

DEVELOPMENT CONTROL COMMITTEE

10 February 2015

6.00 pm – 8.35 pm
Council Chamber, Ebley Mill, Stroud

3

Minutes

Membership:

Ken Stephens**	P	Haydn Jones	P
John Marjoram*	P	Stephen Moore	P
Liz Ashton	P	Dave Mossman	A
Dorcas Binns	P	Steve Robinson	P
Nigel Cooper	P	Roger Sanders	P
Paul Hemming	P	Emma Sims	P

** = Chair * = Vice-Chair

A = Absent P = Present

Other Members in attendance

Councillor Doina Cornell
Councillor John Jones

Councillor Geoff Wheeler
Councillor Penny Wride

Officers in attendance

Head of Planning
Development Control Team Manager
Principal Planning Officer
Policy Implementation Manager

Solicitor
Water Resources Engineer
Democratic Services & Elections Officer

DC.090 APOLOGIES

An apology for absence was received from Councillor Dave Mossman.

DC.091 DECLARATIONS OF INTEREST

None under the Members' Code of Conduct.

DC.092 MINUTES

RESOLVED That the Minutes of the Development Control Committee held on 13 January 2015 are accepted as a correct record.

DC.093 PLANNING SCHEDULE

Representations were received and taken into account by the Committee in respect of the following Applications:-

1.	S.14/2213/FUL	2.	S.14/2439/VAR	3.	S.14/2184/OUT
4.	S.14/2664/FUL				

Late Pages had been circulated to Members prior to the meeting and were available at the meeting in respect of all Scheduled Items.

The Chair had received a request from Councillor Haydn Jones to change the running order of Scheduled Items 1 and 2 on the Planning Schedule and after checking that all parties were present who wished to speak, agreed to this request.

DC.094 ITEM 2 – REMOVAL OF CONDITION (E) OF PERMISSION S.12831/A (USE OF THE BUILDING) AT CAMBRIDGE NURSING HOME, DURSLEY ROAD, CAMBRIDGE, GLOS (S.14/2439/VAR)

The Principal Planning Officer outlined the above Application and drew Members' attention to an email from the Agent in Late Pages.

Councillor John Jones, a Ward Member had carefully looked at all issues that had been raised and on balance supported the Officer's recommendation.

Parish Councillor Michael Stayte, spoke on behalf of Slimbridge Parish Council outlining reasons why the Application should be refused.

A local resident spoke on behalf of herself and other residents outlining their many concerns and urged Members to refuse the Application if they had any doubts.

Mr Stance and Mr Gary Queen from Gladstones Clinic Ltd outlined reasons why the Application for variation should be approved.

The Officer confirmed that the use of the current building was C2; there had been no application for a material change only the removal of the restrictive condition relating to age. The residents at the clinic would be receiving treatment for compulsive behaviours and addictions and not be leaving the building until their rehabilitation had been completed. The development must comply with the submitted Risk Assessment Statement, outlined in Condition 1.

A Motion to ACCEPT the Officer's recommendation, was proposed by Councillor John Marjoram and seconded by Councillor Roger Sanders.

During debate Members were very supportive of the Application because many people suffer with mental health issues, would be attending on a voluntary basis and would stay within the building for their entire stay. It was clarified that the business would be regulated by the Care Quality Commission.

On being put to the vote, the Motion was unanimously CARRIED.

RESOLVED To GRANT Application S.14/2439/VAR, subject to Condition 1, as set out in these Minutes.

Councillor Haydn Jones left the meeting.

DC.095 ITEM 1 – ERECTION OF 10 DWELLINGS ON LAND ON THE NORTH WEST SIDE OF LYNCH ROAD, BERKELEY, GLOS (S.14/2213/FUL)

The Principal Planning Officer outlined the above Application and drew Members' attention to the Late Pages.

Mr Palmer, the Chair of Berkeley Town Council outlined their concerns. He welcomed affordable homes for local people but suggested that 8 rather than 10 dwellings would be more suitable.

Mr Paul Nutting, spoke on behalf of local residents opposing the Application because of their concerns regarding flooding and parking issues.

The Council's Water Resources Engineer confirmed that the surplus water from the site would run away from the properties towards the river and from his investigations had not found any evidence of flooding. There should not be any increase in the risk of flooding to neighbouring properties.

The Principal Planning Officer confirmed 15 parking spaces complied with current adopted standards of 1.5 spaces per dwelling. The elevation on the site had been evident at the recent site visit.

The Policy Implementation Manager confirmed that the Town Council had conducted a housing needs survey that had resulted in the need for 20 dwellings and half could be met with this Application. If the number was reduced to 8 houses instead of 10 the scheme may no longer be viable. A Section 106 Agreement would be in place on this exception site requiring that priority is given to people with a strong local connection.

The Planning Officers confirmed that affordable housing standards required dwellings to be larger than dwellings sold on the open market. Members' attention was drawn to paragraph 5 (page 31) of the Officer's report, which had addressed concerns regarding the floor levels that had been raised higher than necessary.

A Motion to ACCEPT the Officer's amended recommendations, as outlined within the Late Pages with an additional Condition that all vehicles leaving the site be required to use the wheel washing facility was proposed by Councillor Liz Ashton seconded by Councillor Roger Sanders.

Members debated the Application.

On being put to the vote, the Motion was unanimously CARRIED.

RESOLVED To GRANT Application S.14/2213/FUL, as set out in these minutes and Appendix A.

At 7.15 pm the meeting adjourned and reconvened at 7.20 pm.

DC.096 **ITEM 3 – OUTLINE PLANNING PERMISSION FOR A TWO-STOREY DWELLING ON LAND AT SOUTHVIEW, BRIMSCOMBE LANE, BRIMSCOMBE, GLOS (S.14/2184/OUT)**

The Development Control Team Manager drew Members' attention to the Late Pages, a revised indicative plan and change to Condition 11 to an informative.

Mr Alan Burton spoke on behalf of residents at Mill Close and reiterated their concerns and objections to the Application.

Mr Ian Rutter outlined reasons why the Application should be granted.

The Officer clarified that the site adjoined the settlement boundary was sustainable and landscaping had been addressed Members had visited the site and had noted the inaccuracies from the submitted drawings. Members were reminded that the Application was for outline planning permission and if they so wished they could add an additional condition relating to the ridge height or leave this as a reserved matter. Condition 8 addressed the run off from surface water.

On reflection the Officer confirmed that Condition 11 should not be changed to an informative.

A Motion to ACCEPT the Officer's recommendation and above revision, was proposed by Councillor Roger Sanders and seconded by Councillor Stephen Moore.

On being put to the vote, there were 8 votes for the Motion, 2 votes against and 0 abstentions; it was declared CARRIED.

RESOLVED To GRANT Application S.14/2184/OUT, as set out in these Minutes.

DC.097 **ITEM 4 – NEW DWELLING AND ACCESS ROAD WITH CAR PORT ON LAND AT THE REAR OF 52A WOODMANCOTE, DURSLEY, GLOS (S.14/2664/FUL)**

The Principal Planning Officer outlined the further four objections in Late Pages.

Councillors Diona Cornell and Geoff Wheeler, both Ward Councillors outlined reasons for refusing the Application, including Policies HC1, ES3 and ES13.

Mr David Brown, also represented neighbours outlining their reasons for refusing the Application, which he suggested would, if granted, be overbearing and overlook their properties.

The Agent, Mr Simon Littlewood outlined reasons for approving the Application which in his view was in a sustainable location.

The Officer confirmed that the site was located within a settlement boundary, it did meet relevant criteria for sustainability and had an existing access. Plans and drawings were shown to Members.

Several Members stated that in their opinion the dwelling would be overbearing, dominant and were concerned about the landscaping. Confirmation was given that any landscaping features would be retained but there were no large trees or landscaping to the south, but a landscaping condition could be added to the Application.

A Motion to REFUSE the Application, was proposed by Councillor John Marjoram and seconded by Councillor Liz Ashton on grounds that the dwelling would have an overbearing affect in relation to Nos 52b, 52c and 52d Woodmancote because of the perceived loss of privacy, contrary to policies GE1 and ES3 of the emerging local plan.

Whilst debating the Motion some Members were of the opinion that the garden was large enough to sustain the development, the access was already there and a couple of extra cars would not have a detrimental affect to neighbours; they considered that overlooking of neighbouring properties to the south would be into the rear gardens and not towards the windows of those properties. Other Members thought the development would be overbearing and considered a one storey dwelling more appropriate.

On being put to the vote, there were 4 votes for the Motion, 6 votes against and 0 absentions, it was declared LOST.

A Motion to accept the Officer's recommendation, with additional Conditions for landscaping and the screening of the southern boundary was proposed by Councillor Nigel Cooper and seconded by Councillor Dorcas Binns.

On being put to the vote, there were 6 votes for the Motion, 4 votes against and 0 abstentions; it was declared CARRIED.

RESOLVED To GRANT Application S.14/2664/FUL, as set out in these Minutes and Appendix A.

The meeting finished at 8.35 pm.

Chair

**Amendments for Development Control Committee
10 February 2015**

In addition to the amendments stated on the Late Pages.

ITEM No: 01	Application: S.14/2213/FUL
Address: Land on the North West Side of Lynch Road, Berkeley	

Amend wording to condition 07 to read:

“No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. The parking and turning for vehicles of site operatives and visitors.
- ii. Loading and unloading of plant and materials.
- iii. Storage of plant and materials used in constructing the development.
- iv. Wheel washing facilities (and must be used by every vehicle leaving the site).
- v. Construction hours.
- vi. Scheme for dust management.

Reason:

In the interest of highway safety in the accordance with Policy GE5 of the Local Plan and guidance with the NPPF.”

Amend wording to condition 13 to read:

“Prior to the commencement of development, details to ensure the protection of the northern hedgerow, together with a scheme of long term management to benefit wildlife, shall be submitted to and approved in writing by the District Planning Authority in the form of a Hedgerow Management Plan. Any such approved scheme shall be operated in perpetuity, to seek to retain and maintain the hedgerow as an ecological corridor 3 metre buffer for the benefit of local wildlife. The tenancy agreements for plots 8, 9 and 10 shall include a clause stipulating that the Housing Association is responsible for the maintenance of the northern hedgerow and that the tenants are not to carry out any works to the hedgerow themselves. This tenancy agreement shall be submitted to, and approved in writing by, the District Planning Authority prior to the first occupation of the units at Plots 8, 9 and 10.

Reason:

In order to protect and maintain an ecological corridor which links to Sarah's Field.”

ITEM No: 02	Application: S.14/2439/VAR
Address: Cambridge Nursing Home, Dursley Road, Cambridge	

No amendments.

ITEM No: 03	Application: S.14/2184/OUT
Address: Land at Southview, Brimscombe Lane, Brimscombe	

Retain condition 11.

ITEM No: 04	Application: S.14/2664/FUL
Address: Land at the rear of 52A, Woodmancote, Dursley	

Additional planning condition (7):

“The development hereby permitted shall not be commenced until details of a scheme of hard and soft landscaping for the southern boundary of the site (including any boundary treatments) have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the visual amenities of the area.”

Additional planning condition (8):

“All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of the visual amenities of the area.”