



Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 11 September 2024

Members present:

Patrick Coleman - Chair
(acting)
Dilys Neill
Michael Vann
Mark Harris

Ian Watson
Gary Selwyn
Julia Judd
David Fowles

Daryl Corps
Andrew Maclean

Officers present:

Helen Blundell, Interim Head of Legal Services
Andrew Brown, Democratic Services Business
Manager
Richard McEllistrum, Interim Development
Management Manager
Justin Ayton

Kristina Carter, Career Grade Planner
Mark Fisher, Planning Case Officer
Ana Prelici, Governance Officer
Kira Thompson, Election and Democratic
Services Support Assistant

37 Apologies

Apologies were received from the Chair of the Committee, Councillor Ray Brassington. The Vice-Chair, Councillor Patrick Coleman, took the chair in his absence.

38 Substitute Members

There were no substitute members.

39 Declarations of Interest

There were no declarations of interest.

40 Minutes

The minutes of the meeting held on 7 August 2024 were approved with no amendments.

RESOLVED: To APPROVE the minutes of the meeting held on 7 August 2024.

41 Chair's Announcements

The Chair had no announcements.

42 Public questions

There were no questions from members of the public.

43 Member questions

There were no questions from Members.

44 Gambling Act 2005 Statement of Principles (Policy) Review 2024

The Business Manager for the Environmental, Welfare and Revenue Service introduced the report. They explained that the Council was required to review the policy once every three years. The Business Manager explained the amendments to the report, which were minor.

Members discussed the report;

- The Business Manager explained that statutory guidance required the Council to consult on its Gambling policy once every three years regardless of the extent of changes.
- A member referred to a previous full Council resolution to not allow casino licenses. They suggested that this could be reviewed the next time the policy was reviewed.

Councillor Mark Harris proposed accepting the recommendations. The proposal was seconded by Councillor David Fowles.

RESOLVED: That the Planning and Licensing Committee

1. NOTE the draft Statement of Principles at Annex A; and,
2. APPROVE that a consultation exercise be carried out to seek the views of the trade and relevant stakeholders on the revised Policy.

Voting record- For 10, against 0, abstain 0

Approve Recommendations (Resolution)		
For	Patrick Coleman, Daryl Corps, David Fowles, Mark Harris, Julia Judd, Andrew Maclean, Dilys Neill, Gary Selwyn, Michael Vann and Ian Watson	10
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

45 24/00834/FUL - Wyck Cottage, Wyck Rissington

In introducing the application, the Chair stated that the Committee would be taking the first and second applications as one item. This was because the applications constituted the full planning permission and listed building consent for the same building works.

The application was for the planning permission and listed building consent associated with the erection of a single-storey rear extension to replace existing and associated works at Wyck Cottage, Wyck Rissington, GL54 2PN.

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A representative from the Parish Council, Peter Watson, addressed the Committee. He explained that he was not a Councillor, but represented Wyck Rissington Parish Council as the Chair of its Planning Advisory Group. He said that the extension would be an improvement to the 1990s conservatory in place and would not add substantial mass.

The applicant, Andrew Lathe, addressed the Committee. He highlighted the improvement to residential amenity of the property from replacing the existing conservatory.

Councillor Andrew Maclean, the ward member, addressed the Committee raising points about the increased energy efficiency of the building.

The Case Officer introduced the report.

Member Questions

Members asked questions of the officers, which were responded to in the following way:

- In response to a question over why there was no mention of the removal of the existing wall in the report, the Case Officer explained that the loss of masonry on this elevation was referred to in the report. The Senior Conservation Officer explained that this was an original, but contemporarily altered wall.
- In response to a question on the design of the application, the Case Officer and the Senior Conservation Officer explained that the design objections were to the flat roof, which was deemed incongruent in design.
- In providing further details on the design, the Senior Conservation Officer explained that in 2022, the Council had consented to an enlarged extension, and this application was larger than that one. They also explained that the flat-roofed design and scale was modern looking and visually dominant, therefore inappropriate for the listed building. They stated that there were no objections to the materials used.
- Earlier in the meeting, the Ward Member had stated that the change of materials from a glass conservatory to a wooden structure would improve the energy efficiency of the building. Members discussed this, and the Senior Conservation Officer stated that they believed that changing the materials would achieve energy efficiency, and they would not object to this provided that the extension was of an appropriate size and scale.
- Expanding on the discussion over energy efficiency, the Case Officer stated that this did not constitute a public benefit in the context of the National Planning Policy Framework (NPPF).

Member comments

In discussing the application, Members made the following comments;

- It was stated that the permission granted in 2022 was an acceptable and viable alternative to this application.
- The removal of the back wall would cause harm to the listed building.

