

Development Committee – 21 March 2019

Minutes of the meeting of the Development Committee held on **21 March 2019** when there were present:-

Chairman: Cllr S P Smith
Vice-Chairman: Cllr Mrs L Shaw

Cllr C C Cannell
Cllr J D Griffin
Cllr N J Hookway
Cllr Mrs D Hoy
Cllr G J Ioannou
Cllr R Milne

Cllr P J Shaw
Cllr M J Steptoe
Cllr Mrs C A Weston
Cllr A L Williams
Cllr S A Wilson

NON MEMBERS ATTENDING

Cllrs M Hoy and C M Stanley

OFFICERS PRESENT

M Hotten - Assistant Director, Environmental Services
M Stranks - Team Leader (Area Team North)
A Evans - Senior Planner
C Irwin - Solicitor
S Worthington - Democratic Services Officer

PUBLIC SPEAKERS

T Denton - Item 7(1)
M Ward - Item 7(2)

52 MINUTES

The Minutes of the meeting held on 14 February 2019 were approved as a correct record and signed by the Chairman.

53 DECLARATIONS OF INTEREST

Cllr Mrs L Shaw declared a non-pecuniary interest in item 6 of the Agenda relating to application 18/01026/REM – land between 7 13 Cagefield Road, Stambridge by virtue of being a member of the Council's Project Group and left the Chamber during debate of that item.

Cllr G J Ioannou declared a disclosable pecuniary interest in the same item by virtue of being the Portfolio Holder for Enterprise and left the Chamber during debate of that item.

Cllr M J Steptoe declared a disclosable pecuniary interest in the same item by virtue of being the Project Sponsor for the review of the Council's asset register, as well as Chairman of the Investment Board and left the Chamber during debate of that item.

Cllrs A L Williams, M J Steptoe, C C Cannell, S A Wilson and N J Hookway each declared a non-pecuniary interest in the same item by virtue of membership of the Investment Board.

Cllr A L Williams also declared a non-pecuniary interest in item 7(2) of the Agenda – 18/00664/FUL – Hillview, Ulverston Road, Ashingdon by virtue of being acquainted with the applicant.

54 18/01026/REM – LAND BETWEEN 7 AND 13 CAGEFIELD ROAD, STAMBRIDGE

The Committee considered a Reserved Matters application relating to access, layout, appearance and scale for 3 no. self contained apartments with associated access, parking and soft and hard landscaping following outline planning permission reference 17/0070/OUT.

Resolved

That planning permission be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 200, 201, 202.
- (2) The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed in the Design and Access Statement dated October 2018, unless otherwise agreed in writing by the local planning authority.
- (3) Prior to the occupation of the development hereby the parking area shall be constructed, surfaced, laid out and made available for such purposes in accordance with the approved plans and retained as such thereafter.
- (4) Prior to the first occupation of the development four car parking spaces, each with minimum dimensions of 2.9m x 5.5m in accordance with current parking standards, shall be provided as shown on drawing no. 201 approved.
- (5) Prior to occupation the vehicular access at the site frontage shall be widened as shown on planning drawing 'Proposed Site Plan' and constructed at right angles to the highway boundary and to the existing carriageway. The access shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge and footway.
- (6) No unbound material shall be used in the surface treatment of the vehicular access and car parking areas.

- (7) There shall be no discharge of surface water from the development onto the highway.
- (8) The hard landscape works shall be carried out in accordance with the details contained within approved plan L.1 prior to the beneficial occupation of the development hereby approved.

The soft landscape works shall be carried out in accordance with the details contained within approved plan L.1 within the first available planting season (October to March inclusive) following the occupation of the dwelling hereby approved.

If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation. (ADES)

55 18/01068/FUL – CLAVERHAM COTTAGE, PAGLESHAM ROAD, PAGLESHAM

The Committee considered an item referred from the Weekly List for the demolition of an existing dilapidated stable block and the erection of an ancillary building on the same site for use in association with Claverham Cottage, including an extension of the existing residential garden.

Mindful of officers' recommendation to refuse the application, Members nevertheless considered that the application should be approved as the proposal would not result in any appreciable detrimental impact on the openness of the Green Belt.

Resolved

That the application be approved, subject to the following conditions:-

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) Notwithstanding the provisions of Class E , Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended - or any subsequent replacement Order(s) or amendment thereto - no building or enclosure, swimming or other pool or any areas of hard surfacing incidental to the enjoyment of the dwelling house, shall be constructed anywhere on and in the area of

land the subject of this planning application without the specific, prior written permission of the Local Planning Authority.

REASON: To protect the essential open character of the Metropolitan Green Belt.

REASON FOR DECISION

Following consideration of the merits of this particular application Members nevertheless considered that the application should be approved as the proposal would not result in any appreciable detrimental impact on the openness of the Green Belt. (ADES)

56 18/00664/FUL – HILLVIEW, ULVERSTON ROAD, ASHINGDON

The Committee considered an application referred from the Weekly List for the change of use of land from paddock to residential gardens.

Mindful of officers' recommendation to refuse the application, Members nonetheless considered that the application should be approved on the grounds that the garden and fencing was already in place and not causing any demonstrable harm to the Green Belt.

Resolved

That the application be approved, subject to the following condition:-

- (1) Notwithstanding the provisions of Classes E and F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended - or any subsequent replacement Order(s) or amendment thereto - no building or enclosure, swimming or other pool or any areas of hard-surfacing incidental to the enjoyment of the dwelling-house, shall be constructed anywhere on and in the area of land subject of this planning application, without the specific, prior written permission of the Local Planning Authority.

REASON: To protect the essential open character of the Metropolitan Green Belt.

REASON FOR DECISION

Following consideration of the merits of this particular application Members nonetheless considered that the application should be approved on the grounds that the garden and fencing was already in place and not causing any demonstrable harm to the Green Belt. (ADES)

The meeting closed at 8.45 pm.

Chairman

Date

CONFIRMED

If you would like these minutes in large print, Braille or another language please contact 01702 318111.