



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB

Tel: (01453) 754 351/754 321

www.stroud.gov.uk

Email: democratic.services@stroud.gov.uk

DEVELOPMENT CONTROL COMMITTEE

15 October 2019

6.00 pm – 20.34 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	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
Development Manager
Housing Strategy & Community
Infrastructure Manager
Highways Representative

Solicitor & Deputy Monitoring Officer
Planning Officer
Senior Planning Officer
Democratic Services & Elections Officer

Other Members in Attendance

Councillor Young

Councillor Baxendale, the Chair, advised the Committee that this would be the Development Manager's last Development Control Committee as he was starting a new position at Worcester City Council. He thanked the Development Manager on behalf of the Committee for all his hard work over the years.

DC.021 APOLOGIES

There were none.

DC.022 DECLARATIONS OF INTEREST

There were none.

DC.023 **MINUTES – 3 SEPTEMBER 2019**

RESOLVED That the Minutes of the meeting held on 3 September 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.18/2698/FUL	2	S.10/2513/FUL	3	S.19/0609/DISCON
4	S.19/0831/REM	5	S.19/1122/REM		

Late Pages relating to Scheduled Item 1 had been circulated to Committee prior to the meeting and were also available at the meeting.

DC.024 **LAND AT MIDDLE HILL, CHALFORD HILL, STROUD, GLOS**
(S.18/2698/FUL)

The Senior Planning Officer introduced the application for full planning permission for the erection of 31 new dwellings, it was confirmed that the application had been put forward as a Rural Exception Site under Policy HC4 due to the site being outside the defined Settlement Limits of Chalford. To comply with this Policy, a slight majority of affordable housing had been proposed. Since the last Committee on 3 September 2019 Highways had confirmed that the revised scheme was now at adoptable standards.

Councillor Young, Ward Councillor for Chalford, outlined reasons for refusal. It was stated that the site did not meet the requirements of Policy HC4, the proposed mix of housing was different to the mix suggested by the Housing Needs Survey carried out in 2014 and therefore the identifiable need would not be met by the proposed development. She also stated that 6 of the residents that completed the survey, who had an identified need for affordable accommodation, were under the age of 18. Councillor Young also advised that people would be unable to walk to local services or use public transport and would therefore rely on the use of a car, which would not be sustainable. She also raised concerns that the developer would request to reduce the amount of affordable housing in the future due to financial problems.

The Housing Strategy and Community Infrastructure Manager stated that she understood the concerns surrounding the number of affordable housing units being reduced but advised that the site was being promoted by a Housing Association who would have no motivation to reduce the amount of affordable housing.

Councillor Paul Lilly, Chair of Chalford Parish Council advised that Chalford Parish Council strongly objected to the application. He stated that they did not believe the site met the criteria to be classed as a Rural Exception Site and therefore the application should be refused. He also referred to Policy ES7 that states major development in the Area of Outstanding Natural Beauty (AONB) will only be permitted in exceptional circumstances and that the circumstances for this application were not exceptional.

Martin Leach a resident of Chalford Parish also raised objections to the application. He stated that there had been an application in 2016, for conversion of a stable block to one dwelling, which had been rejected and also rejected at appeal. The report of the independent inspector stated that they were concerned by the detrimental impact on the

AONB and the reduction of separation between the existing settlements. He also stated that the village needed additional work opportunities and not additional housing.

Barry Wood, Executive Director of the Green Square Group spoke on behalf of the applicant in support of the application. He advised that Green Square Housing Association built on average 300 new affordable homes each year to try and meet the need for affordable housing. It was confirmed that if the Committee granted approval, the affordable homes would be owned and managed by the regulated Housing Association Green Square Group.

Councillor Marjoram questioned the sustainability of the site. The Senior Planning Officer advised that Chalford was a Tier 3 Settlement and that it was therefore restricted in the level of amenities available, however the Local Plan states that there is potential to build affordable housing in Tier 3 Settlements. It was also advised that there was a bus service to Stroud and the site was adjacent to the Settlement Boundary.

Councillor Lydon stated that as a District Councillor they needed to look at the wider perspective of the shortage of housing and asked a question regarding the cost of the affordable housing. The Housing Strategy and Community Infrastructure Manager confirmed that affordable rent would be 20% discount from full market rent, however they would look to cap this at local housing allowance levels. It was also stated that the first priority would be given to people with a strong connection to Chalford Parish and second priority would be given to people with a strong connection to adjoining parishes before it cascaded to the rest of the district.

Councillor Binns asked for confirmation of the location of the local amenities. The Highways Representative ran through walking times to local amenities and confirmed that there would be a robust travel plan that would be entered into by the applicant and that he was satisfied that there would be public transport that would allow someone to be employed and rely on the service to travel to work.

Councillor Cooper asked questions regarding the Housing Needs Survey. The Housing Strategy and Community Infrastructure Manager confirmed the survey had been carried out by Gloucestershire Rural Community Council who are a charitable organisation and used a standard methodology to undertake the surveys. In response to a question from Councillor Jones it was confirmed that in the future the affordable housing will be let using the same criteria and this will be tied into the Section 106 planning agreement.

In response to a question from Councillor Jones, the Senior Planning Officer confirmed that there would be public benefit with the 16 affordable houses and that a landscape impact assessment had been carried out.

Councillor Clifton asked whether the Settlement Boundary would be moved to include the proposed dwellings. The Development Manager advised that this would not be necessary or desirable.

Councillor Lydon proposed a Motion to accept Officers' advice; this was seconded by Councillor Williams.

Members debated the sustainability of the site, the impact on the AONB and the need for affordable housing.

On being put to the vote there were 6 votes for and 5 votes against.

