

## DEVELOPMENT CONTROL COMMITTEE

# 3

27 November 2018

2.00 pm – 5.45 pm  
 Council Chamber, Ebley Mill, Stroud

### Minutes

#### Membership

Councillor Tom Williams (Chair)	P	Councillor Haydn Jones	P
Councillor John Marjoram (Vice-Chair)	P	Councillor Steve Lydon	P
Councillor Martin Baxendale	P	Councillor Karen McKeown	P
Councillor Dorcas Binns	P	Councillor Jenny Miles	P
Councillor Miranda Clifton	P	Councillor Jessica Tomblin	P
Councillor Nigel Cooper	P	Councillor Mark Reeves	P

P = Present    A = Absent

#### Officers in Attendance

Planning Manager	Solicitor
Development Manager	Senior Planning Officer (2)
Team Manager	Democratic Services Officer

#### Other Members in Attendance

Councillors John Jones, Brine, Powell, Ross, Townley

#### DC.033            APOLOGIES

There were no apologies.

#### DC.034            DECLARATIONS OF INTEREST

Councillors Miles and Clifton declared an interest in the items listed below in view of their positions as members of the Housing Committee. Whilst they did not have a "Personal Interest" as defined within the Code of Conduct they considered that they could be viewed as having a conflict of interest as members of the Committee which represents the interests of the Applicant.

- 4.1 – Site of the former Ship Inn, Bristol Road, Stonehouse (S.18/0492/FUL)
- 4.5 – Land adjacent to 40 and 41 Brimley, Leonard Stanley (S.18/1009/FUL)
- 4.6 – Land to the rear of 33 and 34 The Daffodils, Kings Stanley (S.18/1011/FUL)
- 4.7 – Land adjacent to 24 The Close, Whitminster (S.18/1678/FUL)
- 4.8 – Land adjacent to 44 Elmore Road East, Hardwicke (S.18/1679/FUL)

Councillor John Jones, who attended the meeting, in respect of Item 4.7 – Land adjacent to 24 The Close, Whitminster (S.18/1678/FUL), wished it to be noted that whilst he lived

close to the site, he did not have a personal interest in this item; he was attending the meeting to speak as a Ward Member.

Councillor Lydon declared an interest in items below as a member of Leonard Stanley Parish Council. He wanted to speak as a Parish Councillor and would not take part in the debate or vote on these items.

- 4.4 - Land at 27 High Street, Kings Stanley, Stonehouse (S.18/0563/FUL)
- 4.5 - Land adjacent to 40 and 41 Brimley, Leonard Stanley (S.18/1009/FUL)
- 4.6 - Land adjacent to the rear of 33 and 34 The Daffodils, Kings Stanley (S.18/1011/FUL)

Councillor Williams read out a statement relating to comments made at the previous meeting and apologised to the Head of Property Services.

### **DC.035            MINUTES – 16 OCTOBER 2018**

**RESOLVED** That the Minutes of the meeting held on 16 October 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.18/0492/FUL	2	S.18/1935/REM	3	S.18/1937/REM
4	S.18/0563/FUL	5	S.18/1009/FUL	6	S.18/1011/FUL
7	S.18/1678/FUL	8	S.18/1679/FUL	9	S.18/2270/DISCON

Late pages relating to items on the schedule which had been circulated to committee prior to the meeting.

### **DC.036            SITE OF THE FORMER SHIP INN, BRISTOL ROAD, STONEHOUSE (S.18/0492/FUL)**

The Team Manager introduced this item. The application is for the construction of nine new residential dwellings which are proposed as affordable housing units. Late pages had been circulated to Members together with a letter from Stonehouse residents asking for Committee to delay its decision until the end of the financial year. An electronic petition had been received by officers with 360 signatures, which the officer explained carried limited weight in planning terms. Concerns had been raised regarding the design not being in keeping with the site and gardens seem dangerous for young children.

Councillors Brine, Powell and Ross spoke as Ward Members for Stonehouse. They reiterated that there was a need for affordable housing and Committee had to decide on the best option. They asked Members to support this application.

Gwen Atkinson spoke on behalf of Stonehouse Town Council objecting to the application and requested that Committee reject this application.

