



# STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB

Tel: (01453) 754 351/754 321

[www.stroud.gov.uk](http://www.stroud.gov.uk)

Email: [democratic.services@stroud.gov.uk](mailto:democratic.services@stroud.gov.uk)

2 October 2019

## DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY 15 OCTOBER 2019** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **6.00 pm.**

Kathy O'Leary  
Chief Executive

### **Please Note:**

- i. This meeting will be filmed for live or subsequent broadcast via the Council's internet site ([www.stroud.gov.uk](http://www.stroud.gov.uk)). By entering the Council Chamber you are consenting to being filmed. The whole of the meeting will be filmed except where there are confidential or exempt items, which may need to be considered in the absence of the press and public.
- ii. The procedure for public speaking which applies to Development Control Committee is set out on the page immediately preceding the Planning Schedule.

## AGENDA

- 1 **APOLOGIES**  
To receive apologies for absence.
- 2 **DECLARATIONS OF INTEREST**  
To receive Declarations of Interest in relation to planning matters.
- 3 **MINUTES**  
To approve and sign as a correct record the minutes of the Development Control Committee meeting held on 3 September 2019.
- 4 **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING**  
(Note: For access to information purposes, the background papers for the applications listed in the above schedule are the application itself and subsequent papers as listed in the relevant file.)
  - 4.1 **LAND AT MIDDLE HILL, CHALFORD HILL, STROUD, GLOS (S.18/2698/FUL)**  
Residential development of 31 new homes (as a rural exception site), together with associated vehicular and pedestrian access, car parking, landscaping and associated works. (389507-203406).

**4.2 CROFT FARM, UPTON HILL, UPTON ST LEONARDS, GLOS (S.10/2513/FUL)**

Development of existing prefabricated bungalow and preservation of existing basement. Construction of proposed new dwelling and access road onto the B4073.

**4.3 PARCEL PS1, LC1 AND LC2 - LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, GLOS (S.19/0609/DISCON)**

Discharge of condition 46 - area masterplan document for parcels Local Centre LC1, LC2 and Public Open Space PS1 on permitted application S.14/0810/OUT (379429-206590).

**4.4 PHASE 3B - LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, GLOS (S.19/0831/REM)**

Primary infrastructure including spine roads, drainage details and bus stop details adjoining the proposed school site and between Phase 3A of the development and Phase 2 to include the spine road to the south of the Local Centre LC1 and to the east of the School site Phase PSI, connecting the constructed spine road commencing at Oldends Lane to the spine road now constructed from Grove Lane.

**4.5 PARCEL PS1 - LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, GLOS (S.19/1122/REM)**

Reserved Matters Application for the new primary school and nursery.

**Members of Development Control Committee**

**Councillor Martin Baxendale (Chair)**  
**Councillor Miranda Clifton (Vice-Chair)**

Councillor Dorcas Binns  
 Councillor Nigel Cooper  
 Councillor Haydn Jones  
 Councillor Steve Lydon

Councillor John Marjoram  
 Councillor Jenny Miles  
 Councillor Sue Reed  
 Councillor Mark Reeves  
 Councillor Jessica Tomblin  
 Councillor Tom Williams



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## DEVELOPMENT CONTROL COMMITTEE

3 September 2019

6.00 pm – 7.42 pm

Council Chamber, Ebley Mill, Stroud

# 3

### Minutes

#### Membership

Councillor Martin Baxendale (Chair)	P	Councillor John Marjoram	P
Councillor Miranda Clifton (Vice-Chair)	P	Councillor Jenny Miles	P
Councillor Dorcas Binns	P	Councillor Sue Reed	P
Councillor Nigel Cooper	P	Councillor Mark Reeves	P
Councillor Haydn Jones	P	Councillor Jessica Tomblin	P
Councillor Steve Lydon	P	Councillor Tom Williams	P

P = Present    A = Absent

#### Officers in Attendance

Development Team Manager

Principal Planning Officer

Senior Planning Officer (Major Sites)

Housing Strategy & Community

Infrastructure Manager

Interim Head of Legal Services

Senior Conservation Officer

Democratic Services & Elections Officer

#### Other Members in Attendance

Councillors Hurst and Young.

#### DC.014      APOLOGIES

There were none.

#### DC.015      DECLARATIONS OF INTEREST

Application (S.19/1054/FUL) - Councillor Miles, for transparency, confirmed that whilst she did not have an interest, she was a member of the Housing Committee who had considered this site, but she had not been involved with the planning Application. She had an open mind regarding the Bradley Street and Gloucester Street, Wotton-under-Edge Application.

#### DC.016      MINUTES – 23 JULY 2019

**RESOLVED That the Minutes of the meeting held on 23 July 2019 are accepted as a correct record.**

**DEVELOPMENT CONTROL PLANNING SCHEDULE**

Representations were received and taken into account by the Committee in respect of Applications:

1	S.18/2698/FUL	2	S.19/1054/FUL	3	S.19/0534/LBC
4	S.19/0533/HHOLD				

Late Pages relating to Scheduled Item 2 had been circulated to Committee prior to the meeting and also available at the meeting.

**DC.017      LAND AT MIDDLE HILL, CHALFORD HILL, STROUD, GLOS (S.18/2698/FUL)**

The Development Team Manager confirmed that at 4.30 pm today she had received a communication from County Highways outlining issues they had regarding the internal layout of the Application. Officers had not had time to consider this and requested that Committee defer the Application until the next available Committee meeting.

Councillor Williams proposed a Motion to DEFER the Application and this was seconded by Councillor Cooper. On being put to the vote, the Motion was unanimously carried.

The County Highway's representative apologised to all of the members of the public that were in attendance for the deferral of the Application at the 11<sup>th</sup> hour. He confirmed that the layout was ill conceived and also unadoptable.

Councillor Jones requested that Officers from the County discuss Applications with officers from Stroud in good time when they are due to come to Committee for a decision so that this did not happen again.

The Development Team Manager stated that the Officer's recommendation was based in good faith on the formal consultation response from County Highways provided in January 2019. She apologised to members, the agent, the applicant and the many members of the public who were present stating that the Application would be determined at the next Committee meeting.

**RESOLVED To DEFER Application S.18/2698/FUL, for the reasons stated above, and to determine the Application at the next available Committee meeting.**

**DC.018      BRADLEY STREET AND GLOUCESTER STREET, WOTTON-UNDER-EDGE, GLOS (S.19/1054/FUL)**

The Principal Planning Officer presented the Application for the erection of 8 affordable dwellings with associated vehicle parking and landscaping following the demolition of the existing 4 buildings in the centre of Wotton-under-Edge. A plan was displayed showing the existing site and the proposed site with 17 parking spaces. The houses would be of mixed design. Late Pages had been circulated prior to the meeting revising Condition 7.

Councillor Roger Clayton, MBE, Chair of Wotton-under-Edge Town Council was disappointed that their concerns had not been taken into account regarding the layout of car parking and the lack of turning space.

In response to questions the Officer confirmed the following:-

- The County Highway's representative confirmed that they had approved the layout.
- A Condition could be added to the Application for electric charging points. The legislation is not yet in place, when it is policies will be made.
- There is allocated parking for residents.
- A landscaping condition could be added to the Application.
- The Council's Decanting Policy for tenants would be used for outgoing tenants.

Councillor Clifton proposed a Motion to accept the Officers' advice, with the addition of a Condition for vehicle recharging points and a landscaping scheme. This was seconded by Councillor Jones.

The proposer confirmed that the development would increase much needed affordable housing in Wotton-under-Edge. The Housing Committee had looked into refurbishment of the existing dwellings but found it to be more economical to demolish the existing properties and rebuild.

On being put to the vote, the Motion was unanimously carried.

**RESOLVED To grant approval for Application S.19/1054/FUL, subject to the addition of two Conditions on vehicle recharging points and landscaping.**

**DC.019      22 WELL HILL, MINCHINHAMPTON, STROUD, GLOS (S.19/0534/LBC)**

The Senior Conservation Officer presented the Application for 3 extensions to the Listed Building which was located within a Conservation Area. A plan showing the lobby, ensuite bathroom and the extension to the back of the kitchen was displayed. The cottage was built by a steep bank and the extension would be into the bank. The impact on the stability of the land in relation to the Listed Building had been provided within a Method Statement and had been accepted by the Council's engineer.

The character of the building will be preserved and will not have any impact on the Conservation Area.

Councillor Hurst, Chair of Minchinhampton Parish Council outlined reasons for refusal which included paragraph 4.56 of the Local Plan regarding the extension and parking. The Application also failed to meet Policy HC.8, sub-clause 3 regarding parking of cars.

