# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 31st October 2022, 7.00PM in the Coombe Suite at the Civic Centre

# PRESENT:

Cllrs: T Creese, M Tucker, R Claydon, D Thomas, T Luker, P Barton, S Hunt, T Young, J Lewis, J Cordwell

### In attendance: A Durn (Town Clerk)

# P.6217 Apologies for absence. Cllrs: L Taylor, J Turner, N Pinnegar.

**P.6218 Vote for Chair of the Planning Committee meeting**

The Chairman and Vice Chair had given their apologies, therefore a substitute Chair needed to be voted in. It was **RESOLVED** for Cllr T Creese to be the Chair of the meeting.

# P.6219 Declarations of Interest & Dispensations. Cllr J Cordwell declared and interest in the Charfield Railway Station South Gloucestershire application P22/05778R3F.

**P.6220 Public Forum** None

**P.6221 Chairman’s Report** Nothing to report

# P.6222 To Approve the Minutes of Planning Committee Meeting on September 26th 2022

It was **RESOLVED** to approve the Minutes of the meeting of the Planning Committee held on 26th September 2022 as a true and fair view.

Cllr J Cordwell left the meeting

**P.6223 Charfield Railway Station South Gloucestershire Planning Application P22/05778R3F.**

There was a lengthy discussion including concerns about traffic congestion within Charfield and in surrounding towns and villages including Wotton Under Edge, the impact of a new or regenerated M5 junction, the impact of the Greenway, the number of car parking places and impact on other roads and off-street parking, the opportunities for ev-chargers and solar canopies to be installed, car parking fees and permits.

It was **RESOLVED** to comment that car parking fees, if applicable, should be modest to encourage use of car parks. Ev-Chargers and a solar canopy should be encouraged to be installed for the south car park.

Cllr J Cordwell returned to the meeting

# P.6224 New Applications

The following planning applications were reviewed.

### S.22/2068/HHOLD 129 Bearlands. Proposed single storey side and rear extensions (following demolition of existing rear conservatory.

### It was RESOLVED to support this application.

### S.22/2095/LBC 16 Bradley Street. Replacement rear door and canopy.

### It was RESOLVED to make the following comment: The Planning Authority must satisfy itself that the materials used for the proposed alterations are in keeping with the original and be like for like. It was noted that some details of one of the proposed doors was not provided in the plans.

### S.22/2157/HHOLD 25 Dryleaze. Erection of a single storey rear extension and loft conversion (Resubmission of S.22/1091/HHOLD).

### It was RESOLVED to make the following comment: There is concern that there will be a loss of privacy for neighbours from the proposed terrace, side windows of the proposed extension and from the proposed second floor dormer windows. This would contravene policy ES3/1 of the Local Plan. If the Planning Authority is minded to approve this application they should satisfy themselves that these overlooking issues are acceptable. Also, it is considered that the proposed second floor dormer windows are not in keeping with the original dwelling and neighbouring properties which would contravene policy HC8/2 of the Local Plan.

### S.22/2144/LBC Wortley Farm House, Hill Mill Lane, Wortley. Addition of new porch, removal of internal walls and installation of new boiler on north elevation.

### It was RESOLVED to support this application.

### S.22/2143/HHOLD Wortley Farm House, Hill Mill Lane, Wortley. Addition of new porch, removal of internal walls and installation of new boiler on north elevation.

### It was RESOLVED to support this application.

### S.22/2276/LBC 8 The Chipping. Install up and over scaffolding with tin hat. Remove the existing roof tiles from the main roof in order to inspect the existing rotten timber joists. Replace joists like for like if possible.

### It was RESOLVED to support the application with the following comment: When the survey of the roof has been completed a further application will be needed for the proposed repairs.

### S.22/2281/TCA 5 The Cloud. Fell Willow tree.

### It was RESOLVED to support this application.

### P.6225 Assets of Community Value

### Stroud District Council is encouraging towns and parishes to put forward assets of community value. It was RESOLVED to nominate the following if they met the criteria: Wotton Hill; the local pubs The Royal Oak and the Star Inn; The Chapel at Synwell; The Keepers; all Town Council and Town Trust buildings; Synwell Playing Field; the Ram Inn; Streamsfield; Coombe Lakes; 100 Acer Woods; Conygres Wood and Scout Hut; Wotton Cinema; Knapp Road and New Road Allotments; Alms Houses; Tabernacle; Holywell; fields surrounding Bluecoat and British School in Wortley Road, Nind Lane, and Bearlands; Renishaw Old Town; Londis shop in Wortley Road.

### P.6226 Stroud District Council and Parish & Town Councils Working Better Together - Charter

### The Committee considered the comments from the Working Group including additional comments made by Cllr Claydon. It was RESOLVED to approve the comments and submit to Stroud District Council.

### P.6227 SDC Planning Decisions Notice of the following decisions was received:

### The following Planning decisions were noted:

1. **S.22/1539/HHOLD 2 Little Acre, Ellerncroft Road.** Replacement porch. **Application Permitted with 3 Conditions.**
2. **S.22/1625/HHOLD 7 Bradley Road.** Demolition of existing conservatory and car port/covered area and the erection of two storey side extension and entrance porch. **Application Permitted with 2 Conditions.**
3. **S.22/1765/HHOLD 14A Wortley Road.** Erection of single storey porch extension. **Application Permitted with 3 Conditions.**
4. **S.22/1840/HHOLD 7 Hill Road.** Extension to the front porch. **Application permitted with 2 Conditions.**
5. **S.22/1221/FUL Holly Lodge, 4 Wortley Road.** Erection of two dwellings and landscaping. **Application permitted with 7 Conditions.**
6. **S.22/1966/TPO Church House, Potters Pond.** Hawthorne – Fell. **Consent given with 2 Conditions.**
7. **S.22/1209/FUL Land Off Bear Street.** Erection of two, one-bedroom flats. **Application refused for 4 reasons.**
8. **S.22/1784/LBC 4 Coombe Terrace, Coombe Road.** Internal Alterations to form increased size of bathroom**. Application Permitted with 2 Conditions.**
9. **S.22/1857/TCA 39 Old Town.** Magnolia to the front of property – Reduction by up to 2m away from the dwelling and cables. Work to be carried out by Tree Management (Council Approved Contractors). **No Objections to the Application with 2 Informatives.**
10. **S.22/1922/LBC 16 Bradley Street.** Chimney repairs. **Application permitted with 2 Conditions.**

### S.22/1916/CPE Land between Bradley Street and Gloucester Street. Seeking the certificate to confirm works have started on site prior to the expiry of the planning permission. Previous planning reference S.19/1054/FUL. Certified lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 for 5 Reasons.

### P.6228 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 Public and Press.

### P.6229 To receive update regarding Symn Lane Car Park negotiations and agree actions:

### Planning

### Concerns raised about the car parking spaces modification proposal made by the developer and the impact on the tree. A report from Stroud District Council is required for Council consideration.

### Highways

### A meeting is planned on 3rd November 2022 with Gloucestershire County Council Highways Officers to discuss access, disabled parking criteria, the wall, and security.

### Car parking bays

Clarification on the bays, disabled parking, and quality bay marking needed with the developer and Stroud District Council Planning**.**

### Outstanding items on action plan

### The query from Bluecoat School regarding the access path was discussed. The history was explained, and the response agreed to be sent back to the school.

### It was RESOLVED that the Town Council insists the developer completes the outstanding actions.

### EV Chargers contract

### There was an update on the negotiations with ev-charging companies and the work-in-progress.

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### This completed the business of the Town Council at 8.45pm.

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

Chairman