

DEVELOPMENT CONTROL COMMITTEE

29 November 2016

2.00 pm – 7.20 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	A	Councillor Jenny Miles	P
Councillor Chris Brine	P	Councillor David Mossman	P
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 Officer
 Principal County Highways Officer

Team Manager
 Solicitor
 Democratic Services Officer

Other Members in Attendance

Councillors Karen McKeown and Penny Wride.

DC.034 APOLOGIES

An apology for absence was received from Councillor Dorcas Binns.

DC.035 DECLARATIONS OF INTEREST

There were none.

DC.036 MINUTES – 25 OCTOBER 2016**RESOLVED** That the Minutes of the meeting held on 25 October 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.16/1023/FUL	2	S.16/1272/REM	3	S.14/2430/FUL	4	S.15/2804/OUT
5	S.16/2050/VAR	6	-	7	-	8	-

Late pages had been circulated prior to the Committee prior to the meeting in respect of Scheduled Items 2, 3 and 4.

DC.037 **BATH ROAD TRADING ESTATE, BATH ROAD, STROUD, GLOS**
(S.16/1023/FUL)

The Senior Planning Officer outlined the above application which had been deferred at two other meetings. Highway concerns had now been addressed and conditions had been attached to the application. The proposed design of the food store would be in keeping with the conservation area.

Paul Gibson, Rodborough Parish Council still had concerns regarding the loss of jobs and traffic, requesting that the application should be delayed to allow for the Daniels application to be considered.

Carol Kambites, Stonehouse Town Council raised objections regarding the predicted retail impact on the Town, citing policy CP12(e).

Miles Robinson, Nailsworth Town Council outlined reasons why the application should be refused.

Councillor Karen McKeown, a Ward Member for Rodborough stated that local residents had no local shop or cafe nearby and were in favour of the application.

Paul Fong, Director of Hunter Page outlined reasons for objecting to the application, including the loss of an employment site.

Tony Allsopp had concerns regarding road safety, the site location was wrong and the entrance/exit to the site was unacceptable.

A representative from SMP Sheet Metal, a small local company who currently occupied the site, outlined reasons for refusal.

Dan Templeton, Agent for the applicant outlined reasons for the application to be granted permission.

The Principal County Highways Officer responded to members' questions regarding the trip rate and also confirmed that the new pedestrian crossing had been completed, audited and would be located 30m north of the existing one.

Officers gave the following responses to members' questions:-

- The impact on shops in the towns of Stroud, Nailsworth and Stonehouse had been weighed up very carefully.
- Shoppers currently travelled to Gloucester or Bristol for a discount retailer.
- The contractual arrangements the site owner had with his tenants were not a planning consideration.
- The site had good access for pedestrians, buses and cyclists.
- This application has to be considered on its own merits and not deferred until other applications are forthcoming.

- The Bath Road site is a protected employment site. Employment studies had indicated a surplus of Class B, employment land.
- If the application were granted this would facilitate investment to regenerate other areas on the trading estate.
- Upon the site only three buildings are let; other buildings are vacant and not in good condition.
- If the application was to be granted the impact on local retailers would be of an acceptable level.
- There are no sites available within Stroud town centre to accommodate this scheme.
- The design of the building had been discussed at length. It was functional, to size and scale to fit in with the industrial nature of the conservation area and would be set away from the historical listed mill.

At 3.30 pm the meeting adjourned and reconvened at 3.37 pm.

A motion was proposed by Councillor Dave Mossman and seconded by Councillor Gary Powell to **REFUSE** the application because of the retail impact on Stroud, Nailsworth and Stonehouse town centres, contrary to Policies CP12 and EI9 and NPPF, paragraph 23 and the loss of B class employment land contrary to Policies EI1 and CP11.

Members debated the application and made the following points:-

- Committee should comply with the adopted Local Plan. This is a key employment site.
- Retail is not considered to be an employment use and there are no exceptional circumstances in this case.
- Concerns were raised regarding traffic movements from Stroud to Nailsworth and also the retail impact on the three neighbouring towns.
- Historically this is a very good area for engineering and the employment and manufacturing site must be maintained.
- The site is needed to enable small companies to start up a business.
- The entrance is not safe.
- Other buildings could be used.

On being put to the vote there were 6 votes in favour, 4 votes against and 1 abstention.

RESOLVED To REFUSE PERMISSION for application S.16/1023/FUL.

REASONS

1. The retail impact on Stroud, Nailsworth and Stonehouse town centres, contrary to Policies CP12 and EI9 and NPPF (paragraph 23).
2. The loss of B class employment land contrary to Policies EI1 and CP11.

DC.038 LAND AT CHESTNUT PARK, KINGSWOOD (S.16/1272/REM)

The Team Manager provided an update on the above application and drew attention to late pages and the emails that had been sent directly to committee members. A site plan was displayed and different aspects of the site were explained.

A representative from Kingswood Parish Council urged the Committee to refuse the application until all outstanding matters had been resolved.

Patricia Broadfoot spoke on behalf of local objectors stating that the development would have an impact on community life and the developer had ignored the concerns of the

local people. All outstanding matters needed to be resolved before a decision was made because the future of the village was at stake.

Daniel Weaver from the Pegasus Group confirmed that all outstanding matters had been resolved and matters regarding the cricket net had been covered in a Deed of Variation.

The Council's Solicitor confirmed that he had initially drafted the Deed of Variation. The contents had been agreed and he had received the Deed signed by the landowner and developer today. It had to have some final checks, be sealed by the Council and completed.

Confirmation was given of the work that would be undertaken by the management company.

