



STROUD DISTRICT COUNCIL

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DEVELOPMENT CONTROL COMMITTEE

3 September 2019

6.00 pm – 7.42 pm

Council Chamber, Ebley Mill, Stroud

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Minutes

Membership

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

P = Present A = Absent

Officers in Attendance

Development Team Manager

Principal Planning Officer

Senior Planning Officer (Major Sites)

Housing Strategy & Community

Infrastructure Manager

Interim Head of Legal Services

Senior Conservation Officer

Democratic Services & Elections Officer

Other Members in Attendance

Councillors Hurst and Young.

DC.014 APOLOGIES

There were none.

DC.015 DECLARATIONS OF INTEREST

Application (S.19/1054/FUL) - Councillor Miles, for transparency, confirmed that whilst she did not have an interest, she was a member of the Housing Committee who had considered this site, but she had not been involved with the planning Application. She had an open mind regarding the Bradley Street and Gloucester Street, Wotton-under-Edge Application.

DC.016 MINUTES – 23 JULY 2019

RESOLVED That the Minutes of the meeting held on 23 July 2019 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.18/2698/FUL	2	S.19/1054/FUL	3	S.19/0534/LBC
4	S.19/0533/HHOLD				

Late Pages relating to Scheduled Item 2 had been circulated to Committee prior to the meeting and also available at the meeting.

DC.017 LAND AT MIDDLE HILL, CHALFORD HILL, STROUD, GLOS (S.18/2698/FUL)

The Development Team Manager confirmed that at 4.30 pm today she had received a communication from County Highways outlining issues they had regarding the internal layout of the Application. Officers had not had time to consider this and requested that Committee defer the Application until the next available Committee meeting.

Councillor Williams proposed a Motion to DEFER the Application and this was seconded by Councillor Cooper. On being put to the vote, the Motion was unanimously carried.

The County Highway's representative apologised to all of the members of the public that were in attendance for the deferral of the Application at the 11th hour. He confirmed that the layout was ill conceived and also unadoptable.

Councillor Jones requested that Officers from the County discuss Applications with officers from Stroud in good time when they are due to come to Committee for a decision so that this did not happen again.

The Development Team Manager stated that the Officer's recommendation was based in good faith on the formal consultation response from County Highways provided in January 2019. She apologised to members, the agent, the applicant and the many members of the public who were present stating that the Application would be determined at the next Committee meeting.

RESOLVED To DEFER Application S.18/2698/FUL, for the reasons stated above, and to determine the Application at the next available Committee meeting.

DC.018 BRADLEY STREET AND GLOUCESTER STREET, WOTTON-UNDER-EDGE, GLOS (S.19/1054/FUL)

The Principal Planning Officer presented the Application for the erection of 8 affordable dwellings with associated vehicle parking and landscaping following the demolition of the existing 4 buildings in the centre of Wotton-under-Edge. A plan was displayed showing the existing site and the proposed site with 17 parking spaces. The houses would be of mixed design. Late Pages had been circulated prior to the meeting revising Condition 7.

Councillor Roger Clayton, MBE, Chair of Wotton-under-Edge Town Council was disappointed that their concerns had not been taken into account regarding the layout of car parking and the lack of turning space.

In response to questions the Officer confirmed the following:-

- The County Highway's representative confirmed that they had approved the layout.
- A Condition could be added to the Application for electric charging points. The legislation is not yet in place, when it is policies will be made.
- There is allocated parking for residents.
- A landscaping condition could be added to the Application.
- The Council's Decanting Policy for tenants would be used for outgoing tenants.

Councillor Clifton proposed a Motion to accept the Officers' advice, with the addition of a Condition for vehicle recharging points and a landscaping scheme. This was seconded by Councillor Jones.

The proposer confirmed that the development would increase much needed affordable housing in Wotton-under-Edge. The Housing Committee had looked into refurbishment of the existing dwellings but found it to be more economical to demolish the existing properties and rebuild.

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

RESOLVED To grant approval for Application S.19/1054/FUL, subject to the addition of two Conditions on vehicle recharging points and landscaping.

DC.019 22 WELL HILL, MINCHINHAMPTON, STROUD, GLOS (S.19/0534/LBC)

The Senior Conservation Officer presented the Application for 3 extensions to the Listed Building which was located within a Conservation Area. A plan showing the lobby, ensuite bathroom and the extension to the back of the kitchen was displayed. The cottage was built by a steep bank and the extension would be into the bank. The impact on the stability of the land in relation to the Listed Building had been provided within a Method Statement and had been accepted by the Council's engineer.

The character of the building will be preserved and will not have any impact on the Conservation Area.

Councillor Hurst, Chair of Minchinhampton Parish Council outlined reasons for refusal which included paragraph 4.56 of the Local Plan regarding the extension and parking. The Application also failed to meet Policy HC.8, sub-clause 3 regarding parking of cars.

Mr Swift a civil engineer who lived locally stated that the Method Statement was inaccurate and misleading quoting Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The extensions would cause substantial harm and requested Members to refuse the Application.

Mr Tim Field, owner and applicant confirmed the extension would add one bedroom and additional living space. He had addressed the objections and there were no overlooking issues. He requested Committee grant permission.

In response to questions the Officer confirmed the following:-

- A plan showing the very steep sloping site was displayed with the proposed extensions.
- Parking would be on the road.

- The data from the 2001 census confirmed that parking was a local issue.
- There were no highway reasons for refusing the Application.
- Professional advice had been sought confirming the site was stable.
- There were other Listed Buildings in close proximity of the site.
- The properties nearby are all period properties and the impact and setting of the wider conservation area had been taken into account.
- This site is within the Conservation Area.
- Officers had had the Method Statement independently verified.
- Condition 3 had been added to both Applications.

Councillor Binns proposed a Motion to refuse permission, citing Sections 16(20), 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. This was seconded by Councillor Marjoram.

In debate Councillor Jones acknowledged that parking would be difficult but there was no visual impact from looking at the property from the road. He was concerned about the construction because it would be a difficult build but the extensions would tidy up the house.

Members debated the impact on the Listed Building and the Officer outlined all of the different aspects that she had looked at when considering the Application.

On being put to the vote there were 3 votes for the Motion to refuse the Application and 9 votes against with 0 abstentions.

Councillor Jones proposed a Motion to accept the Officers' advice, this was seconded by Councillor Clifton.

On being put to the vote there were 9 votes for the Motion and 3 votes against with 0 abstentions.

RESOLVED To grant permission for Application S.19/0534/LBC, subject to Conditions.

**DC.020 22 WELL HILL, MINCHINHAMPTON, STROUD, GLOS
(S.19/0533/HHOLD)**

Councillor Jones proposed a Motion to accept the Officers' advice, this was seconded by Councillor Clifton.

On being put to the vote there were 9 votes for the Motion and 3 votes against with 0 abstentions.

RESOLVED To grant permission for Application S.19/0533/HHOLD, subject to Conditions.

The meeting closed at 7.42 pm.

Chair