Mr Swift a civil engineer who lived locally stated that the Method Statement was inaccurate and misleading quoting Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The extensions would cause substantial harm and requested Members to refuse the Application.

Mr Tim Field, owner and applicant confirmed the extension would add one bedroom and additional living space. He had addressed the objections and there were no overlooking issues. He requested Committee grant permission.

In response to questions the Officer confirmed the following:-

- A plan showing the very steep sloping site was displayed with the proposed extensions.
- Parking would be on the road.

- The data from the 2001 census confirmed that parking was a local issue.
- There were no highway reasons for refusing the Application.
- Professional advice had been sought confirming the site was stable.
- There were other Listed Buildings in close proximity of the site.
- The properties nearby are all period properties and the impact and setting of the wider conservation area had been taken into account.
- This site is within the Conservation Area.
- Officers had had the Method Statement independently verified.
- Condition 3 had been added to both Applications.

Councillor Binns proposed a Motion to refuse permission, citing Sections 16(20), 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. This was seconded by Councillor Marjoram.

In debate Councillor Jones acknowledged that parking would be difficult but there was no visual impact from looking at the property from the road. He was concerned about the construction because it would be a difficult build but the extensions would tidy up the house.

Members debated the impact on the Listed Building and the Officer outlined all of the different aspects that she had looked at when considering the Application.

On being put to the vote there were 3 votes for the Motion to refuse the Application and 9 votes against with 0 abstentions.

Councillor Jones proposed a Motion to accept the Officers' advice, this was seconded by Councillor Clifton.

On being put to the vote there were 9 votes for the Motion and 3 votes against with 0 abstentions.

**RESOLVED To grant permission for Application S.19/0534/LBC, subject to Conditions.**

**DC.020      22 WELL HILL, MINCHINHAMPTON, STROUD, GLOS  
(S.19/0533/HHOLD)**

Councillor Jones proposed a Motion to accept the Officers' advice, this was seconded by Councillor Clifton.

On being put to the vote there were 9 votes for the Motion and 3 votes against with 0 abstentions.

**RESOLVED To grant permission for Application S.19/0533/HHOLD, subject to Conditions.**

The meeting closed at 7.42 pm.

Chair



# **Stroud District Council**

## **Planning Schedule**

**15<sup>th</sup> October 2019**

In cases where a Site Inspection has taken place, this is because Members felt they would be better informed to make a decision on the application at the next Committee. Accordingly the view expressed by the Site Panel is a factor to be taken into consideration on the application and a final decision is only made after Members have fully debated the issues arising.

## DEVELOPMENT CONTROL COMMITTEE

### Procedure for Public Speaking

The Council have agreed to introduce public speaking at meetings of the Development Control Committee.

Public speaking is only permitted on those items contained within the schedule of applications. It is not permitted on any other items on the Agenda. The purpose of public speaking is to emphasise comments and evidence already submitted through the planning system. Speakers should refrain from bringing photographs or other documents as it is not an opportunity to introduce new evidence.

The Chair will ask for those wishing to speak to identify themselves by name at the beginning of proceedings. There are four available slots for each schedule item:-

Ward Councillor(s)  
Town or Parish representative  
Spokesperson against the scheme and  
Spokesperson for the scheme.

Each slot (with the exception of Ward Councillors who are covered by the Council's Constitution) will not exceed 3 minutes in duration. If there is more than one person who wishes to speak in the same slot, they will need either to appoint a spokesperson to speak for all, or share the slot equally. Speakers should restrict their statement to issues already in the public arena. Please note that statements will be recorded and broadcast over the internet as part of the Councils webcasting of its meetings; they may also be used for subsequent proceedings such as an appeal. Names may be recorded in the Committee Minutes.

The order for each item on the schedule is

1. Introduction of item by the Chair
2. Brief update by the planning officer.
3. Public Speaking
  - a. Ward Member(s)
  - b. Parish Council
  - c. Those who oppose
  - d. Those who support
4. Member questions of officers
5. Motion
6. Debate
7. Vote

A copy of the Scheme for Public Speaking at Development Control Committee meetings is available at the meeting.

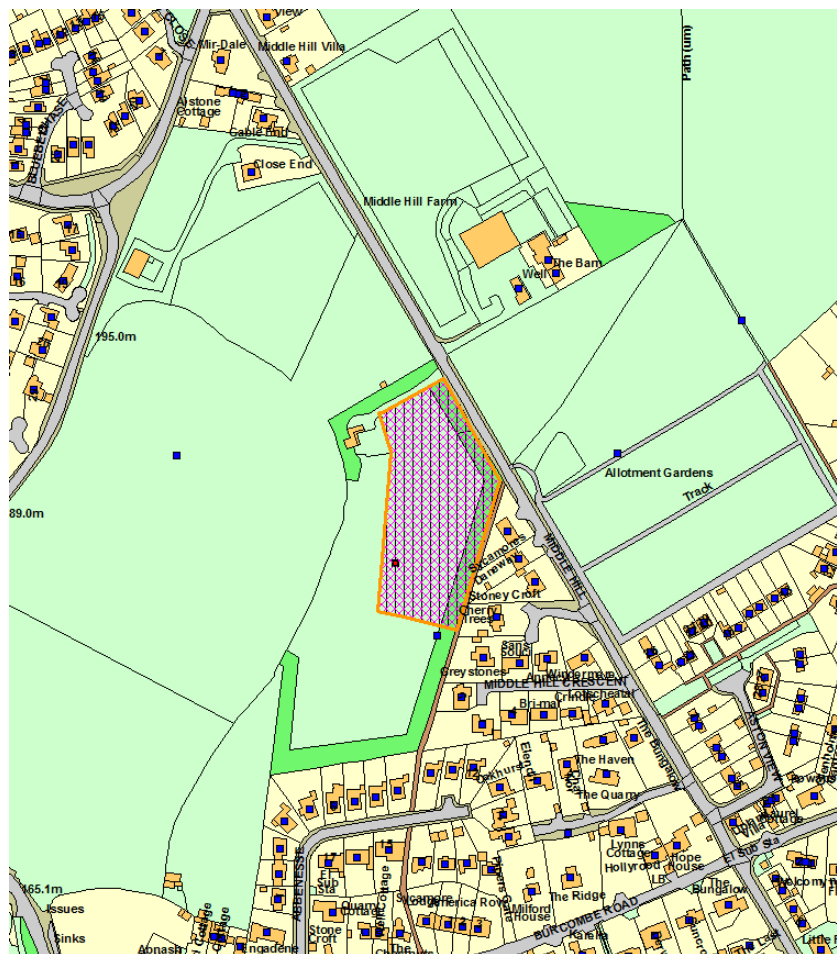


<b>Parish</b>	<b>Application</b>	<b>Item</b>
Chalford Parish Council	Land At, Middle Hill, Chalford Hill. S.18/2698/FUL - Residential development of 31 new homes (as a rural exception site), together with associated vehicular and pedestrian access, car parking, landscaping and associated works. (389507-203406).	01
Upton St Leonards	Croft Farm, Upton Hill, Upton St Leonards. S.10/2513/FUL - Development of existing prefabricated bungalow and preservation of existing basement. Construction of proposed new dwelling and access road onto the B4073.	02
Eastington Parish Council	Parcel PS1, LC1 & LC2 Land West Of Stonehouse, Grove Lane, Westend. S.19/0609/DISCON - Discharge of condition 46- area masterplan document for parcels Local Centre LC1, LC2 and Public Open Space PS1 on permitted application S.14/0810/OUT (379429-206590)	03
Eastington Parish Council	Phase 3B Land West Of Stonehouse, Grove Lane, Westend. S.19/0831/REM - Primary infrastructure including spine roads, drainage details and bus stop details adjoining the proposed school site and between Phase 3A of the development and Phase 2 to include the spine road to the south of the Local Centre LC1 and to the east of the School site Phase PSI, connecting the constructed spine road commencing at Oldends Lane to the spine road now constructed from Grove Lane.	04
Eastington Parish Council	Parcel PS1 Land West Of Stonehouse, Grove Lane, Westend. S.19/1122/REM - Reserved Matters Application for the new primary school and nursery.	05



## Development Control Committee Schedule 15/10/2019

<b>Item No:</b>	<b>01</b>
<b>Application No.</b>	S.18/2698/FUL
<b>Site Address</b>	Land At, Middle Hill, Chalford Hill, Stroud
<b>Town/Parish</b>	Chalford Parish Council
<b>Grid Reference</b>	389507,203406
<b>Application Type</b>	Full Planning Application
<b>Proposal</b>	Residential development of 31 new homes (as a rural exception site), together with associated vehicular and pedestrian access, car parking, landscaping and associated works. (389507-203406).
<b>Recommendation</b>	Resolve to Grant Permission
<b>Call in Request</b>	Cllr D Young





