

DEVELOPMENT CONTROL COMMITTEE

8 September 2015

6.00 pm - 9.15 pm
Council Chamber, Ebley Mill, Stroud

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Minutes

Membership:

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

** = Chair * = Vice Chair

P = Present A = Absent

Other Members In attendance

Councillor Geoff Wheeler
Councillor Doina Cornell

Officers in Attendance

Development Control Manager
Principal Planning Officer
Planning Officer

Locum Solicitor
Democratic Services Assistant

DC.033 APOLOGIES

Apologies were received from Councillor Emma Sims.

DC.034 DECLARATIONS OF INTEREST

Councillor Haydn Jones declared an interest in items 4.4 and 4.5 of the agenda Greycroft. He declared that he knew the applicant and informed the Chair that he would leave the meeting during the discussion of the items.

DC.035 MINUTES

RESOLVED That the Minutes of the Development Control Committee meeting held on 11 August 2015 are accepted as a correct record.

DC.036 DEVELOPMENT CONTROL PLANNING SCHEDULE

The Development Control Manager introduced the planning schedule. Representations were received and taken into account by the Committee in respect of the following applications:-

1.	S.15/0476/OUT	2.	S.15/1298/FUL	3.	S.15/1299/LBC
4.	S.15/1624/HHOLD	5.	S.15/1625/LBC	6.	S.15/1586/NEWTPO

DC.037 LAND AT LITTLECOMBE (LISTER PETTER SITE), DURSLEY, GLOS - S.15/0476/OUT

The Development Control Manager introduced the late papers which included comments from Gloucestershire County Council in respect of Highways and Education. The County Council had been asked to provide information as to why the primary school was important and to set out the justification. The notes also provided updated officer comments, including a revised agreement for Section 106 funding of £1,169,154. The County Council had requested £280,000 for public transport improvements. Members were informed that independent evidence had been provided which demonstrated that these requirements would undermine the viability of the scheme unless the element of affordable housing for the site was reduced.

Councillor Geoff Wheeler said that overall he continued to support the development of the site. There had been long delays due to the recession and other factors. He asked the Committee to support the application.

He noted that it was proposed to reduce the affordable homes element. He said that he hoped that the contributions for community and social facilities would remain. He informed the Committee that he was surprised at the County Council's comments about education and challenged the view on travel distance to existing schools as it ignored walking distance.

In respect of highway matters, Councillor Wheeler said that parking was a major concern for residents in Dursley and that long stay parking provision would be needed following development of the site. He also raised concerns about the proposed changes to the road junction at Kingshill Road and Kingshill Lane. He noted that the County Council had not proposed a roundabout at the junction but felt that this would be the best option.

Councillor Doina Cornell spoke in support of the development; she also expressed concern about the need to address the parking provision and asked for consideration to be given to improving the footpath from the centre of the site through to the Knapp.

A representative for Dursley Town Council, outlined the Town Council's comments about certain areas of the development. These included;

- Zone K2, footpath access was needed to link top of Zone K2 to Zone C
- Concern about flooding of the River - it needs to be able to cope with river swell and flooding.
- Zone F the Town Council objected to this part of the development until adequate car parking could be provided.
- The existing S 106 contributions identified for the site should continue and there should be no reduction in the 30% allowance for affordable homes.

Mr Connor Flanagan from Origin 3 Planning Consultants representing, St Modwen spoke in support of the revised application. He outlined the main reasons for the revised application and highlighted that;

- The development costs on the site had identified a loss of £4.3m; this had resulted from the site clearance and decontamination work.
- The application set out revised figures for Section 106 contributions and affordable housing.
- The developer had undertaken an open book exercise with the District Valuer and the proposals contained a 10% level for affordable housing and £1.16m for Section 106 contributions. The level of affordable housing could be increased to 11% or 12% if the County Council would agree to a lower Section 106 contribution for Education and Highways.
- The suggestion by Members for a roundabout at the Kingshill Lane junction would be three times more expensive than the proposed widening scheme.

The Development Control Manager responded to the points made in respect of the footpaths and identified the challenges presented by the topography and the impact a footpath would have on certain properties.

