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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 28th February 2022, 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 Turner, P Barton, T Creese.

### In attendance: Administrator D Hyam.

### Members of the Public: 1

# P.6132 Apologies for absence. Cllrs D Davidson, J Lewis.

# P.6133 Declarations of Interest & Dispensations. None.

# P.6134 Public Forum. A member of the public wished to inform the Town Council of his concerns regarding building work being carried out at 26 Jays Mead following planning permission given on application S.20/2019/HHOLD. A letter had been submitted and circulated to the Town Council prior to the meeting and the resident highlighted some of the points contained in the letter as follows:

# Neighbouring properties were not notified of the application so could not submit any comments and only made aware of the development when building work started.

1. The extension has an overbearing effect in the area in Wortley Road and Durns Road.
2. There is a significant loss of privacy to properties in Durns Road and Wortley Road.
3. There is concern that the substantial roof of the single storey extension will become a roof terrace adding to the privacy issues.
4. Trees and bushes previously screening 26 Jays Mead have been removed and the frontage of the extension has full width glass doors resulting in a further loss of privacy to surrounding properties.
5. The Local MP and District Councillors have also been contacted.

In conclusion the resident would like to see the extension taken down and is asking for any support that the Town Council can give with this matter.

**P.6135** **Planning Application S.20/2019/HHOLD 26 Jays Mead.** Following the issues raised in the Public Forum it was **RESOLVED** to send a letter to SDC outlining the concerns raised and to enquire to proposed remedies to resolve the situation along with an invitation for the Planning Officer to attend a future Planning Committee meeting to explain the decisions made in permitting this application.

*The member of the public left the meeting*

# P.6136 Chairman’s Report. None.

# P.6137 Minutes of November Meeting

To approve Minutes of the Planning Committee Meeting held on 31st January 2022.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 31st January 2022 as a true and fair view.

### P.6138 Cotswold District Local Plan Update Public Consultation on Regulation 18 Issues and options. It was RESOLVED to delegate to the Clerk to collate and send any comments received from members to Cotswold District Council regarding the consultation.

### P.6139 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decisions were Noted:

### S.21/2807/HHOLD Garden Cottage, Bournstream. Reconstruction of side extension. Application Permitted with 3 Conditions.

### S.21/2664/HHOLD The Bungalow, Bournstream. Conversion of barn, installation of glazed link between bard and bungalow and extension to bungalow. Application Permitted with 3 Conditions.

### S.21/2794/LBC Fawn Cottage, Coombe. Installation of pitched roof on lean-to and addition of shower room. Installation of 4 rooflight and wider French doors. Rear dormer window replacement with Velux sloping & vertical combination window. Remove bay window & doorway. Partially remove garden wall. Revised plans received 4.1.22. Application permitted with 2 Conditions.

### S.21/2861/HHOLD 14A Wortley Road. Levelling of driveway. Application Permitted with 2 Conditions.

### S.21/2793/HHOLD Fawn Cottage, Coombe. Installation of pitched roof on lean-to and addition of shower room. Installation of 4 rooflight and wider French doors. Rear dormer window replacement with Velux sloping & vertical combination window. Remove bay window & doorway. Partially remove garden wall. Application Permitted with 2 Conditions.

### S.21/2943/HHOLD Holywell Farm, Valley Road. Conversion of loft including two dormer windows. Application Permitted with 2 Conditions.

### S.21/2998/HHOLD 5 Cherry Orchard. Erection of single storey extension to front & rear. Application Permitted with 2 Conditions.

### S.21/3046/HHOLD 13 Gloucester Row. Replacement single storey rear extension. Application Permitted with 2 Conditions.

### S.21/2842/HHOLD Loanda, 3 The Chipping. Construction of side and rear single-storey extension with an under croft below and detached garage with gym & office above. Application Permitted with 4 Conditions.

# P.6140 New Applications

The following planning applications were reviewed.

### S.22/0167/HHOLD 1 Lisle Place. Demolition of existing porch & conservatory and construction of single storey side extension, lobby, parking, and alterations. It was RESOLVED to object to this application on the following grounds. From the application submitted there is inadequate 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. The Town Council also supports the comments made by GCC Highways regarding the parking arrangements, to meet Gloucestershire Streets (MfGS) that vehicles must be parked at 90 degrees to the highway, not overhang or be parallel to the footpath.

### S.22/0370/TCA 3 The Chipping. T9,10,11 Cotoneaster – Fell & replace with screening hedge. It was RESOLVED to object to this application on the following grounds. From the submitted arboricultural survey that was revised in January 2022. The trees are reported to be in fair condition and could last a further 20 years, and no justification for the trees to be felled has been provided.

### S.22/0396/P14J Renishaw PLC, Old Town. The proposed development is the installation of 796 No. solar panels with a total installed capacity of 306.46kWp on a profiled metal sheet dual pitch factory roof. It was RESOLVED to support this application.

### S.22/0367/FUL Flat 1 Rear of, 12 Long Street. Replace windows and install ASHP. It was RESOLVED to support this application with the following comment. No detailed drawings of the replacement windows were submitted for consideration. These should be provided. This information will be required before consideration can be given to associated planning application S22/0368/LBC.

## **P.6141 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.6142 Report from Symn Lane Development.** A site meeting was held on Wednesday 2nd February with the developer to discuss the lighting, and EV charging points. An action plan was compiled, and it was **RESOLVED** to send a summary to the District Councillors. The Town Council are waiting for an update from the District Councillors following their meeting with the Majors & Environment Team Manager.

### This completed the business of the Town Council at 8.15pm

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

Chairman