

DEVELOPMENT CONTROL COMMITTEE

7 June 2016

 6.00 pm – 9.30 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	A
Councillor Miranda Clifton	P	Councillor Gary Powell	P
Councillor Nigel Cooper	P	Councillor Mark Reeves	P

** = Chair * = Vice Chair P = Present A = Absent

Officers in Attendance

Planning Manager	Senior Planning Officer
Planning Team Manager	Solicitor
Principal Planning Officers	Democratic Services Officer

DC.001 APOLOGIES

An apology for absence was received from Councillor Dave Mossman.

DC.002 DECLARATIONS OF INTEREST

There were none.

DC.003 MINUTES – 12 APRIL 2016

RESOLVED That the Minutes of the Development Control Committee held on 12 April 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.15/0707/OUT	2	S.15/2089/OUT	3	S.15/2915/FUL
4	S.16/0617/FUL	5	S.16/0296/HHOLD	6	S.16/0557/HHOLD

Late pages had been circulated to all Committee Members prior to the meeting and hard copies were available at the meeting in respect of Scheduled Items 4, 5 and 6.

DC.004 **LAND NORTH OF FRAMPTON-ON-SEVERN INDUSTRIAL PARK, LAKE LANE, FRAMPTON-ON-SEVERN (S.15/0707/OUT)**

The Principal Planning Officer introduced the above application and updated Committee following receipt of the revised plans to which the Highway Authority had raised no objection. Due to insufficient information being provided by the applicant Environmental Health had raised objections regarding noise.

Councillors John Jones and Steve Davies, Ward Members were concerned about protecting land for future employment, but acknowledged that this land had not been used for many years. There was a need for affordable homes in the village and drew attention to the poor access.

Mr Ross Heaton spoke on behalf of the Parish Council who had supported the application. The site had issues but these were outweighed by the benefit of much needed affordable homes in the area.

Mr Terry Coughlin and Mr John Wyatt, both local residents, objected to the application on grounds of road safety, parking, housing density and flooding issues.

Mr Nick Griffin, the Agent outlined the history of the site and that its current use as an industrial use is not viable.

In replying to Members' questions the following points were clarified:-

- Following the revised access the Highway Authority had raised no objections, subject to conditions.
- A consultant had been employed to look at all possible employment sites for their potential industrial/employment use within the District when the local plan was being prepared.
- 30% of the dwellings built upon the site would be for affordable homes and the site would be the subject of a Section 106 Agreement to secure this.
- North-west of the site there was still employment land available for future development.
- The Council's Water Resources Engineer had raised no objections to the application, any concerns that had been considered had been dealt with by conditions that had been placed upon the application.

A motion to **GRANT PERMISSION**, contrary to the officer's recommendations was proposed by Councillor Haydn Jones and seconded by Councillor Dorcas Binns.

Whilst debating the application members were generally of the opinion that the application should be granted, particularly as the site had not been used for industrial use. Much needed affordable homes would be built in the village, but concerns regarding parking were raised.

Whilst summing up the proposer outlined the need in the village for housing particularly affordable housing; the permission would be subject to a Section 106 Agreement and conditions to noise and drainage would be added to the application.

On being put to the vote there were, 7 votes in favour, 3 votes against and 0 abstentions.

RESOLVED To GRANT application S.15/0707/OUT subject to:

1. **The conclusion of a suitable Section 106 Agreement, and**
2. **Delegated authority to officers to place suitable conditions on the application.**

REASONS

- a. **The village needed housing, particularly affordable housing.**
- b. **The Parish Council supported the application.**
- c. **The application would be the subject of a Section 106 Agreement, together with a noise condition (wording to be delegated to officers to alleviate noise affecting local residents) and other conditions in accordance with the officer's recommendations contained within their report.**

DC.005 LAND ADJACENT TO EASTINGTON TRADING ESTATE, CHURCHEND, EASTINGTON, GLOS (S.15/2089/OUT)

The Senior Planning Officer introduced the above application and provided members with the following updates:-

- A petition of 15 signatures had been received from concerned residents living at Riverside Park, who were located near to the access of the site.
- A local resident, Mrs Gavell had to be added to the list of objectors.
- The Parish Council had provided photographs which would be circulated to members.

