



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 29th FEBRUARY 2016 AT 7.00 pm IN THE CIVIC CENTRE

PRESENT: Councillors T Luker (Chair), N Clement, John Cordwell, P Barton, N Pinnegar, June Cordwell, P Smith, C Young, A Wilkinson, L Farmer, K Collins

IN ATTENDANCE: Clerk Ms S Bailey **PUBLIC:** 7 members of public

P.5478 **APOLOGIES FOR ABSENCE** accepted from Cllrs A Kendall, R Claydon

P.5479 **DECLARATIONS OF INTEREST** Cllr A Wilkinson application 2756, Cllrs J&J Cordwell neighbours Haw St application -but non pecuniary interest.

P.5480 **PUBLIC FORUM** The owner of 31 Pitman Place spoke and explained his proposals to shortly apply for a rear extension to his terraced property. He was advised to speak again to neighbours, and to double check shading calculations, and also assess how much light would now enter his own windows which would be in more shadow.

Three members of the public spoke in favour of the poster application at 2 Old Town, that it brightens up a dirty boarded corner and encourages visitors to Wotton. Applicant Cllr A Wilkinson requested a named ballot when the vote takes place for 2 Old Town application. He also spoke to the Council in support of the poster application to encourage tourism and display this poster once again on a prominent corner approach to town, and emphasised backing from members of the Chamber of Trade. Many positive responses are already on the SDC Planning website.

CALGS - Coombe allotments members - spoke of their final eviction day looming soon, 25th March, and that an eviction party would be held. Much press had been achieved with ITV West on site a week ago. They urged the Town Council to seek legal barrister opinion regarding the feasibility of a Compulsory Purchase Order for this site.

It was proposed by Cllr L Farmer and seconded by Cllr P Smith to bring forward the 2 Old Town application, agreed all in favour.

Cllr A Wilkinson left the room

P.5481 **S.15/2756/LBC 2 Old Town, GL12 7DH.** Cover wooden doors with a temporary poster. After much discussion regarding the history of the property and unanswered questions by SDC regarding the intention of 'temporary' time length, it was proposed by Cllr P Smith and seconded by Cllr N Pinnegar, that the poster is approved for a period of 12 months subject to SDC Planning Enforcement putting pressure on the property owner to reinstate the doorway as it is supposed to be, following a failed replacement door and window application 18 years ago. Cllr P Smith stated that Cllr A Wilkinson's request for a named vote was invalid as it was requested during the public speaking slot and he was not acting as a Councillor. The Clerk disagreed and advised that a Councillor is still a Town Councillor even if speaking during the public slot whilst obeying the Code of Conduct, and he has the right to request a named vote as per Standing Orders item 3t. Cllr P Smith then proposed and requested a secret written ballot, seconded Cllr P Barton, voted all in favour. A secret ballot was undertaken and all voted in favour of the above motion.

Cllr A Wilkinson returned to the room.

P.5482 **CHAIRMAN'S REPORT** none

P.5483 **To approve MINUTES** of the 25th January 2016 Planning Committee meeting; it was proposed by Cllr P Smith and seconded by Cllr L Farmer to approve the Minutes as presented agreed all in favour.

P.5484 **PLANNING CORRESPONDENCE**

a) Planning Appeal dismissed - APP/C1625/D/15/3132572, 12 Church Street, noted, however Council is concerned about the amount of time it will take SDC Enforcement to issue a

reinstatement notice. It would be useful to ask SDC Enforcement Team to come to a future Planning Committee meeting to speak about the issues they face.

b) Letter from 31 Pitman Place resident requesting pre-application advice on proposed rear extension. Noted under Public Forum.

c) To note letter from resident regarding lack of SDC Enforcement at 3a Church St. It is requested that the Clerk asks SDC Enforcement for a progress report of this long running saga.

P.5485 POTTERS POND It is noted that some residents appear to be parking on the main road than at their houses on the development. Also it is not clear at the entrance where the footpath meets the kerb/road. Pedestrians and cars are sharing an obvious lack of space and accidents are likely.

P.5486 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:
7 Elm Tree Cottages, Wortley Road, Permission S.15/2788/DISCON - Discharge of Condition 2 (materials) S.14/2216/HHOLD
Katherine Lady Berkeley Mews, School Road, Withdrawn S.15/2636/FUL - Conversion of existing outbuilding to single dwelling.

NEW APPLICATIONS:

P.5487 S.16/0178/HHOLD Canons Court Lodge, Bradley Green, removal of 1st floor partitions and construction of new rear ground floor extension.

S.16/0175/LBC Canons Court Lodge, Bradley Green, Removal of 1st floor partitions & as above. After discussions concerning the fact that most consent has already been obtained and that the alterations are minor, it was proposed by Cllr John Cordwell and seconded by Cllr N Pinnegar to support these applications, agreed all in favour.

P.5488 S.16/0183/COU 10 High St, GL12 7DD. Change of use from Financial/Professional (A2) to Residential C3

S.16/0235/LBC 10 High St, GL127DD. Change of use, same as above. It was proposed by Cllr June Cordwell and seconded by Cllr P Barton to support these applications, agreed all in favour.

P.5489 S.16/0232/LBC 2 Hillview, Wortley Road, Single storey rear extension.

S.16/0231/HHOLD 2 Hillview, Wortley Road, Single storey rear extension. It was proposed by Cllr P Smith and seconded by Cllr John Cordwell to support these applications, agreed all in favour.

P.5490 S.16/0319/LBC 11 Haw Street, GL12 7AG Conversion of Easting Workshop into a two bedroom house. It was proposed by Cllr N Pinnegar and seconded by Cllr L Farmer to object to this application, agreed 8 in favour, with 3 abstentions, on the basis of lack of suitable parking facility. The proposal does not provide two parking spaces per new dwelling as a specific requirement for Wotton-under-Edge, thus contrary to the Stroud District Local Plan Nov 2015, Core Policy CP13 which states that appropriate vehicular parking should be provided with regard to the Council's adopted standards. Due to the severe parking problems in Wotton, the SDC Planning Authority norm has been two vehicles per dwelling for many years.

The Following items are dealt with in Closed Session under Public Bodies (Admission to Meetings) Act 1960 due to contracts/tendering/legal issues of a sensitive nature, proposed by Cllr P Smith seconded Cllr John Cordwell agreed by all. *Cllr P Smith took the Chair*

P.5491 Coombe Allotments – To receive update on legal meetings and consider next steps. Cllr P Smith updated Councillors on the recent meeting with agent David James to investigate alternative land in Combe which may be available, although that landowner has today refused to consider sale or lease. The only two other options for available allotment land are the field below Knapp Rd or a Compulsory Purchase Order for the Coombe site. After discussion regarding the need for a strong case, it was proposed by Cllr John Cordwell and seconded by Cllr L Farmer that the Clerk seeks legal opinion, with £600 being funded by CALGS, and no cost to the Wotton taxpayer, agreed all I favour with 1 abstention.

It was proposed by Cllr P Smith and seconded Cllr John Cordwell to exit closed session, agreed by all.

This completed the business of the Planning Committee at 8.10pm

Signed
Chairman of the Planning Committee

Date