

**DEVELOPMENT CONTROL COMMITTEE**

21 March 2017

 6.00 pm – 8.00 pm  
 Council Chamber, Ebley Mill, Stroud
**3****Minutes****Membership**

Councillor Tom Williams **	P	Councillor Jim Dewey	P
Councillor John Marjoram *	P	Councillor Haydn Jones	Ap
Councillor Dorcas Binns	P	Councillor Jenny Miles	P
Councillor Chris Brine	A	Councillor David Mossman	Ap
Councillor Miranda Clifton	P	Councillor Gary Powell	Ap
Councillor Nigel Cooper	P	Councillor Mark Reeves	Ap
** = Chair      * = Vice Chair	P = Present	A = Absent	Ap = Apologies

**Officers in Attendance**
 Planning Team Manager  
 Principal Planning Officer

 Solicitor  
 Democratic Services Officer
**DC.050      APOLOGIES**

Apologies for absence were received from Councillors Haydn Jones, David Mossman and Mark Reeves. Belated apologies were received from Councillor Gary Powell.

**DC.051      DECLARATIONS OF INTEREST**

There were none.

**DC.052      MINUTES – 14 FEBRUARY 2017**

**RESOLVED** That the Minutes of the meeting held on 14 February 2017 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.16/2248/FUL	2	S.10/1213/FUL	3	S.17/0062/HHOLD
---	---------------	---	---------------	---	-----------------

Late pages had been circulated prior to the meeting to members regarding Scheduled Items 1 and 2.

**DC.053**      **BETWORTHY FARM, THE STREET, COALEY, GLOS (S.16/2248/FUL)**

Late pages included an additional public objection stating the field had consistently been used for agriculture. "Handout sheets" from objectors had been distributed. The Team Manager confirmed that the site had been viewed from various aspects on a recent site inspection visit by officers and members. Plans and drawings showing the site were displayed.

John Burgess, Chair of Coaley Parish Council outlined concerns regarding the water systems; the sewerage and surface water drainage systems required improvement.

Guy Wooddisse, the Applicant outlined reasons to support the application.

Officers confirmed the following:-

- At present surface water was running into the foul water drainage system and Severn Trent Water had confirmed that no upgrade was necessary. A condition would be attached to the permission.
- The development had its own SuDS pond.
- Traffic calming and shared surfaces were being discussed with the developer.
- The exception site was sustainable and close to local amenities.

A motion was proposed by Councillor John Marjoram and seconded by Councillor Jenny Miles to **ACCEPT** the officer's recommendations to **GRANT** the application, with the addition of County Highways conditions. The application was debated.

On being put to the vote there were 4 votes in favour of the application, 2 votes against and 1 abstention.

**RESOLVED To GRANT PLANNING PERMISSION for application S.16/2248/FUL, as outlined in the officer's report, with the additional condition from County Highways.**

**DC.054**      **CROFT FARM, UPTON ST LEONARDS, GLOS (S.10/1213/FUL)**

The Principal Planning Officer drew members' attention to late pages amending the recommendation to resolve to grant, subject to a bat survey and appropriate mitigation. This process would be delegated to the Planning Manager. Further comments had been received from Upton St Leonards Parish Council who had reiterated their concerns regarding the second access affecting the setting of the listed structure. Plans and drawings were displayed.

David Hunt represented Upton St Leonards Parish Council and outlined their concerns on the current application requesting refusal.

Martin Smith spoke on behalf of himself and another neighbour outlining their concerns regarding the size of the dwelling and the second access.

The following points were clarified:-

- No objections had been received from Historic England or the Conservation Officer.
- Officers explained that the size of the dwelling allowed it to be built over the existing and there would be a new access.
- The listed building would be visible through observation holes in the floor.

- No objection had been received from County Highways regarding the new access; safety standards had been met.
- Abandonment of a building is not simply whether it has been lived in for a while it is looked at subjectively on a number of factors.
- Access and egress for bats would be required on the site.
- The original building probably had no foundations and a concrete beam would hold up the building.
- It was confirmed that members have to give special regard to the desirability of preserving the listed bunker and its setting.

A motion was proposed by Councillor John Marjoram and seconded by Councillor Jenny Miles to **ACCEPT** the officer's recommendations to resolve to **GRANT** the application subject to a bat survey and appropriate mitigation and construction management agreement, which would be delegated to the Planning Manager. The application was debated.

On being put to the vote there were 4 votes in favour of the application (including the Chair's casting vote), 3 votes against and 1 abstention. There was some debate regarding the use of the Chair's casting vote and as such the Chair moved to the next item (refer to DC.054 below).

#### **DC.055      TRAIEND, COWLE ROAD, STROUD, GLOS (S.17/0062/HHOLD)**

The Principal Planning Officer had nothing to add to the officer's report. A site plan, elevations of the proposed development and photograph showing the street scene were displayed.

A motion was proposed by Councillor Dorcas Binns to **ACCEPT** the officer's recommendations but this was not supported. Members debated the application.

A motion was proposed by Councillor Nigel Cooper and seconded by Councillor Jenny Miles to **REFUSE** the application because the extension was overbearing (policy CP14) and would have an unacceptable affect to the amenities to neighbouring properties (policy HC8).

On being put to the vote there were 5 votes in favour of the refusal, 1 vote against and 1 abstention.

**RESOLVED To REFUSE application S.17/0062/HHOLD.**

**REASONS:** 1. The extension was overbearing (policy CP14).  
2. There would be an unacceptable affect on the amenities to neighbouring properties (policy HC8).

#### **DC.054      CROFT FARM, UPTON ST LEONARDS, GLOS (S.10/1213/FUL)**

The Chair permitted the reopening of this matter as the sitting had not been declared at an end. He proposed a motion that the original decision be overturned and the matter be **DEFERRED** to the next meeting, seconded by Councillor John Marjoram. On being put to the vote Members voted unanimously in favour this motion.

The meeting closed at 8.00 pm.

Chair