



COTSWOLD
DISTRICT COUNCIL

PLANNING AND LICENSING COMMITTEE AGENDA

Wednesday 8th June 2016, 9.30 a.m.

Council Chamber, Trinity Road, Cirencester

NOTES

(i) Additional Representations/Questions

MEMBERS OF THE COMMITTEE ARE REQUESTED TO **ARRIVE AT LEAST 30 MINUTES BEFORE THE START OF THE MEETING** TO READ ANY ADDITIONAL REPRESENTATIONS AND TO ASK QUESTIONS OF OFFICERS. MEMBERS ARE ALSO REQUESTED TO **GIVE OFFICERS AT LEAST 48 HOURS' NOTICE OF DETAILED, TECHNICAL QUESTIONS** IN ORDER THAT INFORMATION CAN BE SOUGHT TO ENABLE ANSWERS TO BE GIVEN AT THE MEETING.

(ii) SITES INSPECTION BRIEFINGS

MEMBERS ARE REQUESTED TO **KEEP ALL OF THEIR PAPERS RELATING TO THIS MEETING** IN CASE THEY ARE REQUIRED TO ATTEND SITES INSPECTION BRIEFINGS.

(iii) Mobile Phones/Pagers

All mobile phones/pagers should be **SWITCHED OFF OR SET TO SILENT MODE BEFORE** the start of the Meeting.

(iv) Recording of Proceedings

The public proceedings of Council, Cabinet and Committee Meetings may be recorded, which includes filming, as well as audio recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings, please let the Committee Administrator know before the start of the Meeting.

Recording/filming should not be disruptive or distracting to the good order and conduct of the Meeting. To assist with this, an area of the Meeting venue will be designated from which proceedings can be recorded/filmed, and 'roaming' around the venue while recording is not permitted. The Chairman will exclude anyone whose behaviour is disruptive.

Recording/filming should only be of Members and Council Officers, and not any members of the public (unless they are formally addressing the Meeting or unless specific permission has been given by those individuals).

For further information, please read the Notices displayed inside and outside the Meeting venue and/or speak with the Committee Administrator.

(v) Questions Arising on the Agenda

If any Member has any questions regarding either (a) an update/progress report on a specific item contained in the Minutes of the previous Meeting or (b) a report contained within the Agenda, he/she is requested to give advance notice of such question to the Director/Officer originating the report or to an Officer of the Democratic Services Section so that a full response can be made available either prior to, or at, the Meeting. If no such advance notification is given, a full response to any question cannot be guaranteed at the Meeting.

With specific regard to the Minutes of previous Meetings, Members' attention is drawn to Council Procedure Rule 17.1 which provides that, once the Minutes have been signed, Members may ask questions to ascertain what progress has been made on a particular matter referred to in the Minutes, but may not make any other statement or generate discussion on the Minutes.

(vi) Voting at Planning and Licensing Committee (Council Procedure Rule 36)

Ward Members who are also Members of the Planning and Licensing Committee shall not be able to vote or make/second propositions/amendments on applications for planning permission, Listed Building consent, Conservation Area consent, advertisement consent or enforcement issues; or issues relating to legal agreements; within their own Wards.

Substitute Members **ARE NOT ABLE TO VOTE OR MAKE/SECOND PROPOSITIONS/AMENDMENTS** on applications for planning permission, Listed Building consent, Conservation Area consent, advertisement consent or Certificates of Lawful Use or Development; or enforcement issues; or issues relating to legal agreements; **NEITHER WITHIN THEIR OWN WARDS NOR WITHIN THE WARDS OF THE MEMBERS FOR WHOM THEY ARE SUBSTITUTING.**

MEMBERS LEAVING THE COUNCIL CHAMBER DURING THE CONSIDERATION OF ANY ITEM ON THE AGENDA ARE NOT ABLE TO PARTICIPATE IN THE DISCUSSIONS AND/OR VOTE IN RESPECT OF THAT ITEM ON THEIR RETURN. THIS PROVISION ALSO APPLIES TO MEMBERS ARRIVING FOR THE MEETING AFTER SUCH CONSIDERATION HAS COMMENCED.

(vii) Public Speaking at Meetings of the Planning and Licensing Committee

Public speaking is allowed on applications on the Schedule of Applications to be considered by the Planning and Licensing Committee.

Details of the procedure, and a copy of the leaflet 'A Guide to Public Speaking at Meetings of the Planning and Licensing Committee', are available from the Case Officer or Front of House on 01285 623000, or by e-mail to planning@cotswold.gov.uk

Public speakers are requested to either e-mail a copy of their comments in advance of the Meeting to democratic@cotswold.gov.uk or to hand a copy to the Committee Administrator at the Meeting. Public speakers are reminded that their representations are in the public domain and will be treated in the same way as letters of support for, or objection to, any planning applications.

(viii) Committee Administrator

If any Member has any general questions about the Meeting or the associated agenda papers, or is unable to attend, he/she is asked to contact Derek Chiplin on 01285 623000 who will be the Committee Administrator responsible for the Meeting.

Distribution:

All Members of the Planning Committee
(Councillors Miss AML Beccle, AW Berry, AR Brassington, Sue Coakley,
Alison Coggins, PCB Coleman, RW Dutton, David Fowles, M Harris, SG Hirst,
RL Hughes, Mrs. SL Jepson, Juliet Layton, MGE MacKenzie-Charrington
and Tina Stevenson)

Substitute Members
(Councillors Julian Beale and RG Keeling)

Ward Members (not otherwise on the Committee)
(Councillors Mark F Annett, BS Dare, Lynden Stowe and R Theodoulou)

Nigel Adams

Head of Democratic Services

27th May 2016

**THIS MEETING WILL BE PRECEDED BY A BRIEFING
FOR MEMBERS ON HOUSEHOLDER PERMITTED
DEVELOPMENT RIGHTS WHICH WILL BE HELD IN
THE COUNCIL CHAMBER, TRINITY ROAD,
CIRENCESTER STARTING AT 8:50 A.M.**

PLANNING AND LICENSING COMMITTEE

8TH JUNE 2016

AGENDA

- (1) **Apologies**
- (2) **Declarations of Interest**
 - (1) To receive any declarations of interest from Members under the Code of Conduct for Members;
 - (2) To receive any declarations of interest from Officers under the Code of Conduct for Officers.
- (3) **Substitute Members** - To note details of any substitution arrangements in place for the Meeting.

Notes:

- (i) The procedures in respect of substitution arrangements are set out in Council Procedure Rule 29. Particular attention is drawn to the fact that the Head of Democratic Services must be notified of any intended substitution **by no later than 5.00 p.m. on the working day prior to the day of the Meeting.**
 - (ii) Members are reminded that they are not able to make/second Propositions/Amendments, or vote, on applications within their own Wards. **Substitute Members are not able to make/second Propositions/Amendments, or vote on applications within their own Wards, or within the Wards of the Members for whom they are substituting.**
- (4) **Minutes** - To confirm:-
 - (i) the Minutes of the Meeting of the Committee held on 11th May 2016 (attached);
 - (ii) the Minutes of the Meeting of the Committee held on 19th May 2016 (attached).
 - (5) **Chairman's Announcements** (if any)
 - (6) **Public Questions** - Council Procedure Rule 10 - Not more than fifteen minutes allowed for written questions to be put by Local Government electors within the Cotswold District on any matter in relation to which the Council has any power or duties or which affects the District, and which falls within the Terms of Reference of the Committee.
 - (7) **Member Questions** - Council Procedure Rule 11 - Not more than fifteen minutes allowed for written questions to be put by Members on any matter in relation to which the Council has any power or duties or which affects the District, and which falls within the Terms of Reference of the Committee.

- (8) **Petitions** (if any)

Items for Consideration and Decision

(9) **Schedule of Applications**

- (a) To consider and determine the applications contained in the enclosed Schedule.
- (b) To resolve that where on this Schedule of Applications, development proposals in Conservation Areas and/or affecting Listed Buildings have been advertised - (in accordance with Section 73 of the Planning (Listed Building and Conservation Areas) Act 1990 and the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations 1977) - but the period of the advertisement has not expired by the date of the Meeting then, if no further written representations raising new issues are received by the date of expiration of the advertisement, those applications shall be determined in accordance with the views of the Committee.
- (c) To resolve that where on this Schedule of Applications, the consultation period in respect of any proposals has not expired by the date of the Meeting then, if no further written representations raising new issues are received by the date of expiration of the consultation period, those applications shall be determined in accordance with the views of the Committee.