## Development Control Committee Schedule 15/10/2019

<b>Applicant's Details</b>	Edgemore Developments Ltd C/O Ridge And Partners LLP, Thornbury House , 18 High Street , Cheltenham, Gloucestershire GL50 1DZ
<b>Agent's Details</b>	Ridge And Partners LLP Thornbury House , 18 High Street , Cheltenham, Gloucestershire, GL50 1DZ
<b>Case Officer</b>	Amy Robertson
<b>Application Validated</b>	21.12.2018
<b>CONSULTEES</b>	
<b>Comments Received</b>	Chalford Parish Council Contaminated Land Officer (E) Archaeology Dept (E) Housing Strategy And Community Infrastructure Manager Conservation North Team SDC Water Resources Engineer Contaminated Land Officer (E) Environmental Health (E) Biodiversity Officer Arboricultural Officer (E) Development Coordination (E) Cotswold Conservation Board
<b>Constraints</b>	Aston Down Airfield Consultation Zones Area of Outstanding Natural Beauty Consult area Kemble Airfield Hazard Neighbourhood Plan Chalford Parish Council Settlement Boundaries (LP) Village Design Statement
<b>OFFICER'S REPORT</b>	



## Development Control Committee Schedule 15/10/2019

### UPDATE SINCE SEPTEMBER COMMITTEE

#### Highways Update

On the 3rd September 2019, GCC submitted an email to the case officer outlining their concerns regarding the proposed development. In response to this email, and as a result of the lateness of such an email, it was recommended and hence voted by committee the application be referred till next committee, in order for proper consideration to be given into the emails contents.

Simply, the email raised the issue that the proposed development fundamentally was not considered to be up to adoptable standards. Since this, frequent dialogue has occurred between the LPA, GCC highways, and the applicant's highways consultants in order to resolve these issues.

After submission of revised plans and revised consultation, GCC Highways provided an updated formal consultation response on 25th September 2019 stating the application is now considered acceptable in highways terms subject to condition. The revised plans show a layout that is technically acceptable to GCC Highways and is up to adoptable standards.

Key changes to the previous layout include:

- Rumble strip on access now omitted and the plans now show a dropped crossing point.
- All kerb lines pulled out to the parking bay line to ensure no jarring of layout
- All kerbs now have a minimum 125mm upstand to class as footway
- A mixture of allocated and unallocated parking is now proposed in order to meet with technical compliance standards.

In addition, a travel plan will be requested by way of condition.

Following the revised details and positive consultation response from GCC Highways, the LPA uphold their previous position that the application will not cause any significant or detrimental impact on highway safety.

#### Effects on the AONB update

On the 24th September, the LPA received an objection consultation response from the Cotswolds Conservation Board (CCB).

The full consultation response has been attached to this report and it is recommended that members read this report in full prior to committee.

The CCB objects to the development on two grounds.

Firstly, the CCB consider the case officer report to not adequately address the requirements of the statutory duty of regard and the NPPF. At paragraph 172 of the NPPF, national guidance outlines how great weight should be given to "conserving and enhancing landscape and scenic beauty in ... areas of outstanding natural beauty, which have the highest status of protection".

Furthermore, footnote 55 of the NPPF states "for the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined".



## Development Control Committee Schedule 15/10/2019

Although the site is visible from within other undeveloped fields within the AONB, the nature is as such that the site is relatively well contained within abundant vegetation boundaries that screen the site well when travelling along Chalford Hill.

The LPA acknowledge that the site lies on the crest of Chalford Hill and therefore is visible from within the Valley bottom. However, as the NPPF provides, it is for the decision maker to assess whether the proposed development would have a significant adverse effect on the area or not.

Given the site occupies a position immediately adjacent to residential development, proposes to retain the considerable vegetative boundary surrounding the site, and will only be visible when located within a small number of view points, the development is not considered to cause significant adverse impacts onto the AONB.

As highlighted within appeal ref: APP/C1625/W/17/3175953 (Land at Holywell Farm, Wotton-Under-Edge), the Inspector stated how the context of a site merely relates to the factual nature of the size and scale of development compared to its vicinity - not the effect of development on the AONB itself.

With this in mind, given the scale of development is not overly large, would not be overtly prominent, nor would it cause considerable visual intrusion into the AONB when read against its wider setting, the LPA do not consider this application to be classified as 'major development' when read against paragraph 172 and footnote 55 of the NPPF.

The second reason the CCB have objected to the proposed development relates to the proportion of affordable housing being too low for a location within a protected landscape.

The LPA reiterate that the proportion of affordable housing satisfies the policies contained within both the NPPF, as well as the policies contained within the Stroud District Local Plan.

As highlighted later in this report, cross-subsidising rural exception sites with full market housing are a nationally acceptable way of securing affordable housing. Further, the viability of this site and proposals has been tested through the District Valuer, who is happy with the scheme in terms of its financial contributions.

The CCB response states: "many protected landscapes require rural exception sites (RES) to provide 100% affordable housing". However, the subtext of Policy HC4 of the Local plan states: "LPAs should consider whether allowing some market housing on exception sites would facilitate the provision of significant additional affordable housing to meet local needs. In response, the Council will consider proposals where a majority of affordable homes are cross-subsidised by the provision of a minority of market housing...". With regards to this application, the policy has been correctly applied.

### **MAIN ISSUES**

- Principle of development
- Design and appearance
- Residential amenity
- Noise
- Highways
- Landscape Impact
- Contaminated Land
- Public Open Space
- Affordable Housing
- Ecology/Arboriculture



## Development Control Committee Schedule 15/10/2019

Flood Risk  
Archaeology and Heritage Assets  
Obligations

### DESCRIPTION OF SITE

The application site relates to a predominantly rectangular parcel of land on Middle Hill, Chalford. The site is currently used for grazing and therefore contributes positively towards the rural setting of both the site and the locality.

The site sits on a gently sloping but elevated position within Chalford, a third tier settlement with limited facilities. The site lies outside of the settlement development limits of Chalford and within the Cotswold AONB.

A footpath runs along the eastern boundary of the site.

The site is bordered by residential development to the east and south, and undeveloped countryside to the west and north. Allotments are located to the opposite side of Middle Hill.

### PROPOSAL

Rural exception site comprising the development of 31 dwellings with associated access, parking and landscaping.

### REVISED DETAILS

During the course of the application a number of revisions to the scheme have been submitted. Notably, garden sizes of plots (16-25) have been made smaller, in order to resolve an issue relating to the extensive vegetative boundary and conflict between trees within the AONB and potential residents of the site.

### MATERIALS

Roof: stone effect concrete tiles  
Walls: rough rubble/reconstituted stone  
Fenestration: UPVC

### REPRESENTATIONS

#### STATUTORY

Chalford Parish Council were consulted and object to the application on a number of grounds. Members are encouraged to read the entire parish objection, however a synopsis has been provided below:

- The housing needs survey of 2014/2015 identified 66 households in need of affordable accommodation which is questioned by Parish question - are these figures accurate or more of a housing wish list?
- There is no guarantee that people from Chalford will benefit from these houses as they may not fit the criteria, in which case they will go to people from surrounding areas.
- Housing mix not representative of needs - require predominantly 1 bedrooms.
- It is acknowledged that finding affordable sites within Chalford itself is difficult, but there are a number of sites nearby the parish boundary that are subject to affordable housing development.
- The Parish think the village should be downgraded to a Tier 4 settlement.
- Concern regarding impact the development will have on local infrastructure including doctors/schools etc.



## Development Control Committee Schedule 15/10/2019

The site is within the AONB and provides a significant positive visual separation between manor village/ Bussage. Protecting the AONB should be paramount and the coalescence of Chalford and Bussage as a result of development should be avoided.

The site is a wildlife corridor.

An application for conversion of the stables adjoining the site was refused by SDC in 2015 and an appeal dismissed. The reasons for refusal were 'erosion of the visual separation of the villages', 'proliferation of residential development away from the existing settlements' and conflict with policy ES7 and CP15.

SDC Housing Strategy and Community Infrastructure Manager was consulted and supported the application as it proposes affordable housing.

SDC Conservation Officer was happy that the proposed development would not have any significant negative impacts on the Chalford Hill Conservation Area, or any listed buildings in the near vicinity owing to its optimum positioning within the site.

Gloucestershire Lead Local Flood Authority were consulted and has no objections to the development subject to condition.

Gloucestershire Highways were consulted and do not object to the scheme. The full response is discussed under separate heading later within the report.

SDC planning strategy were consulted and responded stating that the site was identified under the SALA 2017 as having future potential for housing and/or community uses, there is clear and evidenced need for affordable housing in the area, play space should be sought on the site, and a 16 to 15 affordable to market housing split is acceptable subject to viability testing.

