

14 November 2016

Committee	Planning
Date	Tuesday, 22 November 2016
Time of Meeting	9:00 am
Venue	Council Chamber

ALL MEMBERS OF THE COMMITTEE ARE REQUESTED TO ATTEND



**for Sara J Freckleton
Borough Solicitor**

Agenda

1. ANNOUNCEMENTS

When the continuous alarm sounds you must evacuate the building by the nearest available fire exit. Members and visitors should proceed to the visitors' car park at the front of the building and await further instructions (staff should proceed to their usual assembly point). Please do not re-enter the building unless instructed to do so.

In the event of a fire any person with a disability should be assisted in leaving the building.

2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

To receive apologies for absence and advise of any substitutions.



3. DECLARATIONS OF INTEREST

Pursuant to the adoption by the Council on 26 June 2012 of the Tewkesbury Borough Council Code of Conduct, effective from 1 July 2012, as set out in Minute No. CL.34, Members are invited to declare any interest they may have in the business set out on the Agenda to which the approved Code applies.

4. MINUTES

1 - 29

To approve the Minutes of the meeting held on 25 October 2016.

5. DEVELOPMENT CONTROL - APPLICATIONS TO THE BOROUGH COUNCIL**(a) Schedule**

To consider the accompanying Schedule of Planning Applications and proposals, marked Appendix "A".

6. DEVELOPMENT CONTROL - APPLICATIONS TO THE COUNTY COUNCIL

To note the following decision of Gloucestershire County Council:

Site/Development	Decision
15/00987/CM Land at Shurdington Road Shurdington	Application PERMITTED subject to conditions in relation to the commencement of development; restoration and aftercare; scope of the permission; permitted development; hours of operation; pollution prevention; highway safety; environmental protection and landscaping for the following summary of reasons:
Retention of the Waste Transfer Station by variation of condition 2 of temporary planning permission 14/0046/TWMAJW dated 21/08/2014 which limited to life of the site until 21 August 2015.	"Temporary planning permission has been granted by Planning Committee for a further period of 10 years, rather than the permanent retention of the site which the operator sought, due to the Green Belt location and permits the Applicant more time to seek an alternative non-Green Belt site. The proposal represents a relatively small scale waste recycling operation; the site is located within the Gloucester Cheltenham Green Belt, where planning permission would not normally be granted because the operation would not preserve the openness of the rural area in accordance with the National

Planning Policy Framework.

Whilst one statutory consultee has objected to the proposal, 26 local residents and businesses have objected to the continued use of the site for waste recycling. Objections have been raised on the grounds of noise and dust and traffic generated by the site. A condition requiring the submission of a scheme to surface the access road between the public highway and the site entrance has been imposed in order that the concerns about mud and dust and noise can be addressed. The proposals have taken into account their impact on the environment and impact on the local highway network in accordance with Policy 37 of the Gloucestershire Waste Local Plan. The benefits of retaining the site, albeit for a temporary period, are considered to outweigh the harm caused to the Green Belt and that very special circumstances applied which provided justification in accordance with Policy WCS13 of the Waste Core Strategy. The resolution of the Planning Committee was that very special circumstances existed that clearly outweighed any potential harm to the Green Belt by virtue of economic, environmental and wider sustainability benefits of this particular site, subject to it being limited to a ten year period.”

7. REVIEW OF PROTOCOL FOR COUNCILLORS AND OFFICERS INVOLVED IN THE PLANNING PROCESS 30 - 113

To consider the proposed amendments to the Protocol for Councillors and Officers Involved in the Planning Process and to put forward any comments for consideration by the Standards Committee at its meeting on 22 November 2016 prior to the revised Protocol being taken to the Council meeting on 6 December 2016.

8. CURRENT APPEALS AND APPEAL DECISIONS UPDATE 114 - 119

To consider current Planning and Enforcement Appeals and CLG Appeal Decisions.

9. ADVANCED SITE VISITS BRIEFING

120

To note those applications which have been identified as being subject to a Committee Site Visit on the Friday prior to the Planning Committee meeting at which they will be considered.

DATE OF NEXT MEETING**TUESDAY, 20 DECEMBER 2016****COUNCILLORS CONSTITUTING COMMITTEE**

Councillors: R E Allen, R A Bird, Mrs G F Blackwell, D M M Davies, M Dean, R D East (Vice-Chair), J H Evetts (Chair), D T Foyle, Mrs M A Gore, Mrs J Greening, Mrs A Hollaway, Mrs E J MacTiernan, J R Mason, A S Reece, T A Spencer, Mrs P E Stokes, P D Surman, R J E Vines and P N Workman

Substitution Arrangements

The Council has a substitution procedure and any substitutions will be announced at the beginning of the meeting.

Recording of Meetings

Please be aware that the proceedings of this meeting may be recorded and this may include recording of persons seated in the public gallery or speaking at the meeting. Please notify the Democratic Services Officer if you have any objections to this practice and the Chairman will take reasonable steps to ensure that any request not to be recorded is complied with.

Any recording must take place in such a way as to ensure that the view of Councillors, Officers, the public and press is not obstructed. The use of flash photography and/or additional lighting will not be allowed unless this has been discussed and agreed in advance of the meeting.