

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



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

In Attendance: Town Clerk Ms S Bailey **PUBLIC:** 3

P.5812 **Apologies for Absence** noted from Cllr L Farmer

P.5813 **Declarations of Interest & Dispensations** Cllr P Barton (personal) neighbour to Mt Pleasant application, Cllr John Cordwell (personal) CPRE member, Cllrs John & June Cordwell youth contract item

P.5814 **Public Forum** Two resident outlined their concerns as neighbour to the Mt Pleasant development, largely relating to boundary disputes, personal usage of the site, and the severe need for parking provision in this area of Wotton for local residents. Paul Barton noted that he had attempted to contact district councillors to bring this unwanted development to their attention and stress the need for parking provision.

*It was agreed to bring forward the following item.
Cllr Paul Barton left the room*

P.5815 **S.18/1289/FUL Garages, Mount Pleasant**, Erection of 4 two storey residential dwellings with associated vehicle parking and landscaping. Proposed by Cllr John Cordwell seconded by Cllr P Smith and agreed, 10 in favour 1 against, to object to this application on the following grounds:

- No. 3.1 'Parking & Ownership' of the Design and Access Statement quotes "*Garages have been previously offered for let but unfortunately occupation was limited with only 2 no. out of the 18 no. garages on this site successfully rented. All garage tenancies have since ended. Due to the reduction in their use and lack of rental interest, the loss of the garages is deemed to have little bearing on parking provision locally. Adequate parking has been provided for within the curtilage of the proposed development site ensuring that local car parking arrangements are not negatively impacted upon.*" This statement is false and misleading. Garage tenancies were terminated by SDC and the occupants evicted against their wishes. Any problems in letting out a small number of the garages is solely a result of years of neglect by SDC in their asset stock and poor management of the site. Local parking provision will be hugely impacted by the conversion of this site to housing. The local social housing which surrounds this site was built by the local authority without garages or any parking provision. This has led to parking on all available spaces such as verges, street corners which subsequently causes traffic chaos – especially as this is a bus route and makes emergency access difficult. Some surrounding residents have attempted to make their small front gardens into parking plots, however a better use for this site would undoubtedly be a car park. SDC should abandon plans for conversion of this site into housing and instead recognise its community responsibilities in Wotton towards car parking provision by reinstating the parking provision which was established here, to co-exist with the adjacent social housing. SDC's own 2015 Local Plan identifies Wotton as a parking problem area and thus insists on two car spaces per every new build. Therefore these SDC proposals to replace an already existing parking provision, with more housing is contrary to its Local Plan. If this development is approved, alternative parking provision in this area must be provided by SDC before this site is converted into housing.
- If the Planning Authority is minded to approve the site's change of use with this housing proposal, then Wotton Town Council requests that attention is paid to the following matters a)

the houses are set back from the boundary, with parking in front, to match existing properties in Mount Pleasant in order that the front house walls are no further forward than the neighbour at no.39, b) the lack of road width at the front is a serious concern with both a bus stop opposite and speed humps leading to dangers for both pedestrians and vehicles c) parking and turning would be difficult for the furthestmost parking space at the rear corner of the site with no hammerhead point d) although likely to be a civil matter, there are boundary/land usage disputes with neighbours of no 9 & 39

Cllr P Barton returned to the room

P.5816 Chairman's Report Cllr R Claydon thanked Cllr C Young for attending the SDC Development Control Committee and representing the Town Council last week regarding the Symn Lane fire station car park application. This Council is concerned that its views regarding management of this (now approved) car park were misrepresented at that meeting and it is requested that the Clerk contacts the Planning Officer to reiterate the view that WTC agreed at the November 2017 Planning Committee to make no response to SDC's question on whether WTC would be willing to take on management responsibility for the car park, since the answer should not be seen as part of the SDC decision making process. (Planning Minutes ref P.5756 Nov 2017).

P.5817 Minutes of Planning Meeting. To approve Minutes of June 2018. It was proposed by Cllr N Pinnegar and seconded by Cllr P Smith to approve these Minutes, agreed 11 in favour 1 abstention.

P.5818 Correspondence

a) To note SDC response to WTC comments regarding Planning Scheme of Delegation: DCC Call-in Procedure. Following much subsequent correspondence with SDC Planning Authority pointing out its contradicting advice in two sets of information, it appears that the flow chart for Call-in procedures should be followed and not the text document.

b) To note concerns raised on social media regarding SDC's felling of trees in Bearlands to make way for structures for new SDC rubbish bins. It is requested that the Clerk contacts the Enforcement Officer at SDC Planning Authority to establish if planning permission is required to site these structures, noting that they are considered an eyesore at a gateway to the town and out of keeping with the locality, that they block visibility when exiting Pitman Place, that a tree was removed to build them with no local consultation, and that the bins in these structures are difficult for operatives to manhandle due to the differences in paving level, thus negating the reason they were built as the bins will probably be left outside them. Furthermore the views of this approach to Wotton have now been blighted by these thoughtless structures, negating the recent improvements and hard work of the new play area installation and the road entrance flower borders. There was a total lack of public consultation regarding these structures and the Clerk is asked to notify SDC and the district councillors.