SDC environmental health were consulted and recommended standard conditions.

### **PUBLIC**

Around 147 public objections have been received. All objections are available to view on the Council website. The points raised are summarised below:

- The site lies outside of agreed settlement limits and therefore should be refused as contrary to policy
- The rural nature of the parish is at risk with the conglomeration of Chalford and Bussage
- 'affordable' housing will not be 'affordable', local people are already priced out of the area
- The development will cause significant safety concerns for school children walking to schools etc through an increase of traffic.
- Speeds on Middle Hill are already high, more cars on the road will increase risk to pedestrians and other road users
- There is insufficient parking on site
- Traffic generation will cause problems within village, especially along narrow roads.
- The development will put further strain on already depleted infrastructure within the village.



## Development Control Committee Schedule 15/10/2019

14 public comments were received in support of the application. All comments are available to view on the Council website. The points raised are summarised below:

- The site is well connected to the rest of the village and will not be cut off
- Once constructed, it will not look out of place
- The development will provide for affordable housing that will be available for local residents

### **PLANNING CONSIDERATIONS - NATIONAL CONSIDERATIONS AND LOCAL PLANNING POLICIES**

#### **NATIONAL**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Stroud District Local Plan, November 2015 is the development plan for Stroud District. Due weight should be given to policies in this plan according to the degree of consistency with the National Planning Policy Framework (NPPF). The NPPF is a material consideration in planning decisions. The NPPF was revised in July 2018.

Full details of the NPPF is available to view via the link below:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

#### **LOCAL**

For the full content of the Stroud District Local Plan policies above together with the preamble text and associated supplementary planning documents are available to view on the Councils website via the following link:  
[http://www.stroud.gov.uk/info/plan\\_strat/newlocalplan/PLAIN\\_TEXT\\_Local%20Plan\\_Adopted\\_November\\_2015.pdf](http://www.stroud.gov.uk/info/plan_strat/newlocalplan/PLAIN_TEXT_Local%20Plan_Adopted_November_2015.pdf)

Local Plan policies considered for this application include:

- CP1 - Presumption in favour of sustainable development.
- CP2 - Strategic growth and development locations.
- CP3 - Settlement Hierarchy.
- CP4 - Place Making.
- CP7 - Lifetime communities.
- CP8 - New housing development.
- CP9 - Affordable housing.
- ES1 - Sustainable construction and design.
- ES3 - Maintaining quality of life within our environmental limits.
- ES4 - Water resources, quality and flood risk.
- ES5 - Air quality.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape character.
- ES8 - Trees, hedgerows and woodlands.
- ES10 - Valuing our historic environment and assets.
- ES12 - Better design of places.
- ES14 - Provision of semi-natural and natural green space with new residential development.
- ES15 - Provision of outdoor play space.

The proposal should also be considered against the guidance laid out in SPG Residential Design Guide (2000), SPG Residential Development Outdoor Play Space Provision, SPG Stroud District Landscape Assessment, SPD Affordable Housing (Nov 2008), SPD Housing Needs Survey (2008), and Chalford community design statement (2019).





## Development Control Committee Schedule 15/10/2019

### PRINCIPLE OF DEVELOPMENT

The starting point when considering a planning application is section 38(6) of the Planning and Compulsory Purchase Act 2004, read together with section 70(2) TCPA 1990. Application should be determined in accordance with the development plan unless material considerations indicate otherwise.

A recent high court judgement confirms the process of applying the Section 38(6):

The council is under a duty to make a decision by giving the Development Plan priority, but weighing all other material considerations in the balance to establish whether the decision should be made in accordance with the Development Plan;

The council must understand the relevant provisions of the development plan, recognising that they may sometimes pull in different directions;

Section 38(6) does not prescribe the way in which the LPA is to go about discharging the duty;

The duty can only be properly performed if the council, establishes whether or not the proposal accords with the development plan as a whole;

The duty is not displaced or modified by government policy in the NPPF. This does not have the force of statute, or the development plan. Its relevance to a planning decision is as one of the other material considerations to be weighed in the balance.

Policy CP2 limits growth outside designated areas unless the proposal is in accordance with other policies in the plan.

Policy CP3 outlines a hierarchy of settlements and is designed to reduce the need to travel, but still promotes sustainable countryside with development based on services and facilities of each settlement.

Location

In terms of classification, Chalford is defined as a 3rd tier settlement within this hierarchy as it is considered an accessible settlement with limited facilities. The village has a primary school, church, allotments and youth centre. There are no significant employment opportunities, and whilst there is a bus service, destinations are limited.

The application site lies outside of the Chalford residential settlement limits and is therefore contrary to the policies contained within the SDC Local Development Plan (2015), particularly CP15, which requires new residential development to be located within such boundaries.

Delivery policy HC4 and Core policy CP1 of the local plan recognise the importance of sustainable development which includes meeting the local need for affordable housing within locations where residents can access services and facilities. Policy HC4 acknowledges that meeting this need within rural areas is difficult, and so the policy does accept that such development may take place in larger rural settlements of tier three or above.

The site lies adjacent to the settlement boundary, and is located opposite the allotments on Middle Hill. There is a pavement facility leading down the hill towards the main village centre, and also to Eastcombe, where Thomas Keble secondary school is located. It is considered that walking to both the primary and secondary school and to other facilities within the village is achievable.

Policy CP14 seeks high quality, sustainable development which, amongst other things, seeks to locate development with good access to essential services by means other than the private car. The exception policy HC4 also seeks good access to services and gives particular importance to sustainability considerations. The NPPF also states that new residential development should be most



## **Development Control Committee Schedule 15/10/2019**

appropriately located, where there is access to alternative modes of transport other than the private car and where journey lengths to services and opportunities for employment can be minimised.

As mentioned above, there are very limited employment opportunities within Chalford, and the rural nature and topography of the area creates a challenging environment. There are two bus services that operate within Chalford to Stroud and the surrounding areas. It is likely however that given the rural nature of the area, future residents would be reliant on private cars to reach services outside of the village.

Overall, it is considered that whilst the site technically lies outside of the defined settlement boundary of Chalford, the site is well located adjacent to it, and when built, the development will create a logical extension to the village.

Provision of affordable housing:

The NPPF outlines that in rural areas, LPAs should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing. The affordable housing need has been identified within the Parish Survey and conducted in 2015, identifying 66 households in need of affordable housing within the Parish.

The need for affordable housing is increasing all the time. SDC seeks to increase the levels of affordable housing throughout the district and has specifically included this in one of the corporate aims for the Council.

SDC Housing Strategy and Community Infrastructure Manager is in strong support of the application and had discussions with the applicant prior to the scheme being submitted for formal consideration.

The NPPF and supporting text in the Local Plan allows for an element of open market housing to help fund or cross-subsidy the affordable housing units within a rural exception site. The policy of the wording of HC4 does not specifically make reference to the cross subsidy of the scheme with market housing, however the supportive text within HC4 does, stating: "National policy suggests that LPAs should consider whether allowing some market housing on exception sites would facilitate the provision of significant additional affordable housing to meet local needs. In response the council will consider proposals where a majority of affordable homes are cross subsidised by the provision of a minority of market housing, subject to the production of a detailed viability study demonstrating the requirement for this cross-subsidy".

This support text of the Local Plan refers to national policy which outlines that it is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role that housing can play in supporting the broader sustainability of villages and smaller settlements. Paragraph 77 of the NPPF addresses this but also includes cross-subsidy with the second half stating local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional housing to meet local needs.

The glossary of the NPPF is also supportive with a definition of rural exception sites as 'small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market housing may be allowed at the local authorities' discretion, for example where essential to enable the delivery of affordable units without grant funding.



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Whilst technically this application proposes a majority in affordable units, this is by an extremely small margin of 16 affordable units to 15 full market units. Given the cross-subsidy nature of this application, the applicant is required to submit a full viability appraisal for the site to demonstrate the need for market units in order to provide cross-subsidy for affordable units. The content of this report is treated as confidential because of commercially sensitive information supplied, but the information is assessed and verified by officers and the District Valuer (DV).

The DV forms a specialist property arm of the Valuation Office Agency which in itself forms part of HM Revenue and Customs. The valuer's office provides independent valuation and professional property advice to bodies across the entire public sector, and where public money or public functions are involved. After reviewing the scheme, the DV agrees with the applicant that the figures of the scheme justify the inclusion of open market housing. Whilst it would be preferred that a higher number of affordable units were provided, development finance has meant this level of cross-subsidy has been necessary.

