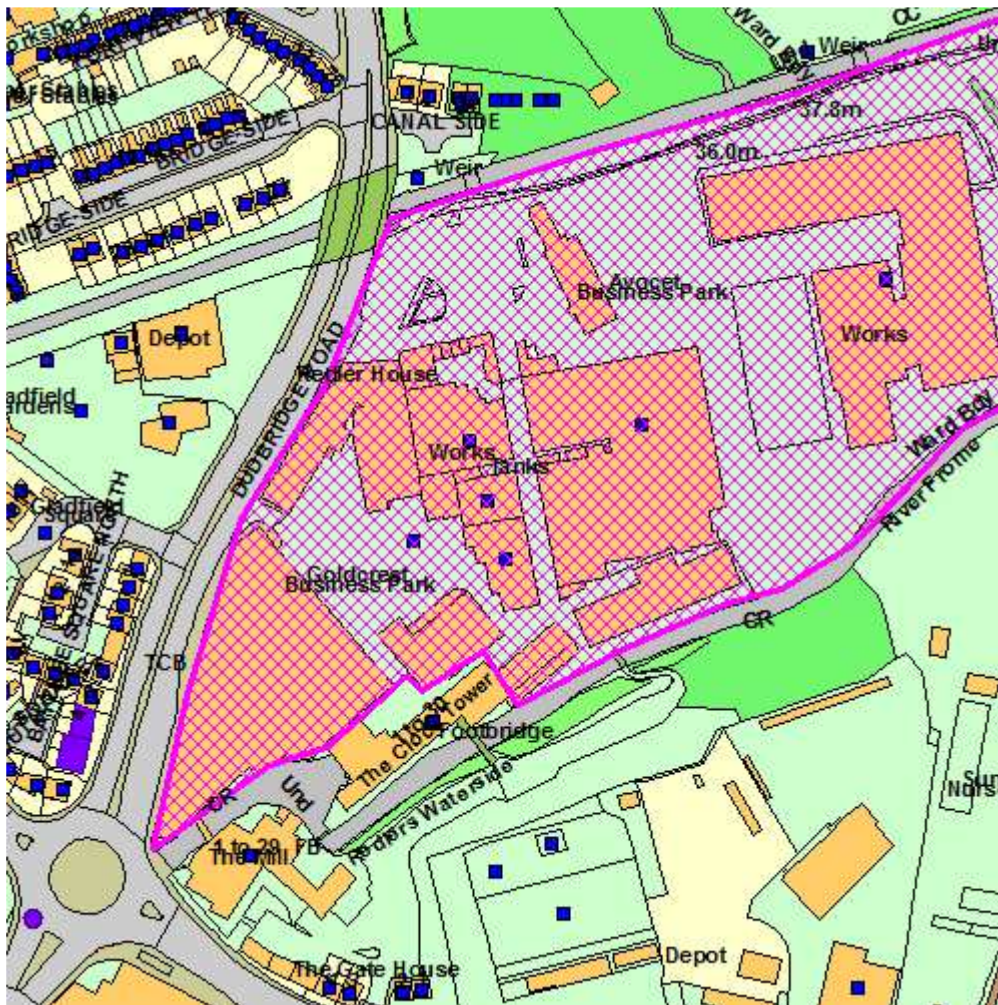




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Item No:	09
Application No.	S.18/2270/DISCON
Site No.	
Site Address	Dudbridge Industrial Estate, Dudbridge Road, Stroud, Gloucestershire
Town/Parish	Cainscross Parish Council
Grid Reference	383590,204751
Application Type	Discharge of Condition
Proposal	Discharge of condition 21 from permission S.17/1987/OUT.
Recommendation	Resolve to Permit
Call in Request	Requested by Planning Manager





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Applicant's Details	Mr Alvin Lindley Avocet Industrial Estate LLP, 1st Floor Offices, Wimberley Park, Knapp Lane Brimscombe, Stroud GL5 2TH
Agent's Details	None
Case Officer	John Longmuir
Application Validated	18.10.2018
CONSULTEES	
Comments Received	Cainscross Parish Council Historic England SW
Constraints	
OFFICER'S REPORT	

PLANNING HISTORY AND BACKGROUND

This application seeks to discharge condition 21:

