

MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL MEETING, MONDAY 17 DECEMBER 2018 AT 7.00PM IN THE CIVIC CENTRE



Present: Cllr P Smith (Chairman), R Claydon, N Pinnegar, M Short, June Cordwell, John Cordwell, T Luker, P Barton, J Turner, R Hale, D Thomas,

In attendance: Clerk Ms S Bailey, District Cllrs C Braun, K Tucker & G Butcher, & 9 members of the public

T.5676 Apologies for Absence – Cllrs A Wilkinson & L Farmer

T.5677 Declarations of Interest or Dispensations – Cllr N Pinnegar declared personal interest in RBL. Furthermore this Council grants itself a Dispensation to consider its Dyers Brook tree works planning application, proposed by Cllr P Smith, seconded by Cllr R Claydon, agreed by all.

T.5678 To receive Police Report – no report

T.5679 Public Forum Many members of the public attended to express serious concerns about the new planning proposals for Berkeley Close. Attendees' concerns were: lack of detail in the planning application itself and inaccuracies of information, loss of privacy and loss of light to neighbouring properties resulting from the plan footprint being moved closer to the wall abutting neighbouring properties, boundary wall stability concerns, its effect on adjacent listed properties, concerns for culvert underneath the site & the flooding/sewerage/drainage effect on surrounding lower land and property, incorrect number of garages to be demolished stated, effects of construction on small site where access by neighbours still required through the site, how asbestos on site would be dealt with, ecological surveys for wildlife and archaeological surveys for this historical site analysis should be provided, the many opportunistic planning attempts for this site even after the Govt planning inspector stated that only bungalows should be built on this site, concerns about the Ash tree which may need felling and may lead to wall instability, and the general loss of parking.

Mrs J Walshe reported on the better footfall at the Heritage Centre this year, of plans for the next museum display of current and former public houses in Wotton (46 of them) and of plans for a town hall tea event on Boxing Day. She thanked the Council for its support, but also requested that Council gets involved in organising/participating in an improved Christmas event for December 2019.

*It was agreed to bring forward the following planning item on the agenda.
Cllr R Claydon took the Chair*

T.5680 S.18/2510/FUL – Land at Berkeley Close, Old Town. Demolition of 9 no. disused lock-up garages (2 no. to be retained) and erection of 3 dwellings and associated parking. After much discussion, it was proposed by Cllr R Claydon and seconded by Cllr John Cordwell, approved unanimously, to object on grounds of:

- The information contained in the application and Design and Access Statement contains a number of factual inaccuracies eg number of garages to be demolished, position and height of the walls, number of existing properties served by the access and the planning status of the Malthouse.
- The proposed car parking is insufficient – there are only 5 proposed spaces, however the 2015 SDC Local Plan specifies under section 5.67 that Wotton is a special case and Appendix 2 states that such cases need a minimum of 2 spaces per dwelling. One of the properties is now a 3 bedroom proposal which makes this even more necessary.

- The access point to the development is unsafe and hazardous and contrary to NPPF section 108
- The access conditions have changed and worsened since the previous application's approval because a double garage has been built next to the site entrance thus restricting visibility further. This is a material change warranting a reanalysis since the previous permission was granted.
- Access for neighbouring properties which require usage of this site must be maintained at all times during construction - thus a construction method statement would be required.
- More information is needed regarding the retention and protection of the existing walls which are important for maintaining the privacy of neighbouring properties. Information is needed regarding the safeguarding of these walls and also professional surveys to ensure their stability during construction.
- Compared with the previously approved application on this site, The footprint of the proposed development moved 6 feet more towards the rear boundary of the Southern most proposed property , worsening the overlooking onto neighbouring properties and affecting their privacy, and also increasing the loadbearing effect on this very tall wall, which would affect its stability.
- Confirmation is requested that the two upper level windows which form a 'blocked' feature would never be used for actual windows.
- Ecological and archaeological surveys are requested for this site. Badgers and bats are frequently seen, and the site is historically significant in its location, as the centre of mediaeval Wotton.
- Watercourse and drainage system analysis is requested. Quite apart from the fact that a significant culvert /stream runs through and underneath this site, the properties below this site are at a lower level and already suffer from flooding and drainage problems as a result of higher land above. Any proposed soakaways for the new development may increase the flood risk.
- An asbestos disposal statement is required due to the significant amount of asbestos on this site.
- The large tree (Ash?) on this site is a 'tree in a conservation area' and would need consent for any works. Assurance is requested that any works to this tree would not result in the retaining wall becoming unstable. Any damage would need to be repaired.
- If the officer is minded to approve this application then it is requested that this application is called in to Development Control Committee for a site visit (to observe the significant difference in levels, the likely effect of the development on neighbouring properties and access concerns) and for decision.
- This Council points out to the SDC planning officer the long history of applications on this site (speculative or otherwise) and the constant attempts to overdevelop the site, in spite of the Planning Inspector's recommendation from a few years ago stating that 'single storey buildings only' should be built in this location.

