



Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 12 July 2023.

Councillors present:

Ray Brassington
Michael Vann
Mike Evemy
Ian Watson

Patrick Coleman
David Fowles
Daryl Corps
Andrew Maclean

Joe Harris

Officers present:

Caleb Harris, Senior Democratic Services Officer
Ana Prelici, Democratic Services
Helen Blundell, Interim Head of Legal
Caleb Harris, Senior Democratic Services Officer
Ana Prelici, Democratic Services Officer

David Morren, Interim Development Manager
Harrison Bowley, Senior Planning Case Officer
Amy Hill, Planning Case Officer

Observers:

Councillor David Cunningham

212 Apologies

Apologies were received from Councillors Dilys Neill, Mark Harris, Julia Judd and Gary Selwyn.

213 Substitute Members

Councillor Joe Harris substituted for Councillor Dilys Neill and Councillor Mike Evemy substituted for Councillor Mark Harris.

214 Declarations of Interest

There were no declarations of interest from members or officers.

215 Minutes

Members amended wording on page 9 of the minutes to state "That major development in the AONB should be avoided unless there are strong material planning considerations as stated in the NPPF, which was mentioned in the Officer's report."

The amended minutes were proposed by Councillor Andrew Maclean and seconded by Councillor David Fowles.

RESOLVED: To approve the minutes as an accurate record of the meeting subject to the amended wording on page 9.

Voting record- For- 6, Abstentions- 2, Absent- 2

216 Chair's Announcements (if any)

The Chair stated that members who had opted in to receive print copies of the papers had received these a day before the meeting. This was noted as being due to staff sickness, and the Chair stated that the matter had been raised with the Democratic Services Business Manager.

The Chair announced that, following discussion with the Interim Development Manager and Head of Legal Services, the decision had been made to defer the two application on the Berry Bank site to a later meeting.

A member of the Committee asked whether any notice could have been provided to members of the public who had attended, for instance, through social media channels. The Chair stated that due to the decision to defer had been made earlier that day, so in this case it was not possible.

217 Public questions

There were no questions from members of the public.

218 Member questions

There were no questions from Members.

219 Licensing Sub-committee (Taxis, Private Hire and Street Trading Matters)

Resolved: To amend the membership of the Licensing Sub-Committee as set out in the report (with Councillor Watson replacing Councillor Neill).

Voting Record: For: 9, Abstentions –0, Absent – 0

220 23/00554/FUL- 39 Victoria Road, Cirencester

The application was for the demolition of a workshop, erection of 2.5 storey side extension and associated change of use of land from use class E to C3 at 39 Victoria Road Cirencester Gloucestershire GL7 1ES.

The Officer recommendation was to refuse the application.

The Case Officer introduced the item.

The Ward Member, Councillor Joe Harris addressed the Committee.

Member questions

Members asked why the Conservation Officer had objected to the application. The Conservation Officer stated this was due to the impact on the South Cirencester Conservation Area, in which the site was located. The Conservation Officer stated that the mixed uses of the area that the site was located in were explicitly stated in the Conservation Area's appraisal, and that while changes should be allowed to structures within it, the appearance of the mixed uses should be maintained.

Therefore, in the view of the Conservation Officer's view, whilst the design of the extension in and of itself was not considered inappropriate, the loss of the shop part of the building, would not be considered to preserve or enhance the special character and appearance of the Conservation Area or retain positive features.

The Conservation Officer and Case Officer suggested that an application which retained the shop front appearance but still maintained the use would be judged more favourably in conservation terms.

Members mentioned that Victoria Road had several examples of conversion from retail to residential, giving the example of nearby garages. Members made reference to the economic pressures that businesses can often face.

The Conservation Officer stated that the example of the garages was a more contemporary example, and did not have the same historical significance as the workshop.

Members stated that the Officer recommendation was to refuse the application, but asked whether the application could be improved to be made acceptable in the Officer's view.

The Case Officer stated that there was no objection to the design of the extension, but that the demolition of the workshop would lead to loss of the structure, which amending the design would not address.

Members asked to see the online street view, which the Case Officer presented.

Members also asked what, in the Case Officer's view would be an acceptable alternative use. The Case Officer suggested that an application that changed the use but retained the appearance of the shop front would maintain the visual history of the property and be more likely to be acceptable.

Members comments

Members stated that the extension was subservient to the main building and generally visually acceptable.

Councillor David Fowles proposed accepting the application. The reasons for permitting the application were that members did not consider the removal of the shop section to harm the significance of the Non-Designated Heritage Asset, and to harm the character and appearance of the Cirencester South Conservation Area.

Councillor Joe Harris seconded the proposal.

Some Members stated that they would have preferred an application that retained the historic shop front appearance.

RESOLVED: To PERMIT the application.

Voting Record- 5 for 3 against, 1 abstentions

For	Against	Abstentions
Ian Watson	Andrew Maclean	Ray Brassington
Joe Harris	Michael Vann	
Patrick Coleman	Mike Every	
Daryl Corps		
David Fowles		

221 22/04337/FUL - Berry Bank, Main Road, Oddington

The item was deferred.

222 22/04303/FUL - Berry Bank, Main Road, Oddington

The item was deferred.

223 Sites Inspection Briefing

The rota and dates were noted.

224 Licensing Sub-Committees

The rota and dates were noted.

The Meeting commenced at 2.00 pm and closed at 2.45 pm

Chair

(END)