



Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 13 December 2023

Councillors present:

	Patrick Coleman – Vice-Chair	
Dilys Neill	Gary Selwyn	Andrew Maclean
Michael Vann	Julia Judd	Joe Harris
Mark Harris	David Fowles	
Ian Watson	Daryl Corps	

Officers present:

David Morren, Interim Development Manager	Helen Blundell, Interim Head of Legal Services
Caleb Harris, Senior Democratic Services Officer	Martin Perks, Principal Planning Officer
Ana Prelici, Democratic Services Officer	

Observers:

Councillor Ray Brassington and Juliet Layton

24 Apologies

Apologies were received from Councillor Ray Brassington.

25 Substitute Members

Councillor Joe Harris substituted for Councillor Ray Brassington.

26 Declarations of Interest

Councillor Dilys Neill declared an interest on the first item;

On agenda item 8. Land North of Oddington Road, Stow-on-the-Wold, Councillor Neill declared that they were a board member of the Stow Community Land Trust, which had submitted a supporting statement. Councillor Neill explained that they had discussed the application with the Interim Head of Legal Services, who had advised that Councillor Neill should leave the room at the beginning of the item, return to speak as the ward member, and leave again for the remainder of the item.

Councillor Neill also stated that they had initially believed to have an interest in the second item, but upon rethinking believed they could approach it with an open mind.

Councillor Joe Harris stated that they had met with the Stow Community Land Trust as part of their portfolio responsibility for housing, but that they had not discussed the site in detail and was approaching the meeting with an open mind.

27 Minutes

There were no amendments to the minutes.

RESOLVED: To approve the minutes of the meeting held on 8th November 2023 as an accurate record.

Voting record – For 10, against 0, abstention 1

For	Against	Abstain
Councillor Andrew Maclean		Councillor Joe Harris
Councillor Daryl Corps		
Councillor David Fowles		
Councillor Dilys Neill		
Councillor Gary Selwyn		
Councillor Ian Watson		
Councillor Julia Judd		
Councillor Mark Harris		
Councillor Michael Vann		

28 Chair's Announcements (if any)

There were no chair's announcements.

29 Public questions

There were no public questions.

30 Member questions

Councillor Dilys Neill had submitted a member question, and read it out;

“During the period 2011-2018 when there was no local plan, two developments with a restriction on occupation to older people were allowed in Stow by the planning inspector.

Hawkesbury Place which has 44 apartments, has vacancies, I think about 7 but I will confirm. At Beechwood Park, where there are 104 units of accommodation, only between 20 – 30 are occupied.

How many units of accommodation for older people are there in the district, & how many of these units are empty? Is council tax being paid on the empty properties?

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What can the council do to bring these empty properties into use for people of all ages on the housing list?

Will there be provision in the updated local plan to restrict this type of the development when there is clearly an oversupply?

Can the council feedback to the planning inspectorate that this was a bad decision & has landed Stow with an enormous white elephant?"

The Democratic Services Officer stated that this question had been sent to officers and a response would be distributed with the minutes.

The Interim Development Manager added that the response would largely be from the Forward Planning Manager, but indicated agreement and stated they would write to the Planning Inspectorate in the new year.

31 Land North Of Oddington Road, Stow-on-the-Wold

Councillor Dilys Neill left the room, having declared an interest.

The Case Officer introduced the report.

The application was for an exception Site for 37 Affordable Homes (22 Rented and 15 Shared Ownership) at

Land North Of Oddington Road Stow-on-the-Wold Gloucestershire.

The recommendation was to PERMIT subject to completion of a S106 Legal Agreement covering provision of affordable housing and financial contribution to secondary education, libraries, school transport and bus stop improvements.

Councillor Ben Eddolls from Stow-on the Wild Town Council addressed the Committee to object to the application.

Geoff Williams, an objector, addressed the Committee.

Dr Nigel Moor addressed the Committee on behalf of the Stow Community Land trust.

Councillor Dilys Neill, as the ward member addressed the Committee.

The Chair thanked the public speakers.

Member questions

Councillor David Fowles stated that they knew Nigel Moor from the Conservative Party, but had not spoken to them for a number of years.

Members discussed the affordable housing element, as the affordable housing mix of the application was 100% affordable housing. The Case Officer explained that this was on a rural exception site, outside of the development boundary as the affordable housing element had fulfilled Policy H3, Rural Exception Site of the local plan.

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The Stow Neighbourhood Plan was also discussed, and the Case Officer stated that due to the need for affordable housing across the district, if the Committee were minded to permit the application, in their view this shouldn't jeopardise a future site for affordable housing. The Case Officer stated that the emerging neighbourhood plan had not yet been adopted, so while it was a consideration, the local plan bore more weight as a planning document. The Case Officer also explained that the emerging neighbourhood plan had made no reference to rural exception sites, due to the exceptional nature of these.

Members asked about infrastructure considerations, specifically highways and sewage. The Case Officer stated that the County Council had expressed no concerns over highways. The sewage system was also deemed to be able to accommodate the additional housing.

The report, in paragraph 10.3 stated that .3 hectares of land would remain as grassland but could be brought forward for future housing if there was a need. The Case Officer stated that any future application that came forward would need to be judged on its own merit.

Councillor Ray Brassington entered the room at 14:59, attending as an observer.

Members discussed the ward member's statement, but the Interim Development Manager advised that as the ward member had declared an interest in the application, they had intentionally phrased it in an open way, so as to not be seen as unduly influencing the Committee's decision.

