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Item No:	03
Application No.	S.18/1937/REM
Site No.	PP-07257799
Site Address	Parcels H3, H4, H5, H8, H9 And H10 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Eastington Parish Council
Grid Reference	378642,206479
Application Type	Reserved Matters Application
Proposal	Reserved matters approval following permission S.14/0810/OUT for the development of 67 dwellings plus 8 self-build plots with associated infrastructure, parking, landscaping, public open space and locally equipped area of play - land within parcels H3 (Partial), H4 (Partial), H5 and H8 - H10'.
Recommendation	Approval
Call in Request	As Agreed by DCC



Applicant's Details	BDW Trading Limited C/o Pegasus Planning Group,
Agent's Details	Pegasus Planning Group Ltd First Floor, South Wing, Equinox North, Great Park Road, Almondsbury,



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	BS32 4QL
Case Officer	David Lowin
Application Validated	12.09.2018
	CONSULTEES
Comments Received	Eastington Parish Council Policy Implementation Officer (E) Flood Resilience Land Drainage
Constraints	Article 4 Directive Neighbourhood Plan Affecting a Public Right of Way SAC SPA 7700m buffer
	OFFICER'S REPORT

BACKGROUND

S.14/0810/OUT sought permission for 1,350 dwellings, 9.3 ha employment land, community centre uses and a primary school. In accordance with the allocation SA2 in the adopted Stroud District Local Plan (November 2015).

This was considered at the DCC meeting on 12-1-16. Members resolved to grant subject to a Section 106 agreement which was signed on 18-4-16 and the decision notice was then duly issued.

A subsequent application (S.18/0279/REM) for approval of reserved matters for the erection of 262 dwellings plus 8 self build plots with associated infrastructure, landscaping, drainage, public open space and locally equipped play area on Parcels H3 (partial) H4 (partial) H5 and H8 and H8-H10 was approved by committee on 5-6-18.

THE SITE

The application site is at the western end of the land west of Stonehouse, now named Great Oldbury. The application site comprises 67 dwellings plus 8 self build plots, associated infrastructure, parking, landscaping, public open space and locally equipped area of play - land within parcels H3(partial) H4(partial), H5 and H8 - H10. The application is already subject of a reserved matters approval for the whole of those parcels as set out above and is consistent with the approved layout for the larger area.

The application is submitted as further to the approval of S.18/0279/REM to which a judicial challenge was launched, this challenge was dismissed at the beginning of November as being 'Totally without merit' nevertheless the applicants do not currently wish to withdraw the application due to the chance of an appeal. The current application will allow the developer to continue building houses on parts of Parcels H3, H4 and H8-10 as the site now submitted is



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not affected by the judicial review allowing the developer to proceed with building homes which front onto or have direct access from the existing spine road.

Application S.18/1935/REM is also on this agenda for some 44 dwellings with associated infrastructure, parking, landscaping, parcels H1- H4. These parcels are the subject of an overall approval granted under ref. S.18/0275/REM on 5/6/18 for 138 dwellings plus and this application is also submitted for the reasons set out above.

THE PROPOSAL

Detailed layout, elevation design and landscaping for the erection of 67 dwellings, plus 8 self build plots with associated infrastructure, parking, landscaping, public open space and locally equipped area of play - land within parcels H3 (partial), H4 (partial), H5 and H8- H10.

The application is identical to the original approved matters detailed above for the area as a whole.

CONSULTATIONS

Statutory Consultees: Highway Authority. Awaited at time of Officer Report.

Lead Local Flood Authority:

The information provided is adequate to discharge condition 32 of planning permission S.14/0810/OUT which requires approval of drainage details.

Public Rights of way Officer: None Received

Housing Policy Implementation: Concern expressed that the affordable housing proposed by the application comprises 20 affordable homes of which 8 only are affordable rented properties and 12 shared ownership when officers consider that a 50-50 split is preferable (officers note that the approved S106 S14/0810/OUT comprises an affordable housing matrix for the site as a whole and for individual land parcels but not parts of parcels). The response of the applicant is that the application is identical to its original approved matters counterpart (S.18/0259/REM) and will be independently compliant with planning considerations such as proportionate affordable housing provision. Where provisions of self build housing, affordable housing and public open space go above the policy compliant level over-provisions are to be considered in the context of future phases. The agent also notes that this application and the one also on this agenda S.18/1935/REM provides an overprovision of the total percentage required. Any differentiation in tenures will be resolved in future phases and any other further reserved matters in the unfortunate case that the original reserved matters application is unable to be implemented.

