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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 29th MARCH 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: Town Clerk Ms A Durn, Administrator Mrs D Hyam.

### Members of the Public: 2.

# P.6041 Apologies for absence. None.

# P.6042 Declarations of Interest & Dispensations. Cllr R Hale expressed an interest in planning application S.21/0113/Var Land South of The Chipping Surgery.

# P.6043 Public Forum. A resident wished to speak regarding application S.21/0342/HHOLD The Pump House, Ellerncroft Road. There is concern that the house will double in size since renovations in 1992. There have been several planning applications to build an extension to the dwelling, but these have been refused both with the Planning Authority and following appeals. The proposed application will have an overbearing impact on the surrounding area and the historical Ellerncroft House nearby, which contravenes Policy ES10 of the Local Plan. Concern was raised that the design, materials and inappropriate increase in footprint are not sympathetic to the landscape character of the area.

# The applicant of this application wished to speak. He wanted to reassure the Council that it would remain as a 5-bedroom family home. The plot of 0.6 acres was adequate to accommodate the proposed extension and it has been sympathetically designed to be in keeping with the present dwelling. The proposed extension would not be in full view from the footpath and have no impact on neighbouring properties due to it being masked by surrounding hedges.

# It was noted that a legal agreement dated 1989 may affect the owner’s ability to construct the proposed extension.

# P.6044 Chairman’s Report. It was noted that the Chairman had not completed the Policy Consultation PC1-21 Right to Regenerate, due to illness and offered his apologies.

# P.6045 Minutes of January and February Meetings

To approve Minutes of January and February 2021 Planning Meetings. It was resolved with 7 in favour, 1 against and 1 abstention to approve these Minutes.

# P.6046 Correspondence. None.

# P.6047 Chipping Surgery Car Park It was noted that the car parking spaces at the surgery have not been laid out as detailed in the approved planning permission. Spaces 12 and 13 have not been marked therefore reducing the parking available to patients to the practice to 10. It was resolved with 8 in favour and 1 abstention that the Town Council send a letter to SDC to make them aware of this shortfall.

# P.6048 SDC Planning Decisions Notice of the following decisions was received:

1. **S.21/0035/HHOLD Claverstone, Coombe.** Erection of first floor rear extension. **Application permitted with 3 Conditions.**
2. **S.21/0375/MINAM Site Known as Dryleaze Court**. Minor amendment to S.20/0985/VAR – To extend the permitted hours of Construction (as controlled by Condition 9) from approved 8am tp 1pm on Saturdays to 8am to 6pm on Saturdays. Construction on all other days is proposed to remain as approved. **Application Approved**.
3. **S.21/0295/5/TCA 5 Valley Road.** Common Birch (B1) - fell. **No Objections with 2 Informatives**.
4. **S.21/0156/TCA 29 Bradley Street**. T1 & T2 –Tulip – Reduce branches by 3 meters. **No Objections with 2 Informatives.**
5. **S.20/2699/FUL 17 Cotswold Gardens**. Construction of one bed dwelling. **Permission refused with 1 reason.**
6. **S.21/0128MINAM Land South Of Symn Lane.** Non-materials amendment to condition of planning permission S.19/1722/VAR to amend the trigger for implementing the access works. **Application Approved with 1 condition.**
7. **S.19/1964/FUL 7 Elm Tree Cottages**. Proposed changed of use of ancillary building for use with holiday letting. Status: **Insufficient Fee.**
8. **S.19/2085/FUL Hillside Cottage, Old London Road**. Conversion of existing barn building to holiday let. Status: **Insufficient Fee**.
9. **S.21/0136/VAR The Annexe, 54 Parklands**. Removal of condition 3 on permitted application S.10/1079/HHOLD to integrate the annexe back into part of the main dwelling. **Application Permitted with 2 Conditions**
10. **S.18/2368/FUL Renishaw PLC, New Mills, Wotton Road Kingswood**. Expansion of Renishaw to include a building with office and car parking, with associated infrastructure. **Application Permitted with 22 Conditions.**
11. **S.21/0288/HOLD 13 Venns Acre.** Replacement of windows with bi-fold door. **Application Permitted with 2 Conditions.**
12. **S.21/0199/HHOLD 1A Water Lane**. Erection of extension over existing garage to form additional bedroom. **Application Permitted with 2 Conditions.**
13. **S.21/0052/LBC 27 Wortley Road.** Extend bathroom, relocate door and install sliding door to maximise space. Install new studwork wall for bathroom. **Application Permitted with 2 Conditions.**

