



COTSWOLD
DISTRICT COUNCIL

PLANNING AND LICENSING COMMITTEE AGENDA

Wednesday 14th December 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 Mark F Annett, Julian Beale, RL Hughes, Dilys Neill, Jim Parsons, NJW Parsons, Lynden Stowe, R Theodoulou and LR Wilkins)

Nigel Adams

Head of Democratic Services

5th December 2016

PLANNING AND LICENSING COMMITTEE

14TH DECEMBER 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 9th November 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) **Revised Scheme of Delegation - Planning and Licensing Committee**
(Planning and Development Manager)
(Page 1)

To consider a revised version of the Scheme of Delegation relating to the Planning and Licensing Committee.

Officer Recommendation

That the revised Scheme of Delegation relating to the Planning and Licensing Committee be approved and adopted.

Officer Ref: Kevin Field (01285 623000)

- (10) **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.9103</u>	Outline planning application for the erection of up to 9 dwellings and associated access (appearance, layout, landscape and scale reserved for future consideration) at land east of Bell Lane, Poulton	David Fowles	Katherine Brommage Page 3

<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 at land off Berkeley Close, South Cerney GL7 5UN	Juliet Layton	Joseph Seymour Page 133
<u>CD.1236/1/F</u>	Erection of two detached self-catering holiday accommodation buildings, revised access and parking area and other works at land rear of The Inn at Fossebridge, Chedworth GL54 3JS	Jenny Forde	Joseph Seymour Page 169
<u>CD.4049/1/M</u>	Change use of Bourton Newsagent (use class A1) to a hot food takeaway (use class A5) at Windrush Restaurant, St. Kevins, High Street, Bourton-on-the-Water GL54 2AN	LR Wilkins	Joseph Seymour Page 184
<u>CD.3390/V</u>	Outline planning application for residential development (up to 16 dwellings) all matters reserved except access at land south of Gloucester Road, Andoversford	RL Hughes	Katherine Brommage Page 195
<u>CT.4316/F</u>	Erection of a detached dwellinghouse at 54 West Street, Tetbury GL8 8DR	Tina Stevenson	Claire Baker Page 243
<u>CD.9552</u>	Development of an equestrian rehabilitation unit, including the construction of an American barn incorporating stables, treatment rooms and a staff flat, a hay and machinery store, a horse	Julian Beale	Martin Perks Page 257

<u>Application No.</u>	<u>Description</u>	<u>Ward Councillor(s)</u>	<u>Case Officer/ Page No.</u>
	walker, lunge pen and 60m x 30m sand school and change of use of land from agriculture to the keeping of horses at land north of Far Heath Farm, Evenlode		
<u>CD.9559</u>	Creation of equestrian yard and manege with associated access and landscaping at land east of Evenlode Road, Evenlode	Julian Beale	Martin Perks Page 208
<u>CD.4931/2/J</u>	Use of land for outdoor pursuits associated with existing leisure uses on site at Farncombe Estate, Willersey Hill, Willersey WR12 7LJ	Mark F Annett Lynden Stowe	Martin Perks Page 311
<u>CD.2288/W</u>	Erection of a bungalow at land adjacent to Tops Nursery, Broadway Road, Mickleton GL55 6PT	Mark F Annett Lynden Stowe	Martin Perks Page 348
<u>CT.8879/B</u>	Change of Use of barn to dwelling, single storey lean-to extension, access track and associated site works at Shepherd's Barn, Syde Park Farm, Caudle Green GL53 9PP	NJW Parsons	Alison Williams Page 363
<u>CD.0230/1/C</u>	Blocking up of existing vehicular opening and creation of replacement opening and gates at Park House, Mangersbury GL54 1HP	Dilys Neill	Christopher Fleming Page 378
<u>CD.0230/1/B</u>	Proposed construction of new access and track, blocking up existing opening and creation of new opening including gates at Park House, Mangersbury GL54 1HP	Dilys Neill	Christopher Fleming Page 391

<u>Application No.</u>	<u>Description</u>	<u>Ward Councillor(s)</u>	<u>Case Officer/ Page No.</u>
<u>CT.9171</u>	Single-storey extension at 14 Hatherop, Cirencester GL7 3NA	R Theodoulou	Deborah Smith Page 401
<u>CT.4921/K</u>	Retrospective Change of Use of ancillary outbuilding to self-contained flat at Winstone Glebe, Notch Road, Winstone GL7 7LN	NJW Parsons	Katherine Brommage Page 410
<u>CT.4936/1/C</u>	Extension to the south elevation and partial loft conversion, including a roof dormer to the front and increasing a section of the main ridge height to match the existing at The Close, The Croft, Fairford GL7 4BB	Miss AML Beccle	Scott Britnell Page 427
<u>CT.1737/D</u>	Removal of Condition B restricting the use to the applicant and Condition E restricting the operation to the keeping of 10 cats at any one time, of Planning Application No: CT.1737/B dated 18th May 1988 for the erection of a building to be used as a cattery, alterations to the existing vehicular access at 33 Tetbury Hill, Avening	Jim Parsons	Ben Bendall Page 437
<u>CT.3828/1/P</u>	Change of Use to B1/D1 and health/beauty/exercise related uses at 44 Black Jack Street, Cirencester	M Harris	Helen Donnelly Page 445

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

(11) **Sites Inspection Briefings**

1. Members for 4th January 2017

If required:-

Councillors PCB Coleman
 Mrs. SL Jepson
 Juliet Layton
 MGE MacKenzie-Charrington

(2) Advance Sites Inspection Briefings

16/00833/OUT- outline application for the erection of up to 4 dwellings on land north Of Campden Lane, Willersey - to assess the impact of the proposal on the Cotswolds Area of Outstanding Natural Beauty and the amenity of neighbours within the Willersey Conservation Area

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

(END)