



MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL MEETING
HELD ON MONDAY 21st DECEMBER 2015 AT 7:00PM IN THE CIVIC CENTRE

Present: Cllrs P Smith (Chairman and Mayor), T Luker, P Barton, N Clement, K Collins, June Cordwell, John Cordwell, N Pinnegar, A Wilkinson, L Farmer, R Claydon

In Attendance: Town Clerk Ms S Bailey 7 members of the public

T.4882 Apologies for Absence – A Kendall

T.4883 Declarations of Interest Cllr John Cordwell CPRE & chocolates after operation, P Smith Wotton DIY, A Wilkinson Chamber of Trade

T.4884 To welcome Mr M Evans of Coburn Homes with proposals for land behind the Fire Station prior to planning application submission and public consultation. Mr Evans showed draft plans and welcomed discussion with residents & the community of Wotton. Progress has been slower than hoped due to the time needed to ensure landowner agreements are in place. A public consultation event will happen in January; liaise with Clerk for dates & venue, and ensure as much prior notice/publicity as possible. Generally the scheme of 96 space car park, 2 coach spaces, and 10 houses was welcomed and the need for housing to pay for it was understood. It is requested that the housing is of the Cotswold Stone traditional vernacular and not contemporary - although Mr Evans stressed that is what SDC planners have suggested he provide, and that he indeed can provide either. Questions still remain about the access point adjoining the main road system and this depends very much on what Glos CC request regarding fire station access. The car park has been given a figure of £200,000 costing to develop and the proposal is that the site would then be handed to the Town Council to manage. The provision of lighting depends on costs. There were some worries that a small housing development outside of the settlement boundary would set a precedent for other developers, however it was generally noted by the responses in the community plan questionnaire that in order for the town and businesses to trade and prosper in the future, there needs to be more parking provision in Wotton. Mr Evans was thanked for attending.

It was proposed by Cllr P Smith and seconded by Cllr R Claydon and agreed by all that the Council suspends Standing Orders temporarily to allow members of the Public to ask question of Mr Evans.

Members of the public spoke representing traders and the Civic Society. Amongst a variety of views expressed were a welcome for the car park proposals for business, the need for public consultation, and that the Town Council and the developer work together to stress to SDC the desire for traditional stone buildings.

It was proposed by Cllr P Smith and seconded by Cllr John Cordwell and agreed by all to re-enter Council Session.

T.4885 Public Forum The three winners of the recently judged Christmas shop window display competition attended. They were congratulated as the standard was high and received their prizes and certificates. First prize to Clarence £100, second prize to Longfield for £50, and third prize to Daisy M of £25.

T.4886 Minutes of the Meeting

Proposed by Cllr R Claydon, seconded by Cllr P Barton that the Minutes of the meeting held on 16th November 2015 be approved as a correct record. Agreed all in favour.

Proposed by Cllr K Collins, seconded by Cllr P Barton that the Minutes of the Planning meeting held on 30th November 2015 be approved as a correct record. Agreed all in favour.

Planning - the following items were brought forward in the interest of the public attending the meeting. *Cllr T Luker took the Chair.*

T.4887 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Notice of the following decisions has been received:-

Wotton-Under-Edge Community Fire And Rescue Station, Symn Lane Permission

S.15/2345/TEL - Installation of 1no. 600mm diameter dish antenna and ancillary works.

46 Bradley Street, Permission S.15/2355/HHOLD - Single storey extension to rear and side of existing residential property. 2 conditions

3 Church Walk, Refusal S.15/2270/HHOLD - Proposed loft conversion and rear extension.

14 Old Town, Consent S.15/2686/TCA - Pine tree - fell due to close proximity to cottage and house where there is potential for damage.

11 Haw Street, Permission S.15/2441/HHOLD - Installation of new gates. 2 conditions

Land At Berkeley Close, Old Town, Permission S.15/2092/FUL - Demolition of 11 Lock up garages and erection of 3 dwellings & associated parking. 4 conditions

NEW APPLICATIONS. Plans of these applications are no longer supplied to the Town Council in paper format. Councillors & Public need to look at the plans online before the meeting on the SDC website at: www.stroud.gov.uk/docs/planning/planning_application_search.asp

S.15/2788/DISCON 7 Elm Tree Cottages Wortley Road GL12 7QS, Discharge of Condition 2 - S.14/2216/HHOLD (samples of roofing walling materials). Noted.