Matters were left outstanding in many areas following the decision of the Planning Inspector and these were now being addressed by officers. If the agreement was not adhered to the Council would decide what action would be taken. The management company would initially be financed by the developer and then it would be financed by residents on the development.

The Team Manager agreed to consult Sport England, the Cricket Club and Parish Council on the supplementary agreement for the cricket netting and then make any amendments that were warranted.

The drainage ditch could be accessible by a tractor to undertake works and the operative would have enough space to dismount.

A site plan was displayed showing the location of the affordable housing and the natural play area of logs and overhead hoops.

The Team Manager confirmed an amendment to condition 8, whereby the trigger point was amended to from 36 to 30 dwellings and details approved by the Council beforehand. This would improve accessibility and sustainability.

The County Highway Authority were happy with the layout of the roads, had agreed measures to reduce speed and the provision of distinctive surfaces. The scheme had been safety audited and no concerns had been raised.

The Team Manager suggested the addition of a condition to the landscaping scheme to the cul-de-sac to close off the perception of an access to the village hall by using a hedge to cross the gap. He was also happy to add a condition that a sample of the bricks/panels and mortar was submitted and would be looking for an earthy coloured brick.

A motion was proposed by Councillor John Marjoram and seconded by Councillor Nigel Cooper to **ACCEPT** the officer's recommendation to **GRANT PERMISSION**, subject to the following conditions:-

- Condition 8 - amend the number of houses from 36 to 30 and redraft to require details of the design and management.
- The surfaces for roads and paths to be discussed with Gloucestershire Highways Authority.
- To amend the landscaping scheme to the cul-de-sac to close off the perception of an access to the village hall.

- To add conditions on the submission of materials, sample bricks/panels, mortar and slab heights.
- To delegate authority to the Planning Manager to consult Sport England, Kingswood Parish Council and the Cricket Club on the supplemental Section 106 Deed (cricket net provision) and for her to make amendments at her discretion.

Members debated the application.

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

RESOLVED To GRANT PERMISSION for application (S.16/1272/REM), as set out in these minutes.

The meeting was adjourned at 5.35 pm and reconvened at 6.05 pm.

Committee unanimously

RESOLVED To defer Schedule Item 4.5 – Upper Huntingford Farm, Charfield (S.16/2050/VAR) until the next meeting. (No individuals were at committee for this application.)

DC.039 THE FULL MOON, MOUNT PLEASANT, WOTTON-UNDER-EDGE (S.14/2430/FUL)

The Team Manager outlined the above application which was submitted two years ago. Unfortunately the community had still not been able to put together a robust enough bid and drew attention to the comments that had been received from Synwell Community Action Group in the late pages. He added that it was very regrettable that the landlord had not informed officers of any difficulties in leasing the premises several years ago.

Terry Luker, Vice-Chair of Wotton-under-Edge Town Council raised the following concerns; the roots of the trees (with Tree Preservation Orders) would be disturbed and also there was no affordable housing on the site.

Kevin Mann, spoke on behalf of the Synwell Community Action Group (SCAG) confirming that investors had come forward, the flat above the pub could be rented out and 3 local breweries were interested in providing beer and the training of staff.

The Team Manager confirmed that the original application had been for 12 dwellings but had been reduced to 10. The application site was a focal point with several roads coming together. He reminded Committee that a basic business plan had been submitted by SCAG and Committee had decided that it was not robust enough.

A motion was proposed by Councillor Haydn Jones and seconded by Councillor Nigel Cooper to move the following “Accept the loss of the pub and principle of residential development”.

In debating the motion concerns were raised over the design and layout of the proposed development and the affect on the trees.

On being put to the vote there were 2 votes in favour, 8 votes against and 1 abstention. The motion was **LOST**.

A motion was proposed by Councillor Dave Mossman and seconded by Councillor John Marjoram to **ACCEPT** the officer's recommendation with the addition of the words "and layout" at the end of the paragraph.

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

RESOLVED To accept the loss of the pub and principle of residential development unless robust new information is received from the community. Object on grounds on impact on trees and detailed design and layout.

DC.040 LAND NORTH EAST OF DRAYCOTT, CAM (S.15/2804/OUT)

The Team Manager outlined the above application and the officer comments on required compliance of floor levels to protect against flooding and comments from the County Highways.

Matt Nicholson, Vice-Chair of Dursley Town Council's Planning Committee raised concerns on the overall development, particularly with the proposed traffic lights, requesting a feasibility study to be carried out and Committee defer from making a decision.

Philip Staddon, Agent for the applicant stated the site was a mixed development in a sustainable location, as mentioned in the local plan

Steve Lydon, County Councillor also raised concerns regarding the traffic lights and suggested that this was reviewed in 3 years time and a sum of money put aside for road works, if required.

The following replies were given to members' questions:-

- No costings were available to compare the cost of works to a roundabout or traffic lights, but the traffic lights would be the more expensive option.
- The highway works would be subject to an occupations trigger.
- The Team Manager agreed to write to the County Council regarding car parking by the railway station.

A motion to **ACCEPT** the officer's recommendation was proposed by Councillor Dave Mossman and seconded by Councillor Chris Brine to **GRANT PERMISSION** for the proposal, with an amendment to condition 12 to allow for the possibility of a roundabout (which would not be at a cost exceeding the cost of a traffic light junction).

During debate concerns were raised about reserved matters and parking issues being brought back to Committee.

On being put to the vote the members voted unanimously in favour of the motion.

RESOLVED To GRANT PERMISSION for application S.15/2804/OUT, as set out in these Minutes.

The meeting closed at 7.20 pm.

Chair