

DEVELOPMENT CONTROL COMMITTEE

2 April 2019

6.00 pm –7.42 pm
 Council Chamber, Ebley Mill, Stroud

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Minutes

Membership

Councillor Tom Williams (Chair)	P	Councillor Haydn Jones	P
Councillor John Marjoram (Vice-Chair)	P	Councillor Steve Lydon	P
Councillor Martin Baxendale	P	Councillor Karen McKeown	P
Councillor Dorcas Binns	P	Councillor Jenny Miles	A
Councillor Miranda Clifton	A	Councillor Jessica Tomblin	P
Councillor Nigel Cooper	P	Councillor Mark Reeves	P

P = Present A = Absent

Officers in Attendance

Planning Manager	Senior Planning Officers
Development Manager	Solicitor & Deputy Monitoring Officer
Team Manager	Democratic Services Officer

Other Members in Attendance

Councillors Davies, John Jones, Tim Williams and Pickering.

DC.068 APOLOGIES

Apologies for absence were received from Councillors Clifton and Miles.

DC.069 DECLARATIONS OF INTEREST

Councillor Lydon declared that he would be speaking as a Ward Member in respect of land at 27 High Street, King Stanley, scheduled item DC.071 and would not debate or vote on the item.

DC.070 MINUTES – 19 FEBRUARY 2019

RESOLVED That the Minutes of the meeting held on 19 February 2019 are accepted as a correct record.

DEVELOPMENT CONTROL PLANNING SCHEDULE

Representations were received and taken into account by the Committee in respect of applications:

1	S.18/2640/FUL	2	S.18/1351/FUL	3	S.18/2502/FUL
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Late pages relating to items 4.2 and 4.3 on the schedule had been circulated to Committee prior to the meeting.

DC.071 LAND AT 27 HIGH STREET, KINGS STANLEY (S.18/2640/FUL)

The Planning Officer informed the Committee that this was a revised application for 2 dwellings, on part of the site. The previous application was for development on the whole of the site. Officers were now recommending permission.

Councillor Lydon, speaking as Ward Councillor, reminded Members that this was the third time that an application for the site had been considered. He stated that he endorsed fully the public comments; the site was too small, difficulties with access and exit from the site and he supported the Parish Council's view for a bungalow on the site in preference to houses.

Mr Laurie Hall, Chair of Kings Stanley Parish Council spoke against the application. The Parish Council expressed concerns about over development of the site and the way that the proposed buildings would overlook neighbouring properties. He added that the Parish Council had hoped that the application would be for a bungalow.

A resident Sue Parsons spoke in opposition to the application and stated that the application was broadly the same as the one previously discussed. The upstairs windows would overlook the gardens of other properties. There were also concerns about right of access to the shared driveway for drainage and sewers.

Matthew Webb, the applicant said that there had been discussions with Planning Officers and he believed that the application conformed to all planning conditions. The south facing rooms would be bathrooms with obscure glass. In respect of the suggestion of bungalows; these would not represent the built form of the area. He stated that there was a demand in the area for smaller houses suitable for first time buyers or older people.

In response to questions from Members the Planning Officer confirmed that the issue of access to drainage and sewers via a shared driveway was not a planning matter but would be a civil matter and the new plans provided a revised internal layout with the bathrooms to the south of the property.

The Planning Manager recommended that Condition 7 be amended to state that the obscure windows would be non-opening.

Councillor Cooper proposed a Motion to accept Officers' advice; with the amendment to Condition 7, this was seconded by Councillor Jones.

On being put to the vote there were 8 votes for and 1 vote against.

RESOLVED To grant application S.18/2640/FUL, with the amendment.

**DC.072 WESTEND COURTYARD, GROVE LANE, WESTEND
(S.18/1351/FUL)**

Planning Officers informed the Committee that the application had been revised to reduce the extent of the development. In 2012 the former Dutch barn had been converted to light industrial use. There had been a further extension in 2015 to provide offices. The Planning Officer advised that the plans with the order papers were incorrect and presented the correct plans to Committee showing the new access.

Replying to Members' questions from the Ward Councillor the Planning Officer advised that the gates and stock fencing had been changed to provide a stronger boundary treatment. The Ward Councillor also expressed concern about the additional traffic along Grove Lane and Condition 5.iv wheel washing.

Patricia Smart, agent for the applicant, speaking in support of the application said that this was a small employment site and would support local micro businesses in an area where there was a shortage of similar small units at competitive prices.

Members asked if there could be a condition to preclude further development of the site. The Planning Officer replied that such a condition could not be applied; however the proposal in front of Members was for a smaller development than originally proposed.

In response to questions about access to the fields, the Planning Manager advised that the land was in the ownership of the applicants and it was, therefore, a decision for them as to how they would access the land.

Councillor Marjoram proposed a Motion to accept Officers' advice, this was seconded by Councillor Cooper.

On being put to the vote there were 8 votes for and 2 votes against.

RESOLVED To grant permission for application S.18/1351/FUL.

**DC.073 LAND AT MIDDLE LYPIATT COTTAGE, MIDDLE LYPIATT, STROUD.
(S.18/2502/FUL)**

The Planning Officer presented the application for a 'glamping' site situated to the south east of the dwelling Middle Lypiatt Cottage within an extensive area of land. The proposal would provide three 'glamping' tents on permanent wooden platforms with associated works.

Speaking in support of the application, Ward Councillor Tim Williams welcomed the application and its support for the local rural economy as per NPPF 83. It would improve and encourage access to the countryside and give tangible benefit to the economy. He said that there would be minimal impact on the surrounding countryside and that a holistic view of the application should be considered.

The applicant, Martin Thomson said that the small 'glamping' business would be a boost to the local economy and support tourism. He stated that the tents would be manufactured in Stroud.

Members expressed the view that they would not want to see more than three tents on the site due to the potential impact on the environment and ecology. Planning Officers

stated that they would have great concern if there were to be further developments on the site.

Members stated that if approved then they would wish to grant delegated authority to Officers to agree the 'red line' and defined location for the tents and parking arrangements.

Planning Officers outlined the local and national planning policies which applied to the application.

Councillor Baxendale proposed a Motion to grant permission, with delegated authority to the Planning Manager, in consultation with the Chair and Vice-Chair of Committee to agree the tree planting, hedging enforcement to reduce landscape impact, appropriate planning conditions including but not limited to the number of units and then amend the red line plan to just the area required for the three glamping tents. This was seconded by Councillor Cooper.

On being put to the vote the Motion was unanimously carried.

RESOLVED To grant permission to S.18/2502/FUL, subject to the delegated decisions agreed above.

The meeting closed at 7.42 pm.

Chair