



STROUD DISTRICT COUNCIL

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DEVELOPMENT CONTROL COMMITTEE

23 July 2019

6.00 pm – 7.50 pm
Council Chamber, Ebley Mill, Stroud

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Minutes

Membership

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

P = Present A = Absent

Officers in Attendance

Head of Development Management	Senior Planning Officer
Principal Planning Officer (Major Sites)	Solicitor & Deputy Monitoring Officer
Development Team Manager	Democratic Services & Elections Officer

Also in Attendance

A representative from Gloucestershire County Council Highways Department.

Other Members in Attendance

Councillors Craig, Davies, Green, Pickering and John Jones.

DC.009 APOLOGIES

An apology for absence was received from Councillor Reed.

DC.010 DECLARATIONS OF INTEREST

Councillor Haydn Jones declared interests in both Applications. Schedule Item 4.1 - he had an association with the landowner and then became involved with Slimbridge Parish Council. Schedule Item 4.2 - he had a non-pecuniary sensitive personal interest. He left the Council Chamber and did not participate.

DC.011 **MINUTES – 4 AND 12 JUNE 2019**

Members agreed with the minutes of 4 June 2019.

Councillor Cooper proposed an amendment to page 6 of the document pack; minutes of 12 June 2019 suggesting the insertion of the following words at the end of the penultimate paragraph. *“No consideration or regard should be made to the canal or any contribution towards the canal in considering this application because it has been quite clearly spelt out there is little or no impact from the Planning Officers’ point of view on the IHCA and therefore should not form part of your consideration.”*

His reasons for the amendment were that this referred to the advice given by the Solicitor who instructed Committee to ignore the issue of the canal immediately before debate and the amendment would reflect this.

Committee supported the amendment.

RESOLVED That the Minutes of the meetings held on 4 and 12 June 2019 are accepted as a correct record, with the above amendment.

DEVELOPMENT CONTROL PLANNING SCHEDULE

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

1	S.19/0181/FUL	2	S.19/0760/FUL
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Late Pages relating to Scheduled Items 1 and 2 had been circulated to Committee prior to the meeting.

DC.012 **LAND AT KINGSTON ROAD, SLIMBRIDGE, GLOS (S.19/0181/FUL)**

The Senior Planning Officer presented the Application for the creation of a car park, drawing attention to the revised plan in the Late Pages.

Councillors Green and Craig were both supportive of the Application because at the moment cars parked everywhere and the car park would provide parking. The issue of residents on canal boats living permanently on their boats could be addressed by the Canals Trust.

Councillor Philip Garrett, Chair of Slimbridge Parish Council acknowledged that there were parking issues and there was congestion. The opportunity arose for the Parish Council to lease land for the parking of 42 vehicles. A Road Traffic Order for the double yellow lines to be painted on the roadside would be applied for once the car park is in situ.

Ian Hamilton represented the Shepherds Patch Residents Association who opposed the Application, stated that traffic problems are mainly at weekends and Bank Holidays; the proposal was not fit for purpose. The main beneficiary would be The Tudor Arms. He posed a question for the committee to consider, who would Police the double yellow lines?

Speaking in support of the Application were two local residents, Christopher Blackstone and Peter Rock (owner of the Tudor Arms). Confirming that the current parking was very dangerous with people parking on bends and grass verges.

In response to questions the Senior Planning Officer confirmed the following:-

- Condition 9 related to a height restrictor barrier which as part of discharge of that Condition would need to be agreed.
- Condition 7 related to the management (including opening hours) for the car park. A detailed Management Plan would be submitted as part of discharging that Condition.

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

Councillor Marjoram was impressed with the work that had been undertaken by the Parish Council.

Councillor Cooper acknowledged how hard Slimbridge Parish Council had worked on addressing road safety.

During debate Councillor Tomblin requested a further Condition was added to the Application requiring specific detail on the height of the entrance and the opening and closing times of the car park.

The Head of Development Management confirmed that the details to be supplied as part of Condition 7 (which Councillor Tomblin wanted the specific detail included now) had not been agreed although this could be clarified with the Parish Council, if the Committee was minded to accept this amendment then her recommendation would be that authority be delegated to her in consultation with the Chair and Vice-Chair of Committee to address the details of that Condition.

Councillor Marjoram agreed, however, Councillor Cooper, did not agree with the proposed Condition because Slimbridge Parish Council would take these matters into account when they submitted their Management Plan, commenting that Committee should not dictate.

Councillor Tomblin, accepted Councillor Cooper's explanation and withdrew her proposal.

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

RESOLVED To grant permission for application S.19/0181/FUL.

The meeting adjourned at 6.40 pm and reconvened at 6.47 pm.

**DC.013 LAND TO THE EAST OF HIGH GREEN, LONGNEY, GLOS
(S.19/0760/FUL)**

The Principal Planning Officer (Major Sites) presented the Application for the construction of a solar park. He confirmed that the panels could cover an area of approx 30 hectares and he was happy with the revised scheme with its landscape enhancements.

