

**DEVELOPMENT CONTROL COMMITTEE****24 APRIL 2018****6.00 pm – 9.00 pm****Council Chamber, Ebley Mill, Stroud****3****Minutes****Membership**

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

**Other Members in Attendance**

Councillors Braun, Denney, Robinson, Tipper and Tomblin.

**DC.041      APOLOGIES**

Apologies were received from Councillors Binns and Brine.

**DC.042      DECLARATIONS OF INTEREST**

There were none.

**DC.043      MINUTES – 20 MARCH 2018****RESOLVED That the Minutes of the meeting held on 20 March 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.17/1366/OUT	2	S.17/0964/OUT	3	S.17/2688/FUL
4	S.18/0217/FUL	5	S.18.0322/HHOLD		

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

**DC.044**      **LAND NORTH WEST OF BOX ROAD, CAM, GLOS (S.17/1366/OUT)**

The Senior Planning Officer presented the above application for outline permission for up to 90 residential dwellings and drew attention to the late pages regarding the installation of electric vehicle charging units as part of the new development. Two further letters of objection had been received highlighting flooding and a precedent being set, if the application were to be granted. An additional condition was also recommended in respect of the provision of a 2m wide footway to the front of the site and along Box Road to the junction with the A4135 junction. A summary of the planning history of the site was also given. There were concerns regarding traffic and a plan was displayed showing future works that would be undertaken. The statutory bodies had been consulted and had raised no objections, including no identified harm to the heritage asset (goods shed).

Ward Members, Councillors Tomblin and Denney raised their concerns about the application which was unplanned citing core policies CP2, CP15, road safety issues, the site had not been identified within the Council's adopted Local Plan and therefore should be refused.

Councillor Brian Whatling, Chair of Cam Parish Council re-iterated concerns that the application was outside of the development area and requested Committee to refuse the application.

Councillor Tipper (spoke as a member of the public) highlighted the current infrastructure problems and those that would be caused by The Halt development and urged members to refuse the application.

The agent endorsed the officer's report, stating that the application was a unique opportunity, no objections had been received from any of the statutory consultees and should be permitted.

Officers answered Members' questions regarding:-

- Policy CP15 had been considered but had been omitted from the officer's report in error.
- Highway issues within the locality; the roads adjoining the roundabout on the A38 would be remodelled to assist with the flow of traffic. An audit would have been carried out by the Highway Authority.
- The Council did not have a 5 year land supply or adopted Local Plan when The Halt development was won on an appeal decision.
- After consultation with colleagues in Planning Strategy, it was confirmed that this land had been identified as suitable for future development and because the application was unique should be permitted.
- If there were any draining issues in the future these would be dealt with by Severn-Trent Water Authority.

Councillor Cooper proposed a motion to move the officer's recommendation for outline planning permission for the application, this was seconded by Councillor Miles.

Members debated the application which was outside of the settlement boundary and in conflict with the Council's adopted Local Plan. It would however, be built upon in the future.

Councillor Miles proposed that an informative was added to the outline planning permission, quoting policies CP7 and CP8 requesting that, if possible, more smaller homes were built. The informative was agreed by members.

On being put to the vote there were 4 votes in favour, 3 votes against and 4 abstentions. (The Chair used his casting vote).

**RESOLVED To permit outlined planning permission for application S.17/1366/OUT, with conditions, as set out in the officer's report. An informative would be added that weight would be given to smaller homes, if possible.**

The meeting adjourned at 7.13 pm and reconvened at 7.19 pm.

**DC.045      LAND ADJACENT TO BOX ROAD AVENUE, CAM, GLOS  
(S.17/0964/OUT)**

The Senior Planning Officer presented the above application for outline permission for up to 36 dwellings.

Ward members Councillors Tomblin and Denney both cited reasons for refusing this application which was outside of the settlement boundary and the credibility of the Local Plan was questioned.

Councillor Brian Whatling, Chair of Cam Parish Council requested Committee to refuse the application. The pre-application protocol had not been carried out on this application and he requested that this protocol be carried out in future.

Councillor Tipper (spoke as a member of the public) urged members to refuse the application.

Officers answered Members' questions regarding:-

- The location of affordable housing would be part of reserved matters/legal agreement and had not been decided upon.
- There was no amenity area but the site would link into the development to the south.
- There would be a CIL contribution.
- At least 1.5 parking spaces would be provided for each dwelling.

