



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

PRESENT: Councillors C Young (Chairman), R Hale, N Pinnegar, R Claydon, J Turner, John Cordwell, June Cordwell, T Luker, P Barton, A Wilkinson, P Smith

In Attendance: Clerk Ms S Bailey **PUBLIC:** 2

P.5751 Apologies for Absence accepted from Cllr L Farmer

P.5752 Declarations of Interest & Dispensations Cllrs June & John Cordwell Dispensation granted relating to County Council business (Chipping Surgery), Cllr N Pinnegar personal knowledge of 7a Rosemary Terrace, Cllr R Hale personal geographical Chipping Surgery (if debate the issue), T Luker personal relative at Pennwood Lodge, Cllr J Turner personal Chamber Trade, Chipping Surgery.

Cllr A Wilkinson entered the meeting

P.5753 Public Forum Ms H Roberts from Holywell Farm Action Group spoke of the need to co-ordinate responses in light of the Planning Inquiry due to start on 12th December; an informal meeting with the Town Council representative who will speak at the Inquiry is requested – Cllr C Young has offered to represent the existing views of the Council at the Inquiry. Ms Roberts also explained about 11 Court Meadow's recent shed planning application withdrawal highlighting that although it was withdrawn, works have already commenced. She was advised to liaise with SDC as the Planning Authority.

P.5754 Chairman's Report Cllr Young commented that technically he considers that the recent Planning Committee discussing the Symn Lane land application was carried out efficiently, with both sides able to explain their views cordially regardless of the SDC outcome.

P.5755 Minutes of Planning Meetings held 30th October and 13th November 2017

Proposed by Cllr John Cordwell seconded by Cllr P Smith to approve the Minutes of 30th October meeting as presented, agreed 10 in favour with 1 abstention. Proposed by Cllr P Smith seconded by Cllr R Claydon to approve the Minutes of 13th November meeting as presented, agreed 7 in favour with 4 abstentions.

P.5756 Correspondence

a) Letter of complaint from resident, concerning the Mayor at the recent Planning Committee regarding S.17/2307/FUL Symn Lane land. The Clerk has already responded giving details of the Town Council's complaints procedure, highlighting the fact that complaints about councillors are dealt with by the SDC Monitoring Officer. The Planning Committee Chairman Cllr Young felt that emotions were high amongst many people at the meeting, as the subject was a passionate one.

b) S.17/2307/FUL - Land South Of The Chipping Surgery, Symn Lane - To consider whether to respond to request from SDC Planning Authority who are "still considering the planning merits of the scheme and not yet reached a conclusion, but it would be useful to have some further comment as to whether, should permission be granted, the Town Council would be willing to take on the responsibility of the proposed car park eg owning/managing/maintaining etc." It was proposed by Cllr John Cordwell and seconded by Cllr P Smith and agreed 9 in favour, 1 against, 1 abstention, that the Town Council agrees to make no response to this question, since the answer should not be seen to form part of the SDC decision making process.

Cllr T Luker left the room

P.5757 Pennwood Lodge –reference to Minute P.5741 where the Chair highlighted the issue of Pennwood Lodge’s recent planning application being possibly refused by SDC Planning Authority and that it would be worthwhile WTC calling in the application in order that the Highways concerns are dealt with in a timely fashion and given their due attention should the application ever go to an Inspectorate Appeal situation; the Clerk used delegated powers (S101) to request that the application be called in to SDC control committee to consider, due the urgency of the matter and SDC Planning Authority time constraints. This agenda item is thus to ratify this decision; proposed by Cllr R Claydon, seconded by Cllr P Smith, agreed by all.

