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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 27th September 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, L Taylor, J Lewis, R Hale, D Davidson, J Turner.

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

### Members of the Public: None

# P.6094 Apologies for absence.

# Apologies were received and accepted from Cllrs: T Creese, P Barton.

# P.6095 Declarations of Interest & Dispensations. Cllr N Pinnegar declared an interest in planning applications S.21 2056/VAR Land At 4 Wortley Road and S.21/2057/HHOLD Holly Lodge, 4 Wortley Road. Cllr R Claydon declared an interest in planning application S.21/1915/HHOLD Westbourne House, 34 Bradley St.

# P.6096 Public Forum. None.

# P.6097 Chairman’s Report. None.

# P.6098 Minutes of August Meeting

To approve Minutes of the Planning Committee Meeting held on 23rd August 2021.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 23rd August 2021 as a true and fair view.

### P.6099 Correspondence.

### Planning Inspectorate Appeal Decision Ref APP/C1625/W/213272604 17 Cotswold Gardens. It was noted that the appeal for application ref S.20/2699/FUL Proposed one bed dwelling, dated 6th December 2020, that was refused by notice dated 25th February 2021, was dismissed by the Planning Inspectorate with 12 reasons on 1st September 2021

# P.6100 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decisions were Noted:

### S.21/1639/HHOLD 13 Lisle Place. Rear extension and installation of bi-fold doors. Application Permitted with 4 Conditions.

### S.21/1771/LBC 3 Dyers Brook. Replacement bay window with pitched tiled roof over. Application Permitted with 3 Conditions.

### S.21/1277/HHOLD 87 Bearlands. Erection of a first-floor side/rear and front extension and a rear Juliette balcony (amendment to S.18.1578/HHOLD). Application Refused with 1 Reason.

### S.21/1672/FUL Valley Garage, Valley Road. Extension to garage. Application Permitted with 4 Conditions.

### S.21/1887/TCA 48 Long Street. 1.Acre – Crown reduction by 1 metre. 2. Magnolia – Crown reduction by 1 meter. No Objections with 2 Informatives.

### S.21/1799/HHOLD 6 Orchard Street. Re-submission of application S.21/0735/HHOLD – Removal of rear pitched roof and replace with flat roof extension. Addition of conservation roof light to main roof. Application Permitted with 2 Conditions.

### S.21/1800/LBC 6 Orchard Street. Re-submission of application S.21/0736/LBC – Removal of rear pitched roof and replace with flat roof extension. Addition of conservation roof light to main roof. Application permitted with 2 Conditions.

### S.21/1316/HHOLD 16 Dryleaze. Construction of single storey extension to side. Application Permitted with 3 Conditions.

### S.21/1726/HHOLD 6 Ellerncroft Road. Re-building of outbuildings. Application Permitted with 4 Conditions.

### S.21/1727/LBC 6 Ellerncroft Road. Rebuild of outbuildings. Application Permitted with 2 Conditions.

### S.21/1925/MINAM 5 Coombe Terrace. Minor amendment to S.20/0023/HHOLD – Remove the window on the north elevation of the extension. Amendment Approved.

### S.21/1876/HHOLD 31 Bradley Street. Replacement of 3no. UPVC front windows & front door. Application Permitted with 2 Conditions.

### S.21/1941/CPE The Flat, The Ridings, Bowcott. Certificate of Existing Lawfulness to confirm The Flat as a separate dwelling. Application refused with 9 reasons.

# P.6101 New Applications

The following planning applications were reviewed.

### S.21/1955/LBC Canons Court Farm, Bradley Green. Erection of rear single storey extension and loft conversion above utility room. It was RESOLVED to object to this application on the following grounds. As a listed building the design and materials of the proposed rear extension and loft conversion is out of character with the original house, which would contravene policy HC8/2 of the Local Plan.

### S.21/1954/HHOLD Canons Court Farm, Bradley Green. Erection of rear single storey extension and loft conversion above utility room. It was RESOLVED to make the following comment on this application. The Planning Authority must satisfy itself that the proposed snug window (and what appears to be a balcony area) will not present overlooking issues into the neighbour’s garden, which would contravene policy ES3/1 of the Local Plan.

### Cllr N Pinnegar left the meeting

### S.21/2056/VAR Land At 4, Wortley Road. Variation of condition 1 (approved plans) from the application S.20/1201/REM. It was RESOLVED to send no comment on this application.

### S.21/2057/HHOLD Holly Lodge, 4 Wortley Road. Erection of garage. Resubmission of S.20/1197/HHOLD. It was RESOLVED to send the following comment on this application. The Town Council wishes to see that conditions 3 and 4 of the original permitted application S.20/1197/HHOLD are retained.

### Cllr N Pinnegar returned to the meeting.

### 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. It was RESOLVED to send the following comments on this application. There is concern that the proposed felling T2 beech tree was not detailed on the Arboricultural Report March 2020, and it was noted in the report that the tree was in good condition. However, it is understood that the tree may interfere with overhead power cables and encroach into the neighbour’s garden. Therefore, it is suggested that further investigations are made by the Planning Authority, to ascertain if there is an alternative solution, to retain the tree without felling it. There are no objections to the remaining proposed tree works.

### S.21/2132/HHOLD 55 Bradley St. Erection of single storey extension to rear. It was RESOLVED to support this application.

### S.21/2133/LBC 55 Bradley St. Erection of single storey extension to rear. It was RESOLVED to support this application.

### Cllr R Claydon left the meeting

### S.21/1915/HHOLD Westbourne House, 34 Bradley St. Erection of single storey rear extension, internal works and raising of rear mono pitch roof. It was RESOLVED to support this application.

### Cllr R Claydon returned to the meeting

### S.21/2169/HHOLD 25 Fountain Crescent. Erection of two storey front, side, and rear extensions. It was RESOLVED to support this application.

### S.21/2183/TCA The Manor House Culverhay. T1 Lawson Cypress – Fell, its dead. It was RESOLVED to support this application.

### S.21/2193/HHOLD 27 Cherry Orchard. Erection of single storey extension to rear and two-storey extension to side of property. It was RESOLVED to object to this application on the following grounds. There is concern that there will be insufficient parking provision of 2 spaces at the property, as it would become a 4-bedroom house, which would contravene policies ES12 (para 5.67 of the Local Plan refers specifically to Wotton) and HC8/3.There is also concern that the neighbouring property (26 Cherry Orchard) will experience a loss of light due to the proposed extension, which would contravene policy ES3/1 of the Local Plan.

### This completed the business of the Town Council at 7.40pm

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

Chairman