The following items arrived after the agenda had been produced and the Clerk will respond under delegated powers due to the Planning Authority's tight time limits.

T.4888 S.15/2870/HHOLD 51 Bradley Street, GL12 7AR. Single storey extension to rear of property. After discussion it is requested that the Clerk responds that the Council supports this application.

T.4889 S.15/2799/HHOLD 45 Bradley Street, GL12 7AR. A two storey rear extension. After discussion it is requested that the Clerk responds that there is insufficient information available on the website to enable the Town Council to assess this application and requests that the Planning Authority extends the time period for comments until the end of January, to allow enough time for comments/ consultation and the correct prior verification of documentation by the Planning Authority.

Cllr P Smith took the Chair

T.4890 To welcome Mark Graham, Public Spaces Officer at Stroud District Council, to discuss tree procurement works and ways of lowering costs for amalgamated purchase. After apologising for missing the last two meetings, Mr Graham explained the new tendering process of SDC for tree works across the District and that this would produce a schedule of competitive rates which SDC would allow parishes and towns to also buy into if they wish – this does not preclude getting our own quotations also. The tree surgeons are already checked and qualified and by pooling resources to guarantee a certain value of work, would guarantee more competitive tree rates for what is normally an expensive operation. This exercise is also being done for tree reports using arboriculturists. Mr Graham offered to provide us with a list of SDC owned trees in Wotton, and an idea of the indicative rates currently used by SDC, and we offered to provide him by end February with details of how much we had spent on tree works over the past couple of years to give an idea of our value of works should we wish take part.

T.4891 Co-Option - to consider candidates for co-option and to receive any Declarations of Acceptance of Office from successful candidate. It was proposed by Cllr John Cordwell and seconded by Cllr L Farmer and agreed by all to proceed to co-option

even though we are within six months of an election. Two candidates applied and the one candidate in attendance was asked questions by Councillors. A written ballot took place and Christopher Young was subsequently co-opted as a new Town Councillor and signed the Declaration of Acceptance of Office.

T.4892 Chairman's Announcements – the Mayor highlighted attendance at new website training and sending a letter to chairmen/ clerks of parishes to complain about subsidy grant not being passed on by SDC. Furthermore there have been new boiler problems at the Town Hall, plumbing issues at the weekend with youth centre floor flooded, and a lift problem - 2 passengers needing fire brigade rescue at the Town Hall.

T.4893 Accounts

- a) To approve Deputy Clerk attendance: 'Negotiate Better Outcome in Planning' course 8th Jan 2016 cost £95. Proposed to approve by Cllr P Smith, seconded Cllr K Collins, agreed by all.
- b) To note introduction of bank charges for the Town Trust from 1st February 2016 (in line with WTC). Noted.
- c) To confirm annual renewal of CPRE membership cost £36. Proposed to approve by Cllr P Smith, seconded Cllr P Barton, agreed by all, with 1 abstention.
- d) To approve ILCA training for Information Officer cost £99. Proposed to approve by Cllr P Barton, seconded Cllr N Pinnegar, agreed by all.
- e) Budget 2015/16. Report of expenditure against budget noted as healthy; Cllr R Claydon requested that the breakdown for 'misc' income be repeated as an explanation at the bottom.
- f) To approve the accounts for payment. Proposed to approve by Cllr R Claydon, seconded Cllr T Luker, agreed by all.

T.4894 Quarterly Internal Audit - To note that a date has still not been arranged for councillors' quarterly internal audit for the period July to September 2015. Another audit will be due at the end of January for the following quarter. It is imperative that audit requirements are carried out by Councillors to comply with external audits. Noted – Cllrs A Wilkinson and L Farmer proposed to perform audit on 12th or 14th January and will advise of date and times available in first week of January.

T.4895 S106 Allocation – To note that Stroud District Council Officers have made the decision to award S106 funding of £4,314 from Berkeley Close planning development to the skate park path. This hurried decision by SDC due to planning limitations was noted; WTC needs to review its S106 request priorities document in the New Year.