P.5819 Gloucestershire 2050 Vision Consultation – responses by 31/7/2018 – to note correspondence from CPRE highlighting this consultation and to decide response, if any. After much deliberation of CPRE's suggestions, and Gloucestershire County Council's aspirations, it was agreed to make no comment on the wide ranging proposals.

P.5820 SDC Planning Decisions Notice of the following decisions was received:

S.18/0895/VAR Permitted Bournstream Farm Bournstream GL12 7PA Retrospective application for a variety of additional play equipment installed since the original planning permission S.86/14820. 2 conditions.
S.18/0565/HHOLD Permitted 17 Church Street, GL12 7HB. Extension to kitchen. 2 conditions
S.18/1276/HHOLD Permitted Falcon House Ragnall GL12 7HS Two storey side extension. 2 conditions
S.18/1293/HHOLD Permitted 33 Fountain Crescent GL12 7LD Proposed ground and first floor extensions, 3 conditions

P.5821 New Applications

a) **S.18/1294/HHOLD Dovercourt**, The Warren, Alterations and extensions. Construction of new single garage. Amendment of permission S.18/0428/HHOLD. It was proposed by Cllr R Claydon and seconded by Cllr N Pinnegar to support this application, subject to the neighbour's concerns about the retaining wall being addressed by the Planning Authority, agreed all in favour.

b) **S.18/1443/HHOLD Hentley House**, Knapp Road, Synwell, Alterations and single storey extension to dwelling. It was proposed by Cllr N Pinnegar and seconded by Cllr R Hale to support this application, agreed by all.

c) **S.18/1472/TPO 1 Coombe Terrace**, Coombe Road, Wotton-under-Edge. Tree Preservation Order. 1. Yew hedge at the front – trim the top and sides all round. 2. Holly tree by the steps – Trim all over to shape and contain. 3. Cedar – remove the lowest branch over the path and the dead one above – TPO tree. It was proposed by Cllr P Smith and seconded by Cllr John Cordwell to make no comment on this application, agreed by all.

d) **S.18/1446/TCA Waterloo Mill**, School Road, Trees in a conservation area. T1 Alder – fell; T2 3 Silver Birches – reduce height by approx. 10. Height now is 30m. T3 Norway Spruce – fell. T4 Norway Spruce – fell. It was proposed by Cllr P Barton and seconded by Cllr R Hale to support this application, agreed by all.

e) **S.18/1506/FUL 20 Tabernacle Road**, Erection of 3 timber clad stables and hay/equipment store to replace existing field shelter on site. It was proposed by Cllr M Short and seconded by Cllr N Pinnegar, agreed by all, to support this application subject to:

- An environmental plan being produced as part of approval
- A condition attached to prevent usage in future as a dwelling
- That it is for personal use only and not business.

f) **S.18/1529/HHOLD 57 Bradley Street**, GL12 7AR. Rear/side first floor extension to dwelling. It was proposed by Cllr John Cordwell and seconded by Cllr P Barton, agreed by all, to support this application.

*Cllr Alex Wilkinson left the meeting at 8:10pm
Cllrs John & June Cordwell left the meeting at 8:10pm having declared an interest*

TOWN COUNCIL ITEM

Cllr P Smith took the chair. The Following item was dealt with in Closed Session under Public Bodies (Admission to Meetings) Act 1960 due to contractual matters of a sensitive nature, proposed by Cllr N Pinnegar, seconded by Cllr R Claydon agreed by all.

P.5822 Youth Work Contract – to appoint contractors for youth work for 3 years commencing September 2018.

A very detailed tender process was undertaken over the last 4 months, resulting in recent interviews with two youth providers (the Door, and YCS - the current provider), and a 5 hour deliberation session by the working group of 4 town councillors. The recommendation to Council after analysing the scores of a marking sheet system, a comprehensive report, and much deliberation of the advantages and disadvantages of each provider, is that the contract is awarded to the Door for the 3 year period commencing September 2018, gaining advantage from the benefits of its larger size leading to more economies of scale & better staff coverage, and district wide experience of youth management, although it is appreciated that both companies are rather evenly matched leading to a very difficult decision.

It was proposed by Cllr P Smith and seconded by Cllr M Short, and agreed 4 in favour, 2 against, 3 abstentions, that the contract is awarded to The Door.

It was proposed by Cllr T Luker and seconded by Cllr R Hale to exit Closed Session, agreed by all.

This completed the business of the Planning meeting at 9pm

Signed:
Chairman

Dated: