



Minutes of a meeting of the Planning and Licensing Committee held on Wednesday, 9 March 2022.

Councillors present:

Ray Brassington
Patrick Coleman
Stephen Hirst
Sue Jepson

Julia Judd
Richard Keeling
Juliet Layton
Andrew Maclean

Dilys Neill
Gary Selwyn
Clive Webster

Officers present:

Susan Gargett, Interim Head of Legal Services
Amy Hill, Planning Case Officer
Andrew Moody, Senior Case Officer
Mike Napper, Major Developments Delivery & Appeals Manager
Ben Patel-Sadler, Senior Democratic Services Officer

78 Apologies

Apologies for absence were received from Councillor Steve Trotter.

79 Substitute Members

Councillor Richard Keeling was substituting for Councillor Steve Trotter.

80 Declarations of Interest

Councillor Patrick Coleman declared an interest in relation to item 1 (20/04673/FUL). The item had been considered at the Planning Committee at Cirencester Town Council (of which Councillor Coleman was a Member).

81 Minutes

The Committee agreed that the following amendments should be made to the draft minutes of the 9 February 2022 meeting:

At page 7 of the minutes, paragraph two, Councillor Clive Webster indicated that a sentence should be added to reflect that there were differing views of the Committee in relation to the proposed gable end, specifically that some Members believed that the gable end should be proportionate to the existing gable end.

At page 7 of the minutes, paragraph two, Councillor Patrick Coleman indicated that the wording should be amended to read 'a range a views was expressed by Members'

At page 9, paragraph five, a typo should be corrected so that the wording reads 'the impact of the garden room'.

Subject to the above recommendations being made, the Minutes of the meeting held on the 9 February 2022 were agreed as a true, accurate record.

Record of Voting – for: 10, against: 0, abstention: 1, absent: 0.

82 Chair's Announcements (if any)

The Chair wished to place on record his thanks to Claire Baker (Planning Officer) who would shortly be leaving the Council after 20 years of service.

83 Schedule of Applications

20/04673/FUL

Land At Gloucester Road, Stratton, Cirencester, Gloucestershire, GL7 2L

The Planning Case Officer, Andrew Moody, introduced the application:

Provision of a new secure roadside truck stop facility, including associated HGV and car parking, drivers facilities building, vehicular access, service yard and landscaping at Land At Gloucester Road, Stratton, Cirencester, Gloucestershire, GL7 2LJ.

The Committee noted the additional pages update which included further representations made by third parties and additional information which was provided to the Biodiversity and Tree Officers.

The Committee noted that there was one refusal reason associated with this application as outlined in the report.

The Committee noted the location of the application site, photographs of the site, and the and proposed plans. They were also shown a block plan of the site and vehicular access from the highway. The landscape strategy drawing was also shown to the Committee.

The following people addressed the Committee:

Councillor John Milner (Baunton Parish Council)

Michael St. John (Objector)

Mr Rhys Williams (Supporter)

Mr William Gilder (Applicant)

Councillor Jenny Forde (Ward Member)

The Committee noted the feedback from those Members who had attended the site visit to the proposed location.

The Committee noted that the existing site contained sheep and many trees and hedges.

The site could be suitable for the proposed facility due to its size although it would impact heavily on the AONB. There could also be an impact on the surrounding views if the development was undertaken.

The proposed site was surrounded by nature and the countryside and was on high ground.

Traffic noise could be heard from the proposed location.

Some Members of the Committee had received additional documentation very late in the evening before this meeting. Members did not have the opportunity to read the sizeable documents in advance of the meeting and as such they should not be considered as part of the application. The documents had not been received by Officers.

The Committee noted that the application covered several wards which would be affected by the development. The Ward Members representing these areas were Members of the Planning and Licensing Committee. The existing protocol did not allow for representations to be made directly from Wards.

The Committee noted that the proposal was solely a planning matter.

The Committee further noted that this application should be considered on its own merits – it was not a matter for the Planning Committee to determine if other sites might be suitable for the development.

The Committee noted that electric vehicle charging points had not been included as part of these proposals although this could be conditioned.

In relation to lighting, the Committee noted that low-level bollard lighting would be included.

The proposed lighting had resulted in concerns being raised by the Biodiversity Officer in relation to the potential impact on local wildlife.

The Committee noted that Officers had considered similar facilities in the locality and had determined that there was no current legislation in terms of how many of these facilities should be available within a specified area.

The Committee noted that an appropriate handover of the case had taken place from the previously responsible Officer to Andrew Moody. The application had been overseen by a number of Planning Officers over a sustained period of time. The application had been analysed thoroughly.

The Committee noted that the proposed screening of the site had been proposed by the applicant.

The Committee further noted that the proposed location of the development could result in a significant amount of traffic turning off the main highway, finding the site full and then having to turn and rejoin the road network (wasted journeys).

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The Committee noted the importance of HGVs sticking to designated freight routes. The location of the proposed development would result in traffic deviating from these routes.

The Committee noted the importance of ensuring that HGV drivers had appropriate places to rest, eat and wash.

The Committee notice the importance of ensuring that areas of AONB were retained and protected (as per the Glover Review).

The Committee thanked local residents for the representations which they had made in respect of this application.

Councillor Sue Jepson proposed that the Committee approve the Officer recommendations as outlined in the report and refuse the application.

This was seconded by Councillor Clive Webster.

Record of Voting - for: 11, against: 0, abstention: 0, absent: 0.

The application was refused.

