

COTSWOLD DISTRICT COUNCIL

PLANNING AND LICENSING COMMITTEE

9TH JANUARY 2019

Present:

Councillor RL Hughes - Chairman
Councillor Juliet Layton - Vice-Chairman

Councillors -

SI Andrews	SG Hirst
AR Brassington	RC Hughes
Sue Coakley	Mrs. SL Jepson
Alison Coggins	MGE MacKenzie-Charrington
PCB Coleman	Dilys Neill
RW Dutton	LR Wilkins
David Fowles	

Observers:

Maggie Heaven TL Stevenson (from 09.45 a.m.)

PL.87 DECLARATIONS OF INTEREST

(1) Member Declarations

Councillor Mrs. Jepson declared an interest in respect of application 18/04654/FUL, as she was the Applicant, and left the room while the item was being determined.

Councillor Mrs. Jepson declared an interest in respect of application 18/04432/FUL, as she was acquainted with the Applicant.

Councillor Hirst declared an interest in respect of application 18/03620/FUL, as he socialised with the Agent, and left the room while the item was being determined.

Councillor Fowles declared an interest in respect of application 18/04432/FUL, as he shared Directorship of a business with the Applicant and his brother, who was a Member of the Council, and left the room while the item was being determined.

(2) Officer Declarations

There were no declarations of interest from Officers.

PL.88 SUBSTITUTION ARRANGEMENTS

No substitution arrangements had been put in place for this Meeting.

PL.89 MINUTES

RESOLVED that, subject to the following amendments, the Minutes of the Meeting of the Committee held on 12th December 2018 be approved as a correct record:-

- (i) deletion of the word ‘disruption’ and its substitution by the word ‘distribution’ in the third line of the fourth paragraph of the preamble in relation to application 18/03520/FUL;**
- (ii) deletion of the reference ‘D1’ and its substitution by the reference ‘B1’ in the eight line of the fourth paragraph of the preamble in relation to application 18/03520/FUL;**
- (iii) deletion of the word ‘note’ and its substitution by the word ‘not’ in the Record of Voting in relation to application 18/03520/FUL;**
- (iv) deletion of the word ‘oppose’ and its substitution by the word ‘opposed’ in the seventeenth line of the third paragraph of the preamble in relation to application 17/04151/FUL;**
- (v) deletion of the word ‘sport’ and its substitution by the word ‘spot’ in the second line of the fourth paragraph of the preamble in relation to application 17/04151/FUL;**
- (vi) deletion of the word ‘delegate’ and its substitution by the word ‘delegated’ in the second line of the resolution in relation to application 17/04151/FUL;**
- (vii) deletion of the application number ‘17/04151/FUL’ and its substitution by the application number ‘17/05212/LBC’.**

Record of Voting, for 13, against 0, abstentions 2, absent 0.

PL.90 CHAIRMAN’S ANNOUNCEMENTS

The Chairman welcomed Committee Officer, Mrs. Kathryn Skill, to the Meeting.

PL.91 PUBLIC QUESTIONS

No Public Questions had been submitted.

PL.92 MEMBER QUESTIONS

No questions had been received from Members.

PL.93 PETITIONS

No petitions had been received.

PL.94 SCHEDULE OF APPLICATIONS

It was noted that the details of the policies referred to in the compilation of the Schedule did not comprise a comprehensive list of the policies taken into account in the preparation of the reports.

The Planning and Development Manager drew attention to the general update provided in the first set of Additional Representations relating to progress with the Local Plan, and the fact that receipt of the Inspector's Final Report meant that the Plan, in its modified form, could now be afforded substantial weight in decision-making, both at Officer level and in the work of the Committee.

RESOLVED that:

(a) 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 Buildings 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;

(b) 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;

(c) the applications in the Schedule be dealt with in accordance with the following resolutions:-

18/03161/FUL

Change of use and conversion of barn to form 2 one-bedroom dwellings at Land to the Rear of Wheelwrights, West End, Northleach, GL54 3EZ -

The Case Officer explained that she had no updates to present in regard to this item and informed the Committee that the application had been referred to the Committee as the Ward Member was the Chairman of the Committee Trust who owned the building which the application related to.

The Case Officer displayed a site location; block plan and proposed elevations; aerial view; and photographs of the site from various vantage points.

A Member commented that she wished to commend the Trust for the other affordable buildings they had provided within the town, and expressed the view that the application was one of great merit and should be strongly supported.

A Proposition, that the application be approved, was duly Seconded.

Approved, as recommended.

Record of Voting - for 15, against 0, abstentions 0, absent 0.

18/04432/FUL

Erection of single-storey log cabin to provide a barber shop at Tops Nursery, Broadway Road, Mickleton, Chipping Campden, GL55 6PT -

The Case Officer explained that he had no updates to present in regard to this item and informed the Committee that the application had been referred to the Committee as the Applicant was related to one of the Ward Members.

The Case Officer displayed an Ordnance Survey Map of the site and photographs of the site from various vantage points.

In response to various questions from Members, it was reported that it was intended for the cabin to accommodate two customers at any one time; there were currently two toilet facilities on the site which were used both by customers and staff, and they would be made available to customers of the barber shop; there was no evidence of the site's car park being under capacity and it was therefore not considered necessary by the Case Officer for any addition of white line marked spaces in the car park; the Committee was required to assess each application on its own merits; previous applications on the site had been referred to the Committee owing to the close relationship of the Applicant to a Ward Member; Officers could request that the Applicant submit a masterplan for the site with any future planning applications; if permitted, the application would include a condition restricting the use of the cabin to a barber's shop as this presented a community benefit; the cabin would be considered permanent as there was no time limit on the building and, in the view of Officers, it was not considered uncommon for this style of building to be seen at garden centres.