Cllr P Smith took the Chair

T.5681 To receive reports from County Councillor and District Councillor

County – County Cllr John Cordwell provided a written report, which was noted.

District – A District Cllr report was circulated in advance. The new Chief Executive is settling in and will be in Wotton on 15th January. No delivery yet for the new Bearlands bin receptacles. Regarding the SDC Market Towns Initiatives Fund and consideration of allocations for local town funding requests at the Environment Committee meeting at SDC on 13th December, this Council was alarmed to learn that Wotton was proposed to receive much less funding than other local towns and that Wotton's allocation of £20k

was unchanged despite promises and delays to reconsider the amount. The Deputy Mayor attended the meeting and reiterated the need for £45k (to be match funded by WTC) for Old Town toilets redevelopment. It was most alarming and most frustrating that no district Cllrs spoke in support of Wotton and its proposals – even though District Cllr Butcher was on that Committee itself! Cllr Tucker suggested writing to the new Chief Executive to voice complaints about the system not fairly considering Wotton and the lack of SDC officer's response, despite much chasing, in the period leading up to that meeting. Cllr Braun will investigate the next stage of this initiative's approval at SDC.

T.5682 To approve the Minutes of the council meeting of November 2018. After one amendment, it was proposed by Cllr John Cordwell and seconded by Cllr R Claydon to approve the Minutes as presented, agreed all in favour.

T.5683 Chairman's Announcements – none

T.5684 Accounts

- a) Noted increase in cemetery waste disposal of 95p/week, £49.40/annum.
- b) To consider request from Blues Festival to donate use of Town Hall for the 2019 festival. It was proposed by Cllr R Hale seconded by Cllr N Pinnegar, agreed by all, to approve this request on condition that positive publicity is published by the Blues festival regarding WTC donation of venue, free of charge, for this event.
- c) To ratify quote of £670 to replace malfunctioning pressurisation unit ~ Town Hall heating; proposed by Cllr M Short, seconded Cllr T Luker, agreed by all.
- d) To approve renewal of annual SLCC membership for Town Clerk; cost £340. Proposed by Cllr N Pinnegar, seconded Cllr R Hale, agreed by all.
- e) To approve repairs to civic centre lift (replacement button pad in lift car) at cost of £487.60; proposed by Cllr P Barton, seconded Cllr T Luker, agreed by all.
Cllr N Pinnegar left the room
- f) To consider request from Royal British Legion to allow £130 in 2019/20 budget for road closure costs for 2019 Remembrance Parade (increased from £85 in current year. Further advice being sought from SDC but unavailable until March 19). Proposed by Cllr R Hale, seconded Cllr N Pinnegar, agreed by all to include £130 in budget figures.
Cllr N Pinnegar returned to the room
- g) Noted SDC charged election costs of £5995 for recent Town Councillor vacancy.
- h) To receive youth provider quarterly review, to approve payment, and to agree to alteration of hours proposal. After discussion of actual attendance of young people at The Door's opening event, it was proposed by Cllr R Claydon and seconded by Cllr P Barton to approve this review and quarterly payment, agreed by all. A proposal document was circulated explaining how slightly shorter youth centre session periods would mean that hours could be banked and leading to continued session provision during holiday periods, proposed to approve by Cllr T Luker seconded by Cllr P Barton, agreed by all.
- i) Budget 2018/19. Report of expenditure against budget noted.
- j) To approve the accounts for payment. A few late invoice additions were explained by the Clerk; proposed to approve by Cllr R Claydon seconded by Cllr M Short, agreed by all £27,029 for Town Council and £5,921 for Town Trust net payments.

