



Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 7 August 2024

Members present:

Ray Brassington - Chair
Roly Hughes
Mike Evey
Ian Watson

Patrick Coleman – Vice-Chair
Gary Selwyn
David Cunningham
David Fowles

Daryl Corps
Andrew Maclean

Officers present:

Helen Blundell, Interim Head of Legal Services
Andrew Brown, Democratic Services Business
Manager
Andrew Moody, Senior Planning Case Officer

Helen Cooper, Senior Planning Case Officer
Ana Prelici, Governance Officer
Malcolm Jones, Gloucestershire County
Council Highways

26 Apologies

Apologies were received from Councillors Dilys Neill, Mark Harris, Michael Vann and Julia Judd.

27 Substitute Members

Councillor Roly Hughes substituted for Councillor Dilys Neill, Councillor Mike Evey substituted for Councillor Michael Vann and Councillor David Cunningham substituted for Councillor Julia Judd.

28 Declarations of Interest

There were no declarations of interest.

29 Minutes

The minutes of the previous meeting on 10 July 2024 were considered by the Committee as part of the supplement update provided to the Committee.

There was no discussion on the minutes.

RESOLVED: That the Planning and Licensing Committee APPROVED the minutes of the meeting held on 10 July 2024.

To approve the minutes of the meeting held on 10 July (Resolution)		
For	Ray Brassington, Patrick Coleman, Daryl Corps, Mike Evey, David Fowles, Andrew Maclean and Ian Watson	7

Against	None	0
Conflict Of Interests	None	0
Abstain	David Cunningham, Roly Hughes and Gary Selwyn	3
Carried		

30 Chair's Announcements

The Chair stated that a Training Session which would be open to all members would take place on 11 September immediately prior to the Committee.

There were no further announcements.

31 Public questions

There were no public questions.

32 Member questions

There were no member questions.

33 23/03792/FUL - The Green Cottage, The Crescent, Maugersbury, Cheltenham, Gloucestershire

The proposal was for the installation of 32 solar panel array and associated works at The Green Cottage, The Crescent, Maugersbury, Cheltenham, Gloucestershire, GL54 1HR.

The Case Officer introduced the item.

Wei Yan, an objector, addressed the Committee. The objector addressed the hedge height, which the condition did not specify, they stated that this should be a minimum of 1.8m.

The Governance Officer read out the Ward Member's Statement. The Ward Member's statement raised points about the impact on the setting of the listed building and the public benefit from the reduction in carbon emissions. The statement also included a declaration of non-pecuniary interest. As the applicant was a friend of the ward member, they would not have taken part in the debate.

Members who attended the Site Inspection Briefing summarised their findings:

They stated that Listed Building and surrounding area were attractive, but members who attended the site visit were able to see the slope and how the solar panels would be concealed.

Member Questions

Members asked questions, which officers responded to as below;

- There was no height within the hedgerow condition as vegetation was liable to change e.g. it could die, but the condition required the applicant to submit a Hedgerow Planting and Management Plan, which would need to be maintained by the applicant.

The Landscape Officer had reviewed both the applicant's proposed plans and ones submitted by a neighbour and had no preference over them.

- Repairs to the solar panels would be permissible without requiring planning permission.
- The NPPF supported green energy without requiring figures on scale.

Member Comments

Members made the following comments;

- Solar panels created waste, which was not taken into consideration as part of the report, and the energy produced was relatively small, so some members did not think that the public benefit was large enough to outweigh harm on the Cotswold National Landscape. Others did not agree with this, stating that climate change posed the largest threat to the national landscape, so every mitigation of climate change should be welcomed by the Committee.
- The solar panels would look old fashioned within their 30-year life span, but this was not a view shared by all.
- The Parish Council had objected to the application, and it was felt by some that this should be given more weight.

Councillor Andrew Maclean proposed permitting the application, stating that it would always be preferable to place solar on brownfield sites instead of the open countryside, but that this was a small domestic application and that the panels would be concealed.

Councillor Mike Every seconded the proposal, agreeing that the panels would be concealed and therefore have a minimal impact on the landscape.

RESOLVED: That the Planning and Licensing Committee PERMITTED the application.