In replying to Members questions the following points were clarified;

- The District Valuer had undertaken a review of the development costs and had agreed a profit level which was the minimum level accepted by the construction industry.
- Environmental Health and Contamination Control Officers were continuing to monitor the toxicity levels of the soil
- Planning Officers would continue discussions with the developer to ensure the best outcomes for the site.
- A management company would take on responsibility for open space areas.
- The development had already made Section 106 contributions to the community.
- The projected site losses had been assessed by the District Valuer.
- The Council had an interest in the development as a land owner and also as the Planning Authority. It was confirmed that all matters had been dealt with appropriately.
- It was fairly common practice for section 106 contributions to be reviewed.
- Members were being asked to vote on both parts of the application but elements could be delegated to officers for further negotiation.

A motion to **ACCEPT** the officer's recommendation was moved by Councillor Haydn Jones and seconded by Councillor David Mossman. It was noted that the acceptance included the delegated authority to officers to negotiate such matters as set out in the late papers.

On being put to the vote the motion was carried, 8 votes in favour of the motion, 1 against and 1 abstention.

RESOLVED To GRANT PERMISSION for application S.15/0476/OUT in accordance with the Officer's recommendation, with delegated authority to Officers to negotiate terms and content of S.106 agreement.

DC.038

**BARN AT WOOD FARM, NYMPFIELD ROAD, FOREST GREEN,
NAILSWORTH - S.15/1298/FUL**

The Principal Planning Officer introduced the application and highlighted an Amendment. The date for the revised drawings should be amended to August 11th 2015. It was confirmed that there would be an off-site recreation contribution of £3,372, the ecology report had been received, and there were no objections subject to the inclusion of planning conditions. The Parish Council maintained its objections to the application.

Mr Miles Robinson, representing Nailsworth Town Council drew Members attention to the blue boundary line on the plan. The road as shown on the plan would cut through a viable piece of agricultural land. The Town Council would wish the land to continue as agricultural land and not be developed for any other purposes. The Town Council suggested moving the road closer to the hedgerow.

In replying to Members questions the following points were clarified

- There were no objections from Gloucestershire Highways; there were planning conditions in respect of creating visibility splays.
- The land to either side of the access track would remain as agricultural.
- The driveway could be moved closer to the hedge but the applicants were reluctant to do so because of land levels. There may also be a habitat impact.
- There was an existing access point to the west of the proposed access point.
- A condition could be added to specify the type of surface for the road.
- Officers could be delegated to negotiate the reinstatement of the existing track.

A motion to **APPROVE** the application, subject to renegotiating the line of the new access drive and the reinstatement of the track where the existing unauthorised access had been constructed, was proposed by Councillor Steve Robinson and seconded by Councillor Rowland Blackwell.

On being put to the vote the motion was carried, 10 for the motion and 1 against.

RESOLVED MINDED TO GRANT PERMISSION for application S.15/1298/FUL and to delegate authority to officers to renegotiate the access to the site, and determine the application.

DC.039

**BARN AT WOOD FARM, NYMPFIELD ROAD, FOREST GREEN,
NAILSWORTH - S.15/1299/LBC**

The Principal Planning Officer introduced the application, which was for listed building consent.

Councillor David Mossman proposed that the officer's recommendations be **ACCEPTED** and was seconded by Councillor Rowland Blackwell.

On being put to the vote the motion was carried unanimously

RESOLVED to GRANT LISTED BUILDING CONSENT for application S.15/1299/LBC as set out in these minutes.

Councillor Haydn Jones left the meeting for the duration of the item.

The Principal Planning Officer introduced the application and outlined the Council's recommendations.

The Solicitor referred to the disclosure by Councillor Haydn Jones. He informed the Committee that Councillor Jones had been advised by the Monitoring Officer that he did not have a 'Disclosable Interest' in the item but had withdrawn from the meeting as he was acquainted with the applicant. Councillor Jones had submitted a written statement in support of the application which was read out by the Council's Solicitor.

Mr Ross Heaton, Chair of Frampton Parish Council, spoke in support of the application. He informed the Committee that there was a 497 signature petition expressing concern about the state of the property and seeking for it to be brought back into use.

In Opposition to the application Mr Roman Cooper, said that he wanted to see the building brought back into use. However he considered the proposed extension to be overly large and the creation of a vehicular access across the footpath to be dangerous. He noted that the driveway would remove two on street parking spaces. He urged members to refuse the application.