Eastington Parish Council:

EPC are/remains concerned at the loss of rural aspect of public footpath FPEEA24 which enters the site from Nupend and is diverted straight into the estate roads rather than following its existing hedge lined route. contrary to policy EP9 of the NDP. The maintenance of a footpath along the eastern boundary of parcel H5 would also serve as a green corridor for wildlife.

(Officer Comment - This application is identical to part of the larger development already granted reserved matters approval under reference S.18/0259/REM)



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NATIONAL AND LOCAL PLANNING POLICIES

The National Planning Policy Framework.2 of July 2018 has extensive references to design in section 12, and lays emphasis on delivering a sufficient supply of homes (section 5).
: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1). Impact on Listed Building.

Section 72(1). Impact on Conservation Area.

Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website:

https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf

Local Plan policies considered as relevant for this application include:

CP1 Presumption in favour of sustainable development

CP2 allocates the site for development.

CP4 Place Making: Requires development to integrate into the neighbourhood, create/enhance sense of place. Create safe streets and homes

CP5 Principles for strategic sites: Appropriate density, low impact, accessibility by bus, layout, parking, landscaping and community facilities, use of a design code/framework, sustainability.

SA2. Site allocation: Accessible green space, structural landscaping buffer around Nastend and to the east of Nupend incorporating existing hedgerows and trees, management of open space for biodiversity, use of SUDs, connectivity to adjacent areas, primary access off Chipmans Platt, traffic calming, bus provision.

CP7 Lifetime Communities: Promotion of accessibility. Lifetime accommodation.

CP8 New Housing Development: Range of house types. Appropriate density, layouts to promote cycling/walking, parking appropriate, sustainable principles.

EI12. Promoting transport choice and accessibility. Connectivity for walking, cycling and access to public transport.

CP14. High quality sustainable development: Sustainable design, no increase to flooding, appropriate design respecting surroundings, including topography, built environment and heritage, protection of amenity, sense of pace, crime prevention, use of street scenes, master plans, development briefs design concept/codes.

ES1 Sustainable Construction and Design: Promotes energy efficiency.



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ES7. Landscape Character: Protection of distinct landscape types, respect setting of the AONB, location, materials and scale are sympathetic. Natural features retained.

ES8 Trees, hedgerows and woodlands: Retention or adequate replacement of trees.

ES12 Better Design of Places: Social integration, high quality places, well planned legible routes, integrated uses, safe spaces, secure private areas. Need for thorough site appraisal, use of design statements/code.

ES14 Public Art: Promotes publically accessible features.

SDC Residential Design Guide: This covers many design aspects, from form, style, detailing, materials to landscaping and amenity.

SDC Landscape Assessment: Defines and highlights the various landscapes in the District. It highlights settlement character as well as vegetation.

Eastington Parish NDP was adopted in October 2016. This highlights the importance of the landscape around the hamlets and bridleways and footpaths within the overall site.

Eastington Neighbourhood Development Plan: Does not have any specific policies for this site but there are some general policies. EP1 Sustainable development, EP2 Protect and enhance biodiversity and the natural environment, EP7 Siting and Design of new development, EP10 Traffic and Transport, EP11 Public Rights of Way and Wildlife corridors.

Residential Design Guide SPG (2000)

Stroud District Landscape Assessment SPG (2000)

IHCA Conservation Area Management Proposals SPD (2008)

The application has a number of considerations which cover the details of the proposed scheme which will be considered in turn below:

DESIGN AND APPEARANCE

Background Guidance/policy

Local Plan policies as set out above, in particular those contained in Policy SA2

Parameter plans and overall and indicative master plan as revealed by S14/0810/OUT

Eastington Neighbourhood plan as set out above .

NPPF.as set out above.

It is considered by Officers that the design of dwellings and layout satisfy the policy requirements to provide distinctive sustainable place making and satisfies the requirements of the identified relevant policies. The consideration of the design was a key matter dealt with under the overall reserved matters approval previously granted H3(partial)-H4 (partial) H5 and H8-H10. As this application is identical to a part of that approval the design and layout are matters that have already been considered and approved by DCC committee.



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LAYOUT

The layout follows that of the recent approval under S.18/0279/REM. The site area is however considerably smaller, and does not encroach towards the southern allocated site boundary as in the last application. Consequently this application is away from the southern northern boundary and Nastend. The southern buffer zones, previously the subject of debate, do not need the same extent of consideration as before.