Ivor Ward Davies spoke in opposition to this application explaining that this site was an important gateway to Stonehouse and if built upon this would be lost.

The Head of Property Services spoke in support of the application explaining that this was a high quality affordable housing site in a sustainable location and would improve facilities on the canal and surrounding area.

Members asked questions, which were answered by officers, these included questions relating to ecology, environmental management, trees, industrial heritage, conservation, affordable housing, safeguarding children from falling in the canal and type of materials for houses. Officers explained that Committee must only consider the planning issues.

Councillor Marjoram proposed a motion to refuse the application to enable a better use of the land with less houses and public open space. Policies ES7 and ES10 of Stroud District Local Plan and Item 28 of the NPPF were quoted. This was seconded by Councillor Baxendale.

The Planning Manager clarified that policy ES10 of Stroud District Local Plan was the only planning consideration specified in the motion to refuse which was relevant to this application.

The Council's Solicitor explained to Members that when the local authority is both landowner and applicant there is no right of appeal against refusal. He also confirmed in answer to a question that members must only consider proper planning matters and that the financial benefits to the Applicant was not a proper planning consideration.

Members debated the motion. On being put to the vote there were 4 votes in favour of the motion, 4 votes against and 4 abstentions. The Chair used his casting vote in favour of the motion.

**RESOLVED To REFUSE planning permission for application S.18/0492/FUL**

The meeting adjourned at 3.50pm for 5 minutes.

**DC.037            PARCEL H3 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND (S.18/1935/REM)**

The Chair informed Committee that this application had been withdrawn by the applicant.

**DC.038            PARCELS H3, H4, H5, H8, H9 AND H10 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND (S.18/1937/REM)**

The Chair informed Committee that this application had been withdrawn by the applicant.

**DC.039            LAND AT 27 HIGH STREET, KINGS STANLEY, STONEHOUSE (S.18/0563/FUL)**

The Senior Planning Officer presented this item and explained that the application had been deferred at Committee on 4 September 2018. The revised application is for two residential units within the existing two storey building and clarification was given relating to the Severn estuary mitigation.

Councillor Lydon spoke as Ward Member on behalf of himself and Councillor Studdert-Kennedy and took no part in questions, debate or voting. This application was supported by the Ward Members who welcomed the extra car parking spaces.

Sue Parsons spoke in objection to the application. Concerns included highway issues, access to the site, obscure glazing and inadequate space for car parking. She asked for reassurance that any future application should not be approved under delegated powers.

Members asked questions relating to access to the site and dropped kerbs.

Councillor Miles proposed a motion to accept officers' advice; this was seconded by Councillor Binns.

Members debated the application and when put to the vote there were 10 votes in favour of granting planning permission and 1 abstention.

**RESOLVED To GRANT planning permission for application S.18/0563/FUL subject to the terms and conditions recommended by The Senior Planning Officer.**

**DC.040      LAND ADJACENT TO 40 AND 41, BRIMLEY, LEONARD STANLEY.  
(S.18/1009/FUL)**

The Senior Planning Officer presented this item which is on council owned land. The proposal would replace the existing garage blocks with 3 bungalows and associated parking, plus an extra five parking spaces.

Councillor Lydon spoke as Ward Member on behalf of himself and Councillor Studdert-Kennedy and took no part in the questions, debate or voting. His concern was where the extra parking spaces were located and whether a different layout could be considered.

Councillor Marjoram proposed a motion to defer this application to consider a different layout. This was not seconded and officers explained that moving the extra car parking spaces would be very difficult.

Councillor Jones proposed a motion to accept officers' advice; this was seconded by Councillor Cooper.

Members debated the application and when put to the vote there were 8 votes in favour, of granting planning permission, 1 vote against and 2 abstentions.

**RESOLVED To PERMIT application S.18/1009/FUL subject to the terms and conditions recommended by the Senior Planning Officer.**

**DC.041      LAND TO THE REAR OF 33 AND 34, THE DAFFODILS, KINGS  
STANLEY (S.18/1011/FUL)**

The Senior Planning Officer presented this application which was for two single storey residential dwellings with parking and landscaping on council owned land.

