

**DEVELOPMENT CONTROL COMMITTEE****3****20 MARCH 2018**
**6.00 pm – 8.35 pm**  
**Council Chamber, Ebley Mill, Stroud**
**Minutes****Membership**

Councillor Tom Williams (Chair)	P	Councillor Jim Dewey	P
Councillor John Marjoram (Vice-Chair)	P	Councillor Haydn Jones	A
Councillor Dorcas Binns	P	Councillor Jenny Miles	A
Councillor Chris Brine	P	Councillor David Mossman	A
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 (Development Management)	Democratic Services Officer
Senior Planning Officer	

**Other Members in Attendance**

Councillor Braun

**DC.035      APOLOGIES**

Apologies were received from Councillors H Jones, Miles and Mossman.

**DC.036      DECLARATIONS OF INTEREST**

There were none.

**DC.037      MINUTES – 13 FEBRUARY 2018**

**RESOLVED** That the Minutes of the meeting held on 13 February 2018 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.17/1231/FUL	2	S.17/2843/REM	3	S.17/1987/OUT
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Late pages on all applications had been circulated to committee prior to the meeting and were also available at the meeting.

**DC.038**      **PENN WOOD LODGE, WOTTON ROAD, KINGSWOOD. S.17/1231/FUL**

The Senior Planning Officer presented this item. The proposal is for a new build 80 bed, two storey care home with a basement for the kitchen and laundry. It is outside the settlement boundary and would have an urbanising effect contrary to the Stroud District Local Plan and the Kingswood Neighbourhood Development Plan. Connection to the village is not satisfactory which demonstrates the countryside location. Gloucestershire Highways are satisfied that additional movements of vehicles would not have a severe impact on the local network. Committee were also updated on late pages and the number of bed spaces allocated within the Local Plan.

Councillor Williams, Chair, explained that as the site was situated within one ward and a different parish, he was allowing ward members from both Wotton-under-Edge and Kingswood wards and Kingswood Parish and Wotton Town Council to speak.

Councillor Braun, ward member for Wotton-under-Edge spoke in support of the application. She explained that there was a commitment to meet a need of 950 care beds within the district, this facility would provide new updated facilities for dementia suffers, it would be more homely and less like an institution. Highway issues had been resolved and Wotton Town Council would support the application which reflected the views of local people.

Mr. Rockey of Kingswood Parish Council spoke and explained that there had been two consultation events and parishioners were divided. Road safety was an issue, although a contribution towards number plate recognition cameras (ANPR cameras), would help with highway safety.

Mr Gordon Asher (applicant) and a local resident Prof Gordon Wilcock spoke in support of the application, this would improve the quality of life for people in the home, the old building would be renovated into 32 apartments and would be an important contribution to the need for people in the community, these facilities would bring health and social benefits to the community.

Officers answered Members' questions.

Councillor Reeves proposed a motion to support the officer recommendation for refusal of the application, this was seconded by Councillor Cooper.

Members debated the application.

On being put to the vote there were 4 votes in favour of refusal and 5 votes against.

Councillor Brine proposed a motion to approve the application, which was seconded by Councillor Powell.

The Planning Manager asked Members for specific planning reasons for approval of the application as not quoting specific reasons could leave the Council open to legal challenge. She explained that it was an acceptable scheme from a highways point of view and had followed the call in procedure correctly.

Members were not clear on the reasons and the Chair asked Councillor Brine to withdraw his proposal to give an opportunity to defer and bring the application back to a future meeting. This was not accepted by Councillor Brine and Members discussed the reasons.

Councillor Dewey then highlighted core policy CP2, paragraph 2.72 of the Stroud District Local Plan and the unmet need. The site was also adjacent to the settlement and not isolated. Councillor Brine agreed and outlined that he considered there was an unmet district wide need for care beds which outweighed the harm.

There was concern that approving the application was against the District Council's Local Plan and Kingswood Development Plan.

The Planning Manager explained that if Members wished to approve the application, delegated authority to give the permission appropriate conditions could be given to officers in consultation with the Chair and Vice Chair of Committee.

On being put to the vote, there were 5 votes in favour and 4 votes against the motion as proposed by Councillor Brine and seconded by Councillor Powell, with reasons highlighted by Councillor Dewey. Delegated authority would be given to officers to approve with appropriate conditions in consultation with the Chair and Vice Chair of Committee.

**RESOLVED To delegate authority to officers to GRANT PERMISSION for the application (S.17/1231/FUL) as outlined by Members, in consultation with the Chair and Vice Chair.**

The Chair adjourned the meeting at 7.00 pm resuming at 7.15 pm

**DC.039      LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND.  
S.17/2843/REM**

The Senior Planning Officer presented this application and apologised that the Principal Planning Officer was unable to attend. He updated Members on the description of the development which was primary infrastructure, part of the spine road, drainage and green infrastructure adjacent to H21 at the Oldends Lane end of the land West of Stonehouse allocation. Highways were satisfied with the technical details and the biodiversity and ecology officer is satisfied with the landscaping.

The Officer's recommendation was updated to approve subject to a further consultation period to cover an updated press advertisement.

There were no public speakers.

Members asked questions on the footpaths and grass verges around the site and if there would be the facility for the use of pushchairs, wheelchairs and pedestrians.

Councillor Brine proposed a motion to accept the officer's recommendation which was seconded by Councillor Cooper.

On being put to the vote there were 8 votes in favour of approval and 1 abstention.

**RESOLVED To APPROVE, subject to further consultation period, the primary infrastructure, reserved matters of this part of the site, from the outline permission S.14/0810/OUT.**

**DC.040****DUDBRIDGE INDUSTRIAL ESTATE, DUDBRIDGE ROAD, STROUD.**  
**S.17/1987/OUT**

The Planning Manager introduced this application, updating Members on the late pages received. The Chair adjourned the meeting for Members to familiarise themselves with the late pages.

Members asked the question of having a deadline date/time for late pages. The Solicitor explained that this would not be possible as all material considerations relating to applications had to be taken into account; any late representations could contain material considerations, which if not taken into account would leave the decision open to legal challenge.

Following a 15 minute adjournment at 7.25 pm the meeting resumed at 7.40 pm.

The Planning Manager explained the site and buildings; this was a hybrid application with full planning permission for a discount supermarket and outline permission for 130 residential units. Clarification had been received that there were no objections from the Environment Agency, the Canal Team, the flood authority and the Water Services Engineer. Historic England were concerned about the impact on the conservation area. This application was exempt from the Community Infrastructure Levy (CIL), a contribution towards community projects would not pass the legal tests.

Public speaking took place, and the Agent spoke in support of the application, explaining that this was a constrained site which was contaminated by past use. The Local Plan focuses development on brownfield land. They would retain the important historic buildings and this would be a high quality bespoke scheme which would alleviate the flood risk, bring new jobs and provide 130 houses to the local area. He urged Committee to grant permission.

Members asked questions relating to traffic and the pressure on Sainsbury's roundabout, the industrial buildings being converted to residential, flooding issues, light pollution, reuse of bricks from the site, electric charging points in the car park of the supermarket and the retention of the historic facade of the building facing the bypass. They were disappointed that there was no affordable housing provision on the site. Officers explained that government policy in relation to vacant buildings credit meant that it was not possible to ask for this.

Councillor Powell proposed a motion to accept the officer's advice to Grant Permission. This was seconded by Councillor Brine.

On being put to the vote there were 8 votes in favour the grant permission and 1 against.

**RESOLVED To GRANT PERMISSION for the hybrid application for a retail foodstore submitted in Full and residential development submitted in Outline.**

The meeting closed at 8.35 pm.

Chair