In replying to Members questions the following points were clarified;

- Members were referred to page 68 of the report and the reference to the NPPF in respect of 'substantial harm'
- The proposed garage was approximately 23 metres from the road and there was adequate space for a vehicle to turn.
- If approval were to be given then a condition could be applied to ensure that the appropriate materials were used.
- The advice from the Conservation Officer was that a two storey extension would be an overdevelopment.
- The existing floor plan would be suitable for a small cottage dwelling
- The building had been left vacant for 30 years and an urgent work notice was issued in November 2011.
- If work was needed to preserve a building 'at risk' the Council would have to pay for that work and then make a charge on the property. It was confirmed that there was no guarantee that the council would be able to recover its costs.

A Motion to **APPROVE** the application contrary to the officer's advice was proposed by Councillor David Mossman and seconded by Councillor Nigel Cooper.

On being put to the vote the motion was carried, 5 votes for the motion, 4 against and 1 abstention.

RESOLVED to GRANT PERMISSION for application S.15/1624/HHOLD, subject to conditions as referred to in these minutes.

DC.041 **GREYCROFT, THE STREET, FRAMPTON ON SEVERN, GLOS - S.15/1625/LBC**

The Principal Planning Officer introduced the application and set out the Council's response.

A Motion to **APPROVE** the application contrary to the officer's advice was proposed by Councillor David Mossman and seconded by Councillor Stephen Robinson.

On being out to the vote the motion was carried, 5 votes for the motion, 4 against and 1 abstention.

RESOLVED to GRANT LISTED BUILDING CONSENT for application S.15/1625/LBC subject to conditions as referred to under item DC040 in these minutes.

DC.042 **THE FULL MOON, MOUNT PLEASANT, WOTTON-UNDER-EDGE, GLOS - S.15/1586/NEWTPO**

The Development Control Manager gave an update on the above application. He informed Members that the landowner had disputed that Tree Preservation Orders had been applied to the Copper Beech and Silver Birch trees. The landowner claimed that the notification had not been received. A new T.P.O had been brought forward which was being objected to by the landowner.

Mr Paul Smith, representing Wotton-Under-Edge Town Council stated that the Parish Council believed that the preservation order had been in place for some time and that the trees had been planted in 1974. He asked the Committee to support the T.P.O.

A Motion was proposed by Councillor John Marjoram and seconded by Councillor David Mossman to support the introduction of the Tree Preservation Order.

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

RESOLVED to CONFIRM the Tree Preservation Order S.15/1586/NEWTPO

The Meeting closed at 9.15pm

Chair

AMENDMENTS FOR DEVELOPMENT CONTROL COMMITTEE
8th September 2015

In addition to the amendments stated on the Late Pages.

ITEM No: 1	Application: S.15/0476/OUT
Address: Land at Littlecombe, Dursley	

Officer recommendation **ACCEPTED**.

Authority delegated to Officers to negotiate terms and content of S106 Legal Agreement.

ITEM No: 02	Application: S.15/1298/FUL
Address: Barn at Wood Farm, Nympsfield	

Officer recommendation **ACCEPTED**.

Authority delegated to Officers to renegotiate access track.

ITEM No: 03	Application: S.15/1299/LBC
Address: Barn at Wood Farm, Nympsfield	

Officer recommendation **ACCEPTED**.

Informative added:

Please note that this listed building consent relates solely to the conversion of the barn and does not infer any permission for the access and track or any change of use of land.

ITEM No: 04	Application: S.15/1624/HHOLD
Address: Greycroft, The Street, Frampton on Severn	

Officer recommendation **OVERTURNED**.

Conditions attached to permission:

1. Standard 3 years
2. Materials for approval
3. External joinery for approval
4. Structural survey and schedule of works to be submitted
5. Adequate turning space to be provided on site
6. Construction Method Statement
7. Details of wall to be demolished to be provided.

ITEM No: 05	Application: S.15/1625/LBC
Address: Greycroft, The Street, Frampton on Severn	

Officer recommendation **OVERTURNED**.

Conditions attached to permission:

1. Standard 3 years
2. Materials for approval
3. External joinery for approval
4. Structural survey and schedule of works to be submitted
5. Details of wall to be demolished to be provided.

ITEM No: 06	Application: S.15/1586/NEWTPO
Address: The Full Moon, Wotton-under-Edge	

Order confirmed.