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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 27th June 2022, 7.00PM in the Coombe Suite at the Civic Centre

# PRESENT:

Cllrs: J Turner (Chairman), M Tucker, N Pinnegar, R Claydon, D Thomas, T Luker, P Barton, J Lewis, J Cordwell

### In attendance: Administrator D Hyam.

### Members of the Public: 1

# P.6176 Apologies for absence. Cllrs T Creese, L Taylor.

# P.6177 Declarations of Interest & Dispensations. Cllr N Pinnegar declared an interest in planning application S.22/1221/FUL Holly Lodge, 4 Wortley Road.

**P.6177 Chairman’s Report** None

# P.6178 Minutes of March Meeting

To approve Minutes of the Planning Committee Meeting held on 23rd May 2022.

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 23rd May 2022 as a true and fair view.

#  A member of the public entered the meeting

**P.6179** Email received from local resident regarding Planning Application S.22/1000/DISCON Berkeley Close was noted.

**P.6180** **National Panning Framework Statement** the correction to the statement was noted.

# P.6181 Public Forum A local resident wanted to speak regarding the planning application S.22/1168/FUL 11 High Street. It appears that there are concerns regarding the interrelationship between this application and the proposed application S.22/0895/FUL for a hot food takeaway on the ground floor. There is also concern that the proposed outside staircase providing access to the proposed apartments will result in noise disturbance and overlooking issues to a neighbouring property and garden. There is concern regarding access to the parking spaces allocated to this development from the public highway due to land ownership.

**P.6182 Stroud District Council Planning Enforcement Plan Policy and Procedure Consultation.** After a short discussion it was **RESOLVED** that the Chairman would complete the online survey on behalf of the Planning Committee.

### P.6183 SDC Planning Decisions Notice of the following decisions was received:

### The following Planning decisions were noted:

### S.21/1053/HHOLD 25 Coombe Road. Erection of workshop with studio and storage space below. Application refused for 1 Reason.

### S.22/0679/HHOLD Coombe Vale, Coombe. Removal of chimney & install flue. Application Permitted with 2 Conditions.

### S.22/0669/LBC 3 Orchard Street. Replace existing single storey rear extensions with 2 storey extension. Reconstruction of one existing chimney and re-roofing of whole property. Application Refused for 3 Reasons.

### S.22/0658/HHOLD 3 Orchard Street. Replace existing single storey rear extensions with 2 storey extension. Reconstruction of one existing chimney and re-roofing of whole property. Application Refused for 3 Reasons.

### S.22/0655/LBC The Briars, Coombe Lane. Alterations to form porch area internally and re-opening historic doorway, alterations to rear extension. Application Permitted with 2 Conditions.

### S.22/0805/FUL Renishaw PLC, Old Town. Installation of 796 solar panels on pitched metal sheeted factory roof. Application Permitted with 3 Conditions.

### S.22/0939/HHOLD Holly Lodge, 4 Wortley Road. Changes to rear elevation fenestration including canopy. Demolition of outbuilding and erection of annexe. Application Withdrawn.

### S.22/0167/HHOLD 1 Lisle Place. Demolition of existing porch & conservatory and construction of single storey side extension, replacement porch and extended drop kerb. Application Permitted with 2 Conditions.

### S.22/0756/HHOLD 4 Berkeley Close. Erection of single storey rear extension and garden room. Application Permitted with 2 Conditions.

### S.22/1138/MINAM 15 Coombe Road. Non-material amendment to permission S.21/1179/HHOLD – Reduction of extension and change of cladding material. Application Withdrawn.

### S.22/1158/DISCON Land South of The Chipping Surgery, Symn Lane. Discharge of Condition 11 (Cycle Storage) of permission S.19/1722/VAR. Confirmation of Compliance with Existing Condition 11.

### S.22/1141/DISCON The Thatched Cottage Wortley. Discharge of Condition 3 (Archaeology) of permission of S.20/1467/HHOLD. Confirmation of Compliance with Existing Condition 3

### S.22/0807/HHOLD 1 Orchard Street. Erection of ground floor extension to side of dwelling. Application Permitted with 3 Conditions.

# P.6184 New Applications

The following planning applications were reviewed.

### S.22/1076/LBC The Briars, Coombe Lane. Remove staircase, internal partition alterations and formation of first floor over kitchen in extension (Retrospective). It was RESOLVED to support this application.

### S.22/0770/LBC 4 Coombe Terrace, Coombe Road. Internal alterations to form larger bedroom/bathroom. External repairs to parapet. It was RESOLVED to support this application.