This layout tallies with the approved area master plan, which delivers the discernible character areas. This area strives to show Severn Vale attributes. Whilst, building lines follow the spine road in a formal manner, to the rear the layout shows much more informality. The layout also encompasses and respects the open spaces which are intrinsic to create this sense of place. The distinctive triangular open space is retained.

The self build plots are also retained.

This application does not prejudice the implementation of the wider development of West of Stonehouse being a piece that fits the jigsaw.

ELEVATIONAL DESIGN

Generally the houses are two storey,. This predominance of low height suggests rural character, envisaged in this part of the wider development.

The elevations show simple, unfussy workings of the vernacular. Window/wall ratio, proportions and form have been considered. Appropriately designed cills and headers give the windows subtle emphasis. Stone grey coloured windows would be used on the spine road to give some subtle variety. Doors (and their canopies above) again are simple in a variety of colours. Garages doors are similar.

Materials too would be simple, using several subtly different shades of rustic multi stock bricks and grey roofs.

Local Plan Policy ES1 requires proposals to be of sustainable construction and design. Aside from the open space, surface water is treated sustainably and the houses themselves would use uprated insulation.

ANOB/LANDSCAPE

The site will be visible from elevated viewpoints on the edge of the AONB including Doverow Hill and Standish Woods. The Stonehouse Design Statement makes reference to the importance of such views.

The application is towards the far end of this new development. There will be intervening houses and employment buildings which will be far more conspicuous. Nonetheless there is a variety of rooflines, interspersed by landscaping and open spaces so that the elevated views will not be harsh.



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HERITAGE IMPACT

The nearest listed buildings are The Grange to west and several at Nastend to the south. Historic England have a helpful practice note on the impact of settings.

These historic assets do not have a direct or overly historical/cultural association to the site and similarly they are so distanced that their visual setting will not be prejudiced.

There are non designated heritage assets at Nastend , but they would not be harmed being well screened and distanced..

The archaeology was considered at the outline stage and does not warrant further research. The Industrial Heritage Conservation Area lies to the south. But again this is so distanced to avoid any significant impact.

RESIDENTIAL AMENITY

Due to the sensitive treatment of the site's boundaries, the development will not significantly impair privacy or daylighting of existing dwellings. Similarly shadowing and overbearing problems are avoided.

The new dwellings have been sited to avoid shadowing and overbearing implications. Privacy is reasonable. Each new dwelling would have its own garden and there is generally good access to larger public open spaces.

NOISE

The residential environment that will result from the development is judged by Officers to be appropriate for a residential area.

HIGHWAYS

The highway layout details are likely to acceptable to the Highway Authority given the previous approval of reserved matters for the entire parcels H3(partial), H4(partial) H5 and H8-H10.

LANDSCAPE IMPACT

Views of the proposed built development will be, broken up by significant tree planting fronting the main street to give a marked distinction between the green areas and the dense urban area reflecting the character of this particular part of the development and the approved parameter plans and the submitted lesser scheme is fully consistent with the approval granted for reserved matters for the greater area S18/0259/REM.

PUBLIC OPEN SPACE

The open space provided with the scheme is in accordance with S18/0259/REM

ECOLOGY

From information supplied with the Outline approval the main Ecological constraint of the site West of Stonehouse are known and are dealt with by virtue of conditions attached to that approval. However reserved matters applications require a detailed survey and potential mitigation and protection which can be dealt with by condition.



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FLOOD RISK

From information supplied with the Outline approval and conditions imposed there is an overall drainage solution for the site West of Stonehouse as a whole. The lead drainage authority are content..

There are no listed buildings affected by the application.

REVIEW OF CONSULTATION RESPONSES

The Parish Council have raised an objection to the proposal based on footpath issues, however in objecting to the application the PC have not taken into consideration that the application consists of a scheme which has been previously approved by committee as part of a larger area, where the matters raised by the PC have been considered and were found acceptable.

RECOMMENDATION

That the application is the subject of a resolution of SUPPORT subject to the receipt of the expected conformation from GCC Highways that the layout is acceptable and that delegated authority is then granted to the Planning Manager to issue the Notice of decision including relevant conditions consistent with those on the NOD of S18 /0259/REM and reminding the applicants via an appropriately worded condition of the need to comply with the affordable housing provisions of the S106 agreement of S14/0810/OUT`

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.