

**DRAFT MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL
PLANNING COMMITTEE HELD ON 30th APRIL 2018, 7pm, CIVIC CENTRE**



PRESENT: Councillors P Smith (Chair), N Pinnegar, R Claydon, J Turner, June Cordwell, T Luker, P Barton, R Hale, A Wilkinson, M Short

In Attendance: Clerk Ms S Bailey **PUBLIC:** 1

P.5786 Apologies for Absence noted from Cllrs L Farmer, C Young, John Cordwell

P.5787 Declarations of Interest & Dispensations Cllrs June Cordwell, M Short, R Hale, R Claydon all declared personal interests relating to Conygres Scout application. Cllr R Hale also personal interest in Tamarisks application due to house proximity.

P.5788 Public Forum Mrs J Cordwell spoke in favour of the Scout Hut application and how the various user group were very popular and the space had been outgrown a while ago. This expanded venue was much needed for the community. Mr R Claydon spoke about the inappropriate location for this expansion, its remote distance from town and community activities and thus long term unsustainability, its location in AONB contrary to NPPF, increased traffic on a fast unsafe, narrow minor road, and the where drivers frequently damage local property.

It was agreed to bring forward the following item on the agenda

P.5789 S.18/0757/HHOLD 9 Holywell Road, GL12 7NJ Roof conversion to living area with dormer windows and single storey utility and porch. It was proposed by Cllr R Claydon and seconded by Cllr M Short and agreed all in favour to support this application.

P.5790 Chairman's Report none

P.5791 Minutes of Planning Meeting to approve Minutes of March 2018. It was proposed by Cllr R Hale and seconded by Cllr P Barton to approve these Minutes, all in favour.

P.5792 Correspondence

a) To consider a making comments on proposals for Govt proposed overhaul of National Planning Policy Framework to SLCC, contributing to a sector response, postponed from March meeting. After discussion, it was proposed by Cllr T Luker and seconded by Cllr June Cordwell and agreed by all to submit the following two comments:

- Wotton-under-Edge Town Council supports the idea of removing land from developers if they fail to develop it within a specific timescale after obtaining planning permission to avoid land banks being amassed. Furthermore we advocate that a phased completion system is introduced with penalties for not continuing plans to their completion, in order to avoid developers who merely dig a few holes and leave them, but are deemed to have begun the development in planning terms.
- There appear to be no policies in place which promote downsizing of properties for older generations who wish to sell/free up family size homes yet remain in the vicinity, and move to smaller properties in the same community.

b) To receive brief report from Cllr attendance at Charfield's South Glos Strategic Development - Stakeholder workshop attended Tuesday 10th April. About 60 stakeholders attended although only 11 residents. Organisers appeared keen to learn about where the proposed 1200 houses were to be built and the accompanying infrastructure needed. There appeared to be no interest by organisers in the effects of this development on the local

town of Wotton and the drain on its services and traffic problems. The meeting provided very little actual information and appeared to be a 'gathering thoughts' exercise, with stress on 'where' the housing would be allocated rather than 'if'. Charfield Railway Station was frequently mentioned although it would need to be built in a different location due to access/parking needed. However, train companies say the track capacity is saturated. More primary school places would be needed and solutions sought for a new school on same site or elsewhere, or using adjacent villages. KLB secondary school was not mentioned at all. Local roads are the major concern, as the only road through the village already cannot cope at peak rush hours, since many local residents commute via J14 of M5.