### S.22/1066/HHOLD 110 Bearlands. Erection of extension and construction of detached garage. It was RESOLVED to support this application with the following comments. If the Planning Authority is minded to approve this application then it must satisfy itself that there is access to the public highway from the proposed garage. it is also 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.

### S.22/1091/HHOLD 25 Dryleaze. Erection of two storey rear extension and loft conversion. It was RESOLVED to object to this application on the following grounds. There is concern that there will be a loss of privacy from the proposed terrace and extension into the first floor rooms and gardens of neighbouring properties which would contravene policy ES3/1 of the Local Plan. The proposed extension is overbearing and not in keeping with the original dwelling which would contravene policy HC8/2 of the Local Plan.

### S.22/1128/HHOLD Tor Hill House, Wortley. Side and rear single storey extensions, removal of chimney stack, alterations to windows and re-rendering to main house. It was RESOLVED to support this application.

### S.22/1132/TCA 16 Bradley Street. T1 Beech – Crown lift to 3m, prune lower branches and canopy shaping. It was RESOLVED to support this application.

### S.22/0887/LBC 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.

### Cllr N Pinnegar left the meeting

### S.22/1221/FUL Holly Lodge 4 Wortley Road. Erection of two dwellings & landscaping. Replacement for consent S.18/2607/OUT & subsequent approval of reserved matters. It was RESOLVED to object to this application due to concern about the car parking layout and adequacy of the proposed shared on-site turning arrangements needed to allow vehicles to enter and leave the site in a forward direction. The site is considered too small for the proposed development in contravention of policies HC1/1 and HC1/7. There is concern that the access road is too narrow and the proposed visibility splays cannot be achieved at the junction with a busy road opposite a school, creating a hazard for parents and children.

### Cllr N Pinnegar returned to the meeting

### S.22/1237/HHOLD 87 Parklands. Addition of a new enclosed front porch. It was RESOLVED to support this application.

### S.22/1245/HHOLD 15 Coombe Road. Erection of single storey extension. It was RESOLVED to make the following comments on this application. Due to the very limited access to the property via a small alleyway, and lack of on street parking, there is concern that there will be difficulties getting materials to the site. Therefore, a construction method statement would be required. If the Planning Authority is minded to approve this application it must satisfy itself there is no loss of privacy from the proposed balcony to neighbouring properties which would contravene ES3/1 of the Local Plan.

### S.22/1251/HHOLD 6 Orchard Street. Replacement roof over rear extension, installation of roof windows, ensuite bathroom & associated drainage. It was RESOLVED to make no comment on this application.

### S.22/1252/LBC 6 Orchard Street. Replacement roof over rear extension, installation of roof windows, ensuite bathroom & associated drainage. It was RESOLVED to make the following comment on this application. The proposed metal roof over the rear extension is out of keeping with the original dwelling and materials should match the existing slate roof.

### S.22/1295/FUL Land Adjoining Streamside Cottage, Coombe. Conversion of barn and change of use to residential (C3). It was RESOLVED to support this application.

### S.22/1258/LBC 4 Haw Street. Replace dilapidated timber sash windows. It was RESOLVED to support this application.

### S.22/1186/FUL 11 Long St. Change of use of first floor and rear area to create 3 apartments. It was RESOLVED to object to this application on the following grounds. There is concern regarding the interrelationship between this application and the proposed application S.22/0895/FUL for a hot food takeaway on the ground floor, as highlighted by SDC Environmental Health. If the Planning Authority is minded to approve this application then it must satisfy itself that the 8 car parking spaces at the rear of the property are for the sole use of this development and we would wish this to be ensured through a planning condition. From the plans submitted it is not clear how these car parking spaces will be accessed from the public highway. There is concern that there will be overlooking issues into the neighbour’s garden and noise disturbance from the proposed outside staircase which would contravene ES3/1 of the Local Plan.

## **P.6185 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.6186 Information regarding planning applications S.22/0895/FUL and S.22/1186/FUL** was noted**.**

**P.6186 Report Symn Lane Development.** Following queries from the Energy Trust regarding the On-street Residential Charge Point Scheme (ORCS) Funding bid and after a short discussion, it was **RESOLVED** that the answers prepared by Cllr Claydon be submitted along with a more detailed map of the site.

The quote submitted by Kirby Electrical was inaccurate and needed changing, Cllr Tucker was awaiting a response.

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

### This completed the business of the Town Council at 8.10pm

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

Chairman