



Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 9 August 2023.

Councillors present:

Ray Brassington - Chair
Dilys Neill
Michael Vann
Mark Harris

Gary Selwyn –Vice-Chair
Ian Watson
David Cunningham
David Fowles

Daryl Corps
Andrew Maclean

Officers present:

Helen Blundell, Interim Head of Legal Services
Andrew Brown, Democratic Services Business
Manager
Phil Shaw, Business Manager - Development
Management
Caleb Harris, Senior Democratic Services
Officer

Tracey Birch, Career Grade Planner
Ana Prelici, Democratic Services
James Tyson, Tree Officer
Minette Matthews, Assistant Conservation and
Design Officer

225 Apologies

Apologies were received from councillors Julia Judd and Patrick Coleman.

226 Substitute Members

Councillor David Cunningham substituted for Councillor Judd.

227 Declarations of Interest

There were no declarations of interest.

228 Minutes

There was a correction to be made in the list of Members present to add the 'Chair' and 'Vice Chair' titles.

The minutes were proposed by Councillor Maclean and seconded by Councillor Fowles.

RESOLVED: That the Committee APPROVE the minutes, as amended as an accurate record of the meeting held on the 12th July 2023.

Voting record – For – 6, Against 0, Abstentions 4

For	Against	Abstentions
Andrew Maclean		David Cunningham
Daryl Corps		Dilys Neill
David Fowles		Gary Selwyn
Ian Watson		Mark Harris
Michael Vann		
Ray Brassington		

229 Chair's Announcements (if any)

The Chair stated that Councillor Gary Selwyn would be substituting for Councillor Patrick Coleman as Vice-Chair.

The Chair asked that any members who had any additional training needs within their remit as committee members get in touch.

230 Public questions

There were no public questions.

231 Member questions

There were no member questions.

232 23/00003/IND- Tree Preservation Order

The purpose of the report was to consider the making of a Tree Preservation Order in respect of a tree at Swan House Ditch Lane Winson Cirencester Gloucestershire GL7 5ER.

The recommendation was to confirm the creation of the Tree Preservation Order (TPO).

The Tree Officer introduced the report, and outlined the background to the report. The Tree Officer stated that the applicant had objected to the TPO on the grounds of undermining the outbuilding, but that in the Officer's view, damage was not visible.

The Tree Officer stated that the tree was an aged yew tree, which exhibited veteran features, and that its setting within the garden of a traditional large Cotswold house was in keeping with, and enhanced, the Conservation Area.

The ward member, Councillor David Fowles addressed the Committee, supporting the Officer's recommendation.

Member Questions

Members asked if a confirmed TPO could be revisited in the case that further evidence was provided which proved that the outbuilding was undermined. The Officer confirmed that this would be possible.

Members also asked if pruning could be undertaken on a tree with a TPO. The officer stated that it would be possible and typical to such a tree.

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Members asked whether the light in the main dwelling was impacted by the tree, but officers stated that this was not within the remit of the application.

The Committee asked about the state of the tree and asked for detail on what a veteran feature was. The Officer stated the tree would be considered to not be healthily existing. The Officer also explained that a veteran tree was one in which there is normal and natural decay, which provides a habitat to wildlife. The Officer also stated that yew trees were not abnormal in their spread.

Member Comments

Members stated that the tree was estimated to be 300 years old, during which it appeared to have coexisted without undermining the outbuilding.

Councillor Andrew Maclean proposed accepting the officer's recommendation, stating that the risk to the outbuilding was believed to be minimal. Councillor Michael Vann seconded the proposal.

Resolved: To PERMIT the application

Voting record- For- 10, Against- 0 Abstentions- 0

*Cllr Cunningham voted by hand due to an error with the voting system

For	Against	Abstentions
Andrew Maclean		
Daryl Corps		
David Fowles		
Ian Watson		
Michael Vann		
Ray Brassington		
David Cunningham*		
Dilys Neill		
Gary Selwyn		
Mark Harris		

233 23/01490/FUL- Abbey House, Gosditch Street,Cirencester

The application was for the replacement of window with door and erection of external steps at 1 and 7 Abbey House at Abbey House Gosditch Street Cirencester Glos GL7 2QU.

The recommendation was to permit the application.

The Career Grade Planner, as the Case Officer introduced the item. The Case Officer stated that the reason for referral to the Committee was that the applicant was a relative of Councillor Patrick Coleman.

Councillor Mark Harris, the ward member, addressed the Committee and stated that there were no objections, highlighting that the Town Council had provided their support.

Member questions

Members asked why one application had been submitted for two different addresses. The Case Officer explained that the site was a complex of flats.

Member Comments

Councillor Dilys Neill proposed accepting the recommendation.

Councillor Andrew Maclean seconded the recommendation.

RESOLVED: To PERMIT the application

Voting record For 10, Abstentions 0, Against 0

For	Against	Abstentions
Andrew Maclean		
Daryl Corps		
David Fowles		
Ian Watson		
Michael Vann		
Ray Brassington		
David Cunningham		
Dilys Neill		
Gary Selwyn		
Mark Harris		

234 22/00775/LBC- The Old Railway Station, Old Station Car Park, Sheep Street, Cirencester

The application was for essential repairs to building including render repairs, removing modern plaster, roof repairs and replacing fibre cement vertical hung tiles at The Old Railway Station, Old Station Car Park, Sheep Street, Cirencester, Glos., GL7 1QW.

The recommendation was to permit the application.

The Assistant Conservation & Design Office, as the Case Officer on the application introduced it, and stated that some repairs to the building did not require a Listed Building Consent (LBC).

The Case Officer explained that the main reason behind the application was to rebuild the 20th Century repair with more suitable replacement materials. The aim was to make the building weatherproof with materials that were more compatible with the historic fabric of the building.

The ward member, Councillor Ray Brassington, did not address the Committee.

Member Questions

Members asked if improving the energy efficiency was considered as part of the application. The Conservation Officer explained that this was explored, but could not be incorporated as the use was currently not known and stated that would be explored at a later date.

The Committee requested details on the materials of the roof. The Officer stated that it would be slate to match the existing roof material.

Members asked whether there was a risk that the building could collapse upon carrying out the works. The Officer stated that structural surveys were carried out to mitigate this risk.

Members discussed the preservation of the historic building and energy efficiency measures, at which point the Planning Business Manager explained that since the applicant was the Council, the Council had a role as the applicant, which was outside of the Committee's remit in ensuring the Council Decision making.

It was suggested that the Overview and Scrutiny Committee receive an update on the work and plans for use. The Chair noted that this was not a matter for the Planning and Licensing Committee.

Comments

Councillor Mark Harris proposed permitting the application, noting that a previous application for this site was 42 years ago, and therefore this new effort to conserve the building was very welcome. Councillor David Fowles seconded the proposal.

RESOLVED: To PERMIT the application

Voting Record For 10, Against 0, Abstentions 0

For	Against	Abstentions
Andrew Maclean		
Daryl Corps		
David Fowles		
Ian Watson		
Michael Vann		
Ray Brassington		
David Cunningham		
Dilys Neill		
Gary Selwyn		
Mark Harris		

235 Sites Inspection Briefing

Councillor Harris gave his apologies for the Sites Inspections Briefing (if it was needed) due to earlier commitments on the day.

236 Licensing Sub-Committee

Councillor Dilys Neill gave her apologies for the Licensing Sub-Committee. The Chair encouraged her to arrange a substitute as soon as possible.

The Meeting commenced at 2.00 pm and closed at 2.47 pm

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Chair

(END)