Pauline Allen representing the Parish Council raised concerns regarding highway safety with the proximity of Millend Lane, the school and church. Future flooding was also a concern with the site being in Flood Zone 3, an EA pinch point and the local high water table. Eastington Neighbourhood Plan was also highlighted.

Councillors Steve Davies and John Jones, both Ward Members raised concerns about the flood zones and how villages further along the river could be affected. The site is surrounded by the Industrial Heritage Conservation Area and Eastington had a neighbourhood plan which was going to referendum in July 2016.

Sally Mears spoke on behalf of herself and other residents of Riverside Park which had 20 mobile homes for the over 50's. She raised concerns regarding noise, fumes pollution, parking and flooding.

Mr James Griffin, Agent acknowledged concerns on this key industrial site which had been addressed within the officer's report. There had been no objections from either the Local Highway Authority or Environmental Health. A Flood Risk Assessment had been carried out and no objections had been raised by the Environment Agency.

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

- The site was in the previous local plan but not identified within the exiting adopted local plan, however, the site was next to an existing allocated commercial site.
- A noise condition could be drafted, in conjunction with the Council's Environmental Health Officers. The World Health standard for bedroom noise was also noted.

- Limited weight should be given to the neighbourhood development plan, because it had not yet been adopted and the referendum had not been held.
- GCC Highways had raised no objection to the scheme.

Maps showing the flood zones and the whole of the site were displayed for members.

A motion to **ACCEPT** the officer's recommendation was proposed by Councillor John Marjoram and seconded by Councillor Jim Dewey, with an extra condition that "seeks to maximise employment prospects on the site by restricting the use to avoid B8 Storage use would override other impacts".

During debate members wished to protect the quality of life of existing residents of the nearby caravan site; the access could be better as there would be an increase in traffic movements. Officers raised concern about attaching an unenforceable condition on part of the site in regards to operational opening times as it would be difficult to identify which part of the site would be causing noise nuisance. The current occupiers of the units were unknown and not a material planning consideration.

On being put to the vote there were 6 votes in favour, 4 against and 0 abstentions.

RESOLVED To GRANT OUTLINE PLANNING PERMISSION for application S.15/2089/OUT, together with an additional condition restricting the site to not allow B8 use to maximise employment.

DC.006 THE OLD BAKEHOUSE, TOWNSEND, RANDWICK, STROUD (S.15/2915/FUL)

The Principal Planning Officer outlined the site and displayed a plan showing the layout of the two dwellings and updated members that an additional condition could be added to the application regarding levels.

Councillor Jonathan Edmunds, Ward Member raised various objections to the application, including loss of sunlight, its overbearing affect, obtrusiveness, incompatibility with the local surroundings and did not comply with the Randwick Village Design Statement.

Mr Shaun Egan represented Randwick Parish Council confirmed that the applicant had not followed the Parish Council's adopted plan, the Cotswold stone walls should be kept, the gardens were not sympathetic to a village environment, he also raised concerns regarding traffic impact and requested members to refuse the application.

Kay Badham, opposed the application and raised various concerns about traffic onto the bridleway and road. Thirty-seven letters of objection had been submitted regarding this loss of amenity citing paragraph 32 of the NPPF and questioned the sustainability of the proposal.

Mr Milo Mason, Agent confirmed that neighbours had been consulted and after discussions with the planning officers the plans had been redesigned. The main access was a public right of way and no wayleaves regarding utilities exist.

The following points were clarified:-

- The Highway Authority would have been aware of the other 17 houses being built near the site as they would have been consulted on those houses.

- Some trees would be retained and a condition had been attached to the application regarding the boundary.
- The submitted drawings were reasonable to allow for an officer to make a recommendation to committee.

Councillor John Marjoram proposed a motion to **REFUSE** the application, contrary to the officer's advice, this was seconded by Councillor Jim Dewey. The proposer's reasons for refusal were policy CP14, (page 151) the development did not match the environment and NPPF53. He also was concerned about the narrowness of the lane and the strong objections that had been put forward from the Parish Council, Ward Member and local residents.

The Planning Manager confirmed that an independent highway consultant could be employed to look at this site and suggested that the application could be deferred for this work to be carried out.

The proposer and seconder agreed to withdraw their motion and put forward another motion for the application to be deferred until an independent consultant had carried out a highway survey.

Upon the vote there were 3 votes in favour, 7 votes against and 0 absentions, the motion was **LOST**.

