

DEVELOPMENT CONTROL COMMITTEE

9 JANUARY 2018

6.00 pm – 8.40 pm

Council Chamber, Ebley Mill, Stroud

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Minutes

Membership

Councillor Tom Williams (Chair)	P	Councillor Jim Dewey	A
Councillor John Marjoram (Vice-Chair)	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	A
Councillor Nigel Cooper	A	Councillor Mark Reeves	P

P = Present A = Absent

Officers in Attendance

Planning Manager	Solicitor and Deputy Monitoring Officer
Development Manager	Democratic Services Officer
Senior Planning Officer	
Principal Planning Officer	

Other Members in Attendance

Councillors Karen McKeown, John Jones, Stephen Davies, Paul Denney.

DC.024 APOLOGIES

Apologies for absence were received from Councillors Dorcas Binns, Jim Dewey, Gary Powell and Nigel Cooper.

Cllr Reeves apologised for his late attendance at the meeting.

DC.025 DECLARATIONS OF INTEREST

There were none.

DC.026 MINUTES – 21 NOVEMBER 2017

Councillor John Marjoram requested that a note be attached to the minutes regarding minute no. DC.0022, Rooksmoor Mills, Bath Road, Woodchester, Stroud (S.13/1983/FUL). This concerned the threat, from Councillor Phil McAsey the ward member, which was reiterated by Peter Lead, the Parish Council representative, that residents would take the Council to further judicial review if the application was granted

permission. Councillor Marjoram wanted to understand what weight (in planning terms) would be put behind the threats. He felt it was an inappropriate statement to make.

Subject to the addition of this note, it was

RESOLVED That the Minutes of the meeting held on 21 November 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.17/1986/HHOLD	2	S.17/1987/OUT	3	S.17/0095/REM
4	S.17/1984/FUL				

Late pages had been circulated prior to the meeting.

DC.027 1 NEW BUILDINGS, LONGNEY, GLOS (S.17/1986/HHOLD)

The Team Manager (Development Management) provided updates regarding a Juliet balcony and the height of the proposed garage.

The Parish Council quoted the Longney & Epney parish design statement and national planning policy guidance and asked that the application be deferred for further discussion.

A spokesman on behalf of Victoria and Andrew Taylor who opposed the application, quoted the Longney & Epney parish design statement and national planning policy guidance and asked the committee to refuse the application on inappropriate size, scale and form.

Mr. Martin Midgley, the applicant, explained that his family was growing, they had been working with planning officers on the design, their neighbours at No. 2 had had a similar extension and a precedent had already been set.

Officers answered members' questions and clarified issues such as the Juliet balcony, the overbearing height of the garage and loss of light, boundary separation and the footprint of the house.

A motion was proposed by Councillor Mossman to REFUSE the application quoting local plan policies, the village design statement and the NPPF, loss of light, overbearing nature of the building and the hedge. This was seconded by Councillor Marjoram.

On being put to the vote there were 5 votes in favour of the motion and 3 against.

RESOLVED To REFUSE planning permission for application (S.17/1986/HHOLD) for a second storey extension, garage conversion and replacement garage.

REASONS FOR REFUSAL The scale, height and massing of the proposed development would appear as out of character with the original dwelling and site's wider setting, contrary to the requirements of Policies HC8 (criteria 1 and 2) and CP14 (criteria 5, 7, 8 and 9) of the Stroud District Local Plan, November 2015.

The height and massing of the proposed development would result in an overbearing form of development that would result in a loss of light to the neighbouring property known as Clover Cottage to an unacceptable degree and would fall foul of the 25 degree rule, contrary to the requirements of Policies ES3 (criteria 1) of the Stroud District Local Plan, November 2015.

The proposed development would result in an overly large dwelling that would erode the Parish stock of small housing. The Longney and Epney Village Design Statement requires that extensions or upgrades to existing dwellings should retain the mix of house types and dwelling sizes and that any extensions should appear as proportionate. The proposal is considered to be disproportionate and would alter the dwelling to a larger 4-bedroom family home, contrary to LBE1, LBE2 and LBE3 of the Longney and Epney Village Design Statement and paragraphs 7, 17 (bullet points 1 and 4), 56, 58 and 64 of the NPPF.

DC.028 **DUDBRIDGE INDUSTRIAL ESTATE, DUDBRIDGE ROAD, STROUD, GLOS (S.17/1987/OUT)**

The Team Manager provided updates on the application together with comments from the Parish Council. He explained that the application contravenes the Local Plan and the officer recommendation was to defer for negotiation on the following issues:

- In expectation that significantly more buildings are retained.
- Layout is substantially re-designed to give an appropriate character and is formally submitted (not indicative).
- Elevations: Submission of an overarching character statement and look at potential to condition a design code.
- Outstanding information: Ecology (bats and otters), noise and viability (to justify residential use and lack of affordable housing).
- Highways matters and retail impact are considered afresh at the next meeting.

A motion was proposed by Councillor Williams to DEFER the application for further negotiation with the applicant. This was seconded by Councillor Brine.

On being put to the vote this motion was CARRIED unanimously.

RESOLVED To DEFER application (S.17/1987/OUT) for officers to negotiate with the applicant on the items listed above, and bring the application back to Committee on 13 February 2018 for further discussion.

DC.029 **LAND WEST OF STONEHOUSE, NASTEND LANE, NASTEND, GLOS. (S.17/0095/REM)**

The Principal Planning Officer provided updates on the application explaining that there are mini master plans for each of the phases. A revision of the original application had been submitted and consultation had taken place. The Parish Council had raised some concerns, although County Highways found the application acceptable with certain conditions. Officers have consulted and kept the members informed regarding the application.

Officers answered Members questions relating to affordable housing, broadband, hedgerows and trees, public rights of way, footpaths and cycleways, wheel washing while the development takes place and obligations in the Section 106.

A motion to move officer's advice was proposed by Councillor Haydn Jones and seconded by Councillor Mossman.

On being put to the vote there were 7 votes in favour of the motion and 1 vote against.

RESOLVED To GRANT permission for application (S.17/0095/REM), delegated to officers to approve with conditions, as set out in the officer's report.

DC.029 **LAND AT 88 – 90 HIGH STREET, CAM, GLOS (S.17/1984/FUL)**

The Senior Planning Officer explained that this was a retrospective application for the demolition of two semi-detached houses and the erection of ten terrace houses. The ten dwellings are more traditional in character than the previous submitted scheme. Concern had been expressed by Natural England regarding the recreation mitigation on the Severn estuary, the applicant is willing to make a contribution to the SDC adopted mitigation strategy. He updated Committee on the layout of the scheme and the consultation response from County Highways who were satisfied with the scheme, late pages and an objection from a member of the public. The Senior Planning Officer updated the recommendation to resolve to grant subject to a legal agreement making a contribution to the Severn estuary SAC mitigation through a Section 106 Deed strategy and updated drawing numbers and highway conditions.

Councillor Paul Denney, the ward member raised concerns relating to the density of the houses, overspill of parking onto the main roads, particularly the A4135, provision for bats, and the mitigation on the Severn estuary. He quoted policies CP9 and CP14 of the Local Plan.

Mr. Fred Downsing spoke on behalf of the Parish Council raising concerns on the overdevelopment of the site and no affordable housing, lack of parking and the visibility on the A4135 if cars parked there, no sufficient public transport links, no amenity space for bins, storage and access of bin lorries, protection of wildlife, He quoted policies CP14 and HC1 of the Local Plan.

Mr. Nick Mills spoke on behalf of the applicant explaining that the site is a sustainable location and within the settlement boundary. The site has been redesigned since the previous approval for housing on this site and has been altered to the traditional design following feedback from the planning officers. A presentation was made to Cam Parish Council and their feedback taken into account regarding visibility, parking provision, drainage and good access to public transport. The development has been registered under the help to buy scheme and will be more affordable to first time buyers.

Officers answered members' questions relating to the application.

A motion to move officer's advice was proposed by Councillor Marjoram and seconded by Councillor Haydn Jones.

Councillor Brine proposed a motion to DEFER the application for officers to negotiate with the reduction of the number of houses on the site. This motion was not seconded.

Members debated the application.

Members voted on the motion to move the officer's advice. On being put to the vote there were 5 votes in favour of the motion and 3 against.

RESOLVED To GRANT planning permission for application (S.17/1984/FUL) for retrospective demolition of two semi-detached houses and erection of ten terrace houses, subject to a legal agreement and updated conditions.

The meeting closed at 8.40 pm.

Chair