



MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE
HELD ON 28th JULY 2014 AT 7.00 pm IN THE CIVIC CENTRE

PRESENT: Councillor R Claydon (Chair), Dr John Cordwell, June Cordwell, T Luker, P Smith, N Clement, P Barton, A Wilkinson.

IN ATTENDANCE: Clerk Ms S Bailey

P.5170 APOLOGIES FOR ABSENCE Received & accepted from Cllrs L Harris, K Collins Clair Galbraith, Chris Galbraith, M Zimmer

P.5171 DECLARATIONS OF INTEREST none

P.5172 PUBLIC FORUM none

P.5173 CHAIRMAN'S REPORT None

P.5174 MINUTES OF THE MEETING HELD ON 30th June 2014

On the proposal of Cllr P Smith, seconded by Cllr P Barton 7, in favour 1 abstention, the Minutes of the Planning Committee meeting held on 30th June 2014 were approved as a correct record and signed by the Chairman.

P.5175 PLANNING CORRESPONDENCE

- a) Planning Inspectorate Dismissal of Appeal at 2 Uphill, Coombe was noted. Local residents are apparently very pleased to receive this news.
- b) Appeal by Gladman Developments against South Glos Council decision to refuse planning application for 106 dwellings at Charfield Green was noted. It is requested that we send again our objection regarding this site's development directly to the Planning Inspector. It was also noted that elsewhere in the UK, Gladman is challenging a site's development which could bring into question the effectiveness of Neighbourhood Plans
- c) A Planning Enforcement Tidy Up order from SDC was noted re: no 6 The Chipping.
- d) Glos CC correspondence re: safety of access to Chipping Surgery's new temporary car park onto the main road was noted with correct signage being requested by Cllr John Cordwell.

P.5176 POTTERS POND. Discharge of Conditions discussed below, it is requested that D Weaver of Pegasus is again asked to meet the Town Council to discuss site matters.

P.5177 STROUD DISTRICT COUNCIL PLANNING DECISIONS. Following were noted:

9 High Street, Refusal S.14/0798/FUL - Development of storage area to provide two, 1 bed flats. 3 reasons

28 Long Street, Consent S.14/1086/ADV - Erection of illuminated and non-illuminated fascia signs, double sided non-illuminated projecting sign and display of 2 shop window vinyls and an internal Welcome tablet.

55 Shepherds Leaze, Permission S.14/1113/HHOLD - A single storey rear extension. 2 conditions

Green Willows, Wotton Crescent, Withdrawn S.14/1218/FUL - New dwelling.

2 Gloucester Street, Consent S.14/1314/TCA - Fell 5 Italian Alders.

The Chipping Surgery, Symn Lane, Permission S.14/0777/DISCON - Discharge of conditions 3 (materials), 5 (drainage), 6 (boundary treatment), 8 (landscape), 10 (method statement) and 11 (slab levels) from planning permission S.13/0954/FUL. 6 conditions

11A Bradley Street, Permission S.14/1001/HHOLD - New pitched roof over existing flat roofed single storey garage. 3 conditions

2 Dryleaze, Permission S.14/1009/HHOLD - Provision of new pitched roof to replace existing flat roof to previously converted semi-integrated garage to front elevation of property. Includes new brick column to support roof overhang over existing front doorstep. 3 conditions

11 Haw Street, Consent S.14/1292/LBC - Re-render front facade. (Retrospective)

4 West View, Synwell Lane, Permission S.14/1356/HHOLD - Proposed detached garage. 2 conditions

NEW APPLICATIONS

P.5178 S.14/1489/HHOLD **81 Shepherds Leaze**, GL12 7LJ. Construction of bedroom over existing garage, first floor extension, extension to existing kitchen and internal alterations. It was proposed by Cllr June Cordwell and seconded by Cllr T Luker and voted 7 in favour 1 abstention to make no comment to this application.

P.5179 S.14/1497/TCA **10 Chipping Gardens**, GL12 7BN. Large codominant stemmed beech to be reduced in height by approx 4m and lateral spread by approx 2m. It was proposed by Cllr P Smith and seconded by Cllr June Cordwell and voted 7 in favour 1 abstention to support this application.