Notwithstanding the approved plans, a Design Code for the outline element of the development hereby approved shall be submitted to the local planning authority either prior to or alongside the first application for approval of reserved matters which includes the erection of a new building. The Design Code shall be in substantial accordance with the approved Indicative Site Layout – ref. P16-1427_01 Sheet No: 02 Rev: J, Indicative Building Heights Plan – ref. P16-1427_06 Sheet No: 01 and Indicative Street Scenes – ref. P16-1427_02 Sheet No: 02 Rev: H except where other planning conditions require otherwise and shall include a set of Design Principles including:

- a. the principles for determining the design, form, and external appearance of the buildings;
- b. potential arrangements for car parking;
- c. the principles for the design of the public realm;
- d. the principles for the laying out of the green infrastructure including the approved Flood Channel at the southern part of the site
- e. The location and general extent of the areas of play;
- f. Existing landscape features to be retained;
- g. Boundary treatments
- h. The palette of materials to be used
- i. The phasing or sequencing of the development.

Submissions for the approval of the reserved matters shall accord with the Design Code, or any revised version of the Design Code which has been submitted to and approved in writing by the local planning authority.

Reason:

In the interest of visual amenity in accordance with Stroud District Local Plan Policy ES10.



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S.14/0677/FUL 5,402sqm foodstore with 326 parking spaces. Permitted 17/8/15. This occupied only part of the site; the south western quarter was excluded.

S.17/1987/OUT: "Hybrid application. Retail foodstore and flood mitigation measures are submitted in full. Residential development to the east and south is submitted as Outline". Permitted 25-5-18.

A master plan was submitted and condition 5 requires compliance.

A plan was submitted showing the maximum heights across the site, and again condition 5 requires compliance.

The foodstore element was submitted in detail with layout and elevations provided. Various conditions require compliance and limit the use.

CONSULTATIONS

Cainscross Parish Council: Note application. No comment.

Rodborough Parish Council: Response awaited.

County Highways: Response awaited.

Historic England: No objection: "The submitted Design Code report outlines a clear strategy for building form, heights, design and materials. This represents a design tool that we believe will help deliver a development that will knit well into the existing historic industrial fabric that we sought to retain as part of the outline application. The design codes will also ensure a character of development that will be interpreted as locally distinct while not slavishly aping to the industrial aesthetic or presenting a pastiche of the surviving structures. If well executed, we advise that the standard of this development could help towards mitigating the harm that would be caused by the demolition of historic buildings which contribute positively to the character and appearance of the conservation area".

PLANNING POLICIES AND GUIDANCE

Local Plan:

SA1a: Site allocation

ES10: Historic Environment

ES11: Maintaining, restoring and regenerating the District's Canals

CP14: High quality sustainable development

CP4 Place Making

CP5: Environmental development principles for strategic sites

HC1: Meeting small scale housing need

ES7: Landscape character

ES6: Biodiversity

EI13: Small employment sites

EI12: Regenerating existing sites

CP13: Demand Management and sustainable travel

ES1: Energy efficiency and sustainable construction

ES3: Maintaining Quality of Life within our Environmental Limits

ES5: Air quality



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ES4: Flood risk and water resources

NPPF

This promotes housing delivery and the reuse of brownfield sites. The following paragraphs are particularly relevant to this application:

91 aims for healthy, inclusive, and safe places.

93 empathises the social, economic and environmental benefits of estate regeneration.

95 promotes public safety.

110 promotes cycling and walking and use of public transport in developments.

117, 118, 119 seek to ensure the effective use of land

123 promotes higher density development in appropriate locations.

124 promotes high quality design

125, 126 stress the need for clarity in the design process.

127 reminds that design should not be short term. A sense of place is also important

128 emphasises the evolutionary process of a design

130 advises against losing design quality through changes.

131 advocates innovative design

132 warns against poor signage and adverts.

195 /196 less than substantial harm to heritage should be considered public benefits, long term use and the nature of the asset.

198 Loss of whole or part of a heritage asset should not take place without the development proceeding.

NPPG

This gives substantial coverage to design. It explains the various components of good design and how to address matters. It specifically comments on the use of design codes:

“Preparing a good code is about finding a balance between technical specificity and a succinct description of what is required. Some of the best and most effective codes are very short”.