RESOLVED To Grant Permission for Application S.18/2698/FUL.**DC.025 CROFT FARM, UPTON HILL, UPTON ST LEONARDS, GLOS
(S.10/2513/FUL)**

The Planning Officer presented the application for a replacement dwelling and new access. It was stated that the basement is now a listed structure and the proposed building had been designed to provide protection to the listed structure. It was also advised that at a previous site visit bats had been found in the basement, there had been a delay to allow an ecology survey to be carried out. A suitable mitigation scheme had now been proposed by condition.

Councillor Cooper confirmed that although it was in his Ward he would be speaking as a normal Member of Committee rather than as a Ward Councillor.

Martin Smith, a resident of Upton St Leonards Parish expressed concerns for the application and advised that although he was surprised that an application for a bungalow of this size was being recommended to be approved he is not directly wishing to oppose its construction. He advised that Croft Farm did not carry out traditional farming activity in recent years, animals had not been kept and crops had not been sown. They are therefore concerned about the intended purpose of the site and of the size and location of the new access. He queried why such a substantial new driveway was necessary and drew attention to its placement next to the boundary of his own property.

Councillor Williams advised that they had seen a larger number of bats than reported at the last site visit and that he was concerned that the likely change in temperature, caused by the development would, confuse the bats. The Planning Officer confirmed that the report submitted had been assessed by the Senior Biodiversity Officer who advised that the proposals would most likely lead to more favourable conditions for the bats. The Chair also confirmed that a licence would need to be applied for from Natural England who would have to approve the scheme and ensure that it is suitable.

Councillor Williams queried the additional access for the site. The Highways Representative confirmed that if access is requested by an applicant on to the public highway every applicant has to follow the same technical procedure to ascertain whether the access will be safe and suitable.

Councillor Marjoram asked a question regarding the material that will be used for the access. The Highways Representative confirmed that it would need to be a bound material for the first 5 metres. The Head of Development Management referred the Committee to Condition 11 on page 34 that confirmed the material for the access driveway for the first 10 metres. Councillor Lydon drew the Committees attention to Page 29 which stated that the track would largely be constructed of hardcore.

Councillor Cooper asked whether there were any restrictions on the size of a replacement dwelling. The Head of Development Management confirmed that the size of a replacement dwelling is supposed to be similar to the original size however each application is looked at on its merits. It was advised that because of the listed structure, the new dwelling would sit above and protect the structure and therefore would have a larger footprint than the original dwelling.

Councillor Binns asked whether the width of the track was standard or excessive. The Highways Representative confirmed that although it may be appropriate to have a narrower track with passing places, the track width proposed was reasonable and fair.

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

On being put to the vote there were 10 votes for the Motion and 0 votes against with 1 abstention.

RESOLVED To grant approval for Application S.10/2513/FUL.

DC.026 PARCEL PS1, LC1 AND LC2 - LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, GLOS (S.19/0609/DISCON)

The Development Manager introduced the 3 applications for land west of Stonehouse which involved the master plan for the local centre including shops, medical centre, pub, community centre, school, playing fields and drainage pond. The applications also involved the highway and associated infrastructure of the site and reserved matters for the school and nursery.

Councillor Williams asked for clarification as to what the Committee was being asked to approve. The Development Manager advised that all three applications would be considered individually. He also confirmed that the settlement wide master plan had previously been approved and that the requirement by condition was that the area master plan needed to be approved. The area master plan included slightly more detail about the strategic landscaping and showed particular access points.

Councillor Miles asked whether the Bridleways would have separation between cyclists and pedestrians. The Development Manager confirmed that the Bridleways would be wide enough to allow this but it had not yet been decided. Councillor Jones advised that some thought would need to go into the surface material used for the Bridleway because of its varying uses.

Councillor Clifton asked how many parking spaces would be available within the local centre. The Development Manager advised that this had not been specified yet but there was potential for good capacity for parking.

Councillor Binns asked a question regarding the Doctors Surgery. The Development Manager advised that if a Doctors surgery doesn't come forward as an option then the site would need to be used by another similar commercial community use, e.g. physiotherapy, dentist etc.

Councillor Binns also asked a question about the traffic calming measures proposed. The Highways Representative confirmed that a road with 20mph speed limit either needs geometries that dictates you cannot drive at more than 20mph or some form of traffic calming.

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

On being put to the vote there were 10 votes for the Motion and 0 votes against with 1 abstention.

RESOLVED To grant approval for Application S.19/0609/DISCON.

DC.027 PHASE 3B - LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, GLOS (S.19/0831/REM)

There were no further questions from Members regarding this application.

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

On being put to the vote there were 10 votes for the Motion and 0 votes against with 1 abstention.

RESOLVED To grant approval for Application S.19/0831/REM.

DC.028 PARCEL PS1 - LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, GLOS (S.19/1122/REM)

Councillor Miles advised that Stonehouse Town Council have asked that the school should have solar panels. The Development Manager had asked the applicant whether sustainable design could be incorporated, the architects had decided to go with a fabric first approach, this would instead maximise the insulation to make the building more energy efficient. Councillor Williams asked that whether given our announcement of a Climate Change Emergency was there anything that we could do to make the building more environmentally sustainable.

The Solicitor and Deputy Monitoring Officer reminded Members of the legal agreement between the applicant and the County Council which mentioned the use of renewable energy for the school.

The Development Manager suggested to Members that delegated authority is given to Officers to grant permission subject to the agreement for installation of solar panels on the school building. If, after discussion with Officers, the applicant does not wish to include solar panels on the school building the application will return to the Committee for determination.

Councillor Miles proposed a Motion to accept the Officers' advice and proposed the amendment to the decision as stated by the Development Manager; this was seconded by Councillor Clifton.

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

RESOLVED To grant permission for Application S.19/1122/REM subject to the above amendment.

The meeting closed at 20.34 pm.

Chair