



**COTSWOLD
DISTRICT COUNCIL**

PLANNING AND LICENSING COMMITTEE AGENDA

Wednesday 13th June 2018, 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) **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 Ben Amor on 01285 623000 who will be the Committee Administrator responsible for the Meeting.

Distribution:

All Members of the Planning Committee
(Councillors SI Andrews, AW Berry, AR Brassington, Sue Coakley, Alison Coggins, PCB Coleman, RW Dutton, David Fowles, SG Hirst, RC Hughes, RL Hughes, Juliet Layton, MGE MacKenzie-Charrington, Dilys Neill and LR Wilkins)

Ward Members (not otherwise on the Committee)
(Councillors JA Harris, RA Morgan, TL Stevenson and Ray Theodoulou)

Nigel Adams
Head of Democratic Services

5th June 2018

PLANNING AND LICENSING COMMITTEE

13TH JUNE 2018

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.

Note:

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.**
- (4) **Minutes** - To confirm:-
 - (i) the Minutes of the Meeting of the Committee held on 9th May 2018 (attached);
 - (ii) the Minutes of the Meeting of the Committee held on 15th May 2018 (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:-

- (1) From Councillor Ray Jenkins, Chairman of Down Ampney Parish Council to Councillor RL Hughes, Chairman of the Planning and Licensing Committee

'Down Ampney - the community I represent - has been badly let down by the CDC's planning system.

Could the Chairman please explain to my residents why his committee deferred the planning decision on Broadway Farm at the meeting in April

specifically to allow for a dialogue to take place with the developer (which he knows duly took place on 23rd April at CDC offices) only to have that same application come back to the committee in May with a recommendation for permission and the Case Officer stating that no engagement had taken place?’

(2) From Councillor Geoff Tappern, Vice-Chairman of Down Ampney Parish Council Planning Sub-Committee to Councillor RL Hughes, Chairman of Planning and Licensing Committee

‘The history of the Broadway Farm development in Down Ampney over the last five years is characterised by a lack of information of the pre-application meeting with the developer provided to the Parish Council and local residents and no real opportunity for engagement with Sanctuary (until it was too late). This is a game changing development in our community, representing as it does a 20% increase in housing in our village which should never have been permitted.

Would the Chairman agree that this is not in keeping with the objective of the 2011 Localism Act which required local authorities to be more accountable and transparent to local residents who fund the CDC through their Council tax?’

Note:

The above questions were submitted by the time responses are guaranteed to be provided to the questioner at least 24 hours before the Council Meeting (by virtue of the Council’s Procedure Rules). As such, written responses will be provided to all Members either in advance of, or at, the Council Meeting.

- (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>
17/04719/FUL	Conversion of barn to dwelling at Dutch Barn at Nesley Farm, Nesley, Tetbury GL8 8UA	TL Stevenson	Claire Baker Page 2
17/04021/FUL	Erection of one and a half storey house at 79 The Sunground, Avening, Tetbury GL8 8NW	RA Morgan	Claire Baker Page 19
18/01631/TELEC	Erection of base station and mast at Fowlers Hill, Quenington GL7 5DA	R Theodoulou	Ben Bendall Page 33
17/04141/FUL	Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works (Variation of conditions 2 and 5 of 15/3052/FUL to amend the approved landscaping scheme) at Stratton Place, 42 Gloucester Road, Stratton, Cirencester, GL7 2LA	PCB Coleman	Mike Napper Page 47
17/04658/COMPLY	Compliance with Condition 29 (external lighting) of application 15/03052/FUL - Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works at Stratton Place, Stratton, Cirencester GL7 2LA	PCB Coleman	Mike Napper Page 59

<u>Application No.</u>	<u>Description</u>	<u>Ward Councillor(s)</u>	<u>Case Officer/ Page No.</u>
18/01127/LBC	Proposed illuminated displays on one elevation at Barn Theatre, Beeches Road, Cirencester GL7 1BN	JA Harris	Ullin McStea Page 67
18/01126/ADV	Proposed illuminated displays on one elevation at Barn Theatre, Beeches Road, Cirencester GL7 1BN	JA Harris	Ullin McStea Page 78
16/02808/LBC	Proposed replacement single storey rear extension at 50 Chester Street, Cirencester GL7 1HG	JA Harris	Christopher Fleming Page 83
16/02807/FUL	Proposed replacement single storey rear extension at 50 Chester Street, Cirencester	JA Harris	Christopher Fleming Page 95

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 4th July 2018

If required:-

Councillors AW Berry
 Alison Coggins
 Dilys Neill
 Juliet Layton
 RL Hughes

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)