To permit the application (Resolution)		
For	Ray Brassington, Patrick Coleman, Mike Every, Roly Hughes, Andrew Maclean, Gary Selwyn and Ian Watson	7
Against	Daryl Corps, David Cunningham and David Fowles	3
Conflict Of Interests	None	0
Abstain	None	0
Carried		

34 23/02101/FUL - Land And Properties At Berkeley Close, South Cerney

The proposal was for the demolition of 56 no. existing REEMA non-traditional residential units and 21 lock up garages, stopping up of existing highway and the erection of 82 no. new residential units, the retention and refurbishment of 2 existing residential units, together with associated new proposed adopted highway, access drives, open space, external works and landscaping at Land and Properties at Berkeley Close, South Cerney, Gloucestershire, GL7 5UN.

The Chair introduced amended wording to recommendation, which now included a delegation to the Development Management Manager (in italics):

Permit subject to the completion of a S.106 unilateral undertaking to control the future occupancy of the dwellings as affordable housing and the provision of a financial contribution

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towards library facilities *with delegated authority to Development Management manager to finalise the wording of the conditions and/or S.106 clauses for a scheme of mitigation displaced parking and delivery and maintenance of public open space.*

The Case Officer introduced the item.

Councillor Ray Williamson of South Cerney Parish Council addressed the Committee and stated that the Parish Council accepted the green space provision but raised road safety elements relating to the primary school.

Chris McNulty, the agent, introduced the item. They stated that the applicant had worked with the Council to mitigate previous concerns about the green space and added that no objection had been raised from the primary school.

The Ward Member, Councillor Juliet Layton, addressed the Committee and welcomed the revised application which provided more green space than the prior one. However, she raised highway safety concerns and asked the Committee to consider mitigations of this.

Member Questions

Members asked questions, which officers responded to as below;

- The Highways Officer stated that they had proposed a condition to mitigate parking concerns. The Chair stated that the delegation in the amended recommendation allowed this to happen.
- The Applicant, Bromford Housing, could be conditioned to maintain the upkeep of the play area and provide play equipment and this would also be dealt with through the delegation to officers.
- REEMA was a type of pre-fabricated concrete, it was considered by officers that this would improve the carbon footprint of the development (through energy efficiency).
- 56 houses were to be demolished and replaced by 82 dwellings, the remaining 2 dwellings within the application site would be upgraded, as they were both parts of semi-detached houses where the other half was in private ownership.
- The proposed recommendation was suggested replacement for the condition in the additional pages, which would allow officers to deal with the play area and lay-by details.
- The CIL conditions required the houses to remain as socially rented houses but were not exempt from national legislation on right to buy.

Member comments

It was stated that it was regrettable that the application had taken so long to agree, but that the applicant could have avoided the situation by engaging with the Council on the green space issues in the first instance.

Councillor Andrew Maclean proposed the recommendation to permit, as introduced by the Chair earlier in the debate. He welcomed the application, deeming it to be an improvement on the one put forward at March's Planning and Licensing Committee meeting and endorsing the amended recommendation with delegation to officers to ensure conditions on the displaced parking and play area.

Councillor David Fowles seconded the proposal.

RESOLVED: That the Planning and Licensing Committee PERMITTED the application, subject to the completion of a S.106 unilateral undertaking to control the future occupancy of the dwellings as affordable housing and the provision of a financial contribution towards library facilities, with delegated authority to Development Management manager to finalise the wording of the conditions and/or S.106 clauses for a scheme of mitigation displaced parking and delivery and maintenance of public open space.

To permit the application subject to S106 agreements and delegation (Resolution)		
For	Ray Brassington, Patrick Coleman, Daryl Corps, David Cunningham, Mike Every, David Fowles, Roly Hughes, Andrew Maclean, Gary Selwyn and Ian Watson	10
Against	None	0
Conflict Of Interests	None	0
Abstain	None	0
Carried		

35 Sites Inspection Briefing

There was no sites inspection briefing required at present.

36 Licensing Sub-Committee

The Governance Officer stated that a Licensing Sub-Committee was unlikely but that they needed to confirm this with Licensing colleagues and would contact the Committee in due course.

The Meeting commenced at 2.00 pm and closed at 3.28 pm

Chair

(END)