T.5685 Tree Report/Works

- a) Noted that the report concerning issues with the 2018 Tree Survey and consideration of timeframe for procuring the next survey is delayed until January.
- b) Noted that quotes for tree works at St Mary's churchyard is delayed until January
- c) Noted that options for Scot's Pine at St Mary's churchyard is delayed until January
- d) To approve quotes for work to poplars & cherry tree at New Rd allotments. Quotes

- were obtained and a report circulated explaining the need for the works; it was proposed by Cllr June Cordwell and seconded by Cllr R Hale, and approved by all, to approve the quote from contractor TM to remove the cherry on plot 22, smaller poplar on plot 8 and larger poplar in nearby hedge, agreed by all for total of £1105.
- e) Noted that report on status of approved tree works to Hill Road Amenity Area in light of complaints from residents will be reported on in January.

T.5686 Cemetery Geophysical Survey – To note results of test pits and survey. An updated map was circulated showing grave depths across the remaining site as a result of the recent geophys and trial pit analysis, enabling better pinpointing of double and single grave depth accuracy.

T.5687 Project Strategy – To approve the draft questionnaire for public consultation and delivery in Wotton Directory envisaged early Feb 2019 of 2800 leaflets costing £200 plus printing. Cllr M Short reformatted the questionnaire into an attractive booklet for Council distribution, although he was most concerned that it had been corrected for grammar and technical inaccuracies before presentation to this Council's meeting. After much discussion of the booklet, collection of forms and dates, and further changes to layout and data, it was proposed by Cllr M Short and seconded by Cllr R Hale, and agreed by all to proceed with the questionnaire - Clerk to distribute again to all, once changes are made, however the short timescale is noted with Wotton Directory copy date of mid January.

T.5688 Procedures

a) Status of Committees - To note that in the light of Code of Conduct issues and recommendations from the SDC Monitoring officer, Working Group status is preferred by members of the PROW & Amenity Areas, Regeneration Partnership and Allotments committees and to thus consider revised Remit of Committees document. After a minor amendment it was proposed to approve the revised document as presented by Cllr R Claydon, seconded by Cllr John Cordwell, agreed 10 in favour 1 abstention.

b) Investment Strategy – To consider adoption of Investment Strategy for WTC. It was proposed to approve this new but necessary policy document as presented, by Cllr R Hale, seconded by Cllr M Short, agreed all in favour.

T.5689 White lining at Top of Chipping - To receive brief update on the proposals for white/yellow lining at the top of the Chipping and agree strategy. Since correspondence has been received by a resident of the Chipping which refers to legal action, the item will now be considered in confidential session at the January meeting.

T.5690 Good Deeds Section: Thanks to Volunteers – to acknowledge recent volunteer work for the benefit of the town/community. Suggestions for thank you cards are for the organisers of the recent Christmas event in Wotton.

T.5691 Clerk's Report written report noted.

T.5692 Correspondence to note or request action:

- a) Noted email from SDC Cllr K Tucker regarding SDC Development Control Committee site visits and procedures when planning applications are referred to Development Control Committee.
- b) Noted email to Council and Clerk response concerning lack of Christmas trees and support in town.

- c) Noted receipt of letter of thanks, DVD and certificate from the Royal British Legion Wotton/Charfield branch in respect of the assistance given for attendance at the 100th anniversary parade in Flanders.
- d) Noted email complaining about the lack of Christmas decorations in Long Street; response delegated to the Clerk.
- e) Noted developer hire of Civic Centre Bradley Room showing Dryleaze Court proposals/plans 5-7pm Weds 19th December prior to a planning application.

