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# MINUTES OF WOTTON-UNDER-EDGE TOWN COUNCIL

# PLANNING COMMITTEE HELD ON 26th OCTOBER 2020, 7PM (remote teams meeting due to coronavirus)

# PRESENT:

Cllrs: N Pinnegar (Chairman), R Claydon (Vice Chairman), J Cordwell, D Thomas, M Tucker, R Hale, J Turner, S Wood, P Barton, T Luker.

### In attendance:

Town Clerk Ms S Bailey, Administrator Mrs D Hyam.

Members of the Public: 2

# P.6009 Apologies for absence none.

# P.6010 Declarations of Interest & Dispensations none.

# P.6011 Public Forum. The applicant of planning application S.20/2120/FUL 7 Long Street wished to speak regarding the application. The intention is to open a high-end wine bar opening 3 nights a week. In addition, to hold private wine tasting events for up to 20 attendees, but this may vary due to Covid 19 social distancing regulations. The issues raised by the Environmental Health Officer were answered as there would be no music outside the building and no external refrigeration would be sited in the courtyard. The opening hours from 9.00am-11.00pm is to cover opening hours for the sale of wines and beers during the day and to accommodate the wine bar in the evening.

# P.6012 Chairman’s Report none.

# P.6013 Minutes of Planning Meeting

To approve Minutes of September 2020 Planning Meeting. It was resolved agreed by all to approve these Minutes.

# P.6014 Correspondence.

# P.6015 SDC Planning Decisions Notice of the following decisions was received:

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| S.20/1921/TCA Willow Cottage, Valley Road. Reduce willow tree by 4-5 meters. Reduce 2x cherry trees by 2 meters. Application Approved. |
| S.20/1658/HHOLD 10 Holywell Road. Erection of extensions Application Permitted with 3 conditions. |
| S.20/1621/TCA Well House Business Park, The Chipping. C (Contoneaster) – Trim back all limbs to 0.5 inside Loanda boundary to max height of +3m above wall. R – Rowan – complete removal. Application Approved. |
| S.20/1391/FUL Paddock View, Tabernacle Road. Proposed side and first floor extensions and internal alterations for form holiday letting accommodation. Application Permitted with 4 conditions.  |
| S.20/1170/LBC 37-37A Long Street. Replacement windows. Refurbishment of existing ground floor shop. First floor flat and associate internal and external works. Application Approved. |
| S.20 /1201/REM Land at 4 Wortley Road. Reserved matters application (design appearance, layout and landscaping) for the construction of 2 houses, following outline permission. Application Approved with 2 conditions. |
| S.20/0735/HHOLD 6 Orchard Street. Removal of rear pitched roof and replacement with flat roof extension. Application Permitted with 2 conditions. |
| S.20/1467/HHOLD The Thatched Cottage, Wortley Road. Single storey outbuilding in rear garden & upgrade hedgerow, fence/gate at front of property. Application Permitted with 4 conditions. |

### *The following decisions were added under S101 delegated powers to the Clerk.*

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| **S.20/1685/HHOLD 29 Britannia Mews**. Erection of storeroom behind existing garage. **Application Permitted with 3 Conditions.** |
| S.20/1775/LBC 2 Dyers Brook. To repair blown render on front and sides of the house & repaint in original colours. To replace sash windows which are rotten on a like for like basis. To repair frame around front door. Application Approved with 2 Conditions. |
| **S.20/0206/FUL 19 Market Street.** Alterations and extension to rear first floor to provide 2 self-contained flats (inclusive of one retained flat) and alterations to shop front. **Application permitted with 7 conditions.** |

