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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 24th MAY 2021, 7.00PM in the Coombe Suite at the Civic Centre

# PRESENT:

Cllrs: N Pinnegar (Chairman), M Tucker (Vice Chairman), R Claydon, J Cordwell,

D Thomas, J Turner, T Luker, P Barton, L Taylor, T Creese, J Lewis.

### In attendance: Town Clerk A Durn, Administrator D Hyam.

### Members of the Public: 1.

# P.6058 Apologies for absence.

# Apologies were received and accepted from Cllr R Hale.

No apologies were received from Cllr D Donaldson

Cllr D Thomas joined the meeting

**P.6059 To elect Chair of the Planning Committee.**

It was RESOLVED to re-elect Cllr N Pinnegar as Chairman.

**P.6060 To elect Vice Chair of the Planning Committee.**

It was RESOLVED to elect Cllr M Tucker as Vice Chairman.

# P.6061 Declarations of Interest & Dispensations.

# Cllr J Cordwell declared an interest in application S.21/0895LBC Greenlea,13 Haw Street.

# P.6062 Public Forum.

# A local General Practitioner (GP) spoke in support of application S.21/1211/FUL: The Keepers, Symn Lane. Following a community survey that gathered views from residents on what services to include in the Community Hub (The Keepers), it was decided that a change of use would be needed to accommodate the range of services highlighted. The office space on the ground floor would relocate to the first floor. However, no walls to the interior of the building would be affected to achieve this. The space made available on the ground floor is planned to be used as a computer training hub.

There followed a question-and-answer session between the Councillors and GP.

The GP was thanked for her submission and for answering queries.

# P.6063 Chairman’s Report. None.

# P.6064 Minutes of March Meetings

To approve Minutes of the Planning Committee Meeting held on 16th April 2021.

It was RESOLVED to approve the Minutes of the meeting of the Planning Committee held on 26th April 2021 as a true and fair view.

# P.6065 Correspondence.

# None received.

# P.6066 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decisions were Noted:

### S.21/0587/HHOLD 68C Parklands. Erection of single storey extensions to front and rear elevations and garage conversion. Application Permitted with 3 Conditions.

### S.21/0509/DISCON Land South of the Chipping Surgery, Symn Lane. Discharge of Condition 4 (construction Method & Condition 5 (scheme of Soft Landscaping and Boundary Treatment) of S.18/2410/FUL. Compliance Confirmed with 1 Condition.

### S.21/0114/HHOLD 71 Parklands. Construction of two storey side extension. Application Permitted with 4 Conditions.

# P.6067 New Applications

The following planning applications were reviewed:

1. **S.21/1211/FUL The Keepers, Symn Lane.** Change of use from (B1) to Local Community (F2).

It was **RESOLVED** to support this application.

1. **S.21/0824/LBC 14 Old Town.** Repair roof, replace asbestos on lean- to woodshed with new corrugated metal sheeting. Replace all drainpipe asbestos with aluminium. Replace outbuilding doors with like for like.

It was **RESOLVED** to send the following comments on this application:

It is agreed that the kitchen and outbuildings need roofing repairs. However, the proposed tiles are not in keeping with the age of the buildings and a more harmonious material should be selected. There is no issue with the proposed material for the lean-to woodshed roof.

1. **S.21/1010/HHOLD 18 Wortley Terrace, Wortley Road.** Erection of two-storey side extension, single-storey rear extension & ground floor external terrace area. It was **RESOLVED** to send the following comments on this application:

The Planning Authority must satisfy itself:

* That there are no overlooking issues to neighbouring properties in Pitman Place caused by the large windows to the rear extension and the terrace, which would contravene Policy ES3/1 of the Local Plan.
* That there is sufficient parking for 2 vehicles on the drive due to limited on street parking.
* That there are no issues with the removal of the garage where there is a party wall with the adjoining neighbour’s garage, and that this will not be damaged by the proposed work.

1. **S.21/0996/HHOLD Landsdown View, The Butts, Old London Road.** Renovation of lower ground level store and extension of existing terrace to form habitable rooms.

It was **RESOLVED** to support this application.

Cllr J Cordwell left the meeting

1. **S.21/0895/LBC Greenlea, 13 Haw Street.** Replacement first floor windows.

It was **RESOLVED** to support this application.

Cllr J Cordwell joined the meeting

1. **S.21/0916/HHOLD 68C Parklands.** Single storey extension to rear, extension of existing front porch with bedroom extension and loft conversion.

It was **RESOLVED** to object to this application on the following grounds:

The proposed loft conversion is not in keeping with the scale and character of the existing dwelling and the neighbouring properties. This contravenes policy HC8/2 of the Local Plan. It would also cause loss of privacy to neighbour’s rear gardens which contravenes policy ES3/1 of the Local Plan.

1. **S.21/0921/HHOLD 68C Parklands.** Single store extension to rear, extension of existing porch to front, extension of bedroom over existing porch, conversion of store to form home office.

It was **RESOLVED** to support this application.

1. **S.21/1100/LBC 6 Potters Pond.** Replacement windows.

It was **RESOLVED** to object to this application on the following grounds:

The proposed replacement double glazed windows are not in keeping with this historic building.

1. **S.21/1099/HHOLD 6 Potters Pond.** Replacement windows.

It was **RESOLVED** to object to this application on the following grounds:

The proposed replacement double glazed windows are not in keeping with this historic building.

1. **S.21/1053/HHOLD 25 Coombe Road.** Erection of workshop with studio and storage space below.

It was **RESOLVED** to make the following comments on this application:

The plans and information provided do not give enough detail to fully understand the setting of the proposed workshop and studio/storage space. There is also concern that the studio/storage space could be converted into living accommodation and a condition preventing this should be included in any permission. Due to the restricted access and lack of parking at the site a construction method statement would also be required.

1. **S.21/0998/COU 13-15 Long Street**. Change of use from current business usage (class EG) to a dog grooming parlour (Class Sui Generis).

It was **RESOLVED** to support this application.

1. **S.21/1191/LBC Coombe Lodge.** Reconfiguration of existing extension, including new window openings in south-east elevation.

It was **RESOLVED** to support this application.

1. **S.21/1190/HHOLD Coombe Lodge.** Reconfiguration of existing extension, including new window openings in south-east elevation.

It was **RESOLVED** to support this application.

1. **S.21/1226/TCA 4 Long Street.** Eucalyptus tree – reduce from 22m to 4m & Holly tree – reduce from 15m to 4m.

It was **RESOLVED** to support this application.

1. **S.21/1179/HHOLD 15 Coombe Road.** Construction of single storey extension.

It was **RESOLVED** to send the following comment on this application. Due to the very limited access to the property via a small alleyway, and lack of on street parking, there is concern that there will be difficulties getting materials to the site. Therefore, a construction method statement would be required.

### P.6068 Premises Licence

### 21/00235/LAPRNW The Edge Coffee Shop, 44 Long Street. Sale by retail of alcohol for consumption on premises. Monday – Saturday 11.00 – 22.30.

### It was RESOLVED to support this application.

### This completed the business of the Town Council at 7.55pm

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

Chairman