T.4896 Annual Budget Financial Year 2016/17 – To note changes subsequent to the budget meeting, the impact on the budget figures and agree possible measures to mitigate the impact. Major changes as follows:

- a) The withdrawal by SDC of the Govt Precept Subsidy Grant for the financial year 2016/17. This is noted along with b) below and a second budget meeting has been scheduled for Friday 15th January at 7pm.
- b) The loss of a major Civic Centre tenant which will reduce income by approx. £2700.
- c) To confirm rate increase in charges for facility hire and burials from April 2016 as discussed at the budget meeting. To be dealt with at the January Council meeting.
- d) To consider a new grant application from WCSF to WTC for new skatepark path of £10,000. To be dealt with at the January Council meeting
- e) Grants – To agree award of grants of £300 each to (a) Under the Edge Arts for the Blues Festival; and (b) the Wotton Open Gardens and Sculpture Trail; from In Our Towns

funding, as discussed at the Budget meeting. This was proposed by Cllr L Farmer and seconded by Cllr K Collins to approve agreed by all.

f) To consider application from Clerk to study 1 yr Cert HE Community Governance for £1900 accreted by Univ of Glos. This would be followed by a 2nd year thereafter at same rate - support document provided. This was proposed by Cllr K Collins and seconded by Cllr A Wilkinson to approve agreed by all, apart from 2 abstentions.

T.4897 CAB Representation – To appoint a representative to the CAB following the withdrawal of Cllr A Kendall. Newly co-opted Cllr C Young agreed to take on this role.

T.4898 SDC Parish & Town Council Forum, 14th January 2016 – This will be attended by Cllrs P Smith, John Cordwell and R Claydon.

T.4899 St Mary's Churchyard – Proposed New Wall of Remembrance. To consider the proposals and whether Council wishes to submit comments. This Council understands the need for a new wall and supports this proposal.

T.4900 Cherry Tree adjacent to 33 Court Orchard – To note correspondence submitting that subsidence damage to the garage at 33 Court Orchard has been caused by a tree managed by the Town Council growing on land by Court Orchard sub-station and to discuss whether to get an independent arboricultural report or fell it or forward to our insurers for advice or as this is actually on land which Cedar Falls do not wish to register in WTC name, involve them in meeting this claim. Although we manage the land and have done for years, they are technically the owner. We have involved our insurers who have asked us not to enter into correspondence with the claimant. Council requests that we inform our insurance company of the recent relevant history of this site, ie that the tree is on our 5 year tree survey and has had the suggested works carried out, along with extra adjacent owner requested works of branch and root removal a few years ago, thus demonstrating our commitment to proper tree management.

T.4901 SDC Sites Nomination – SDC invites parishes, landowners, agents or potential developers to put forward sites, in and around the District's settlements, which may be suitable for new housing development of five dwellings or more, or 500m2 of floorspace or above that could be suitable for economic development, other residential development, retail or community uses. To consider any suitable in Wotton. After discussion, no sites were considered suitable.

T.4902 Good Deeds Section; 'Thanks to Volunteers' – to acknowledge recent volunteer work for the benefit of the town/community, it is agreed to approach the following:

- a) Janet Walshe for organising the very successful Town Hall Teas for many years.
- b) Cllrs P Barton & T Luker to provide Clerk with details of lady who weeds at Synwell

T.4903 SDC disposal of Fountain Crescent land – to assess what is being disposed of and why and whether it is to be used for more affordable housing as we were previously led to believe. Much discussion concerned the evasive nature of SDC officers regarding this land and their proposal to dispose of what was supposed to be affordable housing for local people, due to their new budget constraints. It appears that they may want £700,000 on the open market for this site's development, and intend to sell it with planning permission. Clerk suggested investigating purchase costs of the site using investment proceeds and Public Works Loan, and then working out if figures are

economically viable to provide affordable housing by working with a developer? Loan figures to be investigated and also SDC is requested to clarify exact sale price.

T.4904 Clerk's Report - The Clerk's detailed report on many activities was noted. Holidays being taken before the year end and also the Town Hall lift breakdown, the new boiler breaking down twice, and the youth centre flooding from plumbing works have made coverage difficult.

T.4905 Correspondence

- a) To note email concerning issues with the ladies toilets in Old Town. The buildings Manager has fixed the toilet seats, although Council still appreciates these facilities are not in a good state and a decision should be taken on their future viability given the £6000 p.a. cost to keep them open.
- b) To note email thanking this Council for the quick and professional response to an enquiry regarding road mirrors for the junction of Westridge Road/Bradley Road.
- c) To note letter from Glos County Council confirming the end of the consultation period for the Modification Order for the addition of a Footpath in Coombe (application submitted by Town Council winter 2008/9).
- d) To note letter from Synwell Playing Field Secretary informing of their endeavours to recruit new members to their committee and their intent to continue independently. The new members stress that they' endeavour' to continue and are leaflet dropping for more members to come forward.