21/00139/FUL

The Dower House, High Street, Bourton-On-The-Water, Cheltenham, Gloucestershire
GL54 2AP

The Planning Case Officer, Amy Hill, introduced the application:

Retrospective permission for garden room at The Dower House, High Street,
Bourton-On-The-Water, Cheltenham, Gloucestershire, GL54 2AP

The Committee noted the location of the application site, photographs of the site, and the and proposed plans.

The following people addressed the Committee:

Bourton-on-the-Water Parish Council (Parish Council) - Written submission read out by Democratic Services

Steven O'Leary (Applicant) - Written submission read out by Democratic Services

Councillor Nick Maunder (Ward Member) - Written submission read out by Democratic Services)

The Committee noted the feedback provided by Members who attended the site visit related to this application.

Members noted that the plot was large, with the garden room being relatively discreet in terms of where it had been placed although it did not enhance the AONB.

The Committee noted the potential impact of noise from the garden room on the neighbouring walkway.

Members noted the cumulative development and evolution of the site over time (which was significant).

The Committee noted that landscaping of the site could not be conditioned.

The Committee noted they had to consider whether or not the development harmed the surrounding area.

Members noted that the garden room was not permitted development and so there were controls in relation to the stipulation of the materials used.

The Committee noted that the majority of public who would have a view of the site would be those walking along the riverside.

The Committee noted that subject to distance and height parameters, further permitted development could take place on the site.

The Committee further noted that there were aspects of the development which did not fit with the Cotswold vernacular.

The Committee expressed a view that although the development did not enhance the AONB or the Conservation Area, there was not significant harm presented in terms of grounds to refuse the application.

The Committee expressed a view that it was helpful if planning permission was sought by applicants before works commenced.

Councillor Clive Webster proposed that the application was refused on the grounds of harm to the AONB and Conservation Area.

This was seconded by Councillor Sue Jepson.

Record of Voting - for: 5, against: 6, abstention: 0, absent: 0.

The vote was lost.

Councillor Stephen Hirst proposed that the Committee accept the recommendations as outlined in the report.

This was seconded by Councillor Andrew Maclean

Record of Voting - for: 6, against: 5, abstention: 0, absent: 0.

The application was approved.

21/00143/FUL

The Dower House, High Street, Bourton-On-The-Water, Cheltenham, Gloucestershire
GL54 2AP

The Planning Case Officer, Amy Hill, introduced the application:

Extensions to existing garage block (part retrospective) at The Dower House
High Street Bourton-On-The-Water Cheltenham Gloucestershire GL54 2AP.

The Committee noted the location of the application site, photographs of the site, and the and proposed plans.

The Committee noted that one condition had been attached to the application which related to the gable end which would not allow the applicant to install any windows to the gable.

The following people addressed the Committee:

Bourton-on-the-Water Parish Council (Parish Council) - Written submission read out by
Democratic Services

Steven O'Leary (Applicant) - Written submission read out by Democratic Services

Councillor Nick Mauger (Ward Member) - Written submission read out by Democratic
Services)

The Committee noted the feedback provided by Members who attended the site visit related to this application.

The Committee noted that this was a large plot which could accommodate the coach house comfortably.

Members noted that the placement of the coach house within the plot was acceptable.

The size of the coach house in relation to the main house resulted in it being proportionate.

The Committee expressed concern that the development may lead to an increase in use of the accommodation as rented accommodation.

The Committee noted that the coach house was not easily visible from the street.

The Committee noted that it was permissible for the applicant to block up the garage doors should they so wish.

Councillor Patrick Coleman proposed that the Committee accept the recommendations as outlined in the report.

This was seconded by Councillor Dilys Neill

Record of Voting - for: 10, against: 1, abstention: 0, absent: 0.

The application was approved.

22/00416/TPO

Beeches Car Park, Beeches Road, Cirencester, Gloucestershire, GL7 1AE

The Planning Case Officer, Amy Hill, introduced the application:

Lawson Cypress (T4) - Crown lift to 3m above parking area at Beeches Car Park, Beeches Road, Cirencester, Gloucestershire, GL7 1AE

The Committee noted the update provided by the Officer.

Councillor Andrew Maclean proposed that the Committee accept the recommendations as outlined in the report.

This was seconded by Councillor Juliet Layton.

Record of Voting - for: 11, against: 0, abstention: 0, absent: 0.

The application was approved.

22/00421/TPO

Abbey Grounds, Dugdale Road, Cirencester, Gloucestershire
GL7 2DA

The Planning Case Officer, Amy Hill, introduced the application:

T3 (Yew) - remove deadwood; T26 (Snakebark Maple) - remove dead limb; T32 (Plane) - Crown lift; and T37 (Turkey Oak) - reduce weighted limbs at Abbey Grounds, Dugdale Road, Cirencester, Gloucestershire, GL7 2DA.

The Committee noted the update provided by the Officer.

Councillor Patrick Coleman proposed that the Committee accept the recommendations as outlined in the report.

This was seconded by Councillor Dilys Neill

Record of Voting - for: 11, against: 0, abstention: 0, absent: 0.

84 Sites Inspection Briefing

The Committee noted the rota for attendance at the Sites Inspection Briefing on Wednesday 6 April 2022 (if required).

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85 **Licensing Sub-Committees**

The Committee noted the rota for attendance at the Licensing Sub-Committee on Wednesday 23 March 2022 (if required).

The meeting commenced at 10:00am and closed at 12.32pm

Chair

(END)