### **LANDSCAPE CHARACTER AND EFFECTS ON THE AONB**

The site is located within the AONB. Paragraph 172 of the NPPF indicates that great weight should be given to conserving the landscape and scenic beauty of the AONB which have the highest status of protection in relation to landscape and scenic beauty. Paragraph 172 goes further as to suggest developments should be refused in the AONB unless in exceptional circumstances and where it can be demonstrated they are in the public interest.

Similarly, local plan policy ES7 places a priority on conserving the landscape and enhancing the natural and scenic beauty of the landscape and only permits major development where there is a lack of alternative sites.

The trees surrounding the site form an important landscape feature and are widely appreciated for enhancing the rural landscape. They make a significant positive contribution to the scenic character and diversity of the landscape, and provide a vital habitat for dependent wildlife populations.

The boundary trees are to be retained as part of the development, a vital feature that is considered to greatly benefit the development as a whole. With the vegetation already established, once constructed, the site will immediately be seen as more mature and will create a more 'lived-in' development that blends into its surroundings.

The application occupies an elevated position and there are views of the site and its trees from within the valley bottom. Significantly, the site is viewed as pasture, and thus any residential development will inevitably change the character of the site completely.

Notwithstanding this, it is considered that by incorporating the vegetative boundary into the scheme provides a balance that, when considering all other mitigating factors such as the provision of affordable housing, tips the planning balance.

Throughout the application process, SDCs Arboriculture officer raised concerns regarding the proximity of the boundary trees and the residential dwellings. Concern specifically surrounded the potential for future inhabitants of the dwellings to put pressure on the LPA to fell/excessively prune the trees as the overshadowing and lateral spread of sycamore debris would cause annoyance for residents.



## **Development Control Committee Schedule 15/10/2019**

The original plans submitted showed an indicative canopy cover of the boundary trees which was replaced by an accurate canopy cover plan when this was queried by case officer. In addition, it was requested that the rear gardens of plots 16-25 be made smaller in order to remove the majority of canopy from within private ownership, and to create an ecological exclusion zone. The amended plan not only achieves adequate garden sizes for these properties when compared to SDCs residential design guide minimum amenity standards, but also provides for the natural landscape surrounding the site to not be put under pressure as a result of the development.

At the time of writing this report, Cotswolds Conservation Board had not provided comment on the application and as such, it is perceived that they have no serious concerns regarding the application.

The proposed scheme seeks to contribute to the affordable housing need of the parish; a scheme outside the AONB would not relate to the need in the parish and would be located further away from the village causing greater landscape and negative sustainability impacts.

Although the proposed development would undoubtedly alter the character of the application site, the key landscape features surrounding the site are to be retained and protected by way of management plan and through tree preservation orders. This limits the impact the development will have in terms of landscape degradation as the majority of impact will be well contained within the site.

### **DESIGN AND APPEARANCE**

Predominantly, dwellings within the village are constructed from typical Cotswold Stone with limited examples of modern detailing and materials shown throughout the village.

The proposed development includes a range of dwellings which seek to reflect the local character of the village. Both two storey and bungalow dwellings have been proposed on the site, with bungalows being requested by local residents. The bungalows proposed are also located towards the 'front' of the development, closest to Middle Hill, and will therefore provide for a softer edge and entrance to the development.

Given the location within the AONB, detailing and materials are important. Reconstituted stone walling is considered to be significant in this location and is welcomed. Details of specific materials can be agreed via conditions.

Detailing including porches and stone detailing around windows help improve the appearance of the units and integrate to the character of the village.

### **LAYOUT**

The proposed scheme follows a linear settlement pattern with housing located either side of the highway. Four bungalows are proposed at a slight angle to the remaining units, fronting Middle Hill but separated by an area of informal open space.

Residential parking is primarily located to the front and side of each residential unit, with the exception of the apartment buildings where parking is to be located in a courtyard and the bungalows where the parking will be situated to the rear of the units. A pedestrian walkway will run parallel to the road. A number of new trees, hedging and other landscaping are proposed under the application. This will create a sense of place within the development, and will add to the sites aesthetic value once completed.

### **RESIDENTIAL AMENITY**

The site is located on the edge of the village and is only bordered by neighbouring properties on one side. Whilst the residents neighbouring the site on Middle Hill and Middle Hill Crescent will inevitably experience some level of impact as a result of the development, the separation between existing residents and those future occupants of the site is heavily aided by the vegetation surrounding the



## **Development Control Committee Schedule 15/10/2019**

site. It is therefore considered that the proposal will not have such a material impact on residential amenities currently enjoyed to warrant a refusal of the scheme.

### **HIGHWAYS**

A large number of public objections relating to the application concerned the highways safety concerns local residents have with regards to the scheme.

Local plan policy CP14 promotes sustainable locations and safe and convenient access by foot and cycle, with CP13 promoting sustainable travel, adequate parking provision and the protection of all road users. Similarly, paragraphs 108 and 110 of the NPPF seek priority for pedestrian and cycle users, and also seek the most sustainable locations for new development, allowing for choice in transport modes.

GCC Highways have considered the application and are satisfied that the scheme is acceptable subject to conditions.

In terms of the proposed development, the application site is considered to be a sustainable location, within walking distance of a number of public amenities via footway on the western side of Middle Hill. A bus stop is located approximately 160m south of the application site operating an hourly service into Stroud.

After incident analysis, GCC Highways have confirmed there are no overriding or unexpected highway safety patterns or concerns. Whilst a number of public concerns raised issues surrounding the safety of road users and specifically pedestrians as a result of the development, without specific evidence or objection from county highways officers, it is not demonstrated that this would occur.

A sufficient visibility splay will be achieved offering acceptable visibility to vehicle users when travelling into and out of the site.

Layout of the highways and parking is considered acceptable in terms of highway adoptable standards as suitable passing and clearing can be achieved.

Each dwelling is to be allocated 2 parking spaces, with the four apartments having one space each. Five visitor spaces are also proposed. Parking provision therefore exceeds the SDC parking standards and is thus considered acceptable in both highways and planning terms.

Throughout the application process, local residents were in contact with GCC Highways department discussing vehicle speeds exceeding the 30mph limit along Middle Hill. A mobile speed camera was erected and there was evidence of vehicles travelling faster than this speed limit.

The applicant has proposed to erect a measure to reduce speeds along Middle Hill, with its position to be agreed and secured under planning condition.

### **ECOLOGY**

The site, although undeveloped pastoral land, consists of poor quality semi-improved grasslands with little ecological value.

SDC senior biodiversity officer did however have concerns regarding the positioning of the development, and the impact a residential use of the land would have on the trees lining the site, in particular, the trees on the eastern boundary behind plots 16-25.



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After discussion between officers and applicant, the plans were revised and the rear gardens of these properties were made smaller in order to remove the majority of canopy from within private ownership, and to create an ecological exclusion zone. In doing so, the concerns raised by the biodiversity officer into the potential for conflict between the built and natural environment has been mitigated without sacrificing either.

### **FLOOD RISK AND DRAINAGE**

GCC as Lead Local Flood Authority (LLFA) has considered the implications for surface water runoff and the associated flood risk within the development or to the existing development outside of the site. Individual soakaways are proposed for each residential unit, a solution that given the sites location on top of greater oolite geology, is acceptable.

The LLFA has accepted the wider drainage strategy, as well as for permeable paving on roads, parking and turning areas.

The LLFA therefore has no objection subject to standard conditions being applied to the permission.

### **ARCHAEOLOGY AND HERITAGE ASSETS**

The site lies adjacent but not within the Chalford Hill Conservation Area and in proximity to a wide range of listed buildings, the nearest being Abnash House and Byways.

As the site is heavily screened by a mature vegetative boundary, any views of the site that would harm the Conservation Area would come from the properties along Abnash Road. However, owing to the positioning of the development towards the more northerly portion of the site, it is considered that this impact is not necessarily harmful to the Conservation Area, indeed, the senior conservation officer concluded that the impact the proposed development would have would be less than substantial.

In terms of archaeology, the wider area is known to contain extensive archaeological remains relating to prehistoric and roman activity and settlement.

As part of the submission documents, a desk based heritage report was submitted and reviewed by Gloucestershire County Council's archaeologist. This report confirmed that there was potential for prehistoric and roman remains to be present on the site, and as such, the County archaeologist requested an archaeological field evaluation prior to determination in accordance with paragraph 189 of the NPPF.

After undertaking the field investigation, it was found that no significant archaeological remains were found on the site. The County Archaeologist has subsequently removed his objection to the application and no conditions are considered appropriate.

### **PUBLIC OPEN SPACE**

Policy ES15 seeks the provision of outdoor play space for new residential development. The policy requires this open space to be usable and easily accessible to dwellings it is intended to serve.