Brochures/Newsletters for information only: Countryside Voice Winter 2015, Recovery Summer/Autumn 2015, War Memorials Trust Bulletin November 2015

T.4906 Reports from Councillors & meetings attended

County Council – written report provided by Cnty Cllr John Cordwell highlighting a likely rise of 3.9% council tax bills but still a cut in services eg 9% cut in highways budget which will affect road repairs. Council meetings will shortly be available on webcast.

District Council – Cllr June Cordwell provided a written report highlighting disposal of Fountain Crescent land, a new review of the newly adopted SDC Local Plan's housing figures, and the devolution bid to Central Govt.

Footpaths Committee – not met

Special Purposes Committee – not met

Allotments Committee – not met

Youth Liaison Group – not met

Town Regeneration Partnership – not met

Sports Foundation – not attended by Rep.

Community Plan Group – met to continue pushing forward with the new document.

Progress is slow due to availability of members and there is the worry of losing the SDC grant after March.

T.4907 Town Affairs

Cllr N Pinnegar – pothole outside the Ark needs repair

Cllr C Young – questioned parking on Long St and whether box arrangements would be better – this would need an expensive Traffic Regulation Order. It also depends on whether they would actually be enforceable as to whether they are worth doing.

Cllr K Collins – Tesco bins constantly outside Tesco store blocking up road for hours at a time. Clerk to contact their new manager. Planning stipulated 9am clearance.

Cllr T Luker – complained about state of growth of verge leading up to Synwell Lane now blocking streetlamp lighting and dangerous to pedestrians.

Cllr P Barton – questioned lines around 2 disabled spaces in Long St and the need for 2 taxi spaces. Lines constantly being worn away, and taxi spaces stipulated by Highways. Complained about parking in many dangerous places around town and requested parking wardens visit more frequently and become more active.

Cllr June Cordwell–requested APCOA parking attendance figures & more attendance also.

Cllr L Farmer – requested visit by dog wardens as more mess around town is appearing

Cllr P Smith – highlighted vigilance due to Parklands burglary whilst owners asleep and car stolen and then used in another robbery.

It was proposed by Cllr P Smith, seconded by Cllr T Luker, to enter closed session under the Public Bodies (Admission to Meetings) Act 1960 to discuss the following due to staffing matters, agreed by all. The Public left the room.

T.4908 Caretaker – to ratify appointment of the new caretaker. Proposed by Cllr P Smith and seconded by Cllr P Barton and agreed by all. He is settling in well and will be a great asset in taking some lighter duties from the Buildings Manager.

It was proposed by Cllr P Smith and seconded by Cllr T Luker and agreed by all to re-enter Council session.

A meeting of the Town Trust followed with agenda items:

T.4909 To approve the Minutes of Wotton-under-Edge Town Trust from April to Nov 2015. Proposed by Cllr June Cordwell and seconded by Cllr L Farmer to approve, agreed by all.

T.4910 Land to the Rear of the Town Hall – To update and discuss possible actions with regard to the parking dispute at the land to the sides and rear of the Town Hall. The resident at the rear of Town Hall had provided some bits of legal documentation but not enough to demonstrate the actual right to park a vehicle at the rear. The situation has been compounded by a family member living with her before a house purchase in January who has been arguing with our Town Hall tenant. The situation may clear up by itself within the next few weeks. If it persists then we will place a bollard at the opposite Town Hall side to the Swan. The Swan side appears to have a new bollard and we were not informed of this.

T.4911 Vehicular Access Rights – To confirm vehicular access rights of 6 The Chipping and to decide action to ensure that access is available at all times. The new property owner provided his title deeds, and the relevant section specifying ‘the Purchasers right of vehicular access to his garage on the premises hereby conveyed’ was read to Council. As Trustees of the Town Trust which owns the Chipping Green, it is requested that we identify costs and what is involved in getting box hatch lines drawn on the tarmac to stop cars parking and hindering access to his property.

This completed the business of the Town Council and the Town Trust at 9.50pm

Signed:

Dated:

Chairman of Wotton-under-Edge Town Council