



STROUD DISTRICT COUNCIL

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DEVELOPMENT CONTROL COMMITTEE

3

18 February 2020

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

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 Sue Reed	A
Councillor Nigel Cooper	P	Councillor Mark Reeves	P
Councillor Haydn Jones	P	Councillor Jessica Tomblin	A
Councillor Steve Lydon	P	Councillor Tom Williams	P

P = Present A = Absent

Officers in Attendance

Head of Development Management
Senior Planning Officer
Specialist Conservation Officer

Head of Legal Services & Monitoring Officer
Democratic Services & Elections Officer
GCC Highways Officer

Other Members in Attendance

Councillors Curley and Ross.

DC.045

APOLOGIES

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

DC.046

DECLARATIONS OF INTEREST

Councillors Lydon and Williams declared a personal and prejudicial interest in Scheduled Item 2, S.19/1905/FUL and left the meeting after the first Scheduled Item had been determined.

DC.047

MINUTES – 26 November 2019, 18 December 2019 and 8 January 2020

RESOLVED That the Minutes of the meetings held on 26 November 2019, 18 December 2019 and 8 January 2020 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.19/0810/REM	2	S.19/1905/FUL
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Late Pages relating to Scheduled Item 2 had been circulated to Committee prior to the meeting and were also available at the meeting.

DC.048 LAND NORTH WEST OF BOX ROAD, CAM, GLOS (S.19/0810/REM)

The Senior Planning Officer outlined the above application for approval of reserved matters following permission for the erection of 90 residential dwellings, including affordable housing, access related works, with public open space and associated works.

In the absence of the Ward Member, Councillor Tomblin, the Head of Development Management read out an email from her apologising for her absence. This stated that she had not supported the outline application which was outside of the settlement boundary and therefore called in the application in June 2019. There were several separate developments along Box Road, parking issues and the road was not wide enough. She acknowledged issues relating to the design and materials had now been addressed and had no further comment to make on this application.

Guy Wakefield, Agent for Ridge and Partners LLP confirmed that the internal access arrangements were for discussion and confirmed that the design of the houses had been accepted by Cam Parish Council and also Officers. It also complied with planning policies.

In reply to Members' questions the following answers were given by Officers:-

- There was not a dedicated cycle route running through the estate but the layout allowed for cycle users to use the road.
- Before dwellings are occupied electric charging points would be connected.
- There were no solar panels on the site.
- The orientation of the original layout of the site had been amended to add trees and landscaping to create a barrier between the car park and residential properties.
- There were 2 parking spaces per dwelling, a minimum of 1 parking space per flat and visitor parking.
- It was estimated that currently there are 40 cars parked in the surrounding streets who could park in the railway car park. 42 extra car parking spaces would be provided and car parking would be monitored.

Councillor Clifton proposed a Motion to accept the Officer's advice; this was seconded by Councillor Cooper.

In summing up, Councillor Clifton stated that the development was outside of the settlement boundary and had permission as a result of a planning appeal decision. She had concerns regarding the drainage and had counted 37 vehicles parked along Box Road. She was disappointed at the location of the affordable housing and thought the play area would have been better cited in the middle of the site.

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

RESOLVED To Grant Permission for Application S.19/0810/REM.

Councillors Lydon and Williams left the Council Chamber.

DC.049 LAND NEAR HORSETROUGH ROUNDABOUT, EBLEY ROAD, STONEHOUSE, GLOS (S.19/1905/FUL)

In the absence of the case officer, the Senior Planning Officer outlined the above application for the erection of an auction showroom along with associated parking and landscaping. Attention was drawn to the Late Pages, these gave the correct reference to page 52, as paragraphs 184-202 and also further comments received from Gloucestershire County Council regarding drainage. Officers recommended that refusal reason 3 should now be removed from their recommendation.

The green field site was outside of the settlement boundary, located within the Industrial Heritage Conservation Area, parts are located in a flood zone and the site is in open countryside along the canal and B4008.

Officers had carefully considered the application and did not consider the site to be exceptional. Various site plans were displayed on the screen.

The Specialist Conservation Officer explained the huge impact the proposal would have on the Conservation Area. There had been 3 appeals that had been lost in the vicinity of the site for applications relating to residential development. These had been dismissed because of the impact on the Industrial Heritage Site and Conservation Area. There were only 3 areas of flood meadow left along the canal and the Council wished to protect this area.

Councillor Curley, Ward Member for Gainscross supported Stonehouse Town Council and the 154 individuals who had also supported the application. The proposal would be of economic benefit to the district. The green gap had been eroded a long time ago and the area in question was bounded by 2 busy roads and was only just outside of the settlement boundary.

Councillor Neil Gibbs from Stonehouse Town Council stated that the site was not a flood meadow as stated by Officers. He confirmed that local businesses also supported the application and if granted permission would encourage visitors to Stonehouse. There were good transport links. The design minimised its carbon foot print and would also have a minimum impact on the environment. The applicant has worked closely with Stroud Valleys Canal Company and the Town Council commended the application.

James White, Chair and Engineering Director of the Cotswold Canals Trust also supported the application which would provide moorings adjacent to the restored part of the canal and also attract visitors to the area. He strongly supported the application and the health and wellbeing this development offered.

Nick Bowkett, the Applicant confirmed that he had searched for another site in and around Stroud. He stated that there would be an economic and social benefit to the local community if the application were to be granted. The owners of the land were supportive of the application, as were Stonehouse Town Council. He needed a stable base for his business and asked Committee to consider keeping their business in Stroud.

Officers gave the following replies to Members' questions:-

- Yes, the proposal was on protected open space.
- The building would be sunk into the flood plain.
- The site was located within the Industrial Heritage Conservation Area where we have a string of mill sites.
- The open space was an important part of the history of the industrial development of the area.
- The Senior Biodiversity Officer and the Senior Arboriculture Officer had been consulted and were happy with the proposed scheme.
- If permission were granted for the application this could set a precedent for future applications.

Councillor Marjoram proposed a Motion to accept the Officer's advice; this was not supported.

The Head of Development Management confirmed that because the case officer was unable to be present and some questions that Members had asked had been unanswered, Members may be minded to defer the application to the next meeting on 7 April 2020.

Councillor Jones was concerned that Members may not have all of the information to make an informed decision.

The Chair asked Members if they wished to determine the application or defer making a decision.

Councillor Cooper proposed a Motion to grant permission; this was seconded by Councillor Reeves.

Councillor Cooper stated that this was a difficult decision because it went against the Local Plan, planning policies and was in an IHCA but after weighing up all of the factors; the support of Stonehouse Town Council, Councillor Curley and local residents there were benefits to the local economy. The canal restoration will benefit the whole of the district. This was a thriving local business that we should support. Every effort to mitigate damage should be made.

Councillor Reeves stated that there had been overwhelming support from local residents with no objections having been raised. This would boost the economy and create more jobs locally.

Councillor Marjoram stated that Members should support the Officers.

Members debated the application and stated that it would be good for the local economy, but a difficult decision nevertheless to make. A lot of effort had been made by the Applicant to make the site acceptable.

The Head of Development Management requested that if Members were minded to grant permission could they give delegated authority to herself, the Chair and Vice-Chair of Committee to agree the conditions prior to a Decision Notice being issued.

Both the Proposer and Seconder agreed to the request.

On being put to the vote there were 6 votes to grant the application and 1 vote against.

RESOLVED To Grant Application S.19/1905/FUL, with delegated authority to the Head of Development Management in consultation with the Chair and Vice-Chair of Committee to agree conditions prior to a Decision Notice being issued.

The meeting closed at 7.50 pm.

Chair