



MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 27th July 2020, 7pm, (remote Zoom meeting due to coronavirus)

PRESENT: Councillors: N Pinnegar (Chair), R Claydon (Vice Chair), John Cordwell, T Luker, D Thomas, M Tucker, R Hale, K Church, J Turner.

In Attendance: Town Clerk Ms S Bailey, Administrator Mrs D Hyam. **PUBLIC:** 0

P.5984 Apologies for Absence Councillors S Wood and P Barton.

P.5985 Declarations of Interest & Dispensations Cllr N Pinnegar declared an interest in planning application S.20/1201 4 Wortley Road.

P.5986 Public Forum None

P.5987 Chairman's Report None.

P.5988 Minutes of Planning Meeting To approve Minutes of June 2020 Planning Meeting. It was resolved to approve these Minutes, 7 in favour and 2 abstentions.

P.5989 Correspondence.

a) RSN Revitalising Rural Consultation Cllr R Claydon had circulated a response document for comment and it was suggested that additional comments were added. Safe cycle-ways (such as the proposed Wotton-Kingswood-Charfield-Renishaw Greenway) and the use of Electric buses to reduce harm to the environment should be pursued.

b) Consultation on Stroud District Council's Statement of Policy under Licensing Act 2003

It was noted that in section 9 Large Scale Events 9.1 needed to be reworded as follows: A large scale event is considered to **be** one where the capacity is more than 499.

It was also noted that in Section 2 Prevention of Crime and Disorder 3.0 Operators of high volume premises and outdoor events are encouraged to consider polycarbonate or plastic drinking vessels. In addition to be more environmentally friendly could the use of recycled and recyclable drinking vessels be considered?

P.5990 SDC Planning Decisions Notice of the following decisions was received:

S.20/1175/TCA 7 Bradley Street, GL12 7AP. Removal of Elder. Application approved.
S.20/0686/HHOLD Chestnut Cottage, Coombe GL12 7NE. Replacement side extensions and front porches, proposed two storey rear extension. Application permitted with 2 conditions.

P.5991 New Applications

a) **S.20/1170/LBC 37-37A Long St.** Replacement windows. Refurbishment of existing ground floor shop, first floor flat and associated internal and external works. It was resolved 7 in favour and 2 against to support this application.

b) **S.20/1188/LBC 7 Long St.** External and internal alterations to existing outbuilding. It was resolved agreed by all to support this application.

c) **S.20/1284/TCA 24 Haw Street.** T1- Amur maple – Crown reduction. T2 – Cherry – Crown reduction. It was resolved agreed by all to support this application.

d) **S.20/1282/HHOLD 31 Bradley Street.** Replacement of three old UPVC windows. It was resolved 5 in favour and 4 against to object to this application, on the following grounds: The Town Council supports the comments made by the Conservation Officer as the windows are not traditional in design and do not enhance the character of the building or the historic character of the street scene.

- e) **S.20/1383/VAR Broadbridge Mill, Wortley Road.** Variation of condition 2 on permitted application - S.19/1393/FUL. To reduce the footprint of the stable and change plan from a 'U' block to an 'L' block. It was resolved 8 in favour and 1 abstention, to support this application with the following comment: The accommodation provided should only be occupied by members of the immediate family, non-paying guests and employees of the occupier of the main residence and should not be used as a separate residence.
- f) **S.20/1362/HHOLD 10 Mill Close.** Addition of roof light in porch, replace all windows, single storey rear extension. Remove chimney, new log burner. It was resolved agreed by all to support this application, with the following comment: There is concern that there will be a loss of available car parking space in the garage, due to the positioning of the aperture for the wood burner and flue. This would contravene Policy HC8/3.
- g) **S.20/1287/TPO 23 Jays Mead.** Horse Chestnut Tree trim branches because of encroachment onto chimney and roof of neighbouring property. It was resolved agreed by all to support this application, with the following comment: The work should be carried out by a qualified tree surgeon.

(Cllr Pinnegar left the meeting)

- h) **S.20/1201/REM Land at 4 Wortley Road.** Construction of 2 houses with parking for two cars per house – Design appearance, layout, landscaping. It was resolved 7 in favour and 1 abstention to object to this application, on the following grounds: The site is considered too small for the proposed development of two 5 bedroom houses in contravention of policies HC1/1 and HC1/7. There is insufficient parking provision considering that these are 5 bedroom houses with no visitor parking. Furthermore, there is concern that there would be difficulty for emergency services to gain access to the houses if vehicles are parked on the drives or access road. This contravenes policy HC1/9 and para 5.67 of the Local Plan. It is not clear if sufficient shared space will remain to allow vehicles to turn on site in contravention of policy HC1/9. The Planning Authority is requested to ensure that the proposed parking and vehicle turning arrangements are acceptable. The Planning Authority should also satisfy itself that there will not be an unacceptable loss of privacy to neighbour's gardens surrounding the proposed dwellings (ES3/1). No details of materials to be used have been provided.

(Cllr N Pinnegar returned to the meeting)

The following items were dealt with under S101 delegated powers to the Clerk

- i) **S.20/1361/31 Water Lane.** First floor extension over garage and rear infill extension to back of garage. It was resolved agreed by all to object to this application, on the following grounds. The proposed alterations will result in loss of garage space resulting in the property having only one parking space on the drive. This contravenes policy HC8/3 and para 5.67 of the Local Plan. It is unclear how the extension relates to the neighbouring property and if it extends further into the garden at the rear of the property than the neighbour's extension. The Planning Authority must satisfy itself that there is no loss of light to the neighbouring property 29 Water Lane in accordance with policy ES3/1.
- j) **S.20/1391/FUL Paddock View, Tabernacle Road.** Proposed side and first floor extensions and internal alterations to form holiday letting accommodation. It was resolved 5 in favour, 3 against and 1 abstention, to support this application.

This completed the business of the Town Council at 8.30pm

Signed:
Chairman

Dated: