



**MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 29th June 2020, 7pm, (remote Zoom meeting due to coronavirus)**

PRESENT: Councillors: N Pinnegar (Chair), R Claydon (Vice Chair), John Cordwell, T Luker, D Thomas, S Wood, M Tucker, R Hale.

In Attendance: Town Clerk Ms S Bailey, Administrator Mrs D Hyam.

PUBLIC: 2

P.5976 Apologies for Absence none expressed but absences were noted.

P.5977 Declarations of Interest & Dispensations Cllr N Pinnegar declared an interest in planning application S.20/1197 Holly Lodge, Wortley Road.

P.5978 Public Forum

P.5979 Chairman’s Report The Chairman attended the DCC Zoom meeting regarding the application S.20/2329/FUL Garages at Mount Pleasant. It was noted that the development met the minimum number of parking spaces per dwelling and that the developer had used data available from statistics for Wotton-under-Edge compiled by GCC in 2016, giving car usage by households in the town to demonstrate the adequacy of the parking proposal. The density of the site was also compared with the neighbouring development at Reynolds Close which was similar. Due to this SDC would find it difficult to challenge if the application went to appeal. It was noted that the parking spaces were not allocated to specific dwellings and that the only two spaces with car charging points would be available to all residents on the estate.

P.5980 Minutes of Planning Meeting To approve Minutes of May 2020 Planning Meeting. It was resolved to approve these Minutes, agreed all in favour.

P.5981 Correspondence none.

P.5982 SDC Planning Decisions Notice of the following decisions was received:

S.20/0615/HHOLD 41 Gloucester Street, GL12 7DN. Removal of existing windows, replacement with traditional sash windows, minor repairs to stonework, repointing chimney and replacement roofing over 2 no. dormer windows. Application Permitted with 2 conditions.
S.20/0754/HHOLD 76 Parklands, GL12 7NR. A front single storey mono pitched extension, rear conservatory and garage link enclosure. Application Permitted with 2 conditions.
S.19/1722/VAR Land South Of The Chipping Surgery, Symn Lane. Variation of condition 2 (app plans) from application S.17/2307/FUL - replace drawing no. 7734/1D with drawing no. 7734/1F to adjust the levels. Application Permitted with 23 conditions.
S.20/0763/HHOLD Triscombe, Worlds End Lane, Synwell GL12 7HD. Replacement dormer window to west, replace dormer window to east elevation with roof window, replace existing conservatory roof. Application Permitted with 2 conditions.
S.20/0740/HHOLD 7 Hentley Tor, GL12 7LE. Proposed single storey extension, dormers, garage & summer house with further alterations and improvements throughout - Application Permitted with 3 conditions.
S.20/0881/TCA Chipping Manor, The Chipping, GL12 7AD. Conifers (T1) & (T3) - Trim back branches overhanging footpath in line with wall (max 2-4m). Conifer (T2) - Fell. Yews (T4) & (T5) - Prune back branches overhanging footpath & Symn Lane in line with wall. Lime (T6) - Prune back branches overhanging Symn Lane in line with wall (max 3-4m). - Application Approved.
S.19/2329/FUL Garages Mount Pleasant. Erection of five residential dwellings with associated parking and landscaping (revisions to S.18/1289/FUL) Application Permitted with 15 conditions.
S.20/0898/The Old Grist, Coombe. Installation of 12 solar panels on the south facing inner roof of a double apex roof - Application approved with 2 conditions.

P.5983 New Applications

- a) **S.20/0985/VAR Site Known as Dryleaze Court.** Variation of condition 2 (approved drawings) on permitted application S.19/0695/FUL to allow for modified house designs. It was resolved, agreed all in favour to support this application with the following comments:

Care needs to be taken to avoid damaging the high retaining boundary wall with the Bowls Club during the construction of the estate. A reasonable boundary fence is needed in front of plots 20 to 22 to discourage residents of these properties from using the Bowls Club car parking spaces adjacent to the site. The Town Council welcome the proposal of having a maintenance company to maintain the boundaries (including those of the Bowls Club), open spaces and to control estate parking. The introduction of solar panels on each of the properties is also welcomed and the Town Council suggests that consideration is given to designing a system in such a way that it can be readily expanded by the householder. The Town Council supports the recommendations made by the Biodiversity Officer and would like to see the suggestions incorporated by the developer, including the planting of fruit trees and wildlife hedges which will enhance the site. The Town Council is willing to offer any help to achieve a more environmentally sustainable scheme.

- b) **S.20/1186/HHOLD Barn Tynning, Old London Road.** Erection of two storey extension. Replacement of conservatory with oak framed garden room. It was resolved to support this application, agreed all in favour.

(Cllr N Pinnegar left the meeting)

- c) **S.20/1197/HHOLD Holly Lodge, Wortley Road.** Construction of garage. It was resolved, agreed all in favour to support this application subject to:

The Planning Officers being satisfied that there will not be an unacceptable loss of privacy to the neighbour’s gardens from the first floor windows and roof lights (ES3/1).Also if the Planning Officers are minded to approve this application then a planning condition, stating that the office space on the first floor must not be converted into living accommodation, should be added.

(Cllr N Pinnegar returned to the meeting)

- d) **S.20/1175/TCA 7 Bradley Street.** Removal of Elder tree. It was resolved to support this application, agreed all in favour.

- e) **Licencing Application 20/00371/LAPRNW Premises Licence** The Wine Shack At No 7 Long Street, GL12 7ES. It was resolved to support this application, agreed with 7 in favour and 1 abstention.

This completed the business of the Town Council at 7.56pm

Signed:
Chairman

Dated: