



COTSWOLD
DISTRICT COUNCIL

PLANNING AND LICENSING COMMITTEE AGENDA

Wednesday 9th November 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, Mrs. SL Jepson, Juliet Layton, MGE MacKenzie-Charrington, Dilys Neill and Tina Stevenson)

Ward Members (not otherwise on the Committee)
(Councillors SI Andrews, RG Keeling and NJW Parsons)

Nigel Adams
Head of Democratic Services

31st October 2016

PLANNING AND LICENSING COMMITTEE

9TH NOVEMBER 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 the Minutes of the Meeting of the Committee held on 12th October 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.

The following questions have been submitted by Fairford Town Council:-

'Noting that the Breach of Condition Notice issued on the development on Land south of Cirencester Road (Application ref. 13/03097/OUT) on 25th July has been ineffective in securing full compliance with the planning conditions, that purchasers have continued to move into properties on the estate with sewage apparently being collected and removed from the site by tanker, and

that a connection is now apparently due to be made to the main sewage system without the necessary capacity improvements having been made, we would like to know:-

(1) how was it in the public interest for enforcement action to have been delayed so long; why did the Breach of Condition Notice eventually issued not address the second part of the planning condition, i.e. that the drainage scheme should be implemented in accordance with the approved details before the development was first brought into use; and will CDC carry out a detailed inquiry into how this situation has arisen, including lessons learned, and propose measures to ensure that a similar thing does not happen again, so as to help restore confidence in the Planning system in the District (or at least in Fairford)?

(2) will CDC also provide assurance, with evidence, that the revised scheme for foul sewage will not increase the risk or severity of sewer flooding for people living elsewhere in Fairford, and that the development will not be connected to the main sewer before the necessary capacity improvements have been made?'

(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>CT.5331/D</u>	Outline application with all matters reserved except access for the construction of up to 92 dwellings (with up to 50% affordable housing) and associated works on land off Berkeley Close, South Cerney GL7 5UN	Juliet Layton	Joe Seymour Page 2
<u>CT.1595/5/Q</u>	Change of use of land to leisure use following mineral extraction and erection of Country Park and Visitor Centre, 47 holiday homes, 30 hotel bedrooms and 30 apartments, including re-siting of previously approved hotel apartments, apartments and holiday homes associated with landscape/engineering work and infrastructure associated with the existing leisure development (all matters reserved) at Claydon Pike, London Road, Lechlade	SI Andrews Sue Coakley	Mike Napper Page 37
<u>CD.5221/A</u>	Construction of a single dwelling and detached garage at Blockley Water Works, Bell Bank, Blockley	Mrs. SL Jepson	Martin Perks Page 68
<u>CD.1320/P</u>	Erection of 7 dwellings (amendment to design of Plots 2-8 approved under permission 14/02444/FUL) and erection of 1.8m high boundary wall to rear of Plot 1 at Ashton House, Union Street, Stow-On-The-Wold GL54 1BU	Dilys Neill	Martin Perks Page 115

<u>Application No.</u>	<u>Description</u>	<u>Ward Councillor(s)</u>	<u>Case Officer/ Page No.</u>
<u>CD.9183/B</u>	Conversion of Baptist Church into a dwelling at Guiting Power Baptist Church, Guiting Power	RG Keeling	Joe Seymour Page 135
<u>CD.9183/A</u>	Conversion of Baptist Church into a dwelling at Guiting Power Baptist Church, Guiting Power	RG Keeling	Joe Seymour Page 146
<u>CT.4316/F</u>	Erection of a detached dwelling house at 54 West Street, Tetbury GL8 8DR	Tina Stevenson	Claire Baker Page 154
<u>CT.9170/C</u>	Partially demolish existing boundary wall and create off-street parking for 50, 52 and 54 Gloucester Street at 50 Gloucester Street, Cirencester GL7 2DH	M Harris	Katherine Brommage Page 167
<u>CT.9170/B</u>	Partially demolish existing boundary wall and create off-street parking for 50, 52 and 54 Gloucester Street at 50 Gloucester Street, Cirencester GL7 2DH	M Harris	Katherine Brommage Page 178
<u>CT.0516/C</u>	Proposed garden room (amendment to planning permission 15/05367/FUL for proposed extensions and alterations) at Glebe Cottage Notch Road Winstone GL7 7JU	NJW Parsons	Joanne Reeves Page 187

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 7th December 2016

If required:-

Councillors Miss AML Beccle
 AR Brassington
 David Fowles
 Dilys Neill

(2) Advance Sites Inspection Briefings

No advance Sites Inspection Briefings have been notified.

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

(END)