# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 22nd August 2022, 7.00PM in the Coombe Suite at the Civic Centre

# PRESENT:

Cllrs: J Turner (Chairman), L Taylor, M Tucker, N Pinnegar, R Claydon, D Thomas, T Luker, P Barton, J Lewis, J Cordwell, S Hunt, T Young, T Creese.

### In attendance: Town Clerk A Durn, Administrator D Hyam plus 1 Member of the Public

# P.6199 Apologies for absence. None

# P.6200 Declarations of Interest & Dispensations. Cllr L Taylor declared an interest in planning Application S.22/1589/ Bank Cottage, Ragnall.

**P.6201 Public Forum** None

**P.6202 Chairman’s Report** Nothing to report

# P.6203 Minutes of July Meeting

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

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

**P.6204 Charfield Station Consultation Results and Next Steps** The consultation results and next steps on plans to open a new train station in Charfield received were noted.

# P.6205 New Applications

The following planning applications were reviewed

1. **S.22/1295/FUL Land Adjoining Streamside Cottage, Coombe.** Conversion of barn and change of use to residential (C3) as holiday let. It was **RESOLVED** to object to this application on the following grounds:On viewing the plans submitted there is no off-street parking provision for the property and there is extremely limited on-street parking in the area, this would contravene policy HC8/3 of the Local Plan.
2. **S.22/1184/LBC Tabernacle House, Tabernacle Road.** Installation of roof insulation, replacement of dormer windows, installation of additional roof windows to internal roof area and internal alterations to form en-suite bathroom to second floor bedroom. It was **RESOLVED** to support this application.
3. **S.22/1576/HHOLD 3 The Chipping.** Erection of two-storey side and rear extensions. It was RESOLVED to make the following comments on this application: The Planning Authority must satisfy itself that there will be sufficient parking provision considering that it will become a 5 bedroomed or potentially a 7-bedroomed house, this could contravene policy HC8/3 of the Local Plan. There is concern that there will be overlooking issues to neighbouring properties from the proposed balcony and roof windows, this would contravene policy ES3/1 of the Local Plan.

Cllr L Taylor left the meeting

**d)** **S.22/1589/FUL Bank Cottage, Ragnall.** Use of existing domestic outbuilding for tourist use (short stay accommodation). It was **RESOLVED** to object to this application on the following grounds: The proposed change of use contravenes the previous planning condition (Condition 3, S.19/2727/HHOLD) which prohibited use of the building as an independent unit of accommodation or for any separate industrial, commercial, or business use. There is concern that there will be insufficient parking provision for both the proposed holiday let and the main dwelling house and that the parking area would pose safety issues being on a bend in the narrow lane. There is also concern that effluent from the proposed holiday let septic tank has discharged into a storm drain that empties into the stream at Holywell. This could have an environmental impact on the local area and the White Clawed Crayfish (Protected in the UK under the Wildlife and Countryside Act, 1981. Listed as Endangered on the global IUCN Red List of Threatened Species) in the stream if this application was permitted.

Cllr L Taylor returned to the meeting

**e) S.22/1539/HHOLD 2 Little Acre, Ellerncroft Road.** Replace Porch with new.

It was **RESOLVED** to object to this application on the following grounds: The proposed porch is not in keeping with the original dwelling house in design or materials, this would contravene policy HC8/2 of the Local Plan.

**f) S.22/1667/HHOLD 66 Parklands.** Erection of single storey extension to the front and rear including alterations. It was **RESOLVED** to support this application.

**g) S.22/1784/LBC 4 Coombe Terrace, Coombe Road**. Internal alterations to form increased size of bathroom. It was **RESOLVED** to support this application.

**h)** **S.22/1765/HHOLD14 Wortley Road.** Erection of single storey porch extension. It was **RESOLVED** to support this application.

### P.6206 SDC Planning Decisions Notice of the following decisions was received:

### The following Planning decisions were noted:

### S.22/1237/HHOLD 87 Parklands. Addition of a new enclosed front porch. Application permitted with 2 Conditions.

### 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. Application permitted with 7 Conditions.

### S.22/1258/LBC 4 Haw Street. Replace dilapidated timber sash windows. Application Permitted with 2 Conditions.

### S.22/0855/FUL 4-6A High Street. Repairs to roof. Application Permitted with 2 Conditions.

### S.22/0856/LBC 4-6A High Street. Repairs to roof. Application Permitted with 2 Conditions.

### The member of the public left the meeting

# P.6207 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.6208 Report Symn Lane Development.** This item was deferred to be discussed at the following Town Council Extraordinary Meeting.

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

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

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

Chairman