P.5180 S.14/1487/HHOLD **14 Gloucester Row**, GL12 7DX. Demolition of existing extensions. Replacement single storey extension. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell and voted 7 in favour 1 against to support this application but on the understanding that the flat roof does not become a balcony – this is to protect the privacy & amenity of neighbours.

P.5181 S.13/1950/DISCON **Potters Pond**, Discharge of conditions 2, 3, 4, 6, 7, 10, 11, 12, 13, 16, 17, 19, 20, 21, 25 and 26 from planning permission S.12/2123/FUL. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell and agreed by all to object to the discharge of the following conditions related to crayfish (ecology), arboricultural elements, drainage outflows, and the management plan:

1. The crayfish (ecology statement) and the arboricultural report contradict each other. The proposed crayfish methodology suggested also defies the suggestions of John Field the Glos Wildlife crayfish expert's recommendations. Crayfish need a certain amount of shade and root structure to survive and flourish. Almost all the trees/hedges have been cut down on site, and the tree report suggests that the trees along the stream bank will all be cut down and their roots removed. This is not what the crayfish method statement suggests! Which report will the developer be conforming to? Why are these also being done when these conditions have not been discharged and the correct methodology agreed.

2. As previously commented the outflow of the Edbrook is vital to the survival of the crayfish. However, the new plans suggest that the Edbrook will no longer flow along its current path (contrary to the advice of the crayfish expert) and also it will ultimately destroy the excellent tufa stone over which it flows into the current stream. This has been commented upon many times by the Town Council and the Crayfish expert, and has been consistently ignored by the developer. This is contrary to principles of local sustainability to force the Edbrook to enter a pipe drainage system under a housing estate road, when its current outflow route into the adjacent natural stream is vital to the survival of protected Crayfish.

3. This Town Council suggest that it is impossible to discharge the condition regarding setting up a river corridor management company to run the site of bank and half of the stream (the Town

Council owns the other half of the stream) since the developer is suggesting it would be comprised of householders – there are none and will not be any for a while! If such a system is envisaged and established then the Town Council should have representation within such an organisation as we own half of the stream

P.5182 S.14/1160/LBC **60 Bradley Road**, GL12 7DT. Removal of existing cotswold stone tiles to be replaced with natural slate. . It was proposed by Cllr A Wilkinson and seconded by Cllr P Barton and voted 5 in favour 3 abstentions to support this application.

P.5183 S.14/1536/HHOLD & S.14/1537/LBC **3 Streamsfield Cottages, Parklands**, Proposed ground floor and first floor extension. It was proposed by Cllr P Smith and seconded by Cllr N Clement and voted 6 in favour 2 against to object to this application on the grounds that it interferes with the listing of the building.

P.5185 S.14/1329/TCA **Pitman House, 2A Orchard Street**. Tree A Silver Birch - Reduce height to approximately 9m and reduce spread to approximately 4.8m. Tree B Silver Birch - Reduce height to approximately 8.6m and reduce spread to approximately 4.4m. It was proposed by Cllr T Luker and seconded by Cllr A Wilkinson and agreed by all to support this application.

P.5186 The following 2 applications were dealt with under Clerk delegated powers according to Standing Orders 15b(xv) after receiving the following input from Council.

a) **15 Market St** S.14/1391/LBC Return to residential use from office space, re-furbishment of bathroom by installing a bath/shower. It was proposed by Cllr John Cordwell and seconded by Cllr P Smith and agreed 7 in favour 1 abstention to object to this application regarding proposed change of use – as we objected to the recent application for change of use at this address ref S.14/1390/COU with the following comments as previously: The Council is concerned about the loss of a primary retail/commercial unit from the primary shopping frontage. The nature of the applicant's marketing is also questioned and one feels that a longer time period should have been granted to substantiate the reputed lack commercial viability. The Council is also very concerned about the loss of an employment site from a town centre.

However the Council does not object to the internal alterations

b) **Laycombe House, Coombe** S.14/1645/HHOLD Erection of rear single storey extension, addition of porch and associated works. . It was proposed by Cllr P smith and seconded by Cllr T Luker and voted all in favour to make no comment on this application.

