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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 24th August 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, J Turner, P Barton, S Wood.

## In Attendance:

Town Clerk Ms S Bailey, Administrator Mrs D Hyam, Buildings Manager P Wilson.

**PUBLIC**: 1

## P.5992 Apologies for Absence

None.

## P.5993 Declarations of Interest & Dispensations

None

## P.5994 Public Forum

A resident of The Chipping spoke regarding the planning applications S.20/1478/HHOLD and S.20/1479/ LBC 8 The Chipping. There is concern that with the garage being removed that there is no off street parking provision for the property. Residents of The Chipping experience problems regarding parking issues in the area and most properties have a least one if not two cars in the household. Also, concerns were raised regarding the roof terrace as this would present overlooking and privacy issues for neighbouring properties.

## P.5995 Chairman’s Report

None.

## P.5996 Minutes of Planning Meeting

To approve Minutes of July 2020 Planning Meeting. It was resolved to approve these Minutes, 7 in favour and 1 abstention.

*Cllr P Barton joined the meeting*

## P.5997 Correspondence.

1. Greener Transport Consultation CPRE Cllr D Thomas had circulated a response document for comment prior to the meeting. It was suggested that additional comments should be added with regard to hydrogen power being dispensed at a pump rather like petrol and diesel at the moment. It was resolved to submit the amended version to CPRE, 9 in favour and 1 abstention.
2. Changes to Current Planning System Consultation NALCCllr R Claydon had circulated a response using the consultation questions provided prior to the meeting. It was resolved to submit the response to NALC 9 in favour and 1 abstention.
3. It was noted that **Stroud District Council Pavement Licences** were effective from July 2020 as part of the Business and Planning Act.

## P.5998 SDC Planning Decisions Notice of the following decisions was received:

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| S.20/0814/HHOLD [24 Haw Street GL12 7AQ](https://publicaccess.stroud.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=Q932MDPNKDP00) Replacement single storey extension to rear Application Permitted with 2 conditions. |
| S.20/0815/LBC 24 Haw Street  [GL12 7AQ](https://publicaccess.stroud.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=Q932NRPNKDQ00) Replacement single storey extension to rear of property Application Approved with 2 conditions. |
| S.19/0649/HHOLD 1, 3 & 7 Mount Pleasant GL12 7JS [Replace and extend roof structherm structural cladding external wall insulated system with hardwood timber finish.](https://publicaccess.stroud.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=POXF9OPN0CZ00) Application Permitted with 2 conditions. |
| S.20/1188/LBC [7 Long Street GL12 7ES](https://publicaccess.stroud.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=QC0TC7PNFU000) External and internal alterations to existing outbuilding Application Approved with 2 conditions. |
| S.20/1197/HHOLD  [Holly Lodge 4 Wortley Road GL12 7JU](https://publicaccess.stroud.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=QC2EDPPN09600) Construction of garage. Ref. Application Permitted with 4 conditions. |
| S.20/0736/LBC 6 Orchard Street GL12 7EZ [Replace rear pitched roof with flat roof extension. Addition of conservation roof light to the main roof.](https://publicaccess.stroud.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=Q8CWYVPNJNX00) Application Approved with 3 conditions. |
| S.20/1186/HHOLD Barn Tyning Old London Road GL12 7PT [Erection of two storey extension. Replacement of conservatory with oak framed garden room](https://publicaccess.stroud.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=QC0NA5PN0DB00) Application Permitted with 4 conditions. |
| S.20/1287/TPO [23 Jays Mead GL12 7JF](https://publicaccess.stroud.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=QCOJVVPNGK100) Horse Chestnut Tree - trim branches because of encroachment onto chimney and roof of neighboring property. Application Approved with 1 condition. |

## P.5999 New Applications

## S.20/1478/HHOLD 8 The Chipping.

Extension and alterations to existing dwelling to permission S.19/0723/HHOLD.It was resolved agreed by all to object to this application, on the following grounds: There is concern that there would be a loss of parking due to the removal of the garage and the parking area in front of the house is on private land and not in the ownership of the applicant. Unless suitable parking provision can be made in the remaining front garden this application contravenes policy HC8/3.

The design of the extension is not in keeping with the house and the surrounding houses in this setting of being in a Conservation Area and AONB (HC8/2, ES10/2 and ES10/3). The Planning Authority should also satisfy itself that there will not be an unacceptable loss of privacy to neighbour’s houses and gardens surrounding the proposed extension and roof terrace (ES3/1).

## S.20/1479/LBC 8 The Chipping

Extension and alterations to existing dwelling to permission S.19/0724/LBC.It was resolved agreed by all to object to this application, on the following grounds: The design of the extension is not in keeping with the house and the surrounding houses in this setting of being in a Conservation Area and AONB (HC8/2 ES10/2 and ES10/3).

## S.20/0887/FUL Cloverlea Farm, Wickwar Road Kingswood.

Residential development, 58 dwellings with supporting infrastructure and enabling works including: new vehicular access off Wickwar Road (including the demolition of 24 Wickwar Road), public open space, landscaping and drainage infrastructure. It was resolved 9 in favour and 1 abstention to object to this application on the following grounds: Kingswood Primary School is full to capacity and does not have the room to expand. The children from the proposed development would need to travel to other local schools. The primary schools in Wotton-under-Edge are near capacity especially years 3,4 and 5 as detailed in the 2019 GCC school statistics. Furthermore, the children would need to travel by car to Wotton and this would increase traffic in the town which already experiences severe traffic and parking problems. Pressure on other local public facilities will also result. Such a large development in this location is not regarded as being sustainable.

## S.20/1520/HHOLD Charnwood, Coombe.

Infill existing roofed canopy on front elevation to create separate entrance front reception. Replacement windows and doors. It was resolved agreed by all to support this application.

## S.20/1621/TCA Well House Business Park, The Chipping.

C (Cotoneaster – trim back all Limbs to 0.5m inside Loanda boundary to max height of +3m above wall. Co (Conifer) – trim back all Limbs to 0.5m inside Loanda boundary to max height of +3m above wall. R Rowan – complete removal. It was resolved agreed by all to support this application.

## S.20/1467/HHOLD The Thatched Cottage, Wortley Road.

Single storey outbuilding in rear garden & upgrade hedgerow, fence/gates at front of property. It was resolved agreed by all to support this application with the following comment: The proposed garden room should not be used as a separate residence. Due to this site being of archaeological importance, containing the remains of a Romano - British villa it should be subject to a watching brief to ensure that any archaeology is not disturbed.

## S.20/1658/HHOLD 10 Holywell Road.

Two storey extension to sides and rear of the property. It was resolved agreed by all to support this application with the following comment: The Planning Authority should satisfy itself that there will not be an unacceptable loss of privacy to neighbour’s gardens from the proposed balcony (ES3/1).

## P.6000 SARA Lifeboat Station Appeal

To consider sending a donation towards repairs. It was resolved 7 in favour, 2 against and 1 abstention to decline the request due to present circumstances. The Town Council appreciates the work that SARA undertakes for the Severnside Communities and has supported the organisation in the past. However, Wotton-under-Edge has a Grade 2 listed Town Hall which is to undergo extensive repairs that will cost £162,000 over the next 3 years, for which funding will need to be found.

Therefore, due to these constraints, unfortunately the Town Council is unable to send a contribution at this moment in time but will consider applications in the future.

*This completed the business of the Town Council at 8.10pm*

Signed: ………………………………………………………… Dated: ……………………………..

Chairman