A photomontage taken from a key viewpoint from the south showed the layout and the landscaping, with internal hedges being 3m – 4m in height and outer hedging 5m in height illustrating year 1 and year 5 impacts.

Concerns regarding the impact on the highway for construction traffic would be addressed in Condition 13, there would be one route taken; a map was displayed showing the route. The land would be restored after the 30 year period (Condition 4).

Updates had been received and circulated in Late Pages, including the drawing numbers outlined in Conditions 2 and 5 to reflect the drawings; Condition 20 regarding an unexploded ordnance survey.

Councillor Williams asked the Chair why Councillor Pickering was being allowed to address Committee.

The Chair clarified that Councillor Pickering was attending to answer questions as he was familiar with climate change. As Chair he could invite a non-Committee Member to speak as a guest. But he was happy for Committee to decide.

Councillor Cooper's concern was that if Councillor Pickering addressed Committee it may jeopardize the decision and lead to a legal challenge and thought it inappropriate.

Upon taking advice, the Chair invited the Committee to decide whether Councillor Pickering should address the Committee by vote.

Councillor Cooper proposed a Motion to vote on whether Councillor Pickering should be allowed to address the Committee; this was seconded by Councillor Williams.

On being put to the vote there were 7 votes against Councillor Pickering addressing Committee and 3 votes for him addressing Committee with 0 abstentions.

As the proposed HGV construction route also went through two neighbouring Parishes the Chair had invited Councillors representing the Severn Ward to speak. Members confirmed that they were happy for them to speak.

Councillor Davies was speaking on behalf of Councillor Mossman, who was unable to attend. The Parish was resigned that there would be a solar farm but had concerns regarding construction traffic and suggested that the use of the canal would be a greener option for transportation. They would oppose if there was not a good Highway Plan.

Councillor John Jones spoke on behalf of both Frampton-on-Severn and Fretherne-with-Saul Parish Councils emphasizing their concerns. Due to the very restricted nature of the roads he suggested that four extra items were included within Conditions; householder notification letters, escort vehicles, any damage repaired and strict adherence to approved route.

Councillor Louise Everett represented Longney and Epney Parish Council. They noted the reduced size of the proposal but still had some serious concerns regarding the Application e.g. the height of the panels, the transport route, and possible use of the canal to transport the panels. She asked that an additional Condition be added to the Application. Finally stating that 70 of the 78 supportive comments the Council had received regarding the Application had been from people who lived outside of the Parish.

There were no speakers opposing the Application.

Andrew Cook, the Agent, outlined his reasons for the Application to be granted, which included ES2, supporting the Government's Lower Carbon Future and the Council's commitment to tackling climate change and working towards a Carbon Neutral District by 2030. The landscape impact has been reviewed and the County Highways had not raised any objections.

Councillor Cooper questioned what the benefit was to the community under ES2, paragraph 4.

The Principal Planning Officer answered Members' questions and confirmed that:-

- The scheme included an educational area and information boards but there were no financial benefits to the local communities.
- A previous Application (for a larger farm on the site) was currently being appealed. This Application was to be treated separately.
- The archeological sensitive areas were highlighted on a drawing. The solar panels in these areas would be placed on concrete sleepers on the ground to protect the site.
- In 30 years time the site would be cleared at the expense of the Applicant or the landowner, this would be enforceable by the Condition.
- If the Applicant wanted to make any variations to the Application these would require a separate planning application.
- Condition 13 covered the time of the traffic and discussions have taken place with the Agent who confirmed they would avoid peak times.
- The panels would be a maximum 3m in height but the natural gradient of the land would vary this.
- Compared to other sites solar panels have been up to a maximum of 3m, 2.7m and 2.6m in height. The panels are 4m in length.
- The outer hedges of the site would be 5m and the inside hedges between 3m – 4m.
- For the first few weeks there would be more vehicle movements, approximately 6 per day and then they would be less frequent.
- Materials would be placed in a compound, a plan showing the location was displayed.
- The site was a Second World War historical site and there may be unexploded munitions. This is why an unexploded ordnance survey is recommended as a Condition.
- The maintenance of the boundary hedges was included in Condition 9.

Councillor Lydon proposed a Motion to accept the Officers' advice updated by late pages, this was seconded by Councillor Binns.

The proposer noted that the area on the Application had been reduced and respected the concerns of the local residents regarding traffic on the narrow roads but trusted the Conditions that had been attached to the Application.

Members debated the Application, stating their differing views.

Councillor Clifton asked if an extra clause could be added to Condition 13 to ensure that the HGV movements avoided the rush hours in the mornings and afternoons.

The Chair asked the Proposer and Secunder, if they would agree to add this and they both agreed to add this to their Motion.

On being put to the vote there were 9 votes for and 1 vote against with 0 abstentions to the substantive Motion.

RESOLVED To grant permission for application S.19/0760/FUL, together with the updated and addition Conditions contained within the late pages and an additional clause to condition 13 to avoid rush hour traffic.

The meeting closed at 7.50 pm.

Chair