7HJ Rear extension. It was proposed by Cllr Smith and seconded by Cllr Pinnegar with 10 in favour and 2 abstentions to object to this application on the following grounds:

There would be a loss of morning and afternoon light to 49 Cotswold Gardens. The extension would be overbearing in this area. The road is very narrow and if SDC were minded to permit this development it is suggested that a construction method statement is required.

This completed the business of the Planning meeting at 8.20pm

Signed:
Chairman

Dated: