

DEVELOPMENT CONTROL COMMITTEE**13 FEBRUARY 2018**
6.15 pm – 8.00 pm
Council Chamber, Ebley Mill, Stroud
3**Minutes****Membership**

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|---------------------------------------|---|--------------------------|---|
| Councillor Tom Williams (Chair) | P | Councillor Jim Dewey | P |
| Councillor John Marjoram (Vice-Chair) | 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 |

P = Present A = Absent

Officers in Attendance

| | |
|----------------------------|--|
| Planning Manager | Solicitor and Deputy Monitoring Officer |
| Team Manager | Team Manager (Development Management) |
| Principal Planning Officer | Principal Planning Officer (Appeals & Enforcement) |
| Senior Planning Officer | Democratic Services Officer |

Other Members in Attendance

Councillors Steve Lydon, Nigel Studdert-Kennedy and Stephen Davies.

DC.030 APOLOGIES

There were none.

DC.031 DECLARATIONS OF INTEREST

Councillors Tom Williams and Jenny Miles declared a non-pecuniary but personal interest in the first scheduled item (S.17/2540/FUL) and would both leave the room prior to this item being discussed.

DC.032 MINUTES – 9 JANUARY 2018

RESOLVED That the Minutes of the meeting held on 9 January 2018 are accepted as a correct record.

Councillor Tom Williams thanked Jamie Cooper, Principal Planning Officer (Appeals & Enforcement) for his services to the Council since 2003. Members wished him well in his new life in Japan.

DEVELOPMENT CONTROL PLANNING SCHEDULE

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

| | | | |
|---|---------------|---|------------------|
| 1 | S.17/2540/FUL | 2 | S.17/2093/DISCON |
|---|---------------|---|------------------|

Late pages on both applications had been circulated to committee prior to the meeting and were also available at the meeting.

Councillors Tom Williams, (Chair) and Jenny Miles left the Chamber. The Chair was taken by Councillor John Marjoram, (Vice-Chair).

DC.033 SITE OF FORMER CENTRAL GARAGE, HIGH STREET, KINGS STANLEY, GLOS (S.17/2540/FUL)

The Senior Planning Officer outlined the history of the application and drew members' attention to the late pages regarding the comments received from the Council's Senior Contaminated Land Officer and the Statement of Common Ground.

The Principal Planning Officer (Appeals & Enforcement) explained the enforcement appeal process that had taken place on this site. An Enforcement Notice had been served on the site prior to the planning application being refused. The site area was slightly smaller than the application before committee today but otherwise the scheme is identical. If the recommendation from officers is rejected then the two appeals will be conjoined and heard by the Inspector on 12 June 2018. Officers advised that the scheme is identical to before and the Inspector would probably take a dim view if the application was rejected. The scheme had been discussed with the developer and a Statement of Common Ground had been signed.

Lesley Williams spoke on behalf of Kings Stanley Parish Council quoting policy HC1 as a reason for declining the application.

Councillors Steve Lydon and Nigel Studdert Kennedy, Ward Members were concerned that if granted, the application would set a precedent. 30 local residents had confirmed that the pavement in front of the site had been made smaller. Permission should not be granted.

Mr Philip Hodges, represented the applicant and outlined reasons for consent. If the application was not granted then his client would appeal the decision and would be making a costs application in respect of said appeal.

Officers confirmed that there had been an accumulation of reasons for refusal in January 2018 but since then concerns had been addressed and covered in the Statement of Common Ground.

Members had concerns regarding the erection of the two dwellings which were not in accordance with the plan, clearly flouting planning law. Members expressed that they felt the application would fail on any of the 9 criteria in policy HC1.

There would be 1.5 parking spaces per dwelling which complied with the Local Plan. The footpath in front of the dwellings had been measured, the extent of ownership agreed with the County Council and was of an acceptable width. The street already had variable pavement widths.

Members were reminded that they should look at the proposal as it stands on its own merits and to only take into account material considerations, which included the extant permission, the fact the property was already built is not a material consideration. The Committee were bound by the Statement of Common Ground. Members were advised that officers could not defend an appeal as it would be against their code of professional conduct.

A motion was proposed by Councillor Chris Brine to refuse the application because it was in breach of policy HC1(i), which was in his opinion open to interpretation. As elected members living in the community they have to think of the neighbours, because it was out of scale, blocked the landscape and was far too big for the site.

The Planning Manager confirmed that simply citing a policy is not a defensible reason for refusal.

The motion was seconded by Councillor Dorcas Binns on the grounds that there was nothing new in the application and nothing had changed. There would be an impact on the street scene, it would be overbearing, out of character, too dense and the layout was too big for the plot. She stated that committee represented Stroud District residents and our decisions make an impact on peoples' lives and we have the democratic right to refuse this application.

On being put to the vote there were 6 votes in favour of the motion, 1 vote against and 3 abstentions.

RESOLVED To REFUSE planning permission for the application (S.17/2540/FUL) for the reasons outlined by members.

The meeting adjourned at 7.20 pm and reconvened at 7.25 pm.

Both Councillors Tom Williams and Jenny Miles returned to the Chamber and Councillor Williams took the Chair for the next application.

**DC.034 LAND WEST OF STONEHOUSE, NASTEND LANE, NASTEND, GLOS
(S.17/2093/DISCON)**

The Chair outlined the above application.

Carol Kambites represented Stonehouse Parish Council who were in favour of improving the links and the integration of the new development by safe connections being made for residents.

Councillor Stephen Davies confirmed that there had been constant negotiation regarding hedges and buffers at the Eastington end of the development which had often resulted in a compromise.

The Principal Planning Officer confirmed that the application was for the discharge of condition 46 of application S.14/0810/OUT, the master plan for area 21 on land west of Stonehouse. A plan showing the existing footpaths on the site was displayed and some of these would have to be diverted. A plan also showed an 'S' shape of dwellings, similar to Avenue Terrace in Stonehouse. Members would only be looking at the broad layout at the moment, reserved matters would be brought back to committee. In this and other parcels 30% affordable housing is being pepper potted within the development, rather

than built together. Shared surfaces would be encouraged within the housing areas for cars, pedestrians and cyclists. Regular meetings continue to take place with the developer and officers, to which other interested parties could be invited to attend.

A motion was proposed by Councillor Haydn Jones to accept the officers' advice and was seconded by Councillor Gary Powell.

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

RESOLVED To approve the Area Masterplan for H21 as discharging in part Condition 46 of S.14/0810/OUT

The meeting closed at 8.00 pm.

Chair