The application does not propose specific outdoor play space on the site owing to physical constraints and commercial reasons. There are however a number of formal public open spaces in the near vicinity to the site which future occupants will benefit from, with Parish owned open space located directly opposite the site, allotments and several parks within easy walking distance.

An area to the front of the application site, adjacent to Middle Hill is to be retained as informal open space and maintained under Management Company. It is considered that given this element, as well as the proximity to nearby open space facilities, the explicit lack of on-site play space is acceptable.



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### **OBLIGATIONS**

The scheme seeks to provide 16 affordable housing units as a rural exception site. No additional obligations have been put forward.

A legal agreement will be signed to secure the provision of the affordable units in the long term.

### **PLANNING BALANCE AND RECOMMENDATION**

The proposed scheme seeks to provide affordable housing within Chalford, a rural village within the district. The scheme will enable affordable housing for those who are currently priced out of the area with local connections to stay within the area, as well as increasing the numbers of much needed affordable housing within the parish.

As viability of the scheme has been tested, it is considered that the inclusion of the open market units is justified and acceptable in policy terms.

Issues surrounding the landscaping and ecological concerns have effectively been addressed and are no longer reasons for objections by the appropriate officers.

The site can achieve suitable parking, vehicle manoeuvrability and access/egress; there are no highways objections.

Given the above, it is considered that the benefits of the scheme outweigh any limited harm the proposal may have and therefore, the application is recommended for resolution to grant, as a legal agreement is needed to be entered into prior to releasing the consent.

### **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.



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### Subject to the following conditions:

A full set of planning conditions will be provided by way of late pages. Conditions will include:

- Time limit
- List of approved plans
- Samples of materials
- Surface water drainage
- Construction hours
- Dust control scheme
- Lighting design strategy
- Ecological design strategy
- Landscape and ecological management plan
- Road layout
- Vehicle parking
- Charging plug in points
- Traffic calming scheme
- Future management of streets
- Provision of fire hydrants
- Construction method statement
- Visibility splays
- Travel plan
- Tree protective fencing
- Root protection
- Arboriculture impact assessment
- Landscaping scheme

#### Informatives:

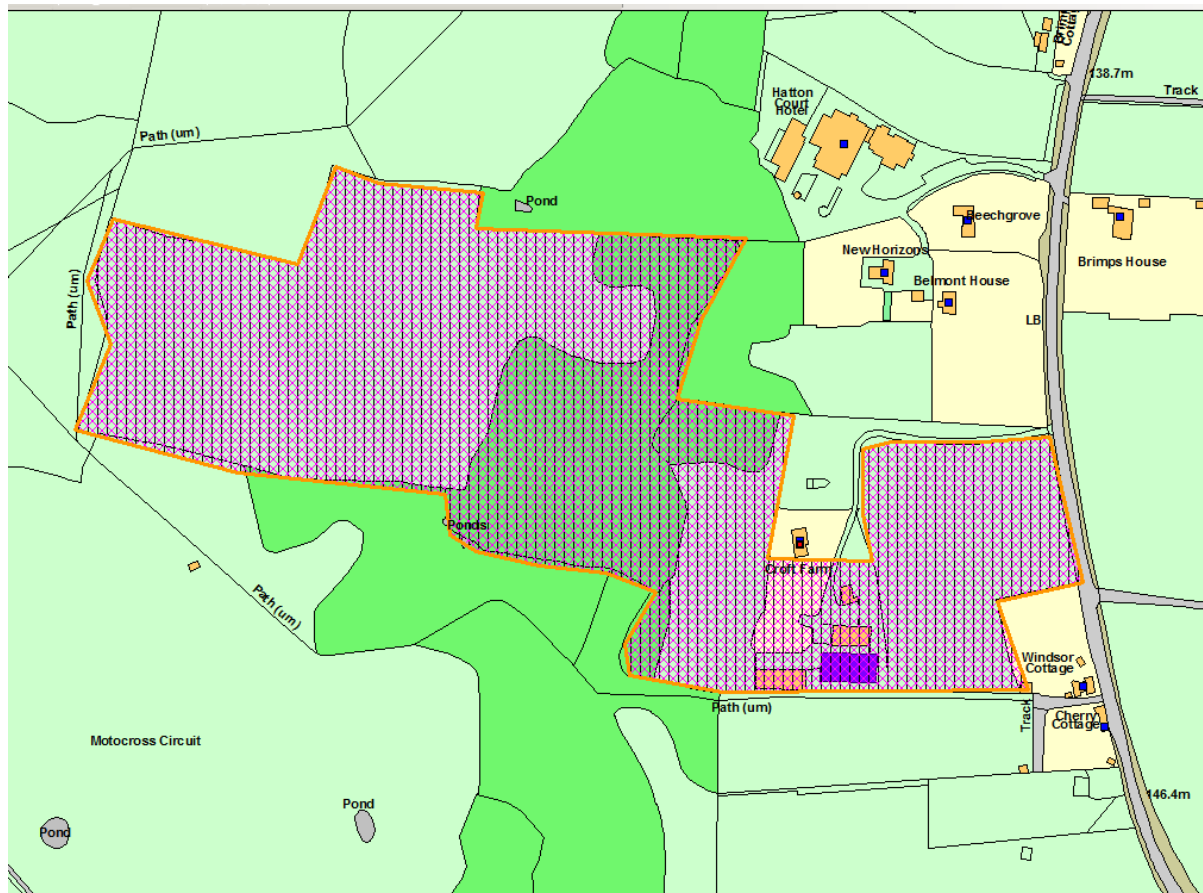
1. The proposed development will involve works on the highway and the developer is required to obtain the permission of Gloucestershire County Council's Divisional Surveyor for the Area: Southern 01453 822193 before commencing those works.
2. The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway. You are advised to contact Gloucestershire Highways 08000 514 514.
3. Noise and dust control informative:  
The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact Mr Dave Jackson, Environmental Protection Manager on 01453 754489.





## Development Control Committee Schedule 15/10/2019

<b>Item No:</b>	<b>02</b>
<b>Application No.</b>	S.10/2513/FUL
<b>Site No.</b>	11074
<b>Site Address</b>	Croft Farm, Upton Hill, Upton St Leonards, Gloucester
<b>Town/Parish</b>	Upton St Leonards
<b>Grid Reference</b>	385579,213582
<b>Application Type</b>	Full Planning Application
<b>Proposal</b>	Development of existing prefabricated bungalow and preservation of existing basement. Construction of proposed new dwelling and access road onto the B4073.
<b>Recommendation</b>	Permission
<b>Call in Request</b>	Parish Council





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<b>Applicant's Details</b>	Mrs B Whitting Croft Farm, Upton Hill, Upton St Leonards, Gloucester, Gloucestershire GL4 8DE
<b>Agent's Details</b>	Mr N Whitting Croft Farm, Upton Hill, Upton St Leonards, Gloucester, Gloucestershire GL4 8DE
<b>Case Officer</b>	Sarah Crawley
<b>Application Validated</b>	16.12.2010
	<b>CONSULTEES</b>
<b>Comments Received</b>	Parish / Town Archaeology Dept (E) Historic England SW Development Coordination Revised Details (E) Archaeology Dept (E) Environmental Health (E) Contaminated Land Officer (E) Historic England SW Parish / Town
<b>Constraints</b>	Area of Outstanding Natural Beauty Landfill Protection Zone Within 200m of M5
	<b>OFFICER'S REPORT</b>

### MAIN ISSUES

- Principle of development
- Design and appearance
- Residential Amenity
- Highways
- Landscape
- Ecology
- Archaeology and Heritage Assets

### DESCRIPTION OF SITE

The site comprises a detached single storey timber dwelling situated to the south-east of Croft Farm House which lies to the west of Upton Hill. The group of buildings are served at present by a vehicular access to the north of the plot. The area around the buildings and to the east where it neighbours the highway is generally level but the land falls steadily to the west.

### PROPOSAL

The proposal is the erection of a replacement dwelling and the creation of a new vehicular access to the B4073.



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### BACKGROUND HISTORY

Consideration of this application has been protracted for various reasons. Most importantly following the initial submission of the application the importance of the "basement" areas became apparent. As a result following subsequent investigation by English Heritage/Historic England the basement areas of interest were confirmed as a rare example of a Second World War Command Centre and were listed as Grade II. The importance of avoiding any damage to these structures resulted in numerous revisions in liaison with other relevant bodies.

The existing timber structure on site has been maintained as a domestic dwelling with the relevant domestic rates being paid. Whilst the building may not have been occupied the residential use of the dwelling has not been abandoned. The application must therefore be considered as a replacement dwelling outside the settlement boundary. There is no agricultural restriction on the dwelling.

