

DEVELOPMENT CONTROL COMMITTEE

14 February 2017

6.00 pm – 7.16 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	Solicitor
Planning Team Manager	Democratic Services Officer
Senior Planning Officer	Apprentice (Corporate Services)

Other Members in Attendance

Councillors Norman Kay and Steve Robinson.

DC.046 APOLOGIES

There were none.

DC.047 DECLARATIONS OF INTEREST

There were none.

DC.048 MINUTES – 10 JANUARY 2017**RESOLVED** That the Minutes of the meeting held on 10 January 2017 are accepted as a correct record.**DEVELOPMENT CONTROL PLANNING SCHEDULE**

Representations were received and taken into account by the Committee in respect of application S.16/1263/FUL.

DC.049 NUPEND FARM, BOSCOMBE LANE, HORSLEY, GLOS (S.16/1263/FUL)

The Senior Planning Officer outlined the planning history to the above application and the negotiations that had taken place.

Councillor Norman Kay outlined reasons for refusing the application. Councillor Steve Robinson, the other Ward Member concurred with these reasons.

Mrs Kate Kay from Horsley Parish Council outlined objections regarding the application.

Mr Jolyon Neely a local resident outlined reasons why the application was unacceptable.

Mr Craig Roberts from Hunter Page Planning outlined reasons in support of the application.

The Officer displayed a plan showing a comparison of the two schemes and summarised the mix of dwellings on the scheme.

Members were aware that there was an extant permission upon the site. This extant permission was a significant material consideration which had led to the officers' recommendation against the local plan, because the principle of 16 houses had been established. It was noted that if this application did not have that extant permission as a material consideration, then the officer recommendation would have been for refusal. A lot of negotiations had taken place with the applicant prior to the arrival of this application at DCC.

Members were also aware that the local community did not find the extant application acceptable.

In reply to Members' questions confirmation was given that:-

- Natural stone would be the material used for these dwellings.
- DCC resolved to grant permission for the original application on 10 November 2015 (subject to a S106 Agreement, which was completed in August 2016, and the decision notice was issued following this). The Local Plan was adopted on 19 November 2015.
- There would be a traditional stone wall, with no openings, built between the affordable housing and the main road.

A motion was proposed by Councillor Haydn Jones and seconded by Councillor Dave Mossman to **ACCEPT** the officer's recommendations to **GRANT** the application.

The application was debated with Members having differing views.

On being put to the vote there were 7 votes in favour of the application, 4 votes against and 0 abstentions.

RESOLVED to GRANT PERMISSION for application S.16/1263/FUL, as outlined in the officers' report and late pages and subject to a suitable S106 Agreement being completed.

The meeting closed at 7.16 pm.

Chair