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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 23rd May 2022, 7.00PM in the Coombe Suite at the Civic Centre

# PRESENT:

Cllrs: M Tucker, N Pinnegar, L Taylor, J Turner, R Claydon, D Thomas, T Luker, P Barton, J Lewis, T Creese.

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

### Members of the Public: 2

### P.6164 To elect Chair of the Planning Committee

### It was RESOLVED to elect Cllr J Turner as Chair of the Planning Committee for the forth coming year.

### P.6165 To elect a Vice Chair of the Planning Committee

### It was RESOLVED to elect Cllr L Taylor as Vice Chair of the Planning Committee.

# P.6166 Apologies for absence. Cllr J Cordwell.

# P.6167 Declarations of Interest & Dispensations. Cllr N Pinnegar declared an interest in planning application S.22/0939/HHOLD Holly Lodge, 4 Wortley Road.

# P.6168 Public Forum. Two local residents wished to speak regarding planning application S.22/0895/FUL 11 Long Street. Change of use of the ground floor from Class E to Hot Food Takeaway (sui generis). The residents who live nearby will be objecting to this application on the following grounds.

* Parking in the area is limited and customers will inevitably park on the pavement in front of the premises to collect food. This will pose a danger to pedestrians and cause traffic congestion as there is limited street parking available.
* There will be noise disturbance, fumes and smells from cooking 7 days a week for neighbours and local residents. This will also intrude on the residence enjoying their nearby gardens and courtyards.
* It may not be a listed building, but it is in the Conservation Area and in an Area of Outstanding Natural Beauty, so any alterations need to be carefully considered.
* Should the takeaway be successful there is concern that the premises could also be adapted to include a restaurant, and this is not detailed in the plans submitted. There is also concern that the restaurant could be expanded to include the area at the rear of the unit for outside dining.

**P.6169** **New Planning Application** **S.22/0895/FUL 11 Long Street.** Change of use of the ground floor from Class E to Hot Food Takeaway (sui generis).

The above application was brought forward to be reviewed. It was **RESOLVED** to support the application with the following comment. If the Planning Authority is minded to approve this application it must satisfy itself that there will be no disturbance from noise, smell, fumes and loss of privacy to neighbouring residential properties, this would contravene Policy ES3/1 of the local Plan. There is also concern regarding parking issues with vehicles parking on the pavement outside of the property, resulting in a danger to pedestrians, and congestion as the available street parking is limited.

**P.6170** **Chairman’s Report.** None.

# P.6171 Minutes of March Meeting

To approve Minutes of the Planning Committee Meeting held on 25th April 2022.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 25th April 2022 as a true and fair view.

### P.6172 SDC Planning Decisions Notice of the following decisions was received:

### The following Planning decisions were Noted:

### S.22/0489/HHOLD 1 The Terrace, Ragnall. Replacement extension and renovation. Application Permitted with 3 Conditions.

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### S.22/0393/DHHOLD Wortley Cottage, Hill Mill Lane, Wortley. Erection of extension to garage. Application Permitted with 2 Conditions.

### S.22/0585/LBC 42 Bradley Street. New bathroom on the 4th Floor. Application Permitted with 2 Conditions.

### S.22/0367/FUL Flat 1 Rear Of, 12 Long Street. Replace windows and install ASHP. Application permitted with 2 Conditions.

### S.22/0534/FUL Paddock View, Tabernacle Road. Conversion of existing granny flat to separate residential unit. Application permitted with 3 conditions.

### S.22/0551/HHOLD Tor Hill House. Wortley. Erection of side and rear single storey extensions and alterations. Application Withdrawn.

### S.21/0113/VAR Land South Of the Chipping Surgery, Symn Lane. Variation of Condition 2 (Approved Plans) to remove the affordable housing contribution of S.19/1722/VAR. Application Withdrawn.

# P.6173 New Applications

The following planning applications were reviewed.

### S.22/0807/HHOLD 1 Orchard Street. Erection of ground floor extension to side of dwelling. It was RESOLVED to support this application with the following comment. If the Planning Authority is minded to approve this application then the materials used must match the existing property. It is also noted that a Listed Building Application has not been received for the proposed alterations.

### S.22/0855/FUL 4-6A High Street. Repairs to roof. It was RESOLVED to support this application.

### S.22/0856/LBC 4-6A High Street. Repairs to roof. It was RESOLVED to support this application with the following comment. From the tile specification submitted, the colour appears to be lighter than the existing tiles, as it is a listed building a better match in colour should be sought.

### S.22/0939/HHOLD Holly Lodge, 4 Wortley Road. Changes to rear elevation fenestration including canopy. Demolition of outbuilding and erection of annexe. It was RESOLVED to make the following comments on this application. If the Planning Authority is minded to approve this application, it is requested that a condition be attached stipulating that the annexe 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. Due to the increase in bedrooms from 5 to 6 there should be adequate extra parking provision to accommodate this 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.22/0777/FUL Second Floor, 18 Market Street. Change of use into a single residential 2 bedroom unit. It was RESOLVED to support this application with the following comment. If the planning Authority is minded to approve this application, confirmation that the 3 car parking spaces detailed in the proposal is for the sole use of this unit.

### S.22/1029/106R Land South Of Symn Lane. Modify the S106 legal agreement S.19/1722/VAR & S.17/2307/FUL to enable occupations of the first 6 open market units prior to entering into contract with a Registered Provider for the Affordable Housing units. It was RESOLVED to support this application with the following comment. If the Planning Authority is minded to approve this application clauses 1.1 and 1.6 of the second schedule must be reviewed by the officer and regularised so that it is in the correct sequence, otherwise it could be misinterpreted and cause confusion.

## **P.6174 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.6175 Report Symn Lane Development.** Cllr Claydon reported that a revised package has been submitted to the Energy Trust as previously discussed. The Clerk added that Gloucestershire County Council are considering using Wotton-under-Edge for a pilot scheme for EV charging points.

Follow up meetings are to be arranged with the developers regarding the car park and with Gloucestershire County Council regarding EV charging points as soon as convenient.

It was **RESOLVED** to exit the confidential session.

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

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

Chairman