



**MINUTES OF THE WOTTON-UNDER-EDGE PLANNING COMMITTEE**  
**HELD ON 29<sup>th</sup> JUNE 2015 AT 7.00 pm IN THE CIVIC CENTRE**

**PRESENT:** Councillors T Luker (Chair), R Claydon, John Cordwell, P Smith, N Clement, P Barton, A Wilkinson, M Zimmer, K Collins, A Kendall, N Pinnegar, L Farmer (from 7:05)

**IN ATTENDANCE:** Clerk Ms S Bailey **PUBLIC:** 1

**P.5368 APOLOGIES FOR ABSENCE** Received & accepted from Cllr June Cordwell

**P.5369 DECLARATIONS OF INTEREST** none

**P.5370 Vice Chair of Planning Committee** – It was proposed by Cllr John Cordwell and seconded by Cllr R Claydon and agreed by all to appoint Cllr P Smith as vice chair of Planning Committee.

**P.5371 PUBLIC FORUM** no comments

*It was agreed to bring forward the following planning application item whilst the householder could be present*

**P.5372 S.15/1235/HHOLD 1 Dyers Brook, GL12 7JW.** Extension to kitchen. External and internal alterations. Council viewed and discussed the plans.

*It was proposed by Cllr P Smith and seconded by Cllr John Cordwell to suspend Standing Orders and allow the public to speak on this item, all in favour.*

The householder updated the Council on the plans and explained the discussions with SDC planning officer regarding the new proposal to return the cottage exterior to stonework. He also answered basic questions regarding the proposals for the site.

*It was proposed by Cllr John Cordwell and seconded by Cllr R Claydon to reinstate Standing Orders and return to Committee, all in favour.*

After discussions regarding the new proposals for this site, it was proposed by Cllr A Wilkinson and seconded by Cllr M Zimmer and agreed by all to support this application. The Council welcomes the householder's revised intention to show this cottage in a natural stone state and to expose the natural stonework and effect repairs to such.

**P.5373 CHAIRMAN'S REPORT** none

**P.5374 MINUTES OF THE MEETING HELD ON 27<sup>th</sup> MAY 2015**

On the proposal of Cllr John Cordwell, seconded by Cllr K Collins, voted all in favour to approve the Minutes of the Planning Committee meeting held on 27<sup>th</sup> May as a correct record.

**P.5375 PLANNING CORRESPONDENCE**

To consider response from solicitor regarding land at Court Orchard & future direction. The Clerk updated Council regarding the Land Registry's refusal to register the land in favour of WTC around the substation in spite of the Deed of Dedication of 1980 from Trym Construction. The new owner Cedar Falls Ltd has disputed ownership. The Clerk spoke to another solicitor at the national SLCC conference who has promised an informal view on the documentation – to update next month.

**P.5376 POTTERS POND** to agree to the group of Cllrs who would meet with development site manager (Mr Tony Bird) in event of discussing a problem. It was agreed that the following Cllrs would be part of the group representing the Council - Cllrs P Smith, P Barton, R Claydon, T Luker and that any meetings are likely to be during the daytime. Such matters which need discussing are relating to the footpath through the site's re-opening, and the residents' management group who might be involved in maintenance of the river bank.

**P.5377        STROUD DISTRICT COUNCIL PLANNING DECISIONS.** Following were noted:  
29A Gloucester Street, Permission S.15/0688/HHOLD - External redecoration, new front door and canopy and new side gate. Replacement second floor windows. Application made under Article 4 Direction. 1 condition

Wardens Cottage, Church Street, Consent S.15/0892/LBC - Installation of secondary glazing windows conditions 2 conditions

1 Almshouses, Church Street, Consent S.15/0896/LBC - Installation of secondary glazing windows 2 conditions

2 Almshouses, Church Street, Consent S.15/0897/LBC - Installation of secondary glazing windows 2 conditions

3 Almshouses, Church Street, Consent S.15/0898/LBC - Installation of secondary glazing windows 2 conditions

4 Almshouses, Church Street, Consent S.15/0899/LBC - Installation of secondary glazing windows 2 conditions

5 Almshouses, (including Laundry, Common Room \_ Clerks Office), Church Street. Consent S.15/0901/LBC - Installation of secondary glazing windows 2 conditions

6 Almshouses, Church Street, Consent S.15/0902/LBC - Installation of secondary glazing windows 2 conditions

8 Almshouses, Church Street, Consent S.15/0903/LBC - Installation of secondary glazing windows 2 conditions

9 Almshouses, Church Street, Consent S.15/0904/LBC - Installation of secondary glazing windows 2 conditions

10 Almshouses, Church Street, Consent S.15/0905/LBC - Installation of secondary glazing windows 2 conditions

Canons Court Lodge, Bradley Green, Consent S.15/0955/LBC - Removal of 1st floor partitions and construction of new rear ground floor extension 3 conditions

14 Dryleaze, Permission S.15/0962/HHOLD - Extension of existing garage, including new hipped roof. 2 conditions

16 Shepherds Walk, Permission S.15/1020/HHOLD - Proposed rear and side extensions and associated works (revised drawing received 10/06/15). 4 conditions

## **NEW APPLICATIONS**

**P.5378        S.15/1130/FUL Wotton-Under-Edge Recreational Ground**, New Road, Kingswood, Construction of path between Wotton - Kingswood Road (from OS Grid Reference ST 751 928) across agricultural field to Wotton Community Sports Foundation's (WCSF) New Road site. Path will run across WCSF site to skate park and join existing path leading to main site gate. After much discussion regarding the usage of the path, the countryside setting, and considering various neighbour objections, it was proposed by Cllr R Claydon and seconded by Cllr M Zimmer and agreed by all to support this path application in principle, however, we wish to make a strong

comment regarding the lighting, tarmac and proposed fence. This Council considers it unnecessary to light the pathway since the skatepark is not lit and considers this lighting to be an unwelcome intrusion into a country field. The Council appreciates that users will wish to skate along a tarmac path, however question whether this width needs to be wide enough to accommodate a vehicle – a narrower one may suffice? The last Town Council comment is that a post and chain link fence is out of keeping with the countryside. The above suggestions would also possibly make this project less costly and more achievable in a sooner timescale?

