



COTSWOLD
DISTRICT COUNCIL

PLANNING AND LICENSING COMMITTEE AGENDA

Wednesday 13th February 2019, 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 and Licensing Committee
(Councillors SI Andrews, AR Brassington, Sue Coakley, Alison Coggins, PCB Coleman, RW Dutton, David Fowles, SG Hirst, RC Hughes, RL Hughes, Mrs. SL Jepson, Juliet Layton, MGE MacKenzie-Charrington, Dilys Neill and LR Wilkins)

Nigel Adams
Head of Democratic Services

5th February 2019

PLANNING AND LICENSING COMMITTEE

13TH FEBRUARY 2019

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 the Minutes of the Meeting of the Committee held on 9th January 2019 (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>
18/03670/FUL	Erection of a detached dwelling, formation of access and associated works at 4 Chavenage Lane, Tetbury, GL8 8JW	Tina Stevenson	Andrew Moody Page 2
19/00087/FUL	Change of use to a mixed use as emergency homeless accommodation (sui-generis) and a House in Multiple Occupation (Class C4) at 22-24 Ashcroft Road, Cirencester, GL7 1QX	Jenny Hincks	Andrew Moody Page 12
18/03534/FUL	Change of use of land and buildings from agricultural to a commercial equestrian use and conversion of barns to stables, dormitory, staff room, stores, horse walker and all-weather gallops at Ravenswell Farm, Harnham Lane, Withington, GL54 4DD	RL Hughes	Hannah Rose Page 19

<u>18/04324/FUL</u>	Demolition of existing garage and construction of a two storey extension at Apple Tree Cottage, The Butts, Poulton, Cirencester, GL7 5HY	David Fowles	Lisa-Marie Evans Page 44
<u>18/03461/ADV</u>	Erection of 2 entrance signs (retrospective) at Poulton Hill Vineyard, Poulton Hill Farm, Poulton, GL7 5JA	David Fowles	Lisa-Marie Evans Page 58
<u>18/04146/FUL</u>	Relocate access, demolition of existing garage and erection of car port at 24 Chester Crescent, Cirencester, GL7 1HE	JA Harris	Amy Hill Page 67
<u>19/00025/TPO</u>	T32 London Plane: Prune back to previous crown reduction pruning cuts, and up to 500mm beyond if decay is found, into sound wood a Abbey Grounds, Dugdale Road, Cirencester	M Harris	Amy Hill Page 79
<u>19/00254/TPO</u>	Fell T30 (Red Horse Chestnut) due to decay at Beeches Car Park, Beeches Road, Cirencester	JA Harris	Amy Hill Page 83

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 March 2019

If required:-

Councillors AR Brassington

David Fowles
SG Hirst
Juliet Layton
RL Hughes

2. Advance Sites Inspection Briefings

18/02796/FUL - proposal for new dwelling Land at Hill View, Church Road, Icomb, Gloucestershire, GL54 1JB. The planning application and supporting information seeks to meet the requirements of Paragraph 79e of the NPPF. Paragraph 79 states;

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:**
 - **is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and**
 - **would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.**

A site inspection is considered necessary to understand the immediate setting and the defining characteristics of the local area.

18/01756/OUT - proposal for erection of two detached dwellings at Land Parcel to the South of Windrush Edge, Marshmouth Lane, Bourton-on-the-Water, Gloucestershire, GL54 2EE. The site is located outside of the development boundary of Bourton-on-the-Water. Therefore the proposals for the construction of two detached dwellings is contrary to Policy DS4 of the Local Plan. However Officers consider that the material benefits of the scheme outweigh the policy conflict in this instance.

(11) Licensing Sub-Committees

1. Members for 20th March 2019

If required:-

Councillors Alison Coggins

Dilys Neill
RC Hughes
RL Hughes
MGE MacKenzie-Charrington

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

(END)