Brochures/Newsletters for information only: Countryside Voice Winter 2018

T.5693 Reports from Councillors & meetings attended

FOOTPATHS & PROW – not met

SPECIAL PURPOSES – not met

ALLOTMENTS – 2 plots taken up and areas of Knapp rd strimmed.

WOTTON YOUTH PARTNERSHIP – written report provide by Cllr June Cordwell. The Partnership has approved The Door's offer to vice chair the Partnership.

REGENERATION – no report

WCSF – no report

HERITAGE CENTRE – no meeting

WOTTON POOL – AGM in January.

SYMN LANE CAR PARK – meeting attended at SDC which went well; the developer and SDC are hoping to sign the S106 agreement in January.

T.5694 Town Affairs

Cllr June Cordwell – the old sign for Priory Cleaners is still above the shop front – Council has no jurisdiction as this is private property.

Cllr D Thomas – the Chipping Car Park has restriction on a Sunday unnecessarily which is deterring visitors to town- many other towns relax parking regulations on Sundays.

Cllr R Claydon took the chair

PLANNING ITEMS

T.5695 Stroud District Council Local Plan Consultation – To agree formal response. It was proposed to approve the draft response as circulated by Cllr P Smith, seconded by Cllr N Pinnegar, agreed by all.

T.5696 West of England Joint Spatial Plan – Technical Evidence Work Consultation – to agree formal response. It was agreed to send the draft response as presented and also forward this to Stroud Planning Authority for information when the relevant council's counterparts are liaising and negotiating.

T.5697 Gloucestershire Vision 2050, Concordat Oct 18 – To agree formal response. It was proposed to approve the draft response as circulated by Cllr M Short, seconded by Cllr R Hale, agreed by all.

T.5698 SDC Draft Statement of Community Involvement in the Planning Process – To agree formal response. It was proposed to approve the draft response as circulated by Cllr John Cordwell, seconded by Cllr P Smith, agreed by all.

T.5699 New Planning Applications

- a) S.18/2486/HHOLD – 9 Holywell Road, GL12 7NJ. Resubmission of permission S.18/0757/HHOLD for roof-space conversion to living area with dormer windows and a single storey utility room and porch (amended scheme). Wotton-under-Edge Town Council supports this application, proposed by Cllr P Smith, seconded by Cllr R Hale, agreed by all.

- b) S.18/2529/TCA – Land Parcel to West of 2 Dyers Brook Cottage, Dyers Brook. Trees in a conservation area. Fell ash tree (T8). Wotton-under-Edge Town Council supports this application; proposed by Cllr P Smith, seconded by Cllr T Luker, agreed by all.

- c) S.18/2570/HHOLD – 6 Cherry Orchard GL12 7HT. Erection of single storey extensions and creation of a dormer window addition on western elevation. Wotton-under-Edge Town Council objects to this application since it contradicts policy HC8 subpara 2. It is out of keeping for this site, and the character of the line of bungalows would be lost. Furthermore the proposal itself is out of proportion with the building itself and is of poor design; proposed by Cllr P Smith, seconded by Cllr R Claydon, agreed 10 in favour, 1 abstention.

The following applications will be responded to by the Town Clerk under S101 delegated powers due to timescale of response needed by SDC Planning Authority.

- d) S.18/2635/TCA 23 Long Street, GL12 7DA Trees in a Conservation Area. Yew Tree - located at rear of property. Tree has outgrown its environment and is now pushing the boundary wall over. Wotton-under-Edge Town Council objects to this application since it is not clear from the application what exactly is proposed, and thus it is impossible to understand the intentions of the applicant; proposed by Cllr M Short, seconded by Cllr R Hale, agreed by all.

- e) S.18/2609/HHOLD 7 Cherry Orchard, GL12 7HT First floor extension. Wotton-under-Edge Town Council supports this application; proposed by Cllr M Short, seconded by Cllr T Luker, agreed by all.

Councillors invited the public to share a Christmas drink and quiz with them.

This completed the business of the Town Council at 10pm

Signed:Dated: