

DEVELOPMENT CONTROL COMMITTEE

13 May 2014

6.00 pm – 7.25 pm
Council Chamber, Ebley Mill, Stroud

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Minutes

Membership:

Ken Stephens**	P	David Drew	P
John Marjoram*	P	Paul Hemming	P
Liz Ashton	P	Haydn Jones	P
Dorcas Binns	A	Graham Littleton	A
Rowland Blackwell	P	Stephen Moore	P
Nigel Cooper	A	Martin Whiteside	P

** = Chair * = Vice-Chair

A = Absent P = Present

Other Members in attendance

Councillor Gordon Craig

Officers in attendance

Head of Planning
Principal Planning Officer
Senior Planning Officer

Locum Solicitor
Principal Environmental Health Officer
Democratic Services & Elections Officer

DC.109 APOLOGIES

Apologies for absence were received from Councillors Dorcas Binns, Nigel Cooper and Graham Littleton.

DC.110 DECLARATIONS OF INTEREST

There were none.

DC.111 MINUTES

RESOLVED That the Minutes of the Development Control Committee meeting held on 8 April 2014 are accepted as a correct record.

DC.112 **PLANNING SCHEDULE**

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

1.	S.11/2448/FUL	2.	S.14/0577/FUL		
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DC.113 **ITEM 1 – FULL PLANNING PERMISSION FOR WIND ENERGY DEVELOPMENT NORTH OF SHARPNESS DOCKS, BRIDGE ROAD, SHARPNESS, BERKELEY, GLOS (S.11/2448/FUL)**

The Senior Planning Officer outlined the Application for the above site and the Late Pages that had been circulated to Members prior to the meeting. Two further amendments were also highlighted:-

Condition 5 – the addition of a traffic management plan, a construction method statement outlining working hours during construction, commissioning and decommissioning.

Condition 11 – the first line should have read “No development shall take place ...”.

Councillor Gordon Craig, a Ward Member for Berkeley spoke against the Application because of the impact the wind turbine would have on the working dock, the nearby houses, the countryside setting, the impact on the Core Strategy, tourism and future employment. He also raised concerns over noise levels and the potential for interference with VHF communications that could affect marine rescues.

The Applicant, Mr John Mills, spoke in favour of the Application which had began in December 2009, with submission in December 2011 after considerable consultation had taken place and concerns addressed.

In reply to Members’ questions, it was confirmed that the noise levels would be within the permitted guidance and if there were any breaches these would be investigated by Environmental Health Officers.

The Application had taken a long time to be presented to Committee because of the amount of consultation and negotiation that had been carried out by the Applicant prior to submission. It was not known whether all of the letters of objection still stood. There were approximately 440 properties within the parish of Hinton. It was noted that there had been no comments received on the Application from the Wildlife and Wetlands Trust at Slimbridge.

A Motion to ACCEPT the Officer’s advice, with all the amended Conditions was proposed by Councillor Liz Ashton and seconded by Councillor John Marjoram.

In debate, some Members were in favour of alternative energy in the Severn Estuary. Some Members had spoken to local people who generally supported the Application. It was noted that there were no houses in close proximity of the site. Also, it was noted that no Parish Council members had attended Committee to express their views.

Other Members felt that the Severn Estuary was the wrong place for a wind turbine and cited previous Local Plans which had stated that the view should not be interrupted. Reference was also made to the consultation that had taken place on the Severn Barrage two years ago which had resulted in that scheme not being taken forward.

On being put to the vote, there were 7 votes for the Motion, 2 votes against and no abstentions; it was declared CARRIED.

RESOLVED To grant Application S.11/2448/FUL, as set out in these Minutes, subject to the Conditions stated in the report and in Appendix A to these Minutes.

DC.114 ITEM 2 – FULL PLANNING PERMISSION FOR THE ERECTION OF A NEW DWELLING ON LAND AT THE OLD COACH HOUSE, LAGGER LANE, SOUTH WOODCHESTER, STROUD, GLOS, (S.14/0577/FUL)

In presenting the above Application the Principal Planning Officer outlined two amendments. Condition 2 should refer to two additional plans relating to levels and in Condition 6 the words “maintained as such thereafter” should be added to the end of the sentence to the Condition.

Mr Peter Lead, Vice-Chair of Woodchester Parish Council, raised objections to the Application which he felt would be contrary to Policy ES3 to the emerging Local Plan and PPS3. If granted, a precedent would be set for more people to develop their garden land. He felt that the Application should be refused because it is an unsuitable development and contrary to current planning guidance.

Mr Ralph Stevenson, a neighbour, also spoke against the Application citing Policies BE12 and BE5 of the Local Plan. The Application was within an AONB, a Conservation Area and in his opinion would be contrary to the Woodchester Parish Design Statement 2012.

With the agreement of all concerned a colour photograph of the site was circulated to Members and the Agent.

Mr Nick Hurst, the Agent for the Applicant, spoke in favour of the Application and outlined the planning history. He made the point that when consent was granted previously, account would have been taken of planning guidance.

Members had visited the site and it was noted that, if granted, the existing concrete block wall would be demolished to enable the existing road to be widened and would be rebuilt with facing Cotswold stone.

It was confirmed that the Application had been submitted prior to the expiry of the previous planning permission.

It was Officer's opinion that there would be no severe adverse impact on highway safety. Some Members did express their concern on the impact on walkers using the Cotswold Way.

A Motion to ACCEPT the Officer's recommendations, with the amended Conditions, was proposed by Councillor John Marjoram and seconded by Councillor Liz Ashton.

On being put to the vote, there were 7 votes for the Motion, 1 vote against and no abstentions; it was declared CARRIED.

RESOLVED To grant permission for Application S.14/0577/FUL, as set out in these Minutes, subject to the Conditions stated in the report and in Appendix A to these Minutes.

The meeting closed at 7.25 pm.

Chair

AMENDMENTS FOR DEVELOPMENT CONTROL COMMITTEE**13 May 2014**

In addition to the amendments stated on the Late Pages.

ITEM No: 1	Application: S.11/2448/FUL
Address: Wind Turbine North of Sharpness Docks	

Change to Condition 5 (additional text in bold):

No development shall take place, including any works of demolition, until a Traffic Management Plan (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:

- a) lorry/HGV management and routing scheme.
- b) phasing scheme showing the proposed period of operation, hours of operation & numbers/weights of HGV's during each phase.
- c) specific local safety issues should be addressed.
- d) a local freight quality partnership or other briefing forum to help inform the local communities about construction activity.
- e) the parking of vehicles of site operatives and visitors.
- f) loading and unloading of plant and materials.
- g) storage of plant and materials used in constructing the development.
- h) all construction traffic/commercial vehicles shall leave the site sheeted, except those carrying stone in excess of 500mm diameter.
- l) wheel washing facilities.
- j) measures to control the emission of dust and dirt during construction.
- k) a scheme for recycling/disposing of waste resulting from any demolition and construction works.
- l) a full photographic survey of the proposed access roads from the A38 including all junctions, to be carried out prior to and after construction the construction period.
- m) hours of construction and decommissioning.**

Reason:

In the interests of Highway safety and to protect the amenities in the area.

Change to Condition 11 (alteration to text in bold):

No development shall **take** place until full technical specifications, including elevations, energy generation / output figures and noise production, of the chosen turbine have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall indicate a turbine with a hub height and overall tip height not in excess of 80m and 122m respectively above local ground level and a maximum generating capacity of 5.47GWh. The development shall then take place in accordance with the approved plans.

Reason:

The submitted information relates to a specimen turbine design only.

Additional Condition (Condition 21):

Generation of electricity from the development to the electricity grid shall not commence until a scheme for the avoidance of any shadow flicker effect for dwellings within 10 rotor diameters of the turbine has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as approved.

Reason:

In the interests of neighbouring amenities.

ITEM No: 02	Application: S.14/0577/FUL
Address: Land at The Old Coach House, Lager Lane, South Woodchester	

Planning Policies should read as BE5 and BE12.