

**DEVELOPMENT CONTROL COMMITTEE****24 JULY 2018****6.00 pm – 8.00 pm****Council Chamber, Ebley Mill, Stroud****3****Minutes****Membership**

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

P = Present    A = Absent

**Officers in Attendance**

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

**Other Members in Attendance**

Councillors Braun and Butcher.

**DC.010      APOLOGIES**

Apologies were received from Councillors McKeown, Marjoram, Lydon and H Jones.

**DC.011      DECLARATIONS OF INTEREST**

There were none.

**DC.012      MINUTES – 5 JUNE 2018****RESOLVED** That the Minutes of the meeting held on 5 June 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.17/2307/FUL	2	S.18/1219/REM	3	S.18/1080/NEWTPO
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Late pages relating to items S.18/1219/REM had been circulated to committee prior to the meeting.

**DC.013****LAND SOUTH OF THE CHIPPING SURGERY, SYMN LANE, WOTTON-UNDER-EDGE, GLOUCESTERSHIRE - S.17/2307/FUL**

The Senior Planning Officer presented this item. The application was for the construction of 12 houses, 3 affordable, with access road and car park for 80 cars and 2 coaches. Members were asked to give careful consideration to the landscape impact on the AONB, if the merits of the scheme outweigh the policies in Stroud District Local Plan and the NPPF. New national guidance had just been released and officers would review this before issuing a final decision.

Councillor Braun, Ward Member for Wotton-under-Edge, spoke, explaining that she was reluctantly supporting the proposal. She recognised the need for car parking in the town, which had been identified for the last 30 years, although there were some issues to be taken into account, such as road safety, especially around the school, provision for charging electric vehicles in the houses, lighting and cycle racks in the car park, consultation should be carried out on the future management of the car park.

Councillor Butcher, Ward Member for Wotton-under-Edge, spoke against the proposals explaining that it was illogical to approve new car parks when the Council is currently consulting on car park charging. There is no need for further homes as other homes are being built in the district. Building in the AONB is not warranted.

Mr Chris Young of Wotton-under-Edge Town Council spoke, explaining that the proposal was in the AONB, outside the permitted development boundary and was very concerned about traffic congestion around the site. Policies CP1, CP3, CP4, CP7, CP8 and HC1 and the NPPF were quoted. The horse chestnut tree on the site has a TPO and a traffic survey was done on a Wednesday afternoon when the shops are closed.

Dr Tony Rapheal a resident of Wotton-under-Edge spoke in opposition explaining that it was highly visible in the AONB and outside the settlement boundary. Concern was expressed about the congestion on the roads and disruption would also be caused by the car park. He urged Members to reject the application.

Mr Martin Tucker, President of the Wotton-under-Edge Chamber of Trade spoke in support of the application. He explained that businesses in the town rely on the provision of car parking, both long and short stay and this was the only available piece of land within walking distance of the town centre. The developer has produced a plan to support the town in an acceptable way that fits in with Stroud District Local Plan.

Planning officers answered Members' questions relating to the ownership, charges and management of the car park. Concern was expressed by Members that a traffic survey was carried out on a Wednesday afternoon when shops are closed, and officers were asked to clarify the survey with County Highways. Officers confirmed that a legal agreement would need to be signed by the applicant.

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

Members debated the application commenting on the impact on the AONB the development being outside the settlement boundary and being contrary to Stroud District Local Plan.

On being put to the vote there were 4 votes in favour and 4 votes against. The Chair used his casting vote in favour of the application. The motion was carried. Officers asked for delegated authority to negotiate the Section 106, talk to Gloucestershire Highways Authority regarding the traffic survey, and re-consider the drainage. A review of the new guidance on the NPPF would also be undertaken.

**RESOLVED To GRANT planning permission for application S.17/2307/FUL with delegated authority being given to officers as set out above.**

**DC.014      PARCEL H21 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, STONEHOUSE – S.18/1219/REM**

The Development Manager presented this item, advising Members that officers are discussing details with the Highway Authority, are seeking to negotiate electric charging points within garages. Central green space is part of the outline application requirements.

No members of the public had attended the meeting to speak.

Planning officers answered Members' questions relating to the hedges, speed limits, affordable housing, design of the houses, traffic on the roundabout, footpaths, bin stores and a pedestrian crossing over the railway.

Councillor Mossman proposed a motion to accept officers' advice, this was seconded by Councillor Miles.

On being put to the vote, it was carried unanimously.

**RESOLVED To delegate approval to officers for application S.18/1219/REM, subject to no objections from County Highways.**

**DC.015      KINGSHILL INN, 2 KINGSHILL ROAD, DURSLEY, GLOUCESTERSHIRE - S.18/1080/NEWTPO**

The Senior Arboriculture Officer introduced this item and explained that the tree was a Turkey Oak which stands alone on the site, the tree will drop sap and catkins onto vehicles, produces a wasp which is damaging to English oak trees. There was no evidence of woolly oak aphids.

No members of the public had attended the meeting to speak.

Members' questions were answered relating to the wasps and English oak trees being affected.

Councillor Clifton proposed a motion to accept officers' advice, this was seconded by Councillor Mossman.

On being put to the vote the motion was carried with 5 votes in favour and 3 against.

**RESOLVED To grant CONSENT to confirm TPO 569 as set out above.**

The meeting closed at 8.00 pm.

Chair