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

Officers answered members' questions regarding adequate parking being provided upon the site and the layout of the properties.

On being put to the vote there were 5 votes in favour of approval, 4 votes against and 2 abstentions. (The Chair used his casting vote).

**RESOLVED To permit outline planning permission for application S.17/0964/OUT, with conditions, as set out in the officer's report.**

**DC.046      LAND ADJACENT TO SOUTHWOLD, BOURNSTREAM, WOTTON-  
UNDER-EDGE, GLOS (S.17/2688/FUL)**

The Senior Planning Officer outlined the above application for the change of use of agricultural land to residential use and the erection of a temporary dwelling, subject to an agricultural occupancy condition. Reference was also made to the late pages, a communication from Leavers Chartered Surveyors and Planning Consultants, that had been circulated. Also over 20 letters of support had been received.

Councillor Braun, Ward Member stated that the family's farming business had been established for over 30 years and there was no justifiable reason for refusal.

Councillor Ken Brown, Chair of North Nibley Parish Council urged committee to support the application.

Mr Scott Finlay, the applicant stated that his father was retiring and he needed to live on the site to care for the livestock.

Officers clarified that the application could have a condition attached for a period of 3 years, if the enterprise was unsuccessful then the land would revert back to agricultural use. Members had to decide whether there was an essential need for the applicant to live on the site to care for his animals.

Councillor Dewey proposed a motion to grant permission for the change of use for a period of 3 years. This was seconded by Councillor Mossman.

On being put to the vote there were 9 votes in favour of granting the application with the 3 year condition, 0 votes against and 1 abstention.

**RESOLVED To GRANT planning permission for the change of use from agricultural to residential use for application (S.17/2688/FUL), for a period of 3 years, and the erection of a temporary dwelling. If the enterprise was unsuccessful the land would revert back to agricultural use.**

**DC.047      4 COURT ORCHARD, PAINSWICK, STROUD, GLOS (S.18/0217/FUL)**

The Team Manager (Development Management) outlined the above application and drew attention to the published plan and displayed a site plan, clarifying that the area was outlined in red. She also gave a resume of the planning history on the site.

Mr Rob Lewis, Chair of Painswick Parish Council was supportive of the application.

Mrs Sylvia Steer lived near the proposed site and spoke against the application because of its affect on the listed buildings that were nearby and the trees.

Mr David Harley the owner and applicant confirmed he wished to downsize and had amended the application in response to concerns that had been raised.

The officer confirmed that there was an existing permission for a 1.5 storey dwelling or bungalow. A condition for the properties to be occupied by persons over the age of 55 would be unenforceable. There are a lot of trees on the site and 4 of them had Tree Preservation Orders placed on them. The Council's Senior Arboriculture Officer had raised concerns over works being carried out on the trees in the future. The proposed development would be overly cramped, would create an additional level of harm to the Grade 1 and 2 Listed Buildings and the existing character of the area needed to be protected.

Councillor Marjoram proposed a motion to accept the officer's advice to refuse the application. This was seconded by Councillor Powell.

Members debated the application and agreed the plot suited 2 rather than 3 dwellings, concerns regarding the appearance and positioning was also mentioned.

On being put to the vote there were 9 votes in favour of the motion, 1 vote against and no abstentions.

**RESOLVED To REFUSE planning permission for application (S.18/0217/FUL) for the demolition of the existing dwelling and the erection of three bungalows, as set out in the officer's report.**

**DC.046      THE BUNGALOW, WALLOW GREEN, HORSLEY, GLOS  
(S.18.0322/HHOLD)**

The Senior Planning Manager outlined the above planning application and confirmed that there had been two additional letters received, one in support and one objection. Horsley Parish Council had revised plans and objected to the application.

Councillor Robinson, Ward Member outlined concerns regarding the application.

Councillor Alan Cordwell from Horsley Parish Council requested the application was refused and a new application submitted which was more appropriate.

Mr Dan Robinson outlined the application for an extension to the bungalow which would provide a more energy efficient dwelling.

When the site had been visited it had been noted by members that there were a variety of architectural styles nearby.

Councillor H Jones proposed a motion to accept the officer's advice to grant permission. This was seconded by Councillor Marjoram.

On being put to the vote, members unanimously voted in favour to grant permission.

**RESOLVED To GRANT permission for application (S.18/0322/HHOLD), as set out in the officer's report.**

The meeting closed at 9.00 pm.

Chair