# P.6016 New Applications

1. **S.20/2120/FUL 7 Long Street.** Change of use of ground floor from A1 (Retail) to A4 (Drinking Establishment) to allow use as a wine bar. It was resolved agreed by all to support this application. *2 members of the public* *left the meeting*
2. **S.20/1872/DEM Wotton Community PARC, New Road**. Removal of derelict barn structure in central area of Wotton Community PARC. Slab to buildings to be retained as hardstanding. It was resolved agreed by all to support this application with the following comment. It is expected that the comments made by the Environmental Officer are addressed in regard to this application.
3. **S**.**20/1720/FUL 14 Long Street.** Change of use from B1(a) (office) to A1 (retail) for part of the ground floor. Display sign above the external windows. It was resolved agreed by all to support this application.
4. **S**.**20/1721/ADV 14 Long Street.** Proposed shop sign. It was resolved agreed by all to support this application.
5. **S.20/2019/HHOLD 26 Jays Mead.** Single storey side extension and extension of garage to opposite side of property. It was resolved with 9 in favour and 1 abstention to object to this application on the following grounds. There is concern that with the reduction of the garage space there will be a potential loss of a car parking space. There is only enough room on the drive for one car, and in front of the house is a turning circle with no room for on street parking. This would contravene policy HC8/3 of the Local Plan. If the Planning Authority is minded to allow this application it must satisfy itself that there are no overlooking issues as a result of the proposed raised decking at the rear of the property. This could contravene policy ES3/1 of the Local Plan.
6. **S.20/2062/HHOLD 56 Shepherds Leaze.** Two storey rear extension. It was resolved agreed by all to make comment on this application. The Planning Authority must satisfy itself that the proposed extension does not result in an unacceptable loss of light to the neighbouring property. This could contravene policy ES3/1 of the Local Plan.
7. **S.20/2178/VAR Barn Tyning, Old London Road.** Variation of condition 2 (approved plans) on permitted application S.20/1186/HHOLD – Revised design for garden room. It was resolved agreed by all to support this application.
8. **S.20/2189/HHOLD Bradley Farm, Bradley Green.** Single storey extension. It was resolved agreed by all to support this application.

*Mrs D Hyam left the meeting*

#### **P.6017.** Closed session – resolved by all to enter closed session due to matters of a legal, confidential, or staffing nature agreed by all.

1. to consider reducing hours of cleaning contract at Civic Centre during Covid, given significantly reduced hirer usage. The Clerk has liaised with the cleaning contractor, with quite a few revisions obtained due to the ever-changing announcements of the job support/furlough schemes. It was resolved, agreed by all, to reduce the hours of the cleaning service at the Civic Centre to 50% of normal. The weekly rate will reduce to £305, from just over £500 monthly. The cleaning will be reviewed once the pandemic eases and/or hirers start to use the facilities again.
2. to note the resignation of the Town Clerk and agree recruitment process, including advertising for replacement, and actions of the working group. The Clerk prepared a document recruitment pack for council’s consideration. After amendments proposed by the Chairman, it was resolved to approve the documentation pack, agreed by all, including cost of the advertisements in Wotton Gazette, jobsonline, SLCC vacancies section, GAPTC, WTC website & newsfeeds and local notice boards. The members of the recruitment working group (Cllrs R Claydon, P Barton, N Pinnegar, M Tucker, D Thomas) are asked to make sure they are available to assist with the recruitment process and for interview/selection of candidates.

#### **P.6018.** A brief meeting of Wotton Town Trust followed; confidential matter relating to property access request; to agree course of action and legal implications.

A request was received from a prospective purchaser of a property adjacent to the Green Chipping to erect an extra property. They enquired about access rights over Town Trust land for its access. Solicitor advice we obtained recommended that we obtain an estimate of costs for a qualified valuer for this. Whether we charge for access will depend on the specific access requested and whether a new access is created or it is on an existing access. The applicant should pay for the qualified valuer costs. Our solicitor fees for dealing with this matter would be £1100 plus vat.

It was resolved to respond to the applicant stating that we would expect payment for access rights.

This would be based on the qualified valuation which the applicant would be expected to pay. The applicant would also be expected to pay our legal costs of £1100 plus vat. Agreed by all. Clerk to contact qualified valuers for estimates.

##  This completed the business of the Town Council at 8.15pm

# Signed………………………………………………………Dated: ……………………………..

Chairman