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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 28th March 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.

### In attendance: Administrator D Hyam.

### Members of the Public: None

# P.6143 Apologies for absence. Cllrs T Creese, J Lewis.

# P.6144 Declarations of Interest & Dispensations. Cllr L Taylor declared an interest in planning application S.22/0489/HHOLD 1 The Terrace, Ragnall.

# P.6145 Public Forum. None

**P.6146** **Chairman’s Report.** None.

# P.6147 Minutes of February Meeting

To approve Minutes of the Planning Committee Meeting held on 28th February 2022.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 28th February 2022 as a true and fair view.

**P.6148** **Parcel of land at the rear of Bear Street.** A letter was received requesting comments on a proposed development of a parcel of land at the rear of Bear Street. It was **RESOLVED** to send the following comments in reply.

The site only has pedestrian access. There would be no parking provision for the proposed dwellings which would contravene policy EI12 (para 5.67 of the Stroud District Local Plan that refers specifically to Wotton) and policy HC8/3 of the Local Plan, as there is limited street parking in Bear Street.

The only access to the site is via a narrow alleyway with a sharp right turn and beneath existing buildings. This would present difficulties with the delivery of building materials and equipment, and with the Fire Service gaining access to the site in the event of a fire or an emergency. Therefore, this would cause highway concerns in Bear Street. Due to the potential hazards a construction method statement would be required.

It was noted that application S.08/1792/FUL was previously submitted for this parcel of land in September 2008, and was withdrawn. The Town Council objected to this application.

### P.6149 Stroud District Council New Homes in Gloucester Street and Bradley Street. The recent correspondence that the New Homes Team will be looking to commence work in late summer was noted. It was RESOLVED to gain assurance from SDC that the residents in the existing council houses are properly looked after in this process.

### P.6150 SDC Planning Decisions Notice of the following decisions was received:

The following Planning decision was Noted:

### S.21.2233/ADV Star Inn, 21 Market Street. Installation of replacement illuminated and non-illuminated signs to the exterior of the building. Application Permitted with 1 Condition.

# P.6151 New Applications

The following planning applications were reviewed.

*Cllr L Taylor left the room.*

### S.22/0489/HHOLD 1 The Terrace, Ragnall. Replacement extension and renovation. It was RESOLVED to send the following comment on this application. The Planning Authority must satisfy itself that there are no overlooking issues from the proposed first floor extension windows and roof lights into neighbouring dwellings and gardens, as this would contravene policy ES3/1 of the Local Plan.

### *Cllr L Taylor returned to the room.*

1. **S.22/0368/LBC Flat 1 Rear of 12 Long Street.** Repair windows and installASHP.It was **RESOLVED** to support this application with the following comment. If the Planning Authority is minded to permit this application the Town Council would like to see that the replacement windows match the existing windows as far as possible.
2. **S.22/0393/HHOLD Wortley Cottage, Hill Mill Lane, Wortley.** Erection of extension to garage and internal alterations**.** It was **RESOLVED** tosupport this application with the following comment. If the Planning Authority is minded to approve this application, it is requested that a condition be attached stipulating that the garage should not become a separate unit of residential accommodation and should only be used for domestic purposes incidental to the enjoyment of the host dwelling and not for any industrial, commercial or business use.
3. **S.22/0409/HHOLD 6 Clarence Road.** Creation of new vehicle access withparking and turning**.** It was **RESOLVED** to make the following comments on this application. The Planning Authority must satisfy itself that there is sufficient splay for acceptable visibility for vehicles entering Clarence Road from the new vehicle access. There is also concern that that the proposed turning space will not be adequate with the allocated parking provision. The Town Council supports the comments made by the Water Resources Engineer, in requesting a foul/surface water drainage survey due to the increase flood risk to neighbouring properties.
4. **S.22/0410/FUL The Old Orchard, 6 Clarence Road**. Change of use, conversion of detached barn into a two-bedroom dwelling. Creation of additional extensions and parking. It was **RESOLVED** to object to this application on the following grounds.

There is concern that the tall extension windows and long roof windows will create overlooking issues into the neighbouring property and garden, causing loss of privacy that would contravene policy ES3/1 of the Local Plan. The height and design of the extension is not in keeping with the character and scale of the existing barn, and this would contravene policy HC8/2 of the Local Plan.

The Planning Authority must satisfy itself that there is sufficient splay for acceptable visibility for vehicles entering Clarence Road from the vehicle access.

If the Planning Authority is minded to permit this application a construction method statement would be required due to it being directly on the boundary of the neighbouring property. This application should only be permitted if planning application S.22/0409/HHOLD is approved as this development would result in the loss of parking for 6 Clarence Road.

1. **S.22/0528/AFPA Streamleaze Farm, Canons Court, Bradley Green**. Erection of Fodder store. It was **RESOLVED** to support this application.
2. **S.22/0534/FUL Paddock View. Tabernacle Road**. Conversion of existing granny flat to separate dwelling. It was **RESOLVED** to support this application.
3. **S.22/0551/HHOLD Tor Hill House, Wortley.** Erection of side and rear single storey extensions and alterations. It was **RESOLVED** to support this application.
4. **S.22/0585/LBC 42 Bradley Road.** New bathroom on the 4th floor. It was **RESOLVED** to support this application with the following comment**.** No details of the possible roof light installation have been submitted; it is suggested that a conservation standard roof light be considered if the applicant decides to install this window.

## **P.6152 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.6153 Report from Symn Lane Development.** Cllr R Claydon reported that an ORCS grant pre-application to fund EV chargers for the Symn Lane car park had been prepared and agreed at the March Town Council meeting. The process was to submit the pre-application for comment, after which a formal bid can be submitted, and that Roger Taylor of Wellers Law Group had been appointed to undertake the legal transfer of the Symn Lane car park to the Town Council.

### This completed the business of the Town Council at 7.55pm

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

Chairman