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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 25th October 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, J Lewis, D Davidson, J Turner, P Barton, T Creese.

### In attendance: Administrator D Hyam.

### Members of the Public: 3

# P.6102 Apologies for absence.

# Apologies were received and accepted from Cllr: L Taylor.

# P.6103 Declarations of Interest & Dispensations

# P.6104 Public Forum.

Two members of the public wished to speak regarding application S.21/2279/HHOLD 2 Ludgate Hill. The first resident raised the following concerns with the proposed extension to the property. The proposed design and size of the extension would be out of character with the surrounding area, and nearby buildings of historic interest, including a building with Article 4 Direction protection. Due to the increase in size, there is a concern that the internal space could be reconfigured, giving an opportunity for the building to become 2 dwellings. There is no parking provision, and the narrow streets in the area already result in congested on-street parking. The proposed balcony and extension raise concerns with overlooking issues with neighbouring properties and gardens. The second resident was concerned that there would be a considerable loss of light and privacy caused by the proposed northern extension, that would be next to a well-used office space.

An email was sent by District Councillors K Tucker and G James, detailing their objections to this application. It was circulated and read by members.

**P.6105** Due to the public concern and interest, it was agreed that the planning application **S.21/2279/HHOLD** 2 Ludgate Hill. Extension to the front and side of the property, be brought forward. It was **RESOLVED** to object to this application on the following grounds. The proposed extension will considerably increase the size of the building and will result in an overbearing appearance.

There is concern that the raised balcony and the additional relocated windows will result in loss of privacy to neighbouring properties and gardens, which would contravene policy ES3/1 of the Local Plan. Furthermore, the proposed Northern extension of the building to the boundary will result in loss of light and privacy to the neighbouring property in contravention of policy ES3/1.

There is also concern that there is no off-road parking provision detailed on the plans at the property. Considering the size of the proposed extended dwelling, this will result in parking issues in an area already experiencing congestion with on street parking. Therefore, this would contravene policy HC8/3 and Para 5.67 which applies specifically to Wotton in the Local Plan.

Members of the public left the meeting.

# P.6106 Chairman’s Report. None.

# P.6107 Minutes of September Meeting

To approve Minutes of the Planning Committee Meeting held on 27th September 2021.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 27th September 2021 as a true and fair view.

### P.6108 It was noted that there will be a Charfield Station Consultation Drop-in Event on Monday 8th November at the Town Hall from 3pm-7pm. Cllr J Cordwell confirmed that GCC have expressed an interest in the development as it would be beneficial to the area.

### It was also noted that an email had been received from Stroud District Council regarding the proposed road closures for the Christmas Under the Edge event, of Church Street, Long Street, High Street, and Market Street. Response deadline for comments 3pm Thursday 28th October 2021.

# P.6109 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decisions were Noted:

### S.21/1955/LBC. Canons Court Farm, Bradley Green. Erection of rear single storey extension and loft conversion above utility room. Application Permitted with 2 Conditions.

### S.21/2057/HHOLD. Holly Lodge, 4 Wortley Road. Erection of garage resubmission of S.20/1197/HHOLD. Application Permitted with 4 Conditions.

### S.21/2122/TCA. 3 The Chipping. T1 Magnolia reduce crown by 1.5m. T2 Beech – Fell. T11,13,14 and 17 Apple – reduce crown to previous reduction points. No Objections with 2 Informatives.

### S.21/2183/TCA. The Manor House, Culverhay. T1 Lawson Cypress – Fell, its dead. No Objections with 2 Informatives.

### S.21/1954/HHOLD Canons Court Farm, Bradley Green. Erection of rear single storey extension and loft conversion above utility room. Application Permitted with 3 Conditions.

### S.21/2056/VAR. Land At 4 Wortley Road. Variation of condition 1 (approved plans) from the application S.20/1201/REM (to allow for revised garage plans for existing house). Application Permitted with 2 Conditions.

### S.21/1885/FUL Pavilion Sports and Social Club, Synwell Lane. Replacement of 1x temporary storage container with 2x temporary storage containers. Application Permitted with 2 Conditions.

# P.6110 New Applications

The following planning applications were reviewed.

### S.21/2249/LBC Star Inn, 21 Market Street. Installation of replacement illuminated and non-illuminated signs to exterior of the building. It was RESOLVED to support this application with the following comments. The Planning Authority must satisfy itself that the proposed colour scheme is acceptable in a conservation area. From the proposed photo impression, it appears that the land in front of the building is intended to be used for tables. This cobbled area belongs to the Town Trust and permission must be sought for any proposed change to the surface or usage of the area

### S.21/2233/ADV Star Inn, 21 Market Street. Installation of replacement illuminated and non-illuminated signs to exterior of the building. It was RESOLVED to support this application with the following comments. The Planning Authority must satisfy itself that the proposed colour scheme is acceptable in a conservation area. From the proposed photo impression, it appears that the land in front of the building is intended to be used for tables. This cobbled area belongs to the Town Trust and permission must be sought for any proposed change to the surface or usage of the area

### S.21/2350/HHOLD 4 Court Orchard. Erection of garage extension. It was RESOLVED to support this application.

### S.21/2409/HHOLD New House, Knapp Road. Erection of first floor side extension and renovations. It was RESOLVED to make the following comment on this application. The Planning Authority must satisfy itself that the proposed north elevation will not present any overlooking issues to neighbouring gardens, which would contravene policy ES3/1 of the Local Plan.

### S.21/2392/HHOLD The Limes, 35 Coombe Road. Construction of new porch and balcony. It was RESOLVED to support this application.

### This completed the business of the Town Council at 7.35pm

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

Chairman