**P.5379**        **S.15/1294/HHOLD 15 Lisle Place**, GL12 7BJ. proposed demolition of existing front porch and rear wc extension. Construction of two storey side/rear extension and new front porch. After discussion of the plans, it was proposed by Cllr R Claydon and seconded by Cllr M Zimmer and agreed 11 in favour, 1 abstention, to support this application.

**P.5380**        **S.15/1315/LBC 1 Streamfield Cottages**, Parklands, Internal and external alterations. After discussion of the plans, it was proposed by Cllr P Smith and seconded by Cllr John Cordwell and agreed all in favour to support this application.

**P.5381**        **S.15/1156/HHOLD Daneway Cottage**, Coombe, Replacement garden room. After discussion of the plans, it was proposed by Cllr R Claydon and seconded by Cllr M Zimmer and agreed all in favour to support this application, however to request that a condition is attached which prohibits this outbuilding being converted into a separate residence.

**P.5382**        **S.15/1365/MINAM 15 Westfields** GL12 7AJ Application for minor amendment to permission S.14/1473/HHOLD - alter eaves detail to boundary wall from external gutter to parapet wall with valley gutter. This appears to have just been approved by SDC, therefore no discussion.

**P.5383**        **S.15/1360/HHOLD 21 Mount Pleasant**, GL12 7JS. Single storey rear extension and rear roof dormer. After discussion of the plans, it was proposed by Cllr P Smith and seconded by Cllr P Barton and agreed 11 in favour, 1 abstention, to support this application.

**P.5384**        **S.15/1380/HHOLD 5 Beechwood Grove**, GL12 7NH. To form new balcony to bedroom by making recess in existing roof. After discussion of the plans, it was proposed by Cllr K Collins and seconded by Cllr R Claydon and agreed all in favour to make no comment on this application.

**P.5385**        **S.15/1393/HHOLD 28 Haw Street**, GL12 7AQ Demolition of garage and erection of extension. After discussion of the plans, it was proposed by Cllr T Luker and seconded by Cllr R Claydon and agreed all in favour to support this application.

**P.5386**        **S.15/1337/MINAM Land At The Rear Of 11Haw Street** Minor Amendment to permission S.15/0340/FUL for addition of rooflights and enlargement of sliding doors in Unit 1. This appears to have just been approved by SDC, therefore no discussion except to note our concern that the extra roof windows may lead to further storeys created inside the building.

**P.5387**        **S.15/1396/MINAM Old Town Meeting House** Old Town Minor amendment to application S.14/2472/FUL. Existing lancet windows not repaired but replaced with new painted joinery units that match the existing windows. Opening casements as per existing planning permission. After discussion of the plans, it was proposed by Cllr John Cordwell and seconded by Cllr P Smith and agreed all in favour to support this application.

**P.5388 S.15/1445/HHOLD 4 Mitre Pitch**, GL12 7JP. Two storey extension to rear. After discussion of the plans, it was proposed by Cllr P Barton and seconded by Cllr T Luker and agreed all in favour to support this application.

**P.5389 S.15/1473/LBC 26 Long Street**, GL12 7BT. Extension and alterations to dwelling and **S.15/1472/FUL 26 Long Street**, GL12 7BT. Extension and alterations to dwelling. After discussion of the plans, it was proposed by Cllr K Collins and seconded by Cllr A Kendall and agreed all in favour to support this application.

*It was proposed by Cllr P Smith and seconded by Cllr John Cordwell and agreed by all that under the Public Bodies (Admission to Meetings) Act 1960 the following item is CONFIDENTIAL and will be dealt with in closed session due to being a tender contract under discussion.*

*Cllr P Smith took the Chair for the following item*

**P.5390 YOUTH TENDER CONTRACT** – to consider recommendation from Youth Working Group and approve successful bid company to provide youth services in Wotton for a period of 3 years from September 2015.

A comprehensive backing document was provided to Councillors explaining the tender process, the interviews, the scoring system, and the subsequent findings and thoughts regarding the three providers. It was thought that all three providers could adequately perform the service, however, the capabilities of The Door and YCS stood out as particularly strong. It was very difficult to choose between these two providers. However, Council felt that ultimately YCS were very marginally ahead due to knowing Wotton better, since they are already operate successfully here, with a current staffing set up, and also know the young people involved very well. The Youth Working Group spent many hours deliberating between the tenders, and it was not an easy decision. Despite being very attracted towards the good reputation and success so far of the Door Project, and the benefits from such a larger organisation, Council felt that the above factors held slightly more sway in favour of YCS as WTC has worked with YCS for a number of years and is happy with its provision. It was therefore proposed by Cllr R Claydon and seconded by Cllr P Smith and agreed 11 in favour 1 against, to appoint Youth and Community Services to supply youth provision in Wotton from September for a 3 year period as outlined in the specification documents. The Working Group was thanked for its management of this process and in particular Cllr R Claydon for the amount of time and effort and detail provided in the analytical process.

*This completed the business of the Planning Committee at 8.20pm*

Signed .....  
Chairman of the Planning Committee

Date .....