A Proposition, that the application be approved, was duly Seconded.

With reference to an earlier Member question, a Member commented that she also felt the Committee would welcome a more strategic approach to the site and requested that the Applicant be made aware of Committee Members' concerns about the piece-meal development of the site.

Approved, as recommended.

Record of Voting - for 14, against 0, abstentions 0, interest declared 1, absent 0.

18/03620/FUL

Demolish existing garage/study and erect new garage/studio/utility extension at 2 Longfurlong Lane, Tetbury, GL8 8JT -

The Case Officer drew attention to the extra representations received since publication of the Schedule of Planning Applications.

The Case Officer displayed a site location plan; an aerial view; existing and proposed block plans and elevations; and photographs of the site from various vantage points including photographs provided by the Principal Objector. The Case Officer also informed the Committee of a recent previous permission granted near to the site for two residential units and provided clarification regarding the nearest (side) facing window distance. The Case Officer reiterated the principal Objector's concerns regarding the impact of the proposed building works, particularly on their side access.

The Ward Member, who did not serve on the Committee, was then invited to address the Committee. The Ward Member extended her thanks to the Case Officer for her presentation and explained that she had referred the item to the Committee as she shared some concerns with the principal Objector in regard to

over-development and the loss of light in respect of the neighbouring property. The Ward Member added that she neither agreed nor disagreed with the Case Officer's recommendation, but concluded that she felt happier that the decision was to be made by the Committee, following relevant discussion and debate.

In response to various questions from Members, it was reported that the existing eaves level was 2.5 metres; the boundary wall to the property would have to be (at least partially) demolished to enable the proposals contained within the application, but could be rebuilt without permission, as there would only be a temporary impact from this work; a condition could be recommended by the Committee to provide some respite to mitigate this temporary impact i.e. though constraint of construction hours; and a number of assessments had been undertaken in regard to measuring potential effect on light and that this had found that while there would be an approximate additional 0.5 metres of additional overshadowing, this would not reach the centre point of the two side windows and as such, no significant effect could be measured.

A Member voiced concern regarding over-development and questioned whether it was reasonable to take into account factors such as the location of the site on the edge of the settlement, as opposed to a town centre site. The Member also questioned the impact of the development on the wider views. In response, Officers confirmed that this would be a legitimate consideration and that the Committee should also give consideration to the fact that the application site was within the Area of Outstanding Natural Beauty (AONB). Additionally, in the view of Officers, the proposals would only be visible to a limited extent from the Public Right of Way to the rear of the site as they would be obscured by previous developments and an existing developments at Number 2.

Another Member commented that an aerial view of the site had highlighted that a number of properties surrounding the site were all in close proximity to one another and added that he considered the proposals, which contained a pitched roof, were both sympathetic to the original building on the site and would make a vast improvement to the present building. He also added that he understood the Ward Member's reasoning for referring the application to the Committee, but highlighted that the Case Officer had stated that there were no concerns in regard to lighting arising from the proposals.

The Ward Member was invited to address the Committee again and reiterated her earlier comment that she was pleased the Committee had given due consideration to the application.

A Proposition, that the application be approved, was duly Seconded.

Approved, as recommended.

Record of Voting, for 13, against 1, abstentions 0, interest declared 1, absent 0.

18/04654/FUL

Infill of existing carport front and rear opening to form study and lobby and a new entrance formed with open sided porch at 11 The Leasows, Chipping Campden, GL55 6ES -

The Case Officer explained that she had no updates to present in regard to this item and informed the Committee that the application had been referred to the Committee as the Applicant was a Member of the Council.

The Case Officer displayed an Ordnance Survey and aerial maps of the site, and photographs of the site from various vantage points. She also informed the Committee that she wished to seek delegated permission to permit this application, subject to no comments being received following the consultation closing on 10th January 2019.

A Proposition, that the application be approved, was duly Seconded.

Approved, as recommended.

Record of Voting, for 14, against 0, abstentions 0, interest declared 1, absent 0.

Notes:

(i) Additional Representations

Lists setting out details of additional representations received since the Schedule of planning applications had been prepared were considered in conjunction with the related planning applications.

(ii) Public Speaking

There was no public speaking at the Meeting.

PL.95 SITES INSPECTION BRIEFINGS

1. Members for 6th February 2019

No applications were deferred for Sites Inspection Briefings.

2. Advance Sites Inspection Briefings

No advance Sites Inspection Briefings had been notified.

PL.96 LICENSING SUB-COMMITTEES

1. Members for 20th February 2019

It was noted that Councillors PCB Coleman, David Fowles (who had agreed to substitute for Councillor SI Andrews), SG Hirst and Juliet Layton would represent the Committee at the Licensing Sub-Committee on 20th February 2019.

2. Advance Licensing Sub-Committees

No advance Licensing Sub-Committees had been notified.

PL.97 OTHER BUSINESS

There was no other business that was urgent.

The Meeting commenced at 9.35 a.m. and closed at 10.29 a.m.

Chairman

(END)

Unconfirmed