

DEVELOPMENT CONTROL COMMITTEE

22 March 2016

10.00 am – 1.00 pm
 Council Chamber, Ebley Mill, Stroud

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Minutes

Membership:

Councillor Stephen Moore**	P	Councillor Paul Hemming	A
Councillor John Marjoram *	P	Councillor Haydn Jones	P
Councillor Liz Ashton	P	Councillor David Mossman	P
Councillor Dorcas Binns	A	Councillor Steve Robinson	P
Councillor Rowland Blackwell	P	Councillor Emma Sims	P
Councillor Nigel Cooper	P	Councillor Tom Williams	P
** = Chair * = Vice Chair	P = Present	A = Absent	

Officers in Attendance

Team Manager	Solicitors
Strategic Head (Development Services)	Democratic Services Officer
Policy Implementation Manager	

Other Members in Attendance

Councillors Steve Lydon and Mattie Ross.

Others in Attendance

Tony Williams, District Valuer

DC.091 APOLOGIES

Apologies for absence were received from Councillors Dorcas Binns and Paul Hemming.

DC.092 DECLARATIONS OF INTEREST

There were none.

DC.093 DEVELOPMENT CONTROL PLANNING SCHEDULE

Representations were received and taken into account by the Committee in respect of application S.15/1498/VAR.

DC.094 LAND AT COLETHORP FARM, BATH ROAD, HARDWICKE, GLOUCESTERSHIRE (S.15/1498/VAR)

The Team Manager updated Members on Late Pages that had been circulated to Members prior to the meeting and hard copies available at the meeting.

DC.095 EXCLUSION OF PRESS AND PUBLIC

At this point it was moved by Councillor Stephen Moore and seconded by Councillor John Marjoram that in accordance with paragraph 19.1 of the Constitution, the press and public be excluded for the purpose of considering in detail the financial viability report submitted by the applicant in respect of this application and obtaining advice on that report from the representative from the District Valuation Office who was in attendance for that purpose. The Committee considered that the information to be considered related to the business/financial affairs of the applicant and that in all the circumstances the public interest in maintaining the exemption outweighed the public interest in disclosure.

RESOLVED To exclude the press and public pursuant to Schedule 12A, Part I, paragraph 3 of the Local Government Act 1972.

As a consequence, the live broadcast of the meeting was suspended, during which time, the Committee considered the various options for the service contract open to the Council.

The District Valuer answered members' questions relating to his report.

At 11.40 am the meeting was adjourned and reconvened at 11.55 am when it was resolved to re-admit the press and public for the remainder of the meeting.

Mr Andrew Dobson represented the landowner and Crest Nicholson and outlined the work undertaken over the past 2½ years to improve the viability and enhance the master plan to deliver a scheme that all parties want to see delivered.

The Team Manager outlined his recommendations to redirect monies for the Travel Plan and some of the funding for the secondary school to affordable housing.

The following replies to Members' questions:-

- Without HCA funding the developer is struggling to make the scheme viable.
- The Cole Avenue traffic is very busy at peak times and when the application south of Haresfield is submitted, suggested a review is undertaken.
- The Travel Plan is the promotion of alternative means of transport to seek less car use and thus reduce carbon dioxide emissions.
- The housing need for the area was predominantly for rented two-bedroomed dwellings.
- Discussions had taken place between the officers, Haresfield and Hardwicke Parish Councils and the developer to agree a way forward.
- 50% of the site was open space which had significant maintenance costs.
- Trigger points can be specified.

Councillor Dave Mossman proposed a motion to **ACCEPT** the Officer's recommendations contained within his report and Late Pages; this was seconded by Councillor Emma Sims.

Members debated the viability of the application and were impressed with the consultation that had taken place in moving the scheme forward but were disappointed by the amount of affordable housing on this site.

At 12.55 pm Councillor John Marjoram left the meeting.

On being put to the vote to grant permission the Motion was carried; 8 votes for, 0 vote against and 1 abstentions.

RESOLVED To GRANT PERMISSION for application S.15/1498/VAR, subject to

- (i) the conclusion of a Section 106 Agreement covering the matters set out in the officer's report, and**
- (ii) conditions in accordance with the officer's recommendations contained within his report and Late Pages.**

The meeting closed at 1.00 pm.

Chair