



STROUD DISTRICT COUNCIL

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DEVELOPMENT CONTROL COMMITTEE

13 October 2020

6.00 pm – 7.55 pm

Remote Meeting

Minutes

3

Membership

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

P = Present A = Absent

Officers in Attendance

Head of Development Management
Majors and Environment Team Manager
Senior Planning Officers
Planner

Development Team Manager
Senior Democratic Services & Elections
Officer

Other Members in Attendance

Councillors Jim Dewey and David Mossman

DC.009

APOLOGIES

An apology for absence was received from Councillor Lydon

DC.010

DECLARATIONS OF INTEREST

Councillor Kay declared an interest in Item 4.3 Folly Cottage, Whiteway Bank, Downend (S.20/1205/HHOLD) and withdrew from the meeting when the item was discussed.

DC.011

MINUTES – 18 February 2020 and 16 June 2020

RESOLVED That the Minutes of the meeting held on 18 February 2020 and 16 June 2020 are approved as a correct record.

DEVELOPMENT CONTROL PLANNING SCHEDULE

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

1	S.20/0087/REM	2	S.20/0088/REM	3	S.20/1205/HHOLD
4	S.20/0983/DISCON	5	S.19/2614/REM		

DC.012 PARCELS R17, R18 & R19, HUNTS GROVE PHASE 4, HUNTS GROVE DRIVE (S.20/0087/REM)

The Senior Planning Officer outlined the above application and advised Members that this was a 'twin track' application and would be considered alongside the following application S.20/0088/REM. The purpose of a 'twin track' would allow the applicant to continue work on the second application if the Committee resolved to refuse the first application.

The application was a reserved matters application for 128 dwellings on parcels R17, R18, and R19 of the Hunts Grove Development. The area known as Farmhouse Triangle lies south of junction of the spine road Haresfield Lane.

The layout of the site had a mix of mews type houses and larger homes nearer to the spine road. A different street character was being created and the detailed plans set out the mix of housing types.

Councillor Mossman, Ward Councillor and also Chair of Hunts Grove Parish Council advised the Committee that the Parish Council had no adverse comments to make and supported the officer's recommendations.

Mr Danks, agent for the developer, informed Members the developer wanted to create a high quality scheme and a lot of consultation had taken place over the previous twelve months. This also included a walk around the site and taking into account the views of Hunts Grove and Haresfield Parish Councils. The application being proposed was in line with those discussions.

In response to Members questions, the Senior Planning Officer confirmed that there would be adequate space for bin stores in the smaller properties and that the larger house types did have the necessary space. In respect of a question about access to buses, it was confirmed that the spine road would have bus stops and that they would be within walking distance of the proposed site.

Members raised question about the 'pavilion' and asked whether it was in keeping with the development. It was noted that this element would be different from other parts of Hunts Grove. Members did consider that it could be more of a 'market house' design in keeping with other parts of Gloucestershire.

The Motion to approve the application was proposed by Councillor Jones and Seconded by Councillor Cooper.

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

RESOLVED To APPROVE Permission for Application S.20/0087/REM

DC.013 **PARCELS R17, R18 & R19, HUNTS GROVE PHASE 4, HUNTS GROVE DRIVE S.20/0088/REM)**

This item was discussed in conjunction with S.20/0087/REM a decision was made therefore to go straight to the vote.

A Motion to approve the application was proposed by Councillor Jones and Seconded by Councillor Cooper.

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

RESOLVED To APPROVE Permission for Application S.20/0088/REM

DCC.014 **FOLLY COTTAGE, WHITEWAY BANK, DOWNEND (S.20/1205/HHOLD)**

Councillor Kay withdrew from the meeting and took no part in the consideration of the item.

The Planner outlined the above application which was for the creation of a driveway with onsite parking provision. The property was within an ample plot set back from the public highway and historically did not have any off street parking provision. The officer recommendation was to approve the application subject to conditions involving; drainage, landscaping and engineering standards.

Horsley Parish Council had raised objections to the application and reported that major excavations had been undertaken removing around 250 tons of soil. The public right of way had been affected and the County Council subsequently issues an emergency closure notice on the footpath to safeguard the public.

The applicant Mr Chuter addressed the committee and stated that the property did not have parking space and that parking on the highway regularly caused problems with vehicles trying to pass each other. The provision of a driveway would take cars off the highway. He also explained that the area excavated included the removal of ivy.

Members asked questions about the impact of the public right of way and the provision of steps. The County Council Public Rights of Way Officer had stated that the landowner had installed a set of timber steps leading down from the adjoining field and that they had been constructed well but the County Council would not take responsibility for their maintenance or liability which the landowner had been made aware of. The Planner advised the Committee that the steps were outside of the application site on the submitted plans.

Members sought clarification of the downhill stability of the access drive and the role of the drainage officer. It was noted that the proposed surface would be with a porous tarmac and the Water Resources Engineer had advised that there be a pre-commencement condition be added to ensure a detailed drainage be effective.

It was proposed that the wording of condition 2 be amended to incorporate a review of safety conditions of the proposed driveway and potential bank slippage, this would include looking at the structural stability of the whole site and the bank downhill. It was agreed that the amended wording for Condition 2 would be delegated to the Chair and Officers, in discussion with Building Control Officers.

Proposed by Councillor Clifton and Seconded by Councillor Binns

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

RESOLVED To APPROVE Permission for Application S.20/1205/HHOLD subject to amendments as set out above including the rewording of condition 2 in respect of a Building Works Method Statement to incorporate a review of the safety aspects of the whole of the access drive.

DCC.015 PARCEL E4 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND (S.20/0983/DISCON)

Councillor Kay re-joined the Meeting.

The Senior Planning Officer advised the Committee that the application related to Parcel E4 of the Land West of Stonehouse Development and was a proposal to discharge condition 46 of the area masterplan for this phase of the development. Late pages had been submitted which overturned the initial refusal recommendation, this was due to initial documentation being submitted, the additional documentation included an amendment to the Green Infrastructure Plan which now included a minimum 2m ecological buffer along the railway line and further enhanced planting, Officers now agreed that the plans were satisfactory and were recommending approval. In response to questions from Members it was acknowledged that some vegetation would have to be removed.

Mr Roberts, agent for the developer confirmed that the proposal intends to retain the existing ecological facilities along the railway line to the East of the site and in addition to this they would look to strengthen ecological boundaries.

The Motion to approve the application was moved by Councillor Cooper and Seconded by Councillor Clifton.

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

RESOLVED To Grant Permission to discharge Condition 46 for Application S.20/0983/DISCON.

DCC.016 PUBLIC OPEN SPACE BETWEEN PARCELS H10 AND H11, LAND WEST OF STONEHOUSE, GROVE LANE (S.19/2614/REM)

The Senior Planning Officer outlined the above application which was a reserved matters application for public open space and a strategic cycle link.

Initial comments had been received from the Highway Authority relating to the width of the path being shared between pedestrians and cyclists. Concern had been expressed about the informal tactile drop kerb crossing behind the bus stop which could result crossing pedestrians being obscured from oncoming vehicles. Staggered crossing railings or vertical bollards would also be required.

In response to questions from Councillor Williams it was confirmed that the area was not a bridleway and that the tarmac surface would have a green space to the side.

In a response to a question from Councillor Binns it was confirmed that the space between the bollard would allow for wheelchairs and large buggy's, the bollard was placed in the centre of a 3 metre wide opening.

A Motion to approve the application was proposed by Councillor Clifton and seconded by Councillor Binns

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

RESOLVED To APPROVE Permission for Application S.19/2614/REM

The meeting closed at 7.55 pm.

Chair