The homes were stated on the application and report as being zero carbon. Members asked for further details on this. The Case Officer stated that the applicant provided an energy statement which satisfied the local plan requirement on this. Some members felt that this was insufficient for the homes to be 'truly zero carbon' but the Case Officer stated that the policy in the local plan should guide members on this.

The breakdown of the affordable housing was discussed, and the Case Officer stated that this would be decided through the final S106 agreement.

Housing figures were also discussed, and it was noted that affordable housing had not come forward in Stow for a number of years.

Comments

Members thanked public speakers for their statements, and commended representations from all parties as being very objective and good natured.

Councillor Joe Harris proposed permitting the application. Councillor Harris stated that the application met a need for affordable housing across the district, which would help people across the district, and therefore felt it should be permitted.

Councillor Gary Selwyn seconded the proposal.

It was stated that the arguments by the objectors were strong, and that the Committee should take note of the neighbourhood plan and the conditions in the permission.

RESOLVED: To approve to PERMIT subject to completion of a S106 Legal Agreement covering provision of affordable housing and financial contribution to secondary education, libraries, school transport and bus stop improvements.

Voting record- For 10, Against 0, Abstain/did not vote 0

For	Against	Abstain / Did not vote
Councillor Andrew Maclean		Councillor Dilys Neill
Councillor Daryl Corps		
Councillor David Fowles		
Councillor Joe Harris		
Councillor Gary Selwyn		
Councillor Ian Watson		
Councillor Julia Judd		
Councillor Mark Harris		
Councillor Michael Vann		

32 Land Parcel Opposite Wheat Close, Kennel Lane, Broadwell

The Case Officer introduced the report.

The application was for Outline application for the erection of 3 dwellings including details of access (some matters reserved) at Land Parcel Opposite Wheat Close, Kennel Lane, Broadwell.

Councillor Cunningham read representations from the objector and from the Town and Parish Council as well as their ward member statement.

Member questions

Members discussed the established use of the site, which was a parking area and which previously contained garages which were demolished in 2019. As the site had previously been developed, the Interim Development manager stated that the site was classed as ancillary use. The land was in private ownership. Members discussed the loss of car parking facilities as a result of the application. Officers advised that the the owner could remove access to the site without seeking planning permission which could result in on-street parking regardless of the outcome of this planning application. The Case Officer stated that the parking provision associated with the new dwellings was sufficient to fulfil the policies in the local plan.

Members asked about the relationship between the nearby dwellings, the residents of which who had been paying for the maintenance and use of the parking spaces. Officers stated that the land that there was never a direct association between the two (in planning terms) and the applicant had confirmed that any aforementioned contractual arrangements would be terminated as part of the permission of the application.

In terms of providing new car parking, the Interim Development Manager stated that Council had no such responsibility or powers. The Interim Development Manager stated that this would be down to Gloucestershire County Council, the District Council's role would be to engage with them but could not require them to build more spaces.

Members asked questions regarding the highway safety elements of the proposal. The Case Officer stated that GCC Highways had been consulted but had not provided a response to the

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additional visibility splay information submitted by the applicant. Officers were satisfied with the visibility splays provided by the applicant given the established use of the site.

Member Comments

Members discussed that the parking was an issue but acknowledged that the provision of parking spaces to the neighbouring properties was not a material planning consideration for the application in question.

Some Members stated that they would not support the application due to the fact that there would be a removal of parking to existing houses.

It was also noted by some members, that given that Bromford Housing was an affordable housing provider, the application was not for affordable housing. Although it was acknowledged by others that the application would likely fund future affordable housing (although not necessarily in Cotswold District).

Impact on AONB was discussed, with some members stating that there was a negative impact, but the Interim Development Manager stated that the land was previously developed, so the weight given to this should be reduced, in their opinion.

Councillor Andrew Maclean proposed refusing the application on the grounds of

1. The proposed development would reduce result in the loss of an existing communal car parking area, thereby leading to the displacement of vehicles onto the adjacent public highway, which is narrower in width and offers limited opportunity for vehicles to safely possible in that way, the proposal is considered to have an adverse impact on highway safety, contrary to Local Plan Policy INF 4
2. The proposed development by virtue would have a visual impact within the AONB, an impact on the village of Broadwell, would impact on the tranquillity of the area and would impact on the area's character having a cumulative impact on parking contrary to Local Plan Policies DS3 IA, EN4 and EN5, I believe,

Councillor David Fowles seconded the proposal to refuse the application.

The proposal was voted on and fell.

Voting record – For 4 , against 5, abstain 2

For	Against	Abstain
Councillor Andrew Maclean	Councillor Gary Selwyn	Councillor Dilys Neill
Councillor Daryl Corps	Councillor Ian Watson	Councillor Michael Vann
Councillor David Fowles	Councillor Joe Harris	
Councillor Julia Judd	Councillor Mark Harris	
	Councillor Patrick Coleman	

Subsequently, Councillor Coleman proposed permitting the application, and Councillor Mark Harris seconded this proposal.

Voting record- For 6 , against 4 , abstain 1

To PERMIT the application

For	Against	Abstain
Councillor Michael Vann	Councillor Andrew Maclean	Councillor Dilys Neill
Councillor Gary Selwyn	Councillor Daryl Corps	
Councillor Ian Watson	Councillor David Fowles	
Councillor Joe Harris	Councillor Julia Judd	
Councillor Mark Harris		
Councillor Patrick Coleman		

33 Licensing Sub-Committee

The Meeting commenced at 2.00 pm and closed at 4.34 pm

Chair

(END)