

**LATE PAPERS FOR DEVELOPMENT CONTROL COMMITTEE**  
**19<sup>th</sup> February 2019**

ITEM No: 01	<b>Application: <u>S.18/2326/REM</u></b>
<b>Address:</b> Parcels H11 & H12 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse	

Following the latest Gloucestershire Highways consultation response reported within the Officers report for S18/2326/REM those comments were sent to the applicants.

The applicants have responded by submitting the following revised drawings and documents on 8th February:

- Drwg 473-054 Highway adoption Rev –E
- Drwg 473-050 General Engineering Rev- F
- Drwg Nos (4 sheets), 473\_051-01 Rev E, 02 Rev F, 03 Rev F, 04 Rev E, Detailed Engineering Sheets
- Drwg 473-052 Road and Sewer long sections Rev B
- Letter dated 28<sup>th</sup> September 20187 from Minster of State, MCLG to G Nusrat MP on shared surface advice.
- Shared surfaces emails with Chief Govt planner
- RHSW Stonehouse H11-12 PL002Rev L
- Drwg 473-055-01 Vehicle Tracking sheet Rev E
- Drwg 473-055-02 Vehicle tracking sheet 2
- Drainage Strategy 473-056 Rev E

These documents and drawings have been sent once again to the Highway Authority in the week commencing 11 February, it is not anticipated that a response will be forthcoming by the time that DCC considers the matter on 19<sup>th</sup> February.

Officers consider that given that the highway layout will be the subject of a Section 38 agreement currently under negotiation to allow roads to be adopted, then should the revised submitted drawings not deal adequately with the comments of the Highway Authority the applicant will have an opportunity to deal with changes via variations to this scheme. Officers consider that given the delays occasioned to this application by exceedingly late input from the Highway Authority which is now delaying a physical commencement of development to much needed homes that Members now GRANT Reserved subject to already agreed conditions.

ITEM No: 06	<b>Application: <u>S.18/2073/VAR</u></b>
<b>Address:</b> <b>Lewiston Mill, Toadsmoor Road, Brimscombe</b>	

## **CONSULTATION RESPONSES**

SDC Senior Biodiversity Officer: Acceptable subject to conditions.

Prior to the retrospective development at the site the site previously consisted of Mature Secondary Woodland – a habitat of Primary Importance as listed under section 41 of the NERC Act 2006, this habitat will be retained and enhanced. The low flat central area of the site where the car park has been constructed consisted of less well established habitat consisting of self seeded saplings and low scrubby bramble not a habitat considered to be rare or important. It is

therefore considered that the enhancement of the habitat of primary importance will offset impacts from the development.

## **OFFICER NOTES/UPDATES**

Now that we have received the formal support of the Council's Ecologist, the Officers recommendation has been updated from Resolve to grant subject to Ecologist comments to grant Permission.

## **UPDATED RECOMMENDATION – PERMISSION**

### **Update to conditions**

13. The lighting scheme for the development hereby approved shall be implemented in accordance with the details submitted and approved by discharge of condition application S.16/1120/DISCON or an alternative lighting scheme which has first been submitted to and approved by the Local Planning Authority.

Reason:

To protect the amenity of the locality, in terms of light pollution especially for nocturnal wildlife and people living and/or working nearby, in accordance Policies CP8, CP14, ES3 and ES6 of the adopted Stroud District Local Plan, November 2015.

### **ECOLOGY**

In addition to the support of the Council's Ecologist being received a Summary of Ecology Mitigation & Enhancement for the whole site has been submitted by the agent.

### **DRAINAGE**

Further clarification has been provided regarding the proposed drainage system (SUDS).

The cellular storage proposed underneath the revised car park area has been designed to only serve this part of the site. It will drainage the extended car park area and provide a restricted outflow, thereby storing water during a storm event and releasing it slowly afterwards.

This does not on it own replace the previous approved swale. A further area of cellular storage is proposed to the north of the site, providing a further 64 cu m of storage again with a restricted outflow. The existing drainage is also utilised.

To reiterate the county drainage engineer at GCC as Local Lead Flood Authority has raised no objections and is happy with the submitted revised scheme.

### **HIGHWAYS**

The agent has submitted a plan to demonstrate that electric charging points and a bicycle store can be provided within the extended car park area.