Councillor Lydon spoke as Ward Member on behalf of himself and Councillor Studdert-Kennedy and took no part in the questions, debate or voting. The concern was in relation to the play area, parking, access and location of houses.

Laurie Hall, Chair of Kings Stanley Parish Council spoke in relation to parking, access to the site and the gardens.

Councillor Jones proposed a motion to accept officers' advice. This was seconded by Councillor Binns.

Members debated the application and although concern was expressed over the access it was considered that this was insufficient to warrant a refusal of permission.

On being put to the vote there were 7 votes in favour, 1 against and 3 abstentions.

**RESOLVED To PERMIT application S.18/1011/FUL subject to the terms and conditions recommended by the Senior Planning Officer.**

**DC.042      LAND ADJACENT NO.24, THE CLOSE, WHITMINSTER  
(S.18/1678/FUL)**

The Senior Planning Officer presented this report which was for two dwellings with parking and landscaping.

The Chair read out a written statement from Councillor Davies who had concerns in relation to the design, parking and the proposal not being in keeping with the area.

Cllr John Jones, Ward Member concurred with Councillor Davies' comments and although not against the proposal, he considered that a single storey building on this site would be more in keeping with the area and the opportunity for overlooking would be minimised. He quoted policies HC1, CP14 and ES12 of Stroud District Local Plan and accepted that the application would be decided on planning grounds and policies.

Nick Peters, Parish Councillor spoke in opposition, explaining that it was out of keeping with the surrounding bungalows, overbearing, loss of daylight, road safety issues and a single storey building would be better on this site.

Member questions related to the process of a planning application on council owned land, village design statement, height of buildings, overbearing nature of the buildings, consideration of older people.

Councillor Cooper proposed a motion to defer this application for officers to look at the design and the possibility of having 1 or 2 bungalows on the site. This was seconded by Councillor Marjoram.

On being put to the vote there were 9 votes in favour, 1 against and 2 abstentions.

**RESOLVED To DEFER application S.18/1678/FUL.**

**DC.043      LAND ADJACENT NO.44, ELMGROVE ROAD EAST, HARDWICKE.  
(S.18/1679/FUL)**

The Development Manager explained that this application was on an area of grassland owned by the Council for an apartment block of 2 storeys with private amenity space.

There were no public speakers for this item.

Councillor Jones raised concerns with parking and highways issues.

Councillor Baxendale proposed a motion to accept officers' advice; this was seconded by Councillor Jones.

On being put to the vote there were 10 votes in favour of granting planning permission and 2 abstentions.

**RESOLVED To GRANT planning permission for application S.18/1679/FUL subject to the terms and conditions recommended by the Development Manager.**

**DC.044 DUDBRIDGE INDUSTRIAL ESTATE, DUDBRIDGE ROAD, STROUD.**  
**(S.18/2270/DISCON)**

The Team Manager presented this item which was for a discharge of condition 21 from permission S.17/1987/OUT which had been granted for the supermarket and housing in May 2018. The officer explained that a design code had unusually been applied to this important site in a conservation area. An informative had been put on the decision notice in relation to Bats Licence from Natural England.

Councillor Miles spoke on behalf of Cainscross Parish Council. They are happy with the design, but are particularly keen that the industrial and urban feel is not watered down. There were concerns about traffic backing up to Sainsbury's Roundabout. She reiterated that she did not take part in the debate at the parish council meeting and is not on their planning committee.

There were no public speakers for this item.

Questions from Members related to commencement of work on the site, which was explained would probably be towards the end of 2019; bat conservation and licences from Natural England; energy conservation and efficiency; shared space and road calming; play area and equipment; protection of the industrial heritage; the maintenance of the swale. The officer explained that paragraph 130 of the revised NPPF advises local authorities of schemes 'being watered down'.

Councillor Cooper proposed a motion to accept officers' advice; this was seconded by Councillor Tomblin.

Councillor Jones thanked the officers for their work on this application and when developed and built it would be a 'credit to their work'.

On being put to the vote there were 11 votes in favour and 1 against.

**RESOLVED To PERMIT application S.18/2270/DISCON.**

The meeting closed at 5.45 pm.

Chair