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# DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 28th June 2021, 7.00PM in the Coombe Suite at the Civic Centre

# PRESENT:

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

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

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

### Members of the Public: 1.

# P.6069 Apologies for absence.

# Apologies were received and accepted from Cllr R Claydon.

# P.6070 Declarations of Interest & Dispensations. None.

# P.6071 Public Forum.

The applicant of application S.21 /1301/HHOLD The Pump House, Ellerncroft Road wished to speak regarding the new submission. Following concerns raised in relation to a previous application, it was pointed out that these have been considered and amendments have been made. The position and layout of the proposed extension has been realigned, so that it is no longer at an angle to the original dwelling and is now further away from the boundary with the neighbouring property of Ellerncroft House and the public right of way. Also, due to this realignment the proposed balcony reduces any overlooking issues, as it is further away from the hedge. The concerns raised regarding materials used such as the red brick for construction of the previous extension has been altered, so the new proposed extension will be rendered. The applicant wished to point out that the house will be a 5-bedroom family home and that there is no intention of splitting it into 2 dwellings, as this is prohibited due to clauses in the deeds for the original dwelling.

# P.6072 Chairman’s Report. None.

# P.6073 Minutes of May Meetings

To approve Minutes of the Planning Committee Meeting held on 24th May 2021.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 24th May 2021 as a true and fair view.

# P.6074 Correspondence.

# Update from Cotswold District Council Local Plan consultation (closing date 26th July). It was RESOLVED for the Local Plan working party to consider the consultation and send a response.

# Appeal APP/C1625/W/3272604 17 Cotswold Gardens original application S.20/2699/FUL. It was RESOLVED that the Council would not submit any further comments to the Planning Inspectorate.

# P.6075 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decisions were Noted:

### 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. Application permitted with 2 Conditions.

### S.21/0850/FUL Paddock View, Tabernacle Road. Alterations to granny flat. Application permitted with 3 Conditions.

### S.21/1226/TCA 4 Long Street. Eucalyptus tree – reduces from 22m to 4m & Holly tree – reduce from 15m to 4m. No Objections with 2 Informatives.

### S.21/0895/LBC Greenlea, 13 Haw Street. Replace first floor windows. Application Permitted with 2 Conditions.

### S.21/0921/HHOLD 68C Parklands. Single storey extension to rear, extension of existing porch to front, extension of bedroom over existing porch, conversion of store to form home office. Application Permitted with 3 Conditions.

### S.21/0996/HHOLD Lansdown View, The Butts, Old London Road. Renovation of lower ground level store and extension of existing terrace to form habitable rooms. Application Permitted with 4 Conditions.

### S.21/1100/LBC 6 Potters Pond. Replacement of windows. Application Refused with 3 reasons.

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

### S.21/1464/DISCON 3 Clarence Road. Part discharge of condition 3 (Materials) of S.19/1565/HHOLD Conformation of Compliance of Condition 3 with 1 Condition.

### S.21/0791/CPE The Green Room, Clarence Road. Certificate of Lawfulness of existing use or development. Confirmation of Certificate of Lawfulness with 4 reasons.

### S.21/1010/HHOLD 18 Wortley Terrace. Erection of two-storey side extension, single-storey rear extension & ground floor external terrace area. Application Permitted with 4 Conditions.

# P.6076 New Applications

The following planning applications were reviewed

1. **S.21/1301/The Pump House, Ellerncroft Road.** Extension and renovation including a two-storey side extension and rear extension and reshaping of the roof.

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

1. **S.21/1277/HHOLD 87 Bearlands.** Erection of a first-floor side cantilevered extension. Front elevation roof window. A rear Juliette balcony. A side extension cladding change added to previous planning number S.18/1578/HHOLD. It was **RESOLVED** to support this application.
2. **S.21/1286/HHOLD 10 Holywell Road.** Erection of two-storey side and front extensions, including balcony. Alterations to porch. Raising of the ridge height and installation of dormer windows to the front elevation.

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

1. **S.21/1425/HHOLD 11 Venns Acre.** Erection of single storey front extension and dormer window.

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

1. **S.21/1229/FUL Silver lining, The Cloud.** Demolition of existing and erection of new dwelling.

It was **RESOLVED** to object to this application on the following grounds. There is concern, that the proposed increase in height to the wall of the north boundary from 1m to 1.8m, will result in a loss of light to the living room of the Neighbouring property of Church Lodge, which would contravene policy ES3/1 of the Local Plan.

There is concern that item 6 of the Construction Method Statement will not be adequate, as the narrow private road will not be able to accommodate the parking of contractor’s vehicles at the site. The alternatives suggested of parking in School Road and Potters Pond will cause parking problems for residents and much of the area already has double yellow line parking restrictions.

The materials suggested are not in keeping with the Cotswold stone buildings which surround the site, this would contravene policy HC8/2 of the Local Plan.

1. **S.21/1043/LBC 11 The Chipping.** Replacement of windows.

It was **RESOLVED** to make no comment on this application.

1. **S.21/1388/HHOLD 25 Gloucester Street.** Construction of garage.

It was **RESOLVED** to support this application subject to:

The Planning Authority being satisfied that there are no boundary issues of overlapping and the access not being compromised to the neighbouring property of 25A Gloucester Street.

1. **S.21/1384/TCA 41 Old Town.** T-1 Leylandii tree – Fell to ground level.

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

1. **S.21.1329/HHOLD 2 Gloucester Row.** Erection of ground floor extension.

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

1. **S.21/1244/HHOLD 4 Wotton Crescent**. Proposed loft conversion with rooflights to the front, side dormer window and rear Juliette balcony dormer. Proposed entrance porch canopy.

It was **RESOLVED** to support this application subject to:

The Planning Authority being satisfied that there are no overlooking issues with the south facing dormer to the neighbouring property 5 Wotton Crescent, which would contravene policy ES3/1of the Local Plan.

Also, the Authority must be satisfied that there is adequate parking provision for 2 cars due to the increase in bedrooms as set out in ES12 (Para 5.67 of the SDLP refers specifically to Wotton) as there is very limited street parking in the area.

1. **S.21/1441/LBC 6 Haw Street.** Installation of Sky dish to rear.

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

1. **S.21/1316/HHOLD 16 Dryleaze.** Construction of single storey extension to side.

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