P.5793 SDC Planning Decisions Notice of the following decisions was received:

S.18/0186/FUL Permitted - Land Adjacent To Tamarisks Symn Lane Erection of new detached, 3 bedroom dwelling with detached garage (revised application). 5 conditions
S.18/0052/HHOLD 10 Wortley Terrace Wortley Road Permitted Demolish the covered porch and rear single storey extension, proposed a 2 storey rear extension. 2 conditions
S.17/2871/COU First Floor Flat 10 Church Street Permitted Change of use of first-floor flat to a day nursery. 8 conditions
S.17/2618/HHOLD11 Court Meadow Permitted Rear decking and sheds (resubmission following withdrawn application) 2 conditions
S.17/2549/HHOLD 2 Mount Pleasant Permitted A driveway to the front garden. 2 conditions
S.18/0466/TCA 53 Bradley Street Approved GL12 7AR , T1 - Eucalyptus (gunnii) - Dismantle and fell. Tree in close proximity (within 1m) to retaining wall of cottages on Gloucester street. Tree causing nuisance (shading) to gardens to rear as directly south of small gardens. Previous pruning has reduced amenity value, plus stimulated dense regrowth exacerbating shading. Consent
S.18/0465/TCA Approved Under The Hill House Adeys Lane GL12 7LY T1 Norway Maple "Crimson King" - Dieback throughout crown, over 50% of crown is dead with necrosis of cambium. unoccluded damage to lower stem on North side. South side of tree retains remains of canopy in summer. load of canopy borne by damaged and necrotic side of stem. Likely that tree will die within 1-2years - Dismantle and fell tree Norway Maple "Drummondii" - Reduce overhang on Parklands (SSW) side by 1-2m, using drop crotch pruning to achieve small reduction in overhang, prune to shape into the rest of crown. No objection
S.18/0427/HHOLD Permitted 11 The Green Synwell Demolition of outhouse and existing kitchen. Alterations to kitchen, construction of new entrance utility area and reform kitchen / first floor bedroom. 2 conditions
S.18/0349/LBC Approved 2 Church Street GL12 7HB Replacement of one window. 2 conditions
S.18/0452/FUL Permitted 24 Tabernacle Road GL12 7DR Demolition of existing property & rebuild as planning permission approved reference: S.16/1250/HHOLD. <i>Decision notice unavailable 25/4/18</i>

P.5794 New Applications

- a) **S.18/0657/TPO Bank Yard Industrial Estate**, Tabernacle Road, Pruning of trees covered under TPO 247 to create a 2m clear perimeter around existing mobile telecommunications mast. All branches to be removed are less than 100mm diameter. Pruning required to prevent damage to antenna feeder cabling. This application was approved by SDC Planning Authority just before this meeting.
Cllrs June Cordwell, R Claydon, R Hale, R Claydon exited the room
- b) **S.18/0588/FUL Conygres Scout Hut**, Old London Road, Demolish the existing store and replace with new hall. Erect canopy over outside space. Provide one-way access road and provisions to park 20 cars on site. Although Wotton-under-Edge Town Council is sympathetic to the expanded use of this building, it was proposed by Cllr P Barton and seconded by Cllr J Turner and agreed 3 in favour, 2 against 1 abstention, to object to this application on the basis that the materials used (steel roller shutter door and steel

cladding) are not sympathetic to its rural setting within the AONB and adjacent to a SSSI protected woodland (contrary to NPPF S.115/116). Furthermore there is a need for speed control on this section of fast and narrow road. The entrances and exits of the car park area would also need to be widened to improve visibility splays, in order that safety is improved.