P.5187 Items to consider remaining over from Town Council meeting of 21st July

a) Headstone in Cemetery - To consider application for the addition of a plaque to a memorial stone in the cemetery. After much discussion regarding the concerns of setting a precedent for additional plaques in the cemetery rather than the current rule of inscriptions, and the longevity of information if the plaque is displaced, it was proposed by Cllr John Cordwell and seconded by Cllr P Barton to allow a plaque as suggested in this instance only due to the restrictions of the Salvadorians and without a precedent being set, and also to waive the inscription fee, voted 6 in favour 2 against.

b) Pensions Statement of Policy on Discretions required by LGPS - To consider responses required for the mandatory Statements of Policy on Pension Discretions. A detailed backing paper was provided in advance with suggested options. Council is concerned at the amount of knowledge being expected by LGPS of local parish and town councils in understanding this request and wishes generally to retain flexibility to judge each case in the future on its own merits. It is also mindful of the need in the future to budget for any possible extra pension payments which may be needed. It was proposed by Cllr June

Cordwell and seconded by Cllr John Cordwell to accept the document with options as presented, agreed all in favour.

- c) SOSYP – To discuss and decide if the Town Council should now support the CIO proposal. The revised Constitution was circulated in advance. It is still a concern that this Council could be outvoted by other Councils on important matters and therefore urged the WTC representatives to SOSYP to attend all meetings. It was proposed by Cllr June Cordwell and seconded by Cllr P Barton and agreed by all to approve the new, revised CIO. It was noted that in 18 months we shall need to discuss how to continue with youth services in Wotton possibly with another tendering process.
- d) SOSYP - To discuss how best to use extra funding for youth work. After discussion and consultation with youths themselves the items considered preferred were a talent contest between the 4 towns (possibly using the Town Hall here) which could also be carried on throughout the year, and sports competitions between the 4 towns possibly using Synwell playing fields eg football, rounders, and even maybe swimming in the Pool. Clerk to respond, although it is well into the summer holiday period now and activities may be decided already to a certain extent.
- e) Grounds maintenance contract - To consider tender specification for next 3 years when current contracts expire in autumn this year. A draft document outlining specific areas under contract was circulated in advance. The report was discussed in detail with various additions and deletions. The Clerk will incorporate these into a final tendering document and send by email to Councillors for any last minute observations before going out to tender next week.
- f) Knapp Field
 - i. To consider whether a revised grazing agreement is needed for Knapp Field. After much discussion regarding the grazing agreement which was last reviewed in March 2009, it was suggested that the Clerk speak to the Clerk at North Nibley for information on how they dealt with recent land grazing issues and contracts.
 - ii. To consider how to proceed with regards to clearance work of the stream on the boundary of Knapp Field. It is not considered that this is Town Council land but belongs to SDC since it is at the rear of the Fountain Crescent properties some of which are/were social housing. Clerk to request SDC to clear.
- g) Bonfire event - To respond to request from WCSF to hold the regular bonfire event at New Rd site. It was proposed by Cllr A Wilkinson and seconded by Cllr June Cordwell to approve this individual event agreed 7 in favour with 1 against.
- h) To consider resident letter complaining about youth behaviour in play area. The letter and complaints therein were discussed in detail. Council will not consider locking the play area at night. Clerk to reply. The issue of a light accompanying the CCTV camera which suddenly needs repair was discussed and it was proposed by Cllr A Wilkinson and seconded by Cllr June Cordwell to wait until the Buildings Manager returns to deal with its repair, voted 6 in favour 1 against.
- i) To consider whether to revisit earlier CCTV quotation including Parklands camera in light of Police Crime Commissioner grant towards half of the total amount of £11,700. After discussion of the merits of various cameras and locations, it was proposed by Cllr A Wilkinson and seconded by Cllr John Cordwell and agreed with 6 in favour, 1 abstention, 1 against to approve the original CCTV quotation including Parklands camera for £11,700.

This completed the business of the Planning Committee meeting at 9.45pm

Signed Date

Chairman of the Planning Committee