

EASTINGTON PARISH COUNCIL

Email: clerk@eastington-pc.gov.uk ~ Tel: 01453 799616

Minutes of the Planning Committee meeting held on 27th September 2016 at 7.00pm in Eastington Methodist Hall

- 1 **Attendance and apologies for absence** In attendance Cllrs Bullock (Chair), Corrie, Bomberg and Simmons. Apologies received from Cllr Loveridge. 4 members of public present.
- 2 **Declarations of interest in items on the agenda.** None.
- 3 **Approval of the Minutes of the meeting held on 23rd August 2016:** RESOLVED to accept the minutes of 23rd August 2016.
- 4 **Outstanding actions from previous meeting:** None.

The meeting was adjourned at this point for members of the public to address the meeting.

Mr & Mrs Hill addressed the Committee regarding potential plans for building a new house within the large garden of Alkerton Farm. The neighbours have been consulted and are supportive of the plan so an architect is drawing up preliminary plans; the design is expected to be innovative in use of technology. Mr & Mrs Hill would like the Parish Council to support the plan in principle before they submit a formal planning application. Mr Hill noted that the site is outside the settlement boundary of Alkerton but the new house will meet a specific local need, and also noted that Council has supported two recent applications also outside the settlement boundary (Churchend Nurseries Change of Use and Claypits Farm redevelopment of site). Cllr Bomberg asked how the site could be protected from future development if the one house goes ahead; Mr Hill responded that there is a 50% uplift charge on the development which would likely deter future development but would also consider a binding clause to prevent future development. It was noted that the Parish Council cannot make a decision during the public session and Mr & Mrs Hill were thanked for sharing their plans as it is very helpful to meet with potential house-builders prior to plans being submitted.

Mrs Pitcher asked if the West of Stonehouse masterplan could include a bridleway crossing; Council will consider this under item 5.1.

5 Planning

5.1 To consider the following planning application:

Date received	Application No:	Address	Details	Comments
09-09-2016	S.16/1965/DISCON	West of Stonehouse	Discharge of condition 46 (Masterplan)	Considered the Masterplan in line with the NDP and found it lacking in a number of places. The Committee does not support this application and will submit comments including the request for a bridleway crossing.
16-09-2016	S.16/1891/LBC	Sundial Cottage Nupend	Restoration works	Considered the application in line with the NDP and supported the application.

- 5.2 The Committee considered the Further Environmental Information for Eco-Park S.16/0043/OUT and agreed to appoint Helix Transport Consultants Ltd to review the traffic information. It was further agreed to appoint Troy Planning to prepare a response on behalf of the Parish Council including attending the drop-in event on 17th November. **Action: Clerk.**
- 5.3 The Committee had no objections to the variation of Street Trading Consent for Dave's Kebabs at junction 13 of M5, to extend trading hours from 17:00-23:00 to 17:00-01:00 everyday. **Action: Clerk.**
- 5.4 The Committee noted that the Appeal for S.14/2879/OUT (36 houses+doctors surgery) has been called in by the Secretary of State and the Planning Inspector intends to clarify evidence through a hearing; we await further details from Stroud DC.

Signed

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6. The Committee noted the following planning decisions made by Stroud District Council:

- S.16/0836/COU – Churchend Nurseries – Convert into residential dwelling. REFUSE.
- S.16/1081/FUL – Mill Cottage, Millend Lane – Retrospective permission for building alterations. PERMIT.
- S.16/1541/HHOLD – 2 Buckingham Close – 2 storey side extension. PERMIT.
- S.16/1566/LBC – Alkerton Green Farm – replacement porch. PERMIT.
- S.16/1301/LBC – Claypits Farm – conversion of cartilage listed historic barns. CONSENT.
- S.16/1662/FUL – KB Coaches – siting of portakabin. PERMIT.

There being no other business the meeting closed at 8.06pm.

Signed

Date