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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 22nd February 2021, 7PM (remote teams meeting due to coronavirus)

# PRESENT:

Cllrs: N Pinnegar (Chairman), R Claydon (Vice Chairman), J Cordwell, D Thomas, M Tucker, R Hale, J Turner, T Luker, P Barton.

### In attendance: Deputy Town Clerk Mrs Y Milsom, Administrator Mrs D Hyam.

### Members of the Public: None.

# P.6034 Apologies for absence. None.

# P.6035 Declarations of Interest & Dispensations. Cllr J Cordwell declared an interest in TRO Symn Lane/Chipping Gardens/Unnamed Road ref 72072. Cllr R Hale declared an interest in planning application S.21/0128/MINAM Land South of Symn Lane.

# P.6036 Public Forum. There was some discussion regarding item P.6038 as information seemed to be unclear. Further discussion would take place later in the meeting.

# P.6037 Chairman’s Report. It was noted that the Chairman had completed the GCRP survey after receiving comments submitted by Cllrs.

# P.6038 Correspondence.

1. Policy consultation PC1-21 Right to Regenerate. It was decided that a reply would be sent. Cllr N Pinnegar will complete a draft document which will be circulated to members prior to the deadline date 26th February.

Cllr J Cordwell left the meeting

1. Permanent TRO Symn Lane/Chipping Gardens/Unnamed Road Ref 72072. It was decided that confirmation should be sought that the double yellow lining in the two revoked schedules (AU213 and AV213) would not be removed. Furthermore, it should be pointed out that the car park has yet to be built and, therefore, the proposed lining should not be carried out until the new access has been formed and the car park is ready for use. Mrs D Hyam to compile a draft response for approval prior to the closing date 12th March.

Cllr J Cordwell returned to the meeting

# P.6039 SDC Planning Decisions Notice of the following decisions was received:

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| **S.20/2238/HHOLD The Old Stables Coombe.** Proposed alterations to external toilet and store with a link to existing conservatory to create a utility and shower room (retrospective). **Application Permitted with 1 Condition.** |
| **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. **Application Permitted with 21 Conditions.** |
| **S.20/2766/TCA 29 Long Street**. T1 Poplar reduce to 3M. T2 Silver birch reduce to 4m. T3 Yew pollard to main stem. T4 Hazel coppice. G1 Various to reduce to 3m. **No Objection with 2 Informatives.** |
| **S.20/2459/HHOLD 4 Ludgate Hill.** Replacement larger rear extension. **Application Permitted with 3 Conditions.** |
| **S.202181/ADV 2 Gloucester Street.** Replace original ‘One Stop Shop’ sign with weatherproof acrylic ‘The Studio’ sign. **Application Permitted with 1 Condition.** |

# P.6040 New Applications

Cllr R Hale left the meeting

### S.21/0128/MINAM Land South of Symn Lane. Non-material amendment to condition 8 of planning permission S.19/1722/VAR to amend the trigger for implementing the access works. It was resolved with 7 in favour and 1 against to send the following comment on this application. The Council has no objections to the application. However, concern remains of construction traffic to and from the site during school opening times. This could pose a danger to school children passing the site on their way to school. It is requested that movement of such traffic be minimised between 8.00am and 9.00am during weekdays, and this should be included in the Construction Method Statement.

### Cllr R Hale returned to the meeting

### S.21/0080/HHOLD 27 Long Street. Replacement windows. It was resolved with 6 in favour, 2 against and 1 abstention to object to this application with the following comment. The Council supports concerns raised by the Conservation Officer. The replacement windows should be more in keeping with the existing traditional windows. Therefore, the applicant should seek more sensitive alternatives.

### S.21/0114/HHOLD 71 Parklands. Construction of two storey extension. It was resolved agreed by all to send the following comment. No details have been submitted on how the wall to the neighbour’s garage will be finished when the existing garage to the property is removed. These details need to be included in the plans for consideration.

### S.21/0136/VAR The Annex 54 Parklands. Variation of condition 3 on permitted application S.10/1079/HHOLD. It was resolved agreed by all to support this application. The Council have no objection to the variation of condition 3. However, there is concern that the full-length window could be used to access the flat roof. For reasons of protecting the privacy of the neighbours, permission should not be granted for the flat roof area to be used as a balcony.

### S.21/0156TCA 29 Bradley Street. T1 & T2 – Tulip – Reduce branches by 3 meters. It was resolved agreed by all to support this application.

### S.21/0199/HHOLD 1A Water Lane. Erection of extension over existing garage to form additional bedroom. Following further discussion, it was resolved with 7 in favour, 1 against and 1 abstention to send the following comment on this application. No details have been submitted on how the proposed extension interfaces with the neighbour’s garage, or how the garage structure will be reinforced to enable the construction of the first-floor extension. These details need to be included in the plans for consideration.

### S.21/0286/HHOLD 56 Shepherds Leaze. Replace conservatory and extend existing rear single storey extension full width. Small, two storey extension to the front elevation. It was resolved agreed by all to send the following comment on this application. The Planning Authority must satisfy itself there is no loss of light to the first-floor adjacent window of the neighbouring property caused by the construction of the two-storey front extension. This could contravene ES3/1 of the Local Plan.

### S.21/0295/TCA 5 Valley Road. Common birch (B1) – fell. It was resolved agreed by all to support this application.

### S.20/2774/FUL The India Palace, 13-15 Church Street. Installation of disabled toilets to the rear, with new access from the restaurant. It was resolved agreed by all to support this application.

### S.21/0052/LBC 27 Wortley Road. Extend bathroom relocate door and install sliding door to maximise space, Install new studwork wall for bathroom. It was resolved agreed by all to support this application.

### S.21/0288/HHOLD 13 Venns Acre. Replacement of windows with bi-fold door. It was resolved agreed by all to support this application.

### Premises Licence

### 21/00041/LAREV The India Palace, 13-15 Church Street. The prevention of crime and disorder. Illegal working at the premises under the Immigration Act 2016. It was resolved agreed by all to send the following response. The Council wish the licence to be retained in its current form.

##  This completed the business of the Town Council at 8.30pm

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

Chairman