### REVISED DETAILS

The size and design of the replacement dwelling was revised to address the concerns arising from the Listed Building status of the basement.

### MATERIALS

Walls: Lime render above a natural stone base  
Roof: Reconstructed stone tiles  
Doors/windows: Hardwood doors and UPVC windows

### REPRESENTATIONS

#### Statutory Consultees:

The Environmental Protection Manager commented "Please attach the full contaminated land condition (L64) to any permission should you be minded to grant as historic land filling has taken place on the development site in the past. As such the potential to encounter contaminated material during development works is high."

The initial Parish Council response was "Object. The proposed development is not a bungalow, but a substantial dormer house and does not conform to Policy HN14 of the Local Plan, particularly clauses 2 and 3. The proposal has a floor space in excess of the existing building. With reference to clause 1, the SDC should check meticulously whether the existing bungalow ever did have residential use and if so whether it has been abandoned, unfettered without agricultural tie. If a residential use has been established there is a need to establish where the residential curtilage extends to and this should be shown on the application. Plan CF08 appears to show Croft Farm House in its own curtilage in what is currently agricultural land. The intention from the application is to utilise the property for a separate entity and an application would be required to take this land out of agricultural use. The proposal for a new access would mean 2 accesses within a short distance off the busy B4073, when just one appears to be sufficient"

The existing timber bungalow has no agricultural tie and the residential use has not been abandoned. A plan to define the residential curtilage to serve the replacement dwelling is required by condition.

The Parish Council subsequently objected commenting "The Parish Council OBJECT to this application as it has major concerns about the proposed access and furthermore does not consider that there is a need for a new access point on the B4073. The Council is also concerned that the proposed development will compromise the integrity of the Grade II Listed structure, as it is concerned that the Grade II WW2 building will be lost forever, if hidden under the foundations with possible damage during construction to this historical site as per letter dated 30/01/15,



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### **Archaeology Response:**

The impact of the development in respect of the listed structure and highway safety is addressed in the following report.

English Heritage/Historic England supported the comments of Charles Parry the Senior Archaeological Officer at Gloucestershire County Council.

Biodiversity Team find the proposal acceptable subject to conditions that all works identified within the submitted Dusk Emergence & Pre-dawn re entry Surveys, by All Ecology, dated Sept 2018 are carried out in full and that any external lighting must be agreed.

### **Public:**

Several letters of objection were received. In brief these made reference to the size and position of the access, lack of need, potential future development, possible highway hazard, noise and disturbance.

The planning issues are addressed in the following report.

Representations of support were also received.

### **NATIONAL AND LOCAL PLANNING POLICIES**

National Planning Policy Framework.

Available to view at:<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 66(1).

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

Local Plan policies considered for this application include:

CP14 - High quality sustainable development.

CP15 - A quality living and working countryside.

HC5 - Replacement dwellings

ES3 - Maintaining quality of life within our environmental limits.

ES7 - Landscape character.

ES8 - Trees, hedgerows and woodlands.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

The proposal should also be considered against the guidance laid out in SPG Residential Design Guide (2000), SPG Residential Development Outdoor Play Space Provision, SPG Stroud District Landscape Assessment, SPD Affordable Housing (Nov 2008) and SPD Housing Needs Survey (2008).

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



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### **PRINCIPLE OF DEVELOPMENT**

The policy for replacement dwellings normally requires them to be of a scale, form and footprint that are of a similar size or smaller than the property it replaces whilst making allowances for what could be carried out as permitted development. The unusual circumstances of this case result in a building that is specifically designed to incorporate and protect the listed structures and so results in a substantially larger building. It is highly unlikely that such a situation would be repeated. It is therefore considered that as a result of these particular circumstances a larger replacement building is acceptable.

An agricultural appraisal of the application considered it reasonably necessary to create an independent access.

### **DESIGN AND LAYOUT**

The proposed replacement dwelling has been specifically designed to incorporate and protect the listed structures. The size of the proposed replacement dwelling is larger than the existing dwelling as a result of this aim. The proposed building would have a pitched roof design of reconstructed stone tiles. The walling would be lime render above a natural stone base. The scheme proposes dormer windows with accommodation in the roof space. The design and appearance of the proposed dwelling would be appropriate for the setting within the Area of Outstanding Natural Beauty and would generally be in keeping with the nearest neighbouring dwelling.

### **RESIDENTIAL AMENITY**

Due to the size and position of the proposed dwelling in regard to unrelated properties there would be no unacceptable overbearing effect, impact upon light levels or loss of privacy for neighbouring residents.

The proposed access would be positioned closer to the neighbouring dwellings to the south-east. However, this access would still be approximately 8m from the boundary with the nearest dwelling and approximately over 60m from the property itself. Additional planting is planned between the site boundary alongside the neighbouring dwellings and the access road. Due to the intervening distance and the proposed planting and noting that the access is to serve an existing level of development the potential impact upon the amenity is not considered unacceptable.

### **HIGHWAYS**

The Highway Authority has confirmed that there is no objection to the proposal subject to compliance with the recommended conditions.

### **LANDSCAPE**

The existing dwelling is a simple single storey timber building. The proposed replacement dwelling would be a larger building occupying generally the same position. In general view the building would be evident, but it would largely be viewed within the context of the existing farm complex of buildings. In addition native shrubs are proposed around the access which would provide a degree of screening over time. The proposed vehicular access mouth would also be more evident in the street scene but the track would largely be constructed of hardcore which would be appropriate in a farm setting. The impact upon the Area of Outstanding Natural Beauty would be very limited.



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### **ECOLOGY**

A Bat Hibernation Survey and Dusk Emergence & Pre-dawn re entry Surveys have been submitted. These surveys confirm that there is hibernation and summer day roost for low numbers of Lesser horseshoe bats present (maximum count of 5 bats) within the command post subterranean chambers.

Bats are currently utilising the existing stair well to access the chambers, this however will be lost during the development of the new building. In order to mitigate the loss to the access a vent would be made available for an alternative access and the chamber would remain in situ and unlit for use by roosting bats. It is likely that the proposed works will enhance the chambers further for hibernating bats by reducing airflow and thus resulting in warmer temperatures within the chambers. A licence from Natural England will be required in order for the works to be undertaken lawfully. The proposal would ensure the retention of the listed Command Centre and Suitable mitigation is proposed to be provided in the form of alternative bat access. The proposals are considered likely to provide adequate compensatory measures that will successfully maintain the population of the species concerned at a favourable conservation status in their natural range and as such this would meet Reg 53(9)(b) of the Habitat Regulations.

### **ARCHAEOLOGY AND HERITAGE ASSETS**

When the application was initially submitted there was no acknowledged historic interest within the site. Following the previously noted sequence of events the remaining military features are now listed structures. As a result the proposed development has been considered by English Heritage/Historic England, the Senior Archaeology Officer of the County Council and the Senior Conservation Officer. There has been no objection to the proposed development subject to measures to ensure that the foundations do not damage the protected structures.

### **RECOMMENDATION**

The application is considered to comply with the relevant policies and is therefore recommended for permission.

### **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.



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**Subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site/access plan of 17/03/2016

Plan number = CF08 Version number = REVISED

NOTE: notwithstanding the defined red line area, this plan relates only to the land ownership and proposed access. The proposed residential curtilage is defined on plan CF15/A received on 24/01/11.

Proposed block/site plan of 24/11/2014

Plan number = CF18 Version number = REVISED

Proposed floor plan of 24/11/2014

Plan number = CF21 Version number = GROUND

Proposed floor plan of 24/11/2014

Plan number = CF22 Version number = FIRST

Proposed Elevations of 24/11/2014

Plan number = CF23 Version number = NORTH/SECTION A-A

Proposed Elevations of 24/11/2014

Plan number = CF24 Version number = SOUTH/SECTION E-E

Proposed Elevations of 24/11/2014

Plan number = CF25 Version number = EAST/SECTION D-D

Proposed Elevations of 24/11/2014

Plan number = CF26 Version number = WEST

Section of 24/11/2014

Plan number = CF30/A Version number = SECTION B-B

Section of 24/11/2014

Plan number = CF30/B Version number = SECTION A-A

Section of 24/11/2014

Plan number = CF31 Version number = SECTION C-C

Section of 24/11/2014

Plan number = CF32 Version number = SECTIONS H-H TO L-L

Access plan of 14/12/2010



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Plan number = CF 07

Section of 14/12/2010  
Plan number = CF 09

Section of 14/12/2010  
Plan number = CF 10

Access plan of 14/12/2010  
Plan number = CF 11

Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. The development hereby permitted shall not begin until a scheme to deal with ground contamination, controlled waters and/or ground gas has been submitted to and approved by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:-

i. A Phase 1 site investigation carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environment risk assessment, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated sites - Code of Practice.

ii. If identified as required by the above approved Phase 1 site investigation report, a Phase 2 intrusive investigation report detailing all investigation works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 investigation of potentially contaminated sites- codes of practice. Where required, the report shall include a detailed quantitative human health and environmental risk assessment.

iii. If identified as required by the above approved Phase 2 intrusive investigation report detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end-point of the remediation should be stated, such as site contaminant levels or a risk management action, as well as how this will be validated. Any ongoing monitoring should also be outlined. No deviation shall be made from the scheme without prior written approval from the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:-

iv. Any previously unidentified contamination encountered during the works as been fully assessed and an appropriate remediation scheme submitted to and approved the Local Planning Authority.





