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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 31st January 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 Lewis, D Davidson, J Turner.

### In attendance: Administrator D Hyam.

### Members of the Public: none

# P.6121 Apologies for absence.

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

# R Hale.

# P.6122 Declarations of Interest & Dispensations. Cllr J Cordwell expressed an interest in planning application S.21/3029/FUL Katharine Lady Berkeleys School. Cllr T Luker expressed an interest in planning application S.21/2998/HHOLD 5 Cherry Orchard.

# P.6123 Public Forum. None

# P.6124 Chairman’s Report. None.

# P.6125 Minutes of November Meeting

To approve Minutes of the Planning Committee Meeting held on 29th November 2021.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 29th November 2021 as a true and fair view.

### P.6126 Public Path Diversion Order – Footpath CWE 69 Wotton-under-Edge The submission of the Order to the Secretary of State for the Environment in light of the objection to and representations in support of the Public Path Diversion Order under Section 119 of the Highways Act 1980, was noted and will be discussed at the PROW Partnership meeting in February.

### P.6127 SLCC Changes to Permitted Development Rights in England Changes to planning legislation. Measures for markets and outdoor marquees originally introduced during the pandemic will now be made permanent following public consultation were noted.

**P.6128 Government Consultation – Requirement for New Build Homes to have access to Gigabit-Capable Connections** It was **RESOLVED** to support the government proposals for changes to building regulations in England that will require developers to install next-generation gigabit infrastructure and connectivity in new homes.

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### P.6129 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decisions were Noted:

### S.21/2392/HHOLD The Limes, 35 Coombe Road. Construction of new porch and balcony. Application Permitted with 2 Conditions.

### S.21/2489/HHOLD 14 Lisle Place. Demolition of WC extension, erection of two storey side and rear extension and provision of parking. Application permitted with 4 Conditions.

### S.21/2468/LBC 27 Wortley Road. Renovation of storeroom. Application permitted with 2 Conditions.

### S.21/2467/HHOLD 27 Wortley Road. Renovation of storeroom and rebuild retaining wall. Application Permitted with 2 Conditions.

### S.21/2783/LBC 16 Bradley Street. Structural repairs. Application Permitted with 2 Conditions.

### S.21/2657/HHOLD Bluegrass, Knapp Road. Erection of dormer, loft conversion, changes to fenestration and decking to front and side. Application Permitted with 4 Conditions.

### S.21/2409/HHOLD New House, Knapp Road. Erection of first floor side extension and renovations. Application Permitted with 2 Conditions.

### S.21/2742/HHOLD 5 Jays Mead. Erection of single storey rear extension and porch. Application Permitted withy 2 Conditions.

### S.21/2709/HHOLD 6 Ellerncroft Road. Erection of rear extension and alterations to utility room. Application Permitted with 2 Conditions.

### S.21/2805/TCA 2 Church Street. T1 Leylandii – Remove. T2 Cotoneaster – Remove lower branches. No Objections to this Application.

### S.21/2498/HHOLD 12 Locombe Place. Erection of single storey rear extension and associated works and erection of trellis. Application Permitted with 4 Conditions.

### S.21/2696/FUL 13 High Street. Replacement aluminium door and window with timber, remove signage and install new. Installation of five roof lights and painting of render. Application Permitted with 2 Conditions.

### S.22/0063/DISCON 38 Bradley Street. Discharge of Condition 3 (Diagrams for front door) of S.16/2327/LBC. Details approved in Compliance with Condition 3.

### S.22/0051/MINAM Land South Of, Symn Lane. Non-material minor amendment to the application S.19/1722/Var – variation to garage for Plot 3 including amendment such as a single double door opening rather than 2no. single openings. Approval of Minor Amendment.

### S.21/3022/TCA 3 The Chipping. T10 Maple – Fell and replant with Maple. No Objection with 2 Informatives.

# P.6130 New Applications

The following planning applications were reviewed.

### S.21/2943/HHOLD Holywell Farm, Valley Road. Conversion of loft including two dormer windows. It was RESOLVED to support this application.

### S.21/2998/HHOLD 5 Cherry Orchard. Erection of single storey extensions to front & rear. It was RESOLVED to support this application with the following comment. The Planning Authority must consider how the proposed extension interfaces with the neighbour’s wall.

### S.21/3029/FUL Katharine Lady Berkeleys School, Wotton Road, Kingswood. Partial re-development of the existing school site – The erection of a new three-storey teaching block. The erection of a new single storey activity block. The erection of a single storey learning block extension. The reconfiguration of the car park & access arrangements. Formalisation of the outdoor sports facilities. Replacement of windows within the façade & & associated landscaping works. It was RESOLVED to support this application with the following comments on this application. The Town Council shares the concerns raised by Gloucestershire Highways, along with concerns with the proposed movement of coaches on the site, and the conflict caused by having the pupil drop off and the collection arrangements within the car park.

### S.21/3017/HHOLD 20 Wortley Terrace. Erection of double storey side, rear and front extensions. It was RESOLVED to support this application with the following comment. Considering the loss of parking space in the garage, the Planning Authority 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.

### S.21/3046/HHOLD 13 Gloucester Row. Replacement single storey rear extension. It was RESOLVED to make the following comments on this application. The Planning Authority must consider how the proposed extension interfaces with the neighbour’s extension wall. On the plans submitted there is a proposal for roof lights on the east elevation. There is concern that this will break the symmetry of the roofs as no other houses in the row have roof lights.

### S.21/22/0043/VAR 16 Wortley Terrace. Variation of Condition 3 (Materials) of S.19/2649/HHOLD. 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.6131 Report from Symn Lane Development.** A site meeting will be held on Wednesday 2nd February with the developer to discuss the lighting, and EV charging points. The developer will be supplied with plans and an action list prior to the meeting which will form part of the discussions.

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

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

Chairman