

LATE PAPERS FOR DEVELOPMENT CONTROL COMMITTEE
16 October 2018

ITEM No: 01	Application: S.18/0492/FUL
Address: Site of The Former Ship Inn, Bristol Road, Stonehouse, Gloucestershire	

Ecology

A Great Crested Newt (GCN) mitigation report was submitted to the LPA on 8th October 2018. The report outlined the results and analysis of a walkover study taken on the site on 19th July 2018.

The study shows the site as having a habitat stability index (HSI) of 0.71, a value considered to be good. The study found that, as GCN can disperse up to 500m from a pond, the development site is therefore within the dispersal range and thus it cannot be ruled out the presence of GCN on the site.

In assessing the potential impact of the development upon GCN, the report concluded that the development categorised as 'red', indicating an offence as highly likely for GCN if proper mitigation is not undertaken.

The report suggests a number of mitigation measures that should be undertaken in order to protect any GCN on site. These measures include: vegetation clearance and destructive searches by a trained ecologist, installation of TAF (temporary amphibian fencing), 'toolbox' talk to contractors on site (identification posters and procedures on notice boards), monitoring of method statements etc.

The LPAs Senior Biodiversity Officer provided a recommended condition be imposed to any consent and is reproduced in full below:

"No development shall take place (including ground works and vegetation clearance) until Great Crested Newt Surveys have been undertaken and the results have been agreed in writing by the Local Planning Authority and if Great Crested Newts are found to be present the already agreed Great Crested Newt Mitigation Method Statement, by Wild Service, dated 5th October 2018 and Detailed Soft Landscape Proposals as edited by Wild Service will be implemented".

Drainage

A consultation response of: no objection subject to condition was received via email to planning officer on the 9th October 2018.

The Land drainage consultant response has been reproduced in full below:

"The application includes a drainage strategy incorporated into the Shear Design Engineering Feasibility report (section 5) of February 2017.

Unfortunately, despite a considerable amount of survey and investigative work being undertaken, the required site infiltration testing (BRE365) to determine the feasibility of

soakaways was not undertaken. Therefore, the strategy could not be conclusive on the preferred option for the disposal of surface water.

The report states that the site is at risk of flooding from surface water during severe events only and I agree with that statement. The site is not at risk from fluvial flooding.

The proposal includes the re-profiling of the canal bank and the footway adjacent to it. Clearly, any site layout will need to ensure that surface water flowing onto the site and/or s/w generated by the site, will be able to flow efficiently to the canal as the obvious exceedance flow pathway.

The development proposal includes the use of soakaways if infiltration is feasible and that is supported.

Due to the level of information currently available, I would request that a surface water disposal condition is attached to any consent granted that will require a detailed surface water disposal scheme plan to be submitted to SDC for approval prior to works commencing on site.

That plan will include details of which organisation will be responsible for the maintenance of the s/w disposal system, coupled with a maintenance regime schedule for approval by SDC.

Therefore, NO OBJECTION, SUBJECT TO CONDITION.”

Public

One further public comment was received on the 1st October 2018 objecting to the proposal. The comment is reproduced in full below:

“The site was created on the understanding that it was to be for community use. This is the only land to allow Stonehouse residents access to the canal.

The local council has, once again, supported the local residents in objecting to this planning application.

SDC has sold land to developers in the area that SDC had earmarked for affordable housing. The plans should NOT be transferred to land earmarked for local use.

Please would you keep me informed of ALL progress on this application and future applications on this plot of land. SDC have not made this obvious for residents of the Stonehouse community.”

ITEM No: 03	Application: Enforcement Report
Address: Cherry Tree House, Cranham	

Item 4.3

UPDATE page 41 of the report - the concluding ‘Recommendation’ section should read:

“Officers request delegated authority to serve an enforcement notice for the total demolition of the unauthorised building for the reasons as outlined above. It is recommended that notice refers to a 6 month compliance period.”