

DEVELOPMENT CONTROL COMMITTEE

10 January 2017

 6.00 pm – 7.40 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	P	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	Principal Planner (Appeals and Enforcement)
Principal Planning Officer	Solicitor
Planning Officers	Democratic Services Officer

Other Members in Attendance

Councillors Nigel Studdert-Kennedy and Penny Wride.

DC.041 APOLOGIES

There were none.

DC.042 DECLARATIONS OF INTEREST

Councillors Jenny Miles and Tom Williams declared an interest in Schedule Item 4.1 (S.16/2408/FUL) and left the chamber before and whilst this item was discussed, debated and voted on.

DC.043 MINUTES – 29 NOVEMBER 2016

RESOLVED That the Minutes of the meeting held on 29 November 2016 are accepted as a correct record.

Councillor Nigel Cooper raised a 'point of order' regarding an alleged breach of Council procedure. The Chair pointed out it was not a matter for the Committee's debate but they could discuss it after the meeting.

DEVELOPMENT CONTROL PLANNING SCHEDULE

Representations were received and taken into account by the Committee in respect of applications:

1	S.16/2408/FUL	2	S.16/2050/VAR
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Late pages had been circulated to members prior to the meeting in respect of Schedule Item 1.

Councillors Jenny Miles and Tom Williams left the Council Chamber. The first scheduled item was chaired by Councillor John Marjoram, Vice-Chair.

DC.044 CENTRAL GARAGE, HIGH STREET, KINGS STANLEY, STONEHOUSE GLOS (S.16/2408/FUL)

The Planning Officer outlined the background to the above application and the changes that had been made to the development. She drew attention to the late pages highlighting the revised plans, further comments, amended refusal reason, additional reason for refusal and further objections that had been received from the Parish Council.

Councillor Nigel Studdert-Kennedy spoke on behalf of both Ward Members who had concerns that the application did not comply with the planning permission granted on the site.

Mr Philip Hodges outlined reasons in support of the application.

Officers replied to members' questions confirming the following:-

- The measurements given in the officer's report had been scaled off from the submitted drawings.
- A photograph showing the frontage to the properties, the area for parking and pavement was displayed.
- The ownership of the land fronting the development was not a material consideration.
- The area of land forming the back gardens did not meet the adopted Residential Design Guide of a minimum area of 20sqm.
- A condition had been imposed on the site regarding contamination but the third part of this regarding the scheme of remediation for the site had not been discharged.
- It was explained that the developer had employed an independent building inspector and not one from the Council's Building Control Service.

A motion was proposed by Councillor Dave Mossman and seconded by Councillor Dorcas Binns to **ACCEPT** the officer's recommendations to **REFUSE** the application.

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

RESOLVED To REFUSE PERMISSION for application S.16/2408/FUL, as outlined in the officers' report and late pages.

Councillors Jenny Miles and Tom Williams re-entered the Council Chamber.

DC.045 UPPER HUNTINGFORD FARM, CHARFIELD, WOTTON-UNDER-EDGE, GLOS (S.16/2050/VAR)

The Chair explained the variation to the above application and the Planning Officer displayed a site plan showing the curtilage of the site.

Councillor Penny Wride, Ward Member also spoke on behalf of the Parish Council, outlining local concerns and requesting members to defer the application.

Mr James Jenkinson, Foresight Group explained the benefits of solar power and confirmed that the land would return to agricultural use.

Officers made the following responses to Members' questions:-

- The time frame of 25 years had been used because this was indicated by appeal inspectors. If during this period of time the solar panels are replaced with others that differ from the original application then a new application had to be submitted. If the solar panels are no longer in use then they have to be removed from the site and the land returned for agriculture use. There is no change to the original use to the land.
- The Solar Company and Parish Council made a separate agreement, which did not form part of the original planning permission and therefore was not a planning consideration and no weight should be given to these privately agreed community benefits in the determination of this application.
- The solar farm's benefits in providing clean energy for 1480 homes had been balanced against the perceived harm to the landscape.

A motion was proposed by Councillor Jim Dewey and seconded by Councillor Chris Brine to **ACCEPT** the officer's recommendation to **GRANT PERMISSION**.

Members debated the application. When the local plan was being reviewed the Council could explore ways that communities could benefit in the future.

In summing up the proposer agreed with other members that local communities should benefit when future applications are being considered. He also reminded members that the Council was committed to the production of low carbon energy.

On being put to the vote there were 9 votes in favour of the application, 0 votes against and 2 abstentions.

RESOLVED To GRANT PERMISSION for application S.16/2050/VAR, as set out in these minutes.

The meeting closed at 7.40 pm.

Chair