Cllr T Luker returned to the room

P.5758 Stroud District Council Planning Decisions Notice of the following decisions was received:

Erection of two agricultural storage buildings. Wortley Dairy Farm Wortley Road GL12 7QP – permitted development
Formation of partitions to separate 2nd floor bedroom, form landing/staircase and incorporate shower room with WC. Replacement of Upvc gutters and rainwater pipes with cast aluminium/iron. Replacement roof covering over bathroom and garden store. 9 Old Town GL12 7DH – consent 2 conditions
Tree to be removed (Fir tree front garden) 17 Old Town Wotton-Under-Edge GL12 7DH – no objection
Reduce mature willow by approx 4 metres height and reduce lateral spread by approx 2 metres to balance. 11 Valley Road GL12 7NP – no objection
Proposed rear decking and sheds 11 Court Meadow GL12 7JA - withdrawn
Two storey rear extension to form additional accommodation. 12 Locombe Place GL12 7HZ – permission 3 conditions
Construction of new front ramp to dwelling for access for a disabled person. 80 Pitman Place GL12 7SG – permission 2 conditions

P.5759 New Applications

Cllr N Pinnegar left the room

S.17/2463/HHOLD 7A Rosemary Terrace, Garage extension and alterations. It was proposed by Cllr R Claydon and seconded by Cllr P Barton to support this application, agreed by all.

Cllr N Pinnegar returned to the room

S.17/2522/HHOLD 43A Gloucester St, Replacement dormer to the front and new rear dormer. It was proposed by Cllr R Claydon and seconded by Cllr P Smith to make the comment on this application that, if the application is approved, then we would wish to see front matching cladding on the dormer fascia with the neighbouring dormer, since they are connected. Otherwise it would appear discontinuous and mismatching; agreed by all.

S.17/2570/HHOLD 12 Ludgate Hill, extension to the existing kitchen and a first floor extension to provide two bedrooms. It was proposed by Cllr R Claydon and seconded by Cllr John Cordwell to object to this application on the basis that it contravenes policy HC8.3, namely that there is insufficient parking for a house of this proposed size. Indeed there is no parking at all, and adding two extra bedrooms to become a significant family sized unit, whilst providing no off street parking in an area where parking is a significant problem (central town location) will further adversely affect the locality; agreed 10 in favour, 1 abstention.

S.17/2517/HHOLD 27 Bradley Street, Single Story Rear Extension and Demolition of Lean-to. Additional windows. It was proposed by Cllr R Claydon and seconded by Cllr T Luker to support this application, agreed 10 in favour, 1 abstention.

S.17/2503/HHOLD Panswold, Waterley Bottom, Demolition of existing conservatory, proposed orangery in its place. It was proposed by Cllr T Luker and seconded by Cllr June Cordwell to support this application, agreed by all.

*Cllr A Wilkinson left the meeting
Cllr P Smith took the Chair*

It was proposed by Cllr June Cordwell and seconded by Cllr T Luker and agreed by all to enter Closed Session under Public Bodies (Admission to Meetings) Act 1960 due to staffing matters of a sensitive nature, in order to deal with the following agenda item:

P.5760 To consider advertisement for replacement caretaker & role changes

The urgency of this matter has led to the item being added to the Planning Committee rather than the usual route of Special Purposes Committee and Full Council. The Caretaker's recent resignation and the Building Manager's continued illness have led to a severe staffing shortage and measures need to be put in place to avert a crisis regarding management of council facilities and buildings.

A working group of Special Purposes Committee councillors met last week to consider an enhanced role for a new caretaker and the proposed new job description was circulated amongst Council. The Clerk has also prepared an application form, person specification, and recruitment schedule.

After much discussion of the new role in detail, encompassing an increased level of 20 hours weekly, and a new fixed term of 2 years in order that the hours of the role may be re-assessed for adequacy when staffing reverts back to normal levels, it was proposed by Cllr R Hale, seconded by Cllr J Turner and agreed all in favour that advertising commences for the enhanced caretaker/ maintenance person immediately.

It was proposed by Cllr T luker and seconded by Cllr R Hale and agreed by all to re-enter Council Session.

This completed the business of the Planning meeting at 8.20pm

Signed:

Dated:

Chairman of the Planning Committee