<u>Application No.</u>	<u>Description</u>	<u>Ward Councillor(s)</u>	<u>Case Officer/ Page No.</u>
<u>CD.7315/B</u>	Outline application for the erection of 40 dwellings and associated works at Land Parcel north of Chipping Campden School, Aston Road, Chipping Campden	Mark F Annett Lynden Stowe	Martin Perks Page 2
<u>CD.4450/A</u>	Erection of 5 dwellings and upgrading of existing allotments at Camp Gardens, Stow-on-the-Wold	BS Dare	Martin Perks Page 39

<u>Application No.</u>	<u>Description</u>	<u>Ward Councillor(s)</u>	<u>Case Officer/ Page No.</u>
<u>CD.0780/G</u>	Erection of a Doctors' Surgery with associated parking (Reserved Matters relating to the appearance of the building pursuant to outline planning permission reference 15/01718/OUT) at Tall Trees, Oddington Road, Stow-on-the-Wold	BS Dare	Deborah Smith Page 59
<u>CD.6682/J</u>	Erection of a primary health care centre and associated infrastructure, parking and landscaping at Lland Parcel Stow Fair Site between Maugersbury Road and A436, Maugersbury Road, Stow-on-the-Wold	BS Dare	Deborah Smith Page 76
<u>CD.6972/C</u>	Erection of a new detached dwelling and double garage with accommodation over at land parcel north of Field Cottage, Fyfield	R Theodoulou	Claire Baker Page 96
<u>CT.5679/C</u>	Demolition of existing outbuildings and erection of 1 No. dwelling, detached garage building, vehicular access, landscaping, parking and associated works at Old Barn, 33 Gloucester Road, Stratton	PCB Coleman	Claire Baker Page 127
<u>CD.9536</u>	Alterations and extension to create a new dwelling at Bier House, Lower Street, Blockley	Mrs. SL Jepson	Alison Hall Page 140

<u>Application No.</u>	<u>Description</u>	<u>Ward Councillor(s)</u>	<u>Case Officer/ Page No.</u>
<u>CD.6964/Z</u>	The restoration, repair and reuse of existing buildings, including works the Granary, Ox Barn, Lambing Sheds and Pigsties, the conversion of the Hay Barn to form guest bedrooms, the rebuilding of former barns as guest bedrooms, the siting of treatment and wellbeing structures, the Change of Use of an equestrian riding arena and other land, part to include overflow car parking, the planting of an orchard, landscaping and all other associated works; including the Change of Use from part agricultural, equestrian, D1, D2 and B1 Use Classes to a composite use comprising A3, C1, D1 and D2 Use Classes at Manor Farm Barns, Southrop	R Theodoulou	Alison Hall Page 157
<u>CD.6964/Y</u>	Change of Use of the Granary, Ox Barn, Lambing Sheds and Pigsties, Hay Barn and associated land from part agricultural, equestrian, D1, D2 and B1 Use Classes to a composite use comprising A3 (food and drink), C1 (hotel), D1 (treatment and wellbeing/lectures/courses) and D2 (social events) Use Classes; replacement of former barns to provide guest bedrooms; construction of treatment and wellbeing buildings and the Change of Use of equestrian riding arena and other land, part to include overflow car parking, associated landscaping and all other associated works at Manor Farm Barns, Southrop	R Theoloulou	Alison Hall Page 168

Notes:

(i) Members who do not receive full copies of the Agenda and/or Schedule can view individual Agenda reports/applications on-line at www.cotswold.gov.uk by following the links to 'Meetings, minutes and agendas' via the 'About the Council' link on the Homepage.

(ii) Individual Agenda reports/applications can be downloaded. Alternatively, if individual documents are too large to download and print, Members can request a hard copy by contacting the Committee Administrator responsible for the Meeting.

Other Matters

(10) **Sites Inspection Briefings**

1. Members for 6th July 2016

If required:-

Councillors AW Berry
 Sue Coakley
 Alison Coggins
 RW Dutton
 SG Hirst

(2) Advance Sites Inspection Briefings

15/05039/FUL - land off Delfin Way, Upper Rissington - Full planning application for the erection of 24 dwellings, car parking and associated landscaping - to assess the site in the context of the rest of the settlement

15/05165/OUT - land to the south of Love Lane, Cirencester - Outline application for the erection of up to 88 dwellings and associated works. - to assess the impacts on the local pattern of development, landscape and heritage assets.

(11) **Other Business** - Such other business which, in the opinion of the Chairman, is urgent.

THIS MEETING WILL BE PRECEDED BY A BRIEFING FOR MEMBERS ON HOUSEHOLDER PERMITTED DEVELOPMENT RIGHTS WHICH WILL BE HELD IN THE COUNCIL CHAMBER, TRINITY ROAD, CIRENCESTER STARTING AT 8:50 A.M.

(END)