



PLANNING COMMITTEE

MEETING : Tuesday, 5th July 2016

PRESENT : Cllrs. Taylor (Chair), Lugg, Hanman, Morgan, D. Brown, Dee, Hansdot, J. Brown, Cook and Fearn

Others in Attendance

Anthony Wilson, Head of Planning
Jon Sutcliffe, Development Control Manager
Nick Jonathan, Solicitor, One Legal
Tom Graham, Planning Advocate - One Legal
Joann Meneaud, Principal Planning Officer
Caroline Townley, Principal Planning Officer
Tony Wisdom, Democratic Services Officer

APOLOGIES : Cllrs. Lewis, Toleman and Finnegan

26. DECLARATIONS OF INTEREST

Councillor Lugg declared a personal interest in agenda items 6 and 9, Land at Winnycroft Lane, Matson due to her previous involvement with the application prior to her appointment to this Committee.

27. MINUTES

The minutes of the meeting held on 14 June 2016 were confirmed and signed by the Chair as a correct record.

28. LATE MATERIAL

The Chair drew Members' attention to the late material which consisted of a further letter of representation in respect of agenda item 5.

29. LAND ADJACENT TO 2, HEMMINGSDALE ROAD - 14/00848/FUL

The Principal Planning Officer presented her report which detailed an application for the erection of a commercial unit to serve a mixture of Use Class B1 (business) and B8 (storage and distribution) uses (amended plans) on land adjacent to 2, Hemmingsdale Road.

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She outlined the planning history of the site and advised that the amended plans now proposed a single unit to be occupied by Middleton Panels and Paint, a company presently located in Hempsted.

The County Council Highways Section had been satisfied with the amended plans and had confirmed that they would not prejudice the future widening of the South West Bypass.

She noted that the site was located in the flood plain and the Applicant was unable to provide compensatory volume within the site. She advised that the Applicant had agreed to make a financial contribution of £3,000 to be spent on flood compensation works at Alney Island, adjacent to Over Causeway.

She displayed a photo-montage illustrating the impact of the proposed scheme in relation to Llanthony Priory.

She referred Members to the further representation from Llanthony Secunda Priory Trust contained within the late material.

A Member supported the principle of development but expressed concerns regarding the design proposals. The Principal Planning Officer stated that the proposed cladding was of a high quality and would look like timber.

Another Member believed that the design lacked imagination and he was advised that there was no scope for tree planting along Llanthony Road as a portion of the site would be used for road widening.

The first speaker suggested deferral for one month to await further amended plans showing less cladding with a greater proportion of brickwork and glazing. It was also considered that the materials should be lighter in colour than indicated on the submitted drawings.

The Principal Planning Officer suggested that the Committee might wish to see samples of the proposed materials as the visuals did not accurately convey the actual colours.

The Member reiterated his request for amended drawings.

RESOLVED that the application be deferred to await amended drawings showing revised materials and elevational details.

30. LAND AT WINNYCROFT LANE, MATSON - 14/01063/OUT

Councillor Lugg had declared a personal interest in agenda items 6 and 9, Land at Winnycroft Lane, Matson due to her previous involvement with the application prior to her appointment to this Committee. She took no part in the debate or vote on this item.

The Principal Planning Officer presented her report which advised Members of the latest situation regarding the Winnycroft application and sought Members' approval of the next steps.

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The application, which had been considered by the Committee on 15 December 2015 and 12 April 2016, was an outline application for the erection of up to 420 dwellings and community space/building, as well as associated landscaping, public open space, access, drainage, infrastructure, earthworks and other ancillary enabling works on land at Winnycroft Lane, Matson.

The Committee had determined on 15 December 2015 that the application be approved subject to the completion of Section 106 agreement to secure the planning obligations and the provision of twenty per cent affordable housing together with a review mechanism.

The Committee had been advised that the Applicant was unwilling to sign the Section 106 Agreement and at the meeting held on 12 April 2016 the previous decision of the Committee was endorsed,

She advised that the Applicant had lodged an appeal on grounds of non-determination and that it would be held at a Public Inquiry due to start on 13 December 2016 and was expected to last up to three days.

She noted that, in their submission, the Applicant now proposed zero percent affordable housing with no review and she advised that the Council would require robust evidence to support the requirement for affordable housing.

She stated that, on the basis of the studies commissioned by the Council, a requirement for ten per cent affordable housing together with reviews after the completion of 140 dwellings and three years thereafter could be defended.

She confirmed that should the review indicate increased viability then more affordable housing could be required.

Consideration of the matter was adjourned for the Committee to resolve to exclude the press and public in order to receive legal advice.

31. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that the press and public be excluded from the meeting during the following item of business on the grounds that it is likely, in view of the nature of business to be transacted or the nature of the proceedings, that if members of the press and public are present during consideration of this item there will be disclosure to them of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended.

32. EXEMPT REPORT - LEGAL ADVICE

The Committee received legal advice relating to agenda item 6.

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33. READMISSION OF THE PRESS AND PUBLIC

RESOLVED that the press and public be readmitted to the meeting.

The Committee continued with the consideration of agenda item 6.

The Principal Planning Officer amended her recommendation by adding the words “not less than” to her recommendation within the report.

The Chair noted that the Committee’s decision would be conveyed to the Inspector and that a decision was required this evening.

He stated that he was happy with the recommendation as amended and he believed that it provided a comfortable position to defend at the Inquiry.

RESOLVED that recommendation at paragraph 5.1 of the report for agenda item 6 approved subject to amendment of the second line to read ”...appeal requiring not less than ten percent affordable housing together with a review mechanism,”

34. DELEGATED DECISIONS

Consideration was given to a schedule of applications determined under delegated powers during the month of May 2016.

The Chair advised Members to contact the case officers prior to the meeting if they had any concerns relating to applications on the regular schedule of delegated decisions.

RESOLVED that the schedule be noted.

35. DATE OF NEXT MEETING

Tuesday, 2 August 2016 at 6.00 pm.

Time of commencement: 6.00 pm

Time of conclusion: 6.55 pm

Chair