

DEVELOPMENT CONTROL COMMITTEE

3

4 September 2018

6.00 pm – 7:52 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	A	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
Team Manager	Democratic Services Officer

Other Members in Attendance

Councillor Studdert-Kennedy

The Chair welcomed Councillor McKeown to her first meeting of Committee and thanked Councillor Mossman, who was retiring from the Committee, for his contribution during his time on DCC.

DC.016 APOLOGIES

Apologies were received from Councillor Binns.

DC.017 DECLARATIONS OF INTEREST

Councillors Miles and Clifton declared an interest in items 4.4 and 4.5 of the schedule. The Council owns the sites, under the remit of Housing Committee, both Councillors are members of Housing Committee.

Councillor Lydon declared an interest in item 4.5 as a member of Leonard Stanley Parish Council. He wanted to speak as a Parish Councillor and would not vote on this item.

DC.018 MINUTES – 24 JULY 2018

RESOLVED That the Minutes of the meeting held on 24 July 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.18/1516/DISCON	2	S.18/1336/HHOLD	3	S.18/0563/FUL
4	S.18/1289/FUL	5	S.18/1010/FUL	6	S.18/1080/NEWTPO
7	S.18/1034/NEWTPO				

Late pages relating to items S.18/1516/DISCON and S.18/1336/HHOLD had been circulated to committee prior to the meeting.

The Chair confirmed that Item 4.6, Cherry Tree House, Cranham – Enforcement Report would not be discussed at this meeting.

DC.019 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND **(S.18/1516/DISCON)**

The Team Manager presented this item, which was for the discharge of condition 46 of the outline application (S.14/0810/OUT). An update was given, which related to comments from County Highways, Stonehouse Town Council and Eastington Parish Council.

Sean Hindes spoke on behalf of the agents for this application and reiterated that the applicants want to deliver high quality scheme ensuring a new successful community is created in keeping with surrounding context.

There were no questions from Members.

Councillor Cooper proposed to accept officer's advice, this was seconded by Councillor Mossman.

Members briefly debated the application.

On being put to the vote the motion was unanimously carried.

RESOLVED To GRANT PERMISSION for application S.18/1516/DISCON.

DC.020 ABBEY BARN, SLAD LANE, STROUD – (S.18/1336/HHOLD)

The Development Manager presented this item, advising Members that this application is for a two storey gable extension on the southeast elevation. Late pages had been circulated to Members with comments from the Senior Conservation Officer.

A Member of Painswick Parish Council spoke. They recognised the position and proximity to the Abbey Farm, and had taken into account the letters of support, noting the lack of any objection. They believe the extension will not cause harm to the existing listed building and could not see any detrimental effect to the surrounding buildings and local footpaths.

The applicant spoke in support of the application, re-iterating that the extension is of high quality design and is in keeping with the building. The application has been amended to reduce the height, the neighbours and parish council are supportive.

Members questioned the width and views of the proposed building from the footpath.

Councillor Cooper proposed that the application be granted permission, against Officer's advice. This was seconded by Councillor H Jones. Members considered that it would fit in well with the landscape and would not create a prominent feature. Policy HC8 of the Stroud Local Plan was quoted and the permission would be granted subject to conditions.

Members debated the application. On being put to the vote there were 6 votes in favour and 5 votes against.

RESOLVED To GRANT PERMISSION for application S.18/1336/HHOLD subject to conditions.

**DC.021 LAND AT 27 HIGH STREET, KINGS STANLEY, STONEHOUSE
(S.18/0563/FUL)**

Councillor Lydon left his seat in the meeting to speak as a ward Councillor.

The Development Manager presented this item for four residential dwellings, explaining that the application would be subject to a Section 106 agreement and conditions.

Councillor Studdert-Kennedy, Ward Member had attended the site. He had received objections from adjoining owners on grounds of overlooking, traffic and disturbance, this was a concern.

Councillor Lydon spoke as Ward Member. He re-iterated the disruption to the neighbours, and expressed concern relating to traffic.

