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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 29th November 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, L Taylor, T Luker, J Lewis, D Davidson, P Barton, T Creese.

### In attendance: Administrator D Hyam.

### Members of the Public: 1

# P.6111 Apologies for absence.

# Apologies were received and accepted from Cllrs: L Taylor, R Hale.

# P.6112 Declarations of Interest & Dispensations. Cllr J Cordwell expressed an interest in planning application S.21/2312/LBC 16 Haw Street.

It was **RESOLVED** to grant a dispensation to enable the Planning Committee to consider planning application S.21/2636/LBC Wotton Town Hall.

# P.6113 Public Forum.

 The applicant of planning application S.21/2664/HHOLD The Bungalow Bournstream, wished to speak regarding this application. The barn had been left in a poor state and he wished to restore the integrity of the building and to benefit his family. The plans for the bungalow are not seen as drastic as it needs updating. There is adequate parking provision at the property. The garden and outdoor area will be restored, along with the raised patio next to the neighbour’s garden, but it is not intended to be used for recreation as there will be an air pump in this area. It was confirmed that there would be no overlooking issues regarding the Velux roof windows.

# P.6114 Chairman’s Report. None.

# P.6115 Minutes of October Meeting

To approve Minutes of the Planning Committee Meeting held on 25th October 2021.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 25th October 2021 as a true and fair view.

### P.6116 Charfield Station Consultation. The Planning Committee completed a feedback questionnaire, and it was RESOLVED that the agreed responses would be sent to South Gloucestershire Council.

# P.6117 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decisions were Noted:

### S.21/2069/DISCON 8 The Chipping. Discharge of condition 3 (Chimneybreast) and 4 (windows) from permission S.21/0395/LBC. Confirmation of compliance conditions 3 and 4.

### S.21/1915/HHOLD Westbourne House, 34 Bradley Street. Erection of single storey rear extension, internal works and raising of rear monopitch roof. Application Permitted with 4 Conditions.

### S.21/2169/HHOLD 25 Fountain Crescent. Erection of porch and two storey side and rear extensions. Application Permitted with 4 conditions.

### S.21/2193/HHOLD 27 Cherry Orchard. Erection of single storey extension to rear and two storey extension to side of property. Application permitted with 3 Conditions.

### S.21/2249/LBC Star Inn 21 Market Street. Installation of replacement illuminated and non-illuminated signs to exterior of the building. Application Permitted with 2 Conditions.

### S.21/2466/CPL 18 Mount Pleasant. Installation of hardstanding drive and associated dropped kerb. Certificate of Lawfulness for a proposed use or Development. Certification granted 18th October 2021.

### S.21/2350/HHOLD 4 Court Orchard. Erection of garage extension. Application Permitted with 2 Conditions.

### S.21/1094/DISCON Site Known as Dryleaze Court. Discharge of condition 10 (CMS) from application S.20/0985. Confirmation of Compliance of Condition 10.

# P.6118 New Applications

The following planning applications were reviewed.

### S21/2664/HHOLD The Bungalow Bournstream. Conversion of barn, installation of glazed link between barn and bungalow and extension to bungalow. It was RESOLVED to support this application with the following comment. If the Planning Authority is minded to permit this application, then conditions should be applied to its use, to ensure that the converted barn is not used as a separate dwelling or holiday let and should be used as part of the main dwelling house. The Planning Authority must also satisfy itself that there will be no overlooking issues from the proposed raised patio into the neighbours dwelling and garden, as this would contravene policy ES3/1 of the Local Plan.

### The member of the public left the meeting

### S.21/2498/HHOLD 14 Lisle Place. Demolition of WC extension, erection of two storey side and rear extension and provision of parking. It was RESOLVED to make the following comment on this application. If the Planning Authority is minded to permit this application it must satisfy itself that there is adequate parking provision for 2 cars as set out in EI12 (para 5.67 of the SDLP that refers specifically to Wotton) and policy HC8/3 of the Local Plan, as there is limited street parking in the area.

### S.21/2508/HHOLD 6 Wotton Crescent. Erection of ground floor extension to form annex, ground and first floor extension, and loft conversion. Resubmission of S.21/1536/HHOLD. 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 that 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.

### S.21/2498/HHOLD 12 Locombe Place. Erection of single storey rear extension and associated works. It was RESOLVED to make the following comments on this application. From the plans provided there is no indication on how the proposed extension will be used. There is also concern that there are no details on how the extension can be built on the boundary with the neighbour’s garden, given the difference in ground levels.

### S.21/2468/LBC 27 Wortley Road. Renovation of storeroom. It was RESOLVED to support this application.

### S.21/2467/HHOLD 27 Wortley Road. Renovation of storeroom. It was RESOLVED to support this application.

### Cllr J Cordwell left the room

### S.21/2312/LBC 16 Haw Street. Removal of chimney stack on front of property (retrospective). It was RESOLVED to support this application.

### Cllr J Cordwell returned to the room.

### S.21/2657/HHOLD Bluegrass, Knapp Road. Erection of dormer, loft conversion, changes to fenestration and decking to front and side. It was RESOLVED to support this application with the following comment. The Planning Authority must satisfy itself that there are no overlooking issues from the proposed raised decking into neighbouring dwellings and gardens, as this would contravene policy ES3/1 of the Local Plan.

### S.21/2636/LBC Wotton Town Hall, Market Street. Repairs to wooden frame and decorative features including structural repairs. It was RESOLVED to support this application.

### S.21/2742/HHOLD 5 Jays Mead. Erection of single storey rear extension and porch. It was RESOLVED to support this application.

### S.21/2710/LBC 6 Ellerncroft Road. Erection of rear extension and alterations to utility room. It was RESOLVED to support this application.

### S.21/2709/HHOLD 6 Ellerncroft Road. Erection of rear extension and alterations to utility room. It was RESOLVED to support this application.

### S.21/2696/FUL 13 High Street. Replace aluminium door and window with timber, remove signage and install new. Installation of five roof lights and painting of render. It was RESOLVED to support this application.

## **EXEMPT ITEMS: Prior to consideration of the following agenda items, councillors are invited to pass the following resolution: Pursuant to the provisions of the Public Bodies (admissions to Meetings) Act 1960 (as extended by S100 of the Local Government Act 1972), the Press and Public be excluded from the meeting for the following items of business on the grounds that its consideration would involve the disclosure of exempt information**

It was **RESOLVED** to exclude the Press and public.

**P.6119 Report from Symn Lane Development meeting 29th November 2021.** Cllrs met with the developer who outline the difficulties and concerns with rising costs. Cllr R Claydon circulated a draft letter to Cllrs prior to the meeting. It was **RESOLVED** to send the letter to the SDC Planning Authority.

**P.6120** **The Stoney Chipping outside the Star Inn.** It was noted that a post had been installed in the area in front of the Star Inn. Cllr L Taylor suggested that she would make investigations into the ownership of this piece of land.

### This completed the business of the Town Council at 8.30pm

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

Chairman