



MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 27th FEBRUARY 2017 AT 7pm, CIVIC CENTRE

PRESENT: Councillors T Luker (Chair), N Clement, John Cordwell, June Cordwell, C Young, P Barton, N Pinnegar, P Smith, A Proctor, R Claydon, A Wilkinson, L Farmer (from 7:15)

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 5

P.5663 **APOLOGIES FOR ABSENCE** -accepted from Cllr A Kendall

P.5664 **DECLARATIONS OF INTEREST** Cllr T Luker relative at Pennwood Lodge

P.5665 **PENNWOOD LODGE** - To receive brief presentation on proposals for a new care home at HC-One Pennwood Lodge. Mr Madden, Mr Baxter & Mr Greenhof were welcomed to display draft plans for a new 80 bed care home behind the existing Pennwood Lodge, on land already owned by them. The residents in the current 60 bed care home would all then be moved into the new facility, before the current one is also then upgraded. The layout is a cross shape focussing on an expanded range of high quality, communal facilities at the centre and larger bedrooms. Landscaped gardens would involve sensory planting and no dead end paths. Timeframe to completion of phase 1 is about 2 years. Councillors gave views on the need for extra parking spaces, a wider entrance splay needed for deliveries and access from main road, the problem of recruiting enough care staff locally and where more staff would be sourced and their transport to site, concern for residents safety if vineyard lane is the main walking access point to Kingswood thus requesting that the path is inside the grounds for as long as possible. These plans and links to their similar Garforth facility will be emailed to Councillors, and the Town Council will email contact details for Wotton becoming a dementia friendly town, and the contact for the WCSF sensory garden plans. All are welcome to the public consultation being held at Kingswood Village Hall on Thursday 2nd March.

P.5666 **PUBLIC FORUM** none

P.5667 **CHAIRMAN'S REPORT** none

P.5668 **To approve MINUTES** of the 28th November 2016, 30th January 2017 and 1st February 2017 Planning Committee meetings; it was proposed by Cllr P Smith and seconded by Cllr R Claydon to approve the Minutes as presented agreed all in favour, one abstention.

P.5669 **PLANNING CORRESPONDENCE**

Noted SDC adoption of CIL Charging Schedule: implementation from 1 April 2017. Information session at SDC offices on Tuesday 7 March 2017, 4 till 5:30pm, to be attended by Cllr P Smith & possibly Cllr R Claydon.

P.5670 **POTTERS POND** The main disable scooter user of the new path through th site appears content with path access arrangements. Remove this standing item from agenda since development is now completed.

P.5671 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

Wotton Community Sports Foundation, Wotton Road, <u>Permission</u> S.16/2269/FUL - Erection of three timber shelters on Wotton-under-Edge Community Sports Foundation land. 2 conditions
Renishaw PLC, Old Town, <u>Consent</u> S.16/2712/TCA - Row of 6 x 10m Lime trees and 4 x 10m Maple trees - re-reduce to the previous level with any extra dead wood removed at the same time. This will involve an average crown reduction of up to 5m.
6 Potters Pond, <u>Consent</u> S.16/2769/TCA - Western Red Cedar - Fell.
8 High Street, <u>Permission</u> S.16/2680/FUL - Renovation and refurbishment of existing building to provide a new retail unit at ground floor and two residential flats at first floor. Demolition of rear extension and creation of new parking area. 2 conditions
The Patch, Bradley Green, <u>Refusal</u> S.16/2783/HHOLD - Double storey side extension and loft conversion (resubmission of S.16/0929/HHOLD)
Green Keepers Store, Canons Court Golf Club, Bradley Green. <u>Permission</u> S.16/2795/FUL - Proposed change of use from green keepers store to a dwelling (resubmission following refusal S.16/1621/FUL). 2 conditions
The Thatched Cottage, Wortley Road, <u>Permission</u> S.17/0172/DISCON - Discharge of condition 3 (chimney bricks) - Application Ref: S.16/2572/LBC
The Barn At Coombville, Coombe, <u>Withdrawn</u> S.17/0059/FUL - Barn conversion to a single dwelling

P.5672 NEW APPLICATIONS:

S.16/2675/HHOLD 9 Westfields, GL12 7AH. Two storey extension to existing dwelling to form new senior annexe. It was proposed by Cllr R Claydon seconded by Cllr P Smith and agreed 8 in favour with 4 abstentions to object to this application due to the fact that the house is being made larger, yet there is inadequate parking provision on site, and no additional parking is provided.

S.17/0246/HHOLD 8 Pitman Place, GL12 7LB. Rear extension of living room and construction of raised timber decking area. rendering rear wall. It was proposed by Cllr R Claydon seconded by Cllr N Pinnegar and agreed 7 in favour, 1 against, & 4 abstentions to object to this application due to the fact that the adjacent house rear garden is at a lower level and this development would lead to them being overlooked from above, thus invading their privacy.

S.17/0305/HHOLD 2 Culverhay, GL12 7LS. Replacement of roof tiles. It was proposed by Cllr R Claydon seconded by Cllr P Smith and agreed all in favour to support this application if the tiles to be replaced are at the rear of the building.

S.17/0372/TCA St Marys House 11 Orchard St, Rowan Tree remove. It was proposed by Cllr T Luker seconded by Cllr John Cordwell and agreed all in favour to support this application.

Cllr P Smith took the Chair for the following item

Closed Session - Town Council item

It was proposed by Cllr John Cordwell seconded by Cllr T Luker to enter Closed Session, agreed by all - Press and public are excluded under Public Bodies (Admission to Meetings) Act 1960, due to items of a confidential nature relating to a staff complaint

P.5673 To consider complaint raised by the Town Clerk.

The Town Clerk reminded Councillors to abide by the agreed Disciplinary Procedure if they wish to make a complaint about a staff action. The Town Clerk also asked Councillors to follow office protocol and pay attention to the welfare of office and other staff.

These points were discussed in detail. It was regretted that the Council's staff had been adversely affected by a recent issue. It was agreed that the Clerk would investigate holding a team-building exercise involving all Councillors to strengthen co-operative working and concentration on projects in the town. It was also agreed to hold a 10 minute 'snagging' exercise after every 2nd council meeting to review progress.

Cllr A Wilkinson left the meeting at 9pm before discussion had ended

This completed the business of the Planning Committee at 9.15pm

Signed
Chairman of the Planning Committee

Date