Councillor Haydn Jones proposed a motion to move the officer's advice which was seconded by Councillor Dorcas Binns. The proposer requested two additional conditions were added to the application; that the stone walls were retained at the lower level and levels of those walls to be conditioned as appropriate by officers and delegated as such.

On being put to the vote there were 7 votes in favour, 2 votes against and 1 abstention.

RESOLVED To grant PERMISSION for application S.15/2915/FUL, with the addition of conditions as set out above.

At 8.25 pm the meeting was adjourned and reconvened at 8.35 pm.

DC.007 LAND AT BELMONT HOUSE, UPTON HILL, UPTON ST LEONARDS, GLOS (S.16/0617/FUL)

The Principal Planning Officer introduced the application and drew members' attention to the extra condition in Late Pages.

Chrissy Castle represented Upton St Leonards Parish Council and re-iterated their objections to the application, as set out within the officer's report.

Mr James Griffin, Agent spoke in support of the application confirming that the trees were protected by a Tree Preservation Order and the building would be secluded.

The officer confirmed that due to the mix of plants many sedum roofs were successful. Permission would have to be applied for to change the material used to the roof.

Councillor Dorcas Binns proposed a motion to **ACCEPT** the officer's advice, this was seconded by Councillor Miranda Clifton.

Councillor Nigel Cooper, Ward Member welcomed the additional condition and was most sympathetic to the Parish Councils objections.

In summing up the proposer liked the modern design which was located in a very private and secluded area. Another member thought the principals were good and this was the way forward for the future.

On being put to the vote there were 9 votes in favour, and 0 vote against, with 1 abstention.

RESOLVED To GRANT PERMISSION for application S.16/0167/HHOLD in accordance with the officer's recommendations.

**DC.008 HIGH HEDGES, STROUD ROAD, BROOKTHORPE, GLOUCESTER
(S.16/0296/HHOLD)**

The Principal Planning Officer had nothing to add to the officer's report but drew members' attention to the amended drawings on Late Pages.

Mr Gordon Simpson, Vice-Chairman of Brookthorpe-with-Whaddon Parish Council outlined the reasons why the Parish Council had raised their objections and urged members to refuse permission.

Mr Nigel Bone, spoke on behalf of himself and also local residents located in Stroud Road and Andrew Close against the application raising concerns about overlooking.

Mr Rory Freeman, owned the property and stated that currently he could look into neighbours gardens and requested permission to be granted.

The officer replied to members' questions.

A motion was proposed by Councillor Chris Brine to **ACCEPT** the officer's advice, this was seconded by Councillor Miranda Clifton.

Members debated the application which they had visited at a recent sites inspection.

On being put to the vote there were 9 votes in favour, 1 against and 0 abstentions.

RESOLVED To GRANT PERMISSION for application S.16/0296/HHOLD.

**DC.009 MOUNT PLEASANT, FORTHAY, NORTH NIBLEY, DURSLEY
(S.16/0557/HHOLD)**

The Principal Planning Officer provided an update on the above application and Late Pages, (an amended site plan (version L) and condition 2, which included levels).

Councillor Ken Tucker, Ward Member had attended the Parish Council meeting where the application had been discussed and because of the affect on the unacceptable loss of privacy of neighbours and urged members to reject the application.

Mr Rex Simmonds represented North Nibley Parish Council who where of the opinion that the development would create an adverse affect on other properties. The property was also outside of the settlement boundary and should be refused.

Mr David Palmer, from a neighbouring property, confirmed that Forthay was a small hamlet and all neighbours had objected to the application on grounds of overlooking.

Dr Wendy Daniell, the applicant confirmed that the application had been amended in response to concerns.

In reply to members' questions it was confirmed that in the opinion of the officer the overlooking into gardens was not significantly adverse and the loss of a view was not a material planning consideration. Members had visited the site and the house required renovating and they had to adhere to the planning law.

A motion was proposed by Councillor John Marjoram to **ACCEPT** the officer's advice to **GRANT** the application, this was seconded by Councillor Chris Brine.

Members debated the application.

On being put to the vote there were 10 votes in favour, 0 against and 0 abstentions.

RESOLVED To GRANT PERMISSION for application S.16/0557/HHOLD.

The meeting closed at 9.30 pm.

Chair