

**STROUD DISTRICT COUNCIL**  
**DEVELOPMENT CONTROL COMMITTEE**

**25 APRIL 2023**

<b>Report Title</b>	<b>Follow-up report for planning application S.22/ 2596/HHOLD at 32 Wharfdale Way, Hardwicke, Gloucester</b>
<b>Purpose of Report</b>	Following the resolution of this committee at their meeting on 7 March 2023 to defer a decision on this planning application until a further site inspection had taken place, this report will reintroduce the planning application and summarise the decision-making options for the committee.
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<b>Background Papers</b>	<a href="#">Application file for S.22/2596/HHOLD, available to view via Public Access</a>
<b>Appendices</b>	Appendix A – Report to Development Control Committee 7 March 2023.

**1. INTRODUCTION**

A householder planning application was submitted to the local planning authority on 28 November 2022 for the erection of a double garage at 32 Wharfdale Way, Hardwicke. Hardwicke Parish Council requested the application be referred to the Development Control Committee. The application was agreed to be determined at Development Control Committee by the Chair of Development Control Committee and the Head of Development Management and the application appeared before this committee on 7 March 2023. The officer recommendation was to grant planning permission subject to conditions.

**2. OUTCOME OF MEETING ON 7 MARCH 2023**

A Site Inspection Panel was held on 28 February 2023 where members of the committee were invited to visit the site. Three members attended the scheduled site visit.

At the committee's meeting on 7 March, a motion to approve planning permission in accordance with the officer's recommendation was proposed and seconded. When put to a vote, this motion was not carried.

A motion to refuse planning permission was then proposed and seconded. In members' debate on the refusal reason, officers advised that refusing planning permission for reasons relating to the garage being 'overbearing' were weak and unlikely to be sustained at appeal. It was then suggested that a second site inspection may assist those members who previously were unable to attend.

It was proposed that the motion to refuse be amended to defer making a decision until a further site inspection had been undertaken. This motion was seconded and on being put to the vote was carried.

Members subsequently visited the site on 18 April 2023.