Cllrs June Cordwell, R Claydon, R Hale, R Claydon returned to the room

- c) **S.18/0715/CPE Coombe Hall Farm**, Coombe, Certificate Existing Lawful Use/Dev Use as a dwellinghouse. It was proposed by Cllr R Claydon and seconded by Cllr P Barton and agreed 9 in favour, 1 abstention, to make the comment on this application that temporary use of the barn should be ceased once the replacement dwelling is ready for occupation. This Town Council also requests that the SDC Planning Officer inspects the barn to make sure that it is fit for temporary occupation.
- d) **S.18/0779/REM Land At, Westridge Road**, Reserved Matters Application. Reserved matters application following permission S.16/0766/OUT. (Resubmission of already approved application S.17/1874/REM). It was proposed by Cllr R Claydon and seconded by Cllr T Luker and agreed all in favour to continue to object to this application with the following concerns:
1. The proposed enlarged dwelling (very different from the 'outline' application) is much larger than those in the vicinity and thus out of character with the street scene, comprised mostly of bungalows.
 2. The proposed dwelling is overdevelopment of the plot and is too large for the size of the site.
 3. This Council wishes the tall trees along the road boundary to be retained – the proposal appears to suggest their removal.
 4. There are questions regarding the stability of this plot located on top of such a steep slope. The foundations required for a large two storey property would undermine the bank and lead to instability and erosion above what is a very busy main access route into the town. Erosion of this hillside has been evidenced further along, on Old London Road, which the Highways Authority had to repair recently with very expensive and time consuming stabilisation measures.
- e) **S.18/0804/HHOLD 12 Locombe Place**, GL12 7HZ. Construction of retaining wall & associated works. It was proposed by Cllr R Claydon and seconded by Cllr N Pinnegar and agreed all in favour to make the comment on this application, that the implications of highways safety should be considered in relation to a wall being constructed next to an exit whereby the view of the road becomes more restricted than it were by the greenery in that location. Highways officer advice is requested which comments on visibility splays for vehicles exiting the property. Furthermore a construction method statement is requested due to the narrow road.
- f) **S.18/0864/MINAM 9 Westfields**, GL12 7AH. Amendment to permission S.16/2675/HHOLD - to replace window in north east elevation with sliding patio door. This application was approved by SDC Planning Authority just before this meeting.
- g) **S.18/0853/HHOLD 69 Parklands**, GL12 7NR Extension to existing dormer at front together with single storey extension at the rear. It was proposed by Cllr R Claydon and seconded by Cllr P Barton and agreed 9 in favour, 1 abstention, to support this application however making the comment that the map supplied to identify location is incorrect as the adjacent property is missing and thus misleading.

The following item was dealt with under S101 Delegated Powers to the Clerk due to time limits imposed by Planning Authority.

Cllr R Hale left the room

- h) **S.18/0914/HHOLD Tamarisks**, Symn Lane, Description: To remove and block in existing side door to garage on North facing wall. The existing part glazed door is not in keeping with the appearance of the property and will become open to view once boundary wall is altered (as part of planning permission granted under Ref. S.18/0186/FUL). The doorway will be blocked off with natural stone, from the demolition of the North facing wall of the driveway, this stone matches the remainder of the garage. It was proposed by Cllr M Short and seconded by Cllr R claydon and agreed all in favour to support this application.

Cllr R Hale returned to the room

It was proposed by Cllr P Smith and seconded by Cllr T Luker and agreed by all to enter closed session to deal with the following item under Public Bodies (Admission to Meetings) Act 1960 due to contract/tendering matters of a sensitive nature.

P.5795 YOUTH SERVICE PROVISION. To update Council on research involving TUPE regulations relating to the youth contract renewal, and Council to reconsider a timeframe for re-advertisement for tenders/bids, with appropriate documentation. It recently became apparent that TUPE legislation would likely apply to the transfer of contracts between and current and new youth service provider if they were different. Council was requested to supply TUPE staff details to potential bidders but were unable obtain the correct information from the current youth services provider, even though this is required by law. Therefore the tender closing date will need to be extended in order that the process is fair and transparent for all. After much discussion of the information needed and its necessity, it was proposed by Cllr P Smith and seconded by Cllr R Claydon that due to the very tight timescales before youth service provision in autumn is affected, the Clerk has delegated authority to undertake the following matters, agreed 7 in favour, 3 abstentions:

- a) Request that current contractor states categorically if the staff wish to transfer to new youth provider in the event of contract changing to another company.
- b) If above is affirmative, request confirmation of staffing hours, pay rates and necessary information for those staff affected by the TUPE transfer.
- c) Alter the timescale for youth tender process dates after replies received to above information, after liaising with youth working group councillors and Mayor/Deputy Mayor, and also re-produce the contract documents making amendments as necessary.

*It was proposed by Cllr T Luker and seconded by Cllr R Hale and agreed by all to enter closed session
This completed the business of the Planning meeting at 9.45pm*

Signed:

Dated:

Chairman