The Chair of Kings Stanley Parish Council spoke. This was overdevelopment of the site and each plot, expressing concerns with overlooking, parking, access and egress.

Sue Parsons spoke on behalf of the residents who are extremely concerned with the overbearing impact of the development, parking and rubbish collection with bins being left on narrow footpaths.

Following questions from Members relating to overlooking, bins being taken onto the public highway, established use of dwellings on the site, and concerns relating to Severn Trent Water stating in a letter that there would be 30% reduction in the flow of water. Officers re-iterated that there is established use of the site for residential dwellings.

Councillor Mossman proposed a motion to defer the application for further negotiation. This was seconded by Councillor Marjoram.

On being put to the vote the motion was carried unanimously.

RESOLVED To DEFER the application S.18/0563/FUL for further negotiation.

**DC.022 GARAGES, MOUNT PLEASANT, WOTTON-UNDER-EDGE
(S.18/1289/FUL)**

Councillor Lydon returned to sit in Committee.

The Chair explained that this was a Council owned site. The Development Manager introduced this item explaining that the application should be to permit and not to grant as the report indicated. The highway authority suggest a condition requiring details of red segregated pedestrian route, access, cycle storage, parking and turning and ultra low vehicle charging, before permission. The building line is closer to the road and the design mimics the dwellings on the Full Moon Site.

There were no public speakers for this item.

Councillor Williams proposed a motion to accept officer's advice, this was seconded by Councillor Mossman. On being put to the vote the motion was carried unanimously.

RESOLVED To PERMIT application S.18/1289/FUL.

DC.023 LAND ADJOINING 14 AND 15 BRIMLEY, LEONARD STANLEY (S.18/1010/FUL)

The Chair introduced this item explaining that this application is on Council owned land. The proposal is for a one bedroomed bungalow and similar appearance to bungalows within the locality.

Councillor Studdert-Kennedy, Ward Member spoke briefly in support.

Councillor Williams proposed a motion to accept officer's advice. This was seconded by Councillor Mossman. On being put to the vote it was unanimously carried.

RESOLVED To GRANT PERMISSION for application S.18/1010/FUL.

DC.024 CHERRY TREE HOUSE, CRANHAM

The Chair had informed Members at the beginning of the meeting that this item would not be discussed at this meeting.

DC.025 KINGSHILL INN, 2 KINGSHILL ROAD, DURSLEY (S.18/1080/NEWTPO)

The Senior Arboriculture Officer presented this report, which had previously been considered at Committee. The reason it had been returned to Committee was to allow the owner of the tree to address Members and the officer apologised for this oversight.

There were no public speakers for this item.

The officer was asked to give a summary of why the tree deserved protection. He explained that there was concern from the public that the land was being developed and the tree was under threat, the amenity value was assessed. This was a turkey oak and concern over the wasps was explained as this was in an urban situation and not parkland.

Concern over legislation relating to bat roosts was highlighted by Councillor Baxendale.

Councillor Marjoram proposed a motion to confirm the order. This was seconded by Councillor Baxendale.

Members debated the application.

On being put to the vote there 8 votes in favour and 3 votes against.

RESOLVED To CONFIRM a Tree Preservation Order for TPO S.18/1080/NEWTPO.

DC.026 LAND OPPOSITE CHERRY BLOSSOM COTTAGE, OAKRIDGE LYNCH, STROUD (S.18/1034/NEWTPO)

The Senior Arboriculture Officer presented this report explaining that a member of the local community had asked for a tree preservation order to be placed on the tree. The land owner objected to the order. There is not statutory protection on the tree.

Questions were received from Members which included asking whether the public can request a TPO on any tree on any land. The officer explained that each application is judged on its own merits.

A motion was proposed to accept officer's advice to confirm the order. This was seconded by Councillor Baxendale. On being put to the vote the motion was carried unanimously.

RESOLVED To CONFIRM a Tree Preservation Order for TPO S.18/1034/NEWTPO.

The meeting closed at 7.52 pm.

Chair