



# STROUD DISTRICT COUNCIL

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## DEVELOPMENT CONTROL COMMITTEE

4 June 2019

6.00 pm – 7.03 pm  
Council Chamber, Ebley Mill, Stroud

# 3

### Minutes

#### Membership

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

P = Present    A = Absent

#### Officers in Attendance

Planning Manager

Senior Planning Officer

Planning Officer

Development Manager

Solicitor & Deputy Monitoring Officer

Democratic Services & Elections  
Officers

#### Other Members in Attendance

Councillor Tipper was in attendance.

#### DC.001      APOLOGIES

Apologies for absence were received from Councillors Binns, Reed and Reeves.

#### DC.002      DECLARATIONS OF INTEREST

There were none.

#### DC.003      MINUTES – 2 APRIL 2019

**RESOLVED** That the Minutes of the meeting held on 2 April 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.18/1869/FUL	2	S.19/0418/HHOLD
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Late pages relating to item 4.1 on the schedule had been circulated to Committee prior to the meeting.

### **DC.004 THE ERECTION OF THREE DWELLINGS ON LAND AT 8 WESTEND, CAM (S.18/1869/FUL)**

The Planning Officer presented the application for 3 dwellings, 1 detached and 1 pair of semi detached properties, on the land to the rear of 8 Westend. The proposal would include an access road, 2 parking spaces for each of the dwellings including the existing dwelling, a visitor parking space and a turning area. It would also involve the removal of a side element of the existing property at 8 Westend. The access and parking arrangements had been approved by the Highway Authority, the ecology report had been assessed by the Biodiversity Officer and conditions were recommended in both cases. The late pages that had been circulated included changes as follows: an additional condition regarding sustainable drainage systems, proposal to remove condition 11 because a signed unilateral undertaking which would cover the condition had been received and a proposal to strengthen condition 12 to include retention of existing hedgerows and boundary planting.

Councillor Brian Whatling the Chair of Planning and Highways Committee at Cam Parish Council spoke in opposition to the application on the basis of overdevelopment.

A resident Victoria Gray spoke against the application and stated that 6 new houses are already being built in the area. She stated that the design of this application had received over 30 different objections. The removal of the trees and hedgerows would be an invasion of privacy, the historic use of the site as a market garden and orchard was also referred to and that the change in use of the land could affect people and wildlife. There were also concerns raised with the cramped living space provided, the design and appearance not being in keeping with the local surroundings, and access for emergency services.

The applicant Richard Crosby thanked the Committee for visiting the site in person, and advised that the site they visited was his home of 20 years. He advised that the plots were 200ft long and approximately 0.2 of an acre per property and that it would not be overdeveloped. The owners' available land would be used as a building site and parking, power and water would be provided from the existing property and the access would be completed first to allow the minimum of noise and impact on the neighbours.

In response to questions from Members the Development Manager advised that the trees on the site were not protected, as they were not in a Conservation area or subject to Tree Preservation Orders, however the Case Officer did discuss the site with the Tree Officer who advised that the trees were not worthy of preservation.

Questions were also asked by Members regarding the access to the property. The Development Manager confirmed that the Local Highway Authority had been out on site and had raised no objections.

The Development Manager explained Condition 12 further, the original condition stated that prior to the development being brought into use details of a hard and soft landscaping scheme would be submitted to the Local Planning Authority for approval. The amendment to the condition strengthened this by ensuring that the existing boundary landscaping is also retained. It was also confirmed that Condition 14 referred to the physical appearance of the building and that no additional openings (doors and windows) would be allowed.

The Planning Manager advised that if Members would prefer they could separate out Condition 12 into two parts to further strengthen the retention of the existing boundary treatment rather than include it in the general landscaping condition.

Councillor Cooper proposed a Motion to accept Officers' advice subject to the inclusion of a separate condition to cover the boundary treatment; this was seconded by Councillor Miles.

On being put to the vote there were 6 votes for and 3 votes against.

**RESOLVED To grant permission for application S.18/1869/FUL subject to amendment as laid out in the minutes above.**

Councillor Marjoram left the meeting.

**DC.005      PROPOSED REAR EXTENSION TO 46 COTSWOLD GREEN, STONEHOUSE, GLOS (S.19/0418/HHOLD)**

The Senior Planning Officer presented the application for the erection of a 2 storey rear extension and a single storey sloping roof element onto an existing 2 storey semi detached dwelling at 46 Cotswold Green, Stonehouse. The proposal had been revised to reduce the size of the extension and move it further away from the boundary. Officers advised the Committee that similar extensions had been granted on the same road.

A neighbour spoke to advise that he was not against the application as similar extensions could be seen on other properties on the road.

Members asked for further clarification on the changes that had been made to the application. The Senior Planning Officer advised that the original application was just under 1.5 metres from the boundary and entirely 2 storey. The new proposal is now 2 storey with a single storey element that is 2.4 metres in height. The height is the same as the existing fence which addressed concerns of an overbearing impact and loss of light. Similar developments on the same road are 2 metres and 2.3 metres from the boundary, they protrude further out than the proposed development and therefore the loss of light impact would be greater.

The Senior Planning Officer confirmed the differences between the proposed extension and the existing extension of the next door property. The proposed extension is protruding 4 metres and is 7.2 metres to ridge whereas the existing extension next door is 4.2 metres out and 7.1 metres to ridge.

Councillor Clifton proposed a Motion to accept Officers' advice, this was seconded by Councillor Haydn Jones.

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

**RESOLVED To grant permission for application S.19/0418/HHOLD.**

The meeting closed at 7.03 pm.

Chair