

**DEVELOPMENT CONTROL COMMITTEE**

12 July 2016

 6.00 pm – 7.40 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	P	Councillor Jenny Miles	P
Councillor Chris Brine	P	Councillor David Mossman	P
Councillor Miranda Clifton	A	Councillor Gary Powell	A
Councillor Nigel Cooper	P	Councillor Mark Reeves	A

\*\* = Chair \* = Vice Chair

P = Present A = Absent

**Officers in Attendance**
 Planning Manager  
 Planning Team Manager  
 Principal Planning Officers

 Solicitor  
 Democratic Services Officer
**DC.010 APOLOGIES**

Apologies for absence were received from Councillors Miranda Clifton, Gary Powell and Mark Reeves.

**DC.0011 DECLARATIONS OF INTEREST**

There were none.

**DC.012 MINUTES – 7 JUNE 2016**

**RESOLVED** That the Minutes of the Development Control Committee held on 7 June 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.13/2668/OUT	2	S.16/0127/REM
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### DC.013      WIMBERLEY MILL, KNAPP LANE, BRIMSCOMBE, STROUD, GLOS (S.13/2668/OUT)

The Chair outlined the above application that had been granted permission in January 2016, subject to a Section 106 Agreement, following a long debate and deliberation.

Late pages had been circulated to all committee members prior to the meeting and hard copies were available at the meeting in respect of the above item. Members' attention was drawn to the revised education contribution from the County Council and also a modification to planning condition 22.

Mr Bill Harvey, local resident and Sue Lux, a neighbour raised their concerns regarding the attitude of the Highways Authority, flooding, conservation of the trees.

The Chair confirmed that the committee could vote against the officer's recommendation but because outline permission had already been granted the Council would lose on appeal.

In reply to members' questions officers' clarified the following points:-

- The Council were currently meeting their 5 year land supply and this particular site had been included.
- If the application was not granted then another suitable site would have to be found within the District.
- The culvert would be opened up and a condition had been placed upon the application to raise floor levels to address future flooding.
- No objections had been received from the Environment Agency or the Council's Water Engineer.
- The use of an overage clause to secure affordable housing would not be appropriate because we are not currently in recession.
- The developer would not have enough profit to provide affordable housing on this site.
- The Local Plan specifies 1.5 parking spaces per dwelling, if members wished more spaces to be provided on this site they would need to have the evidence to back this up.
- The location was in a sustainable location and had a bus stop nearby.

A motion to **ACCEPT** the Officer's recommendation was proposed by Councillor Dave Mossman and seconded by Councillor Nigel Cooper.

Whilst debating the application members expressed their differing opinions on this site but were unhappy about there being no affordable housing and traffic movements were also of major concern.

Whilst summing up the proposer and seconder confirmed that there had been no change in the application since January regarding affordable housing. Members had no option but to take a pragmatic approach.

On being put to the vote there were, 6 votes in favour, 2 votes against and 0 abstentions.

**RESOLVED To GRANT PERMISSION for application S.13/2668/OUT, as set out in these Minutes.**

**DC.014      MAYOS LAND OFF A38, BRISTOL ROAD, HARDWICKE, GLOS  
(S.16/0127/REM)**

The Chair outlined the main concerns regarding the above site relating to access.

The Principal Planning Officer introduced the above application which had been granted outline permission in January 2015 and now a decision had to be made on reserved matters, as outlined within the Officer's report. The main concerns were that the access onto the site was difficult as there was a shared space for pedestrians and vehicles, with no pavements at the point of access.

The officer would be working with the applicant on a detailed Construction Management Plan whereby the developer would be fined for non compliance. The size of the delivery vehicles was also of concern on this difficult site. Damage to the current road surface was also an area of concern.

Emma Parry spoke on behalf of tenants from Foxhelp Way and Meerbrook Way outlining their many concerns regarding traffic control and heavy lorries using the site.

Rhian Powell, Planning Manager from Bellway Homes confirmed that they had experience in building on such sites. The use of a temporary access had been explored but had not been successful.

In response to member's questions the following points were clarified:-

- The fines had been agreed.
- The discussion on vehicles size on the site was ongoing, the officer wanted to limit vehicles to 18 tonnes and the developer wanted to use 32 tonne vehicles.
- The underground water tanks to produce a SUDS scheme would be the responsibility of the residents who would be part of a Management Company.
- The applicant would be asked to consider the installation of appropriate ecological sources of power.
- The last 50m of the development was shared space and the officer would pursue the installation of footpaths.
- Signs would be erected in Hardwicke in July 2016 on the B30 lowering the speed limit from 40 mph to 30 mph.
- The estate road had not yet been adopted by the County Council so was the responsibility of the land owner.
- The owners of the potential temporary accesses off Bristol Road did not want to negotiate their use.
- An application for a compulsory purchase order would not pass the public interest test.

Councillor Chris Brine proposed that the application be **DEFERRED** because we must arrange negotiation with the two residents and come back to committee next month with the evidence on the negotiations. This was seconded by Councillor Dorcas Binns.

Members debated the application and agreed that the access point should be made as safe as possible. Councillor Dave Mossman had tried both as a District and Parish Councillor to do his best for residents, negotiations had been tried and had so far failed. The landowners just are not interested.

A motion to **ACCEPT** the officer's recommendation, subject to conditions, Deed of Variation, delegate powers to Officers to amend the Construction Management Plan, request the use of solar panels and negotiate the maximum size of vehicles to 18 tonnes was proposed by Councillor Dave Mossman and seconded by Councillor Haydn Jones.

On being put to the vote there were 5 votes in favour, 3 against and 1 abstention.

**RESOLVED To APPROVE application S.16/0127/REM, as set out in these Minutes.**

The meeting closed at 7.40 pm.

Chair