Councillor David Fowles proposed a site visit, which might be beneficial to understanding the application prior to a decision being made. Upon being seconded, this was taken to a vote.

Councillor Julia Judd proposed refusing both applications, as per the officers' recommendation. She stated that while the energy efficiency benefits were admirable, the design was not in keeping with the appearance of the listed building. She said that the applicant's agent should have sought pre-application advice on the matter, referencing the regrettable design of the extension.

After discussion, Councillor Judd agreed to add the loss of the historic fabric as a reason for refusal, as this was mentioned in the body of the report but not listed as the reasons for refusal. The proposal, as amended was seconded by Councillor Michael Vann.

RESOLVED: To REFUSE the applications.

24/00834/FUL - Wyck Cottage, Wyck Rissington- Refuse (Resolution)		
For	Patrick Coleman, Daryl Corps, Mark Harris, Julia Judd, Dilys Neill, Gary Selwyn and Ian Watson	7
Against	Andrew Maclean and Michael Vann	2
Conflict Of Interests	None	0
Abstain	David Fowles	1
Carried		

24/00834/LBC - Wyck Cottage, Wyck Rissington- Refuse (Resolution)		
For	Patrick Coleman, Daryl Corps, Mark Harris, Julia Judd, Dilys Neill, Gary Selwyn and Ian Watson	7
Against	Andrew Maclean and Michael Vann	2
Conflict Of Interests	None	0
Abstain	David Fowles	1
Carried		

24/00834/FUL - Sites Inspection Briefing (Resolution)		
For	Patrick Coleman, Daryl Corps, David Fowles and Michael Vann	4
Against	Mark Harris, Julia Judd, Andrew Maclean, Dilys Neill, Gary Selwyn and Ian Watson	6
Conflict Of Interests	None	0
Abstain	None	0
Rejected		

46 24/00835/LBC - Wyck Cottage, Wyck Rissington

This item was dealt with as part of the prior agenda item.

47 24/01915/SPANOT - Prior Approval Notification (Solar Panels) Cirencester Leisure Centre

The Case Officer introduced the item, explaining that prior approval was needed due to the generation of more than 50kW of power. The site of the application was owned by the Council, which was the reason for referring the application to the Committee.

The application was for the Prior Approval for the Installation of 676 roof mounted solar PV panels with a total installed capacity of 300.82kWp on Cirencester Leisure Centre roof at Cotswold Leisure Centre, Old Tetbury Road, Cirencester, Glos, GL7 1US.

The application was briefly discussed, and the Case Officer confirmed that the panels would be made of a non-reflective material. Members also welcomed the green energy production resulting from the proposals.

Councillor Mark Harris proposed approving the application and Councillor Julia Judd seconded the proposal.

RESOLVED: to APPROVE the application.

24/01915/SPANOT - Prior Approval Notification - Approve (Resolution)		
For	Patrick Coleman, Daryl Corps, David Fowles, Mark Harris, Julia Judd, Andrew Maclean, Dilys Neill, Gary Selwyn, Michael Vann and Ian Watson	10
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

48 24/01689/LBC - Corinium Museum Cirencester

The application was for works including gutter repairs, and roof structure repairs. Alterations to chimney, rooflights and rainwater goods at the Corinium Museum, Park Street, Cirencester, Glos, GL7 2BX. The application was referred to the Committee as the Council was the applicant.

The Case Officer introduced the application. They explained that there was no loss of historic fabric to the application, and it would fix the damage to the roof and gutters. All materials would be replaced like for like, with the exception of oak which would be used instead of elm due to availability. The Case Officer explained that sheep's wool would be used to insulate the roof.

Members briefly discussed the report, stating that the work to protect the property was welcome, particularly the change of insulation material to one that was more appropriate for a historic building.

Councillor Mark Harris proposed approving the application.

Councillor Gary Selwyn seconded the proposal.

RESOLVED: To APPROVE the application.

24/01689/LBC - Corinium Museum Cirencester- Approve (Resolution)		
For	Patrick Coleman, Daryl Corps, David Fowles, Mark Harris, Julia Judd, Andrew Maclean, Dilys Neill, Gary Selwyn, Michael Vann and Ian Watson	10
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

49 Sites Inspection Briefing

There was no sites inspection briefing required at the time of the meeting.

50 Licensing Sub-Committee

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The Governance Officer confirmed that a meeting of the Licensing Sub-Committee (Taxis, Private Hire and Street Trading Consent) would be required on 26 September 2024.

The Meeting commenced at 2.00 pm and closed at 4.00 pm

Chair

(END)