

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 28th May 2019, 7.00pm, CIVIC CENTRE



PRESENT: Councillors N Pinnegar (Chair), R Claydon (Vice Chair), John Cordwell, June Cordwell, R Hale, P Barton, T Luker. J Turner, D Thomas.

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

P.5892 Election of Chairman and Vice Chairman It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell with all agreed to elect Cllr N Pinnegar to be Chairman of the Planning Committee.

It was proposed by Cllr N Pinnegar and seconded by Cllr T Luker with all agreed to elect Cllr R Claydon to be Vice Chairman of the Planning Committee.

P.5893 Apologies for Absence Cllr A Wilkinson.

P.5894 Declarations of Interest & Dispensations None expressed.

P.5895 Public Forum None

P.5896 Chairman's Report Nothing to report.

P.5897 Minutes of Planning Meeting To approve Minutes of April 2019 Planning Meeting. It was proposed by Cllr P Barton and seconded by Cllr R Hale with all agreed to approve these Minutes.

P.5898 Correspondence It was noted that the DCC meeting is planned to be held on 4th June there is no agenda available but it is expected that the application for Berkeley Close might be discussed and representation will be needed from the Town Council. Cllr N Pinnegar may attend if required.

P.5899 SDC Planning Decisions Notice of the following decisions was received:

S.19/0542/TCA Waterloo Mill, School Road, Wotton-under-Edge Fell 2 Silver Birches trim lower branches on the 2 Alders about 2 branches on each tree which overhang garden. Application Approved
S.19/0501/HHOLD 2 School Road , two storey extension and single storey utility/wc. Application Permitted with 2 conditions
S.19/0506/HHOLD 46 Bearlands , Proposed extension to form new room with further alterations and improvements throughout. Application Permitted with 2 Conditions
S.19/0486/HHOLD 4 Westfields . Two storey side extension with single storey to rear. Application Permitted with 3 Conditions
S.19/0398/DISCON Discharge of Condition 3.1 (Phase 1 site Investigation Report) of S.18/2381/HHOLD The Willows, Potters Pond, Wotton-under-Edge Application Permitted
S.19/0659/CPE Field at Coombe, Wotton-under-Edge Agricultural storage building. Application Refused

The following items were dealt under S101 Delegated Powers to the Clerk

S.19/0723/HHOLD 8 The Chipping, Wotton-under-Edge . Extension and alterations to dwelling Application permitted with 2 conditions.
S.18/0684/HHOLD 83 Shepherds Leaze, Wotton-under-Edge . One and two-storey extension. Conversion of garages into habitable space. Application permitted with 3 conditions
S.19/0479/HHOLD 7 Holywell Road, Wotton-under-Edge . Two storey extension with enlargement of dormers and single storey glass addition. Application Refused

P.5900 New Applications

S.19/0942/TCA 44 Westfields, Wotton-under-Edge, GL12 7AW Beech (T1). Situated in the neighbours garden (16 Bradley Street) and growing tight on the boundary with 44 Westfields is a large Beech tree which currently extends approximately 7m into Mr Crews garden causing excessive shading and lack of light, also dropping leaves and debris. The garden is approximately 15m in length. Reduce overhanging branches by up to 7m and reduce in height by up to 7m, crown lift removing 4no lowest branches and reshape to balance. It was

proposed by Cllr P Barton and seconded by Cllr R Claydon with all in favour to support this application with the following comment. The tree maintenance work should be carried out by a competent tree surgeon.

S.19/0948/LBC 6 Potters Pond, Wotton-under-Edge. Installation of 36 panel/12KW solar system to rear roof pitches of listed asset. System will be split over rear southwest and south east roof pitches. It was proposed by Cllr John Cordwell and seconded by Cllr R Claydon with 7 agreed and 2 abstentions to comment only on this application as follows; The solar panels on the southeast gable of the main roof are visible from Synwell Lane. It is suggested that these 3 panels be relocated to the centre gable of the main roof.

S.19/0959/HHOLD 3B Ellercroft Road Wotton-under-Edge GL12 7AX. Proposed external ramp and retaining wall to front boundary wall. It was proposed by Cllr R Claydon and seconded by Cllr R Hale with all in favour to support this application.

S.19/0388/HHOLD 4 Rosemary Terrace, Symn Lane, Wotton-under-Edge. Demolition of existing kitchen and erection of two storey rear extension. Revised Consultation. It was proposed by Cllr T Luker and seconded by Cllr John Cordwell with all in favour to support this application with the following comments. Concern remains regarding access arrangements for construction traffic in the locality and the potential danger to children using the nearby primary school. Therefore, it is requested that construction traffic avoids the dropping off and picking up times of children attending the nearby primary school. If SDC are minded to permit this development then a construction method statement is required.

S.19/0956/HHOLD 31 Cotswold Gardens, Wotton-under-Edge Single storey extension. It was proposed by Cllr R Claydon and seconded by Cllr D Thomas with all in favour to support this application with the following comment. If SDC are minded to approve this application then consideration should be given to how the new extension relates to the existing one at 32 Cotswold Gardens which was not detailed on the plans submitted.

The following item was dealt under S101 Delegated Powers to the Clerk

S.19/1054/FUL Bradley Street and Gloucester Street, Wotton-under-Edge. Erection of 8 affordable dwellings with associated vehicle parking and landscaping following demolition of existing buildings. It was proposed by Cllr R Claydon and seconded by Cllr J Turner with all in favour to support this application with the following comments;

1. The parking spaces for plot 3 are quite a long way from the proposed house, it is suggested that the space in front of plot 3 be used for parking. Alternatively, the house on Plot 1 could be moved towards 17 Bradley Street to reduce the parking area next to it opposite the entrance to Bradley Street and increase the parking area between plots 2 and 3.

2. Concern was raised regarding the adequacy of the turning area and access into Gloucester Street as it is important that vehicles are able to leave the site in forward gear.

This completed the business of the Planning meeting at 8.00pm

Signed:

Dated:

Chairman