“Design codes seek to capture the specific requirements of a place and encourage interested parties to think together about each development in its entirety as a unique place”.

“Local planning authorities and developers should consider using design codes where they could help deliver high quality outcomes.....”

Legislation

Section 72 of the 1990 Planning (Listed Building and Conservation Areas Act) requires: “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area”.

SDC Industrial Heritage Conservation Area Design Guide November 2008.

This has several photos/examples of the buildings on and adjacent to the site.



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The document has 5 priorities: The promotion of the historic environment, minimise the domestication of the industrial environment, warns against overly addressing canal sides, the need to respect traditional development characteristics, and ensure local distinctiveness.

There is also advice on landscaping, scale, proportions, detailing, materials and parking. These are considered in the design analysis below.

SDC Residential Design Guide, 2000.

This explains the principles of good design. It also emphasises residential amenity, including privacy, daylighting/sunlight, and avoidance of overbearing structures.

Communities and Local Government: Preparing Design Codes. 2006.

This is a helpful practice manual, supported by CABE.

PLANNING CONSIDERATIONS

The existing site's characteristics

The site is notable for the elevated inward views from the foot of Tricorn House, whereby the roofscape appears at varying juxtapositions, heights and materials. There is also a similar glimpse from the top of Frome Gardens.

Conversely, this roofscape is part of the views from the escarpment /AONB, particularly from Selsley.

The tall brick wall fronting the bypass is one of Stroud's distinctive landmarks.

The site is immediately adjacent to the canal, with a brick wall offering some enclosure, for part of its shared boundary.

Dudbridge lock is close by, which dramatically shows the differing height to the canal.

It is a key site within the Conservation Area due to the existing buildings on site and its canal frontage.

The site itself has a sheltered micro climate and is relatively tranquil when one moves away from the A419.

Proposed layout

The layout submitted here as part of the Code is almost the same as that approved in the outline permission. The few minor variations are helpful, they include the removal of front projections along the main street, the demolition/retention of existing buildings and the creation of central courtyard to the gateway building.

The outline scheme showed the retention of many of the buildings fronting and close to the bypass. A condition requires their restoration. This scheme reaffirms their retention and integration into the design.



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Importantly the skyline aspect from Tricorn and the riverside would be largely retained and safeguarded for the future.

The Code envisages a hard landscaped, varied, tight knit and enclosed network of spaces. Groups of buildings would set the pattern of roads and spaces with little/no boundaries. The Code does acknowledge the opportunity for compact and appropriately robust “street” trees.

The one exception to this hard surfaced environment is a play area on the south east of the site. This adjoins and compliments the grassland swale along the river. One tall specimen tree is envisaged as a landmark. This will also provide the play area.

The outline master plan included a 3m high brick wall around the boundary of the Lidl car park. This is a requirement under condition 12 of the permission. The wall is intended to screen car parking as well providing some continuity and enclosure to the main street. The Code takes up this opportunity and shows a wall emulating that fronting the bypass.

The Code commits to provide parking to SDC standards but also acknowledges the need to avoid car dominated designs. It envisages garaging, car ports and well sited courtyards to ensure that cars do not dominate the streetscenes. Bike storage is also highlighted.

The Code also aims to provide convenient bin storage whilst not detracting from the area.

The submission barely mentions the interface of the site with the canal and towpath. Details of surfacing, boundary treatment (or not), any street furniture, and access will all be important. The Code needs some additional notes in this regard. Condition 36 does require the creation of 2 connecting pedestrian links, 3m wide, between the site and the canal towpath. These are helpfully shown and annotated on the layout in the Design Code.

The layout and the Code show a clear distinction between private and public space, which helps to promote security. There is also potentially good surveillance of public spaces.

The Code and the layout show ease of movement around the spaces which should be conducive to those who are have mobility and other challenges/needs.

Elevations

The elevations show simple, unfussy and robust style of mill buildings reflecting the site’s heritage and location. They are not a completely slavish replication of the pastiche but an interpretation which shows more imagination and interest. This is confirmed in the response from Historic England. Inspiration has come from examples in the IHCA Design Guide and dockland areas of Bristol and Manchester.

The detailing, materials and form of the elevations all reflect this architectural style and tally with the nature of the layout. This coherency is crucial to the integrity of the design. Such cohesiveness is also fostered as one moves across the site. It has allowed the existing buildings to be included.

The potential pitfall of domesticisation has been avoided.



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The Code gives much detail to the signage of the buildings, which are incorporated into the fabric of the elevations, reflecting the heritage of the Stroud Valleys.

Heights

The outline permission included a building heights plan. This showed two storey buildings on the western side of the site, increasing up to 3 eastwards further into the site with one building being 4 storey in part. The plan does also show a range of heights with some single storey elements by many of the near public thoroughfares. This helps provide a human scale to the architecture.

The Code tallies with these height parameters. The elevations also show a varied roofscape, even though there is lot of 3 storey. The scheme also works well in its placement of one and two storey around the public realm, thereby lowering the perception of levels.

Materials

The Design Code envisages a range of types of materials. These reflect the industrial context of the site, with some contemporary interpretation. Multi stock red brick would be used, but also more strikingly light grey painted and blue/black. Sheet cladding is also notable, mainly in grey and black, and blue/teal. There is also some very expressive use of orange, blue and green render /sheeting.

Sheeting is also envisaged for roofing, and some slate.

The specific manufacturers materials are governed by conditions 27 and 28, which require submission of actual samples and sample panels of walling and roofing.

Sustainable design

The Code envisages a combination of the following: reuse of materials, minimisation of waste during construction, water conservation measures, improved energy efficiency through siting, design and orientation.

Hydrology

The outline permission includes a swale to provide extra capacity in times of river flooding. This addressed the site's location in the flood plain. The extent of the swale is confirmed in the layout submitted here.

The Code does not mention any treatment of surface water run off, except for a photograph demonstrating open storage. However a surface water drainage strategy was part of the approved Flood Risk Assessment in the outline stage. Condition 37 requires precise details for each phase.

Biodiversity

This is not a specific matter listed for consideration in this design code. Nonetheless it warrants some consideration, arising from other issues.

Surveys were carried out at the outline stage and no protected species were found on site.



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The layout in the Code confirms the creation of the grass swale along side the river. This will create rough grassland and marginal habitat, which diversifies the habitat in the area. It also allows easier access to the river for wildlife, which is not common in this area. This is a considerable ecological benefit.

Condition 45 controls all lighting across the site. This ensures that spillage on to the riverside and canal can be minimised, which will help commuting bats.

Public Space

This is not currently mentioned in the submission and some foresight is warranted. The play area/open space may provide the best opportunity. The play facilities, seating and associated structures could reflect the industrial heritage of the site.

Condition 50 on the outline permission requires an interpretation board by the canal towpath, detailing the sites industrial heritage.

Residential amenity

The layout gives new residents reasonable privacy, and avoids shadowing or overbearing implications. Similarly existing dwellings to the north of the canal would not be significantly affected by the development.

Condition 12 of the outline permission requires an acoustic fence to protect new residents from noise from the foodstore loading bay, whilst condition 13 specifies noise limits at the boundary.

Other amenity conditions on the outline permission include submission of a Construction Environment Management Plan and land contamination measures.

The formation of private space here has been challenging due to the density of the scheme and the nature of the street pattern and elevations. The development will be orientated towards flats. An innovative use is made of rooftop terraces and the elevations have allowed for some balconies. Reasonable provision has been devised, offering some space to some units.

CONCLUSION

Because of the nature of the application site and its very defined boundaries, a comprehensive overview of this sizeable and important development has been possible.

This development has an important interface with the canal and the towpath. Details of surfacing, any boundary treatment and any structures will be particularly important and should be more fully covered in the Code.

Some reference and contribution to public art would be another welcome addition.

The content and approach have followed established urban design principles. Moreover the submission includes almost all of the external elevations which goes beyond the



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requirements of a code. Consequently it more than forms the basis for the reserved matters submission.

This is reflected in the response from Historic England although they do caution “if properly implemented”. This comment must be a reference to NPPF paragraph 130 which guards against the potential for quality being lost during implementation.

This submission is also helpful to expedite implementation, which confirms deliverability of the site, thereby contributing to the 5 year housing land supply.

The details, albeit with the few above additions, are satisfactory in relation to the requirements. However the condition is not discharged because ongoing implementation is needed.

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.