

DEVELOPMENT CONTROL COMMITTEE

16 August 2016

 6.00 pm – 8.15 pm
 Council Chamber, Ebley Mill, Stroud
3**Minutes****Membership**

Councillor Tom Williams **	P	Councillor Jim Dewey	P
Councillor John Marjoram *	P	Councillor Haydn Jones	P
Councillor Dorcas Binns	A	Councillor Jenny Miles	P
Councillor Chris Brine	P	Councillor David Mossman	P
Councillor Miranda Clifton	P	Councillor Gary Powell	A
Councillor Nigel Cooper	A	Councillor Mark Reeves	P

** = Chair * = Vice Chair

P = Present A = Absent

Officers in Attendance
 Planning Manager
 Planning Team Manager
 Principal Planning Officer

 Solicitor
 Democratic Services Officer
DC.015 APOLOGIES

Apologies for absence were received from Councillors Dorcas Binns and Nigel Cooper.

DC.0016 DECLARATIONS OF INTEREST

There were none.

DC.017 MINUTES – 12 JULY 2016

RESOLVED That the Minutes of the Development Control Committee held on 12 July 2016 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.14/2430/FUL	2	S.16/1081/FUL	3	S.16/1032/FUL
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DC.018 **THE FULL MOON, MOUNT PLEASANT, WOTTON-UNDER-EDGE, GLOS**
(S.14/2430/FUL)

Late pages had been circulated prior to the meeting to members in respect of this item which outlined additional officer comments following receipt of the community's business plan. An addendum regarding the business plan had also been reproduced setting out policy EI6. Further communications had been received from the Town Council setting out further reasons for objecting to the application and a letter of support had been received from Janet Morton.

Councillor Ken Tucker, Ward Member confirmed that he was not in favour of the application in August 2015 and his opinion had not changed.

Mr Terry Luker spoke on behalf of the Parish Council who objected to the application on the grounds of it being overbearing, overdevelopment of the site, paragraph 70 of the NPPF, the lack of communal space, the impact on the protected trees and the lack of affordable housing.

Mr Paul Barton representing SCAG outlined the reasons why the community wished to retain what they considered to be a valuable facility.

The Agent outlined his reasons why the pub had failed 3 years ago and stated that the proposed business plan was not viable. The owner of the pub is not interested in selling the property only in leasing it.

The Team Manager gave a synopsis of the business plan and confirmed the following:-

- The business plan formed the basis of a solid bid for a community run facility.
- Pledges had been received for £240,000, which would be made up of shares of £500 each.
- A lot of the labour to bring the building up to standard would be carried out free of charge.
- A report from Bruton Knowles in August 2015 had concluded that the pub was not viable as a business venture.
- The original application was for 12 dwellings which had been reduced to 10.
- Policy EI6 of the Local Plan made reference to the strong community and their aspirations.
- If the venture failed then the matter could be reconsidered.
- Following discussions with the Council's Arboriculturist the trees required more protection which warranted a new design and layout for the application.
- The building will have to come with some curtilage around it.
- Each dwelling would have 2 car parking spaces.
- No recently amended plans had been forthcoming despite a request.

Members agreed that the community should be given the opportunity to prove that they are financially viable and have the funding to take over the pub. A motion to DEFER the application for a further two months was proposed by Councillor Dave Mossman and seconded by Councillor Mark Reeves.

The matter was debated and it was agreed that the period should be extended to 3 months to enable the community to prove it was financially viable. A decision would be made by Committee at their meeting on 29 November 2016.

On being put to the vote there were, 7 votes in favour, 0 votes against and 1 abstention.

RESOLVED To DEFER application S.14/2430/FUL and to discuss the matter again on 29 November 2016.

REASONS

1. To support the aspirations of the local community as referred to in the Council's Local Plan under policy EI6.
2. To give the community a period of 3 months to provide evidence that they have the funds in place to purchase the property.

DC.019 MILL COTTAGE, MILLEND MILL, MILLEND LANE, EASTINGTON, GLOS (S.16/1081/FUL)

The Principal Planning Officer confirmed that the Parish Council had removed their objection to the application.

Councillor John Jones, a Ward Member concurred with the officer's report.

Councillor Stephen Davies, a Ward Member had called the application in and confirmed that there had been a misunderstanding with the parish council and he also concurred with the officer's report.

Mrs Jo Williams the owner of the property confirmed that the changes had been unavoidable and there had been no objections.

A motion to **ACCEPT** the officer's recommendation was proposed by Councillor Chris Brine and seconded by Councillor Dave Mossman.

On being put to the vote members voted unanimously in favour of the motion.

RESOLVED To GRANT PERMISSION for application S.16/1081/FUL, as set out in these Minutes.

DC.020 LAND TO THE REAR OF 38/40 GLOUCESTER ROAD, STONEHOUSE, GLOS (S.16/1032/FUL)

The Planning Team Manager introduced the above application and provided an update on 3 responses which had raised objections to the application on the grounds of the size of the site, overdevelopment, parking problems, the safety of children playing and the impact on the character of the area.

Councillor Mattie Ross, a Ward Member spoke against this application because the development was in the wrong place and not compatible with Melbourne Close, citing Local Plan policy HC1.

Councillor Gwen Atkinson represented Stonehouse Town Council who also objected to the application because of insufficient amenity, the terraced housing was not in keeping with other dwellings in the area and quoted criteria 1, 7 and 9 of the Local Plan policy HC1.

Opposers Messrs Harris, Dore and Martin all objected to the application on the grounds of overdevelopment, out of keeping with the street scene, insufficient parking and the social impact.

In response to questions the officer confirmed that there would be 1 parking space for each plot. Members were of the opinion that a terrace of 3 properties was considered to be overdevelopment of the site and that parking was already a problem on that street. The officer confirmed that the case officer had actively engaged with the architect with a variety of suggestions regarding the site, but to no avail.

A motion to **REFUSE** the application contrary to the officer's recommendation, was proposed by Councillor Chris Brine and seconded by Councillor Dave Mossman. Members voted unanimously in favour of the motion.

During debate members agreed that the proposed development was not in keeping with the street scene and there were already parking issues.

RESOLVED To REFUSE PERMISSION for application S.16/1032/FUL.

REASONS Local Plan Policy HC1, lack of car parking, the impact on the street scene and the proposed dwellings would be out of character in the area.

The Chair advised Members that due to the Christmas break the date for the January's meeting would be moved from Tuesday, 3 January to Tuesday, 10 January and it was agreed to hold sites panel on Thursday, 5 January 2017.

The meeting closed at 8.15 pm.

Chair