# P.6049 New Applications

1. **S.21/0342/HHOLD The Pump House, Ellerncroft Road.** Extension to & renovation of the existing dwelling house including a two-storey side extension & reshaping of the roof to provide a 5-bedroom house. It was resolved with 5 in favour and 4 against to object to this application on the following grounds. There is concern that the Juliet balcony proposed to the west elevation on the first floor will cause overlooking issues into the neighbour’s garden. This would contravene policy ES3/1 of the Local Plan. The proposed extension is not in keeping with the original dwelling which contravenes policy HC8/2 of the Local Plan. It also lies within the AONB and does not enhance the character of the surrounding landscape or the nearby historic asset of Ellerncroft House. This contravenes policies ES7 and ES10/3 of the Local Plan.
2. **S.21/0395/LBC 8 The Chipping.** Construction of side extension and alterations to include extension of existing garden wall. It was resolved all agreed to support this application.
3. **S.21/0394/HHOLD 8 The Chipping.** Construction of side extension and alterations to include extension to existing garden wall. It was resolved with all agreed to object to this application on the following grounds. The Council is concerned that this will become a 5-bedroom house with no on-site parking provision, due to the former garage being removed. The applicant should investigate the possibility of creating an on-site parking space in front of the proposed extension and existing dwelling.

Cllr R Hale left the meeting

1. **S.21/0113/VAR Land South of The Chipping Surgery, Symn Lane.** Variation of Condition 2 (Approved Plans) to remove the affordable housing contribution of S.19/1722/VAR. It was resolved with 5 in favour and 3 against to make the following comments on this application. The car park is a very important element of this development for the town and therefore, must not be reduced in size. Given this, the district Valuer should determine, taking into account the abnormal costs associated with the development, whether or not any affordable housing can now be supported. The Town Council would expect the Planning Authority to act in accordance with the advice received from the District Valuer.

Cllr R Hale returned to the meeting

1. **S.21/0476/FUL Play Area, Pitman Place.** Erection of three dwellings with associated parking and landscaping. It was resolved agreed by all to make the following comments on this application. The Planning Authority must satisfy itself that the footpath running between the houses will not result in a continuance of the antisocial behaviour problems affecting the site. Therefore, advice should be sought from the Police to identify any site layout improvements which could reduce these problems. The Council suggests that EV charging points be added to the parking provision.
2. **S.21/0573/TCA 7 Valley Road.** Birch Tree – reduce the crown by approx. 3.7m. It was resolved agreed by all to support this application.
3. **S.21/0587/HHOLD 68C Parklands.** Erection of single storey extensions to front and rear elevations and garage conversion. It was resolved agreed by all to support this application.

The following item was dealt with under S101 Delegated Powers to the Clerk due to the time limit imposed by the Planning Authority.

1. **S.21/0707/TCA 3 The Chipping.** T5, 9 Cherry, T16 Holly, T12 Pear, T19 Sessile Oak, T25 Apple, T4 Lilac, T4 Yew, T15 Conifer, T8 Yew – Fell. Remove Privet hedge, T10 Maple – Remove deadwood (greater than 25mm), reduce canopy by 3.5m. T26 Conifer – Prune. It was resolved with 7 in favour and 2 abstentions to support this application.

##  This completed the business of the Town Council at 8.45pm

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

Chairman