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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 26th July 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, 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: None.

# P.6077 Apologies for absence.

# Apologies were received and accepted from Cllr J Turner.

# P.6078 Declarations of Interest & Dispensations. It was RESOLVED to approve a dispensation for the Council to consider application S.21/1583/FUL Public Convenience, Old Town.

# P.6079 Public Forum. None.

# P.6080 Chairman’s Report. None.

# P.6081 Minutes of June Meeting

To approve Minutes of the Planning Committee Meeting held on 28th June 2021.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 28th June 2021 as a true and fair view.

# P.6082 Correspondence. None.

# P.6083 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decisions were Noted:

1. **S.21/1191/LBC Coombe Lodge.** Reconfiguration of existing extension, including new window openings in south-east elevation. **Application Permitted with 3 Conditions.**
2. **S.21/1190/HHOLD Coombe Lodge.** Reconfiguration of existing extension, including new window openings in south-east elevation. **Application Permitted with 2 Conditions.**
3. **S.21/1244/HHOLD 4 Wotton Crescent.** Proposed loft conversion with roof lights to the front, side dormer window and rear Juliet balcony. Proposed entrance porch canopy. **Application Refused with 1 Reason.**
4. **S.21/1211/FUL The Keepers Symn Lane.** Change of use of office (B1) to Local Community (F2) to ground floor. **Application Permitted with 2 Conditions.**
5. **S.21/1179/HOLD 15 Coombe Road.** Construction of single storey extension. **Application Permitted with 2 Conditions.**
6. **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. **Application Permitted with 3 Conditions.**
7. **S.21/1384/TCA 41 Old Town.** T-1 Leylandii tree – Fell to ground level. **No Objections with 2 Informatives.**
8. **S.21/1301/HHOLD The Pump House, Ellerncroft Road.** Extension to and renovation including a two-storey side and rear extension and reshaping of the roof. **Application Permitted with 3 Conditions.**

# P.6084 New Applications

The following planning applications were reviewed

1. **S.21/1727/LBC 6 Ellerncroft Road.** Rebuild of existing outbuildings. It was **RESOLVED** to make the following comments on this application. The Planning Authority must satisfy itself that there is adequate parking provision due to the addition of the annex being a separate building, as set out in EI12 (Para 5.76 of the SDLP refers specifically to Wotton) HC8/3 and CP8/3 because there is limited street parking in the area. Also, the new building must not detract from the character and appearance of the listed building. If the Planning Authority is minded to permit this application, then conditions should be applied to its use, to ensure that the annex is not used as a separate dwelling or holiday let and should be used as part of the main dwelling house.
2. **S.21/1726/HHOLD 6 Ellerncroft Road.** Rebuild of existing outbuildings. It was **RESOLVED** to make the following comments on this application. The Planning Authority must satisfy itself that there is adequate parking provision due to the addition of the annex being a separate building, as set out in EI12 (Para 5.76 of the SDLP refers specifically to Wotton) HC8/3 and CP8/3 because there is limited street parking in the area. Also, the new building must not detract from the character and appearance of the listed building. If the Planning Authority is minded to permit this application, then conditions should be applied to its use, to ensure that the annex is not used as a separate dwelling or holiday let and should be used as part of the main dwelling house.
3. **S.21/1672/FUL Valley Garage, Valley Road.** Extension to garage. It was **RESOLVED** to support this application.
4. **S.21/1506/HHOLD 8 Mitre Pitch.** Demolition of garage & construction of garage. Erection of two storey extension. It was **RESOLVED** to support this application.
5. **S.21/1583/FUL Public Convenience, Old Town.** Demolition of existing public conveniences, erection of new public convenience and associated works to include a ‘Remembrance Garden’. It was **RESOLVED** to support this application.
6. **S.21/1551/HHOLD 3 Locombe Place.** Erection of a hobby shed with garden store. It was **RESOLVED** to support this application with the following comments. The shed/store is some distance away from the main dwelling house and there is a possibility that it could be used as a self-contained dwelling or holiday let. The Planning Authority must satisfy itself that it will not be used as a separate dwelling. If the application is permitted, then conditions should be applied to its use to ensure that it is not used as a separate dwelling and only to be used in association with the main residence.
7. **S.21/1536/HHOLD 6 Wotton Crescent.** Erection of single and double storey extensions, and loft conversion. It was **RESOLVED** to object to this application on the following grounds. There is concern that the proposed extension will reduce the parking provision. If the Planning Authority is minded to permit this application it must be satisfied that there is adequate parking provision for 2 cars as set out in EI12 (Para 5.67 of the SDLP refers specifically to Wotton) and policy HC8/3 of the Local Plan as there is limited street parking in the area. There is also concern that there could be issues of overlooking from the proposed extension and loft conversion into neighbouring dwellings and gardens, this would contravene policy ES3/1 of the Local Plan.
8. **S.21/1614/HHOLD Bluegrass, Knapp Road.** Conversion of loft, renovations and decking to front and side.It was **RESOLVED** to object to this application on the following grounds.The proposed loft conversion and renovations are out of keeping with the original dwelling, this would contravene policy HC8/2 of the Local Plan. There are also concerns that there will be overlooking issues from the first-floor windows into neighbouring properties and gardens, which would contravene policy ES3/1 of the Local Plan.
9. **S.21/1639/HHOLD 13 Lisle Place.** Rear extension and installation of bi-fold doors. It was **RESOLVED** to support this application.
10. **S.21/1771/LBC 3 Dyers Brook**. Replacement bay window with pitched tiled roof over. It was **RESOLVED** to support this application with the following comments. The Planning Authority must satisfy itself, that the proposed style of the window is in keeping, matches the remaining windows and that the proposed double glazing is acceptable.

### This completed the business of the Town Council at 7.30pm

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

Chairman