## Development Control Committee Schedule 15/10/2019

v. A verification report detailing the remediation works undertaken and quality assurance with the approved methodology that has been submitted to, and approved by the Local Planning Authority. Details of any post-remedial criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

For further details as to how to comply with this condition, please contact Katie Larner, Senior Contaminated Land Officer- tel: (01453) 754469.

Reason:

To protect the health of future users of the site from any possible effects of contaminated land in accordance with the guidance within the NPPF, in particular, paragraph 120.

4. No construction of the dwelling shall take place until samples of the materials to be used in the construction of the external surfaces of the building works hereby permitted have been submitted to and approved. Development shall then only be carried out in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area within the AONB.

5. The development hereby permitted shall not be brought into use until details of a scheme of hard and soft landscaping for the site have been submitted to and approved by the Local Planning Authority. Development shall then be carried out in strict accordance with the approved details.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of the visual amenities of the area.

6. The new bungalow shall be supported on augured piled foundations located no closer than 1m from the external wall of the World War II structure which underlies the site.

Reason:

To secure the conservation of the World War II structure against damage during development, in accordance with the NPPF, para. 129.



## Development Control Committee Schedule 15/10/2019

7. Details of localised temporary bracing within the World War II structure which underlies the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be carried out in strict accordance with the approved details.
- Reason:  
To secure the conservation of the World War II structure against damage during development, in accordance with the NPPF, para. 129.
8. The proposed vehicular access shall be laid out and constructed in accordance with the submitted details and thereafter similarly maintained.
- Reason:  
In the interests of highway safety.
9. The gradient of the proposed access within 20.0m of the County Road carriageway shall be not steeper than 1 in 20.
- Reason:  
In the interests of highway safety.
10. The proposed vehicular access shall not be brought into use until the existing frontage boundaries either side of the vehicular access have been removed to provide visibility splays extending from a point 2.4 metres back from the carriageway edge along the access centre line to a point on the nearside carriageway edge 120 metres distant in each direction. Any new boundary, fence or other enclosure shall be erected on or behind the splay lines so defined, with the area in advance maintained permanently clear of obstructions to visibility at a height not exceeding 0.75 metres above the adjacent carriageway level.
- Reason:  
To ensure that adequate visibility is provided and maintained in the interests of highway safety.
11. The proposed vehicular access shall not be brought into use until the access driveway has been surfaced in bituminous macadam or other approved material for at least the first 10m from the carriageway edge and thereafter similarly maintained.
- Reason:  
To prevent loose material being carried onto the highway in the interests of highway safety.



## Development Control Committee Schedule 15/10/2019

12. All works shall be carried out in full accordance with the recommendations contained in the Dusk Emergence & Pre-dawn re entry survey, by All Ecology, dated September 2018, as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason:

To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

13. No external lighting shall be erected unless a lighting design strategy for biodiversity has been submitted to and approved in writing by the Local Planning Authority:

a) the strategy will identify the areas/features on site that are particularly sensitive for foraging bats;

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason:

To maintain dark corridors for nocturnal wildlife in accordance with Local Plan Policy ES6.

Informatives:

1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant.
2. If a protected species (such as any great crested newt, bat, badger, reptile, or any nesting bird) is discovered using a feature on site all work at the locality should cease. A suitably qualified ecological consultant or Natural England should be contacted and the situation assessed before operations can proceed. This action is necessary to ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation (Natural Habitats & c.) Regulations 1994 (as amended) and/or the Protection of Badgers Act 1992. This information should be passed on to any contractors carrying out the development.



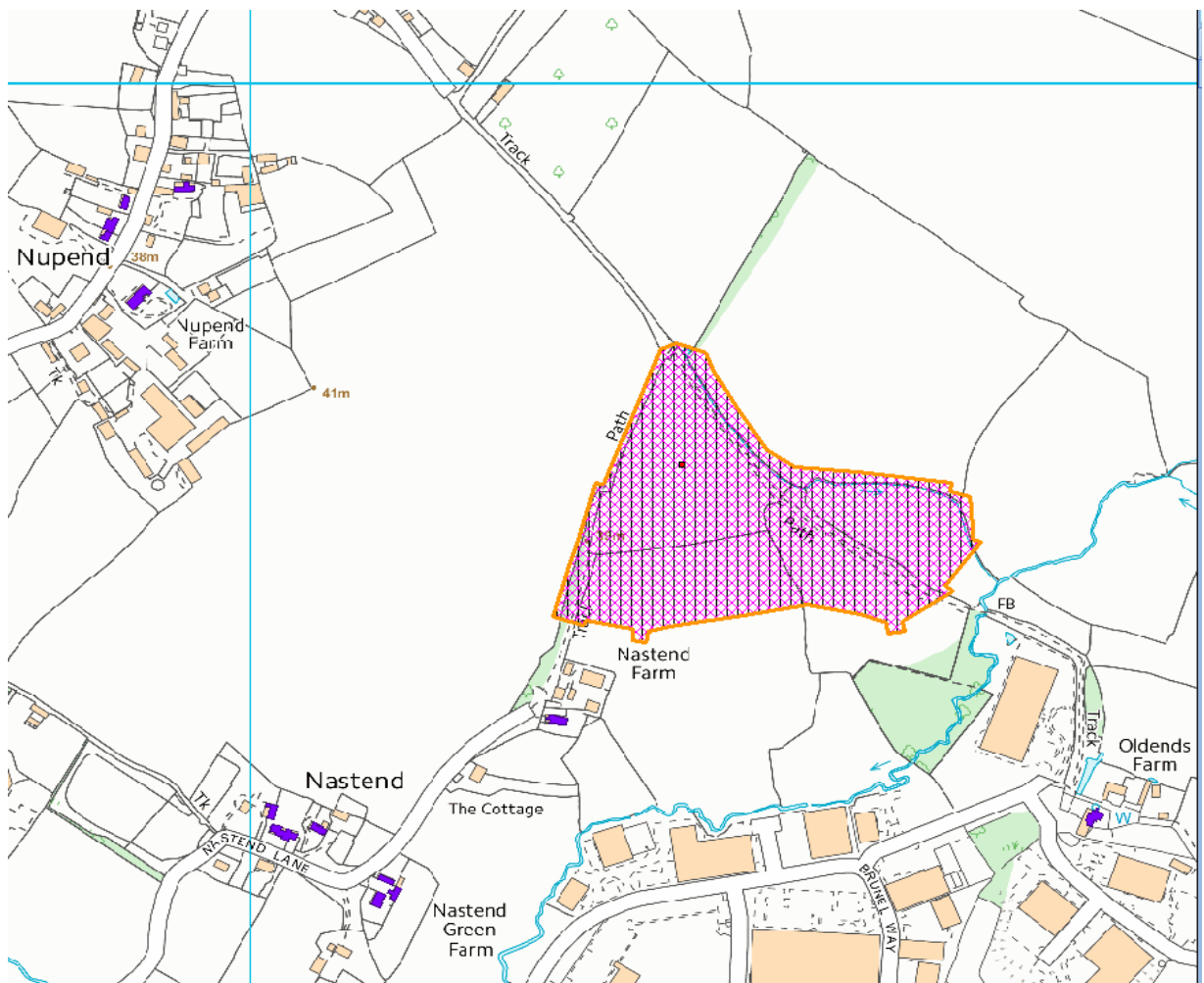
## Development Control Committee Schedule 15/10/2019

3. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise, dust, smoke/fumes and odour during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting, not burning materials on site and advising neighbours in advance of any particularly noisy works. It should also be noted that the burning of materials that gives rise to dark smoke or the burning of trade waste associated with the development, are immediate offences, actionable via the Local Authority and Environment Agency respectively. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume, noise or dust complaints be received. For further information please contact Mr Dave Jackson, Environmental Protection Manager on 01453 754489.
4. The proposed development will require the provision of a vehicular crossing from the carriageway and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 before commencing works on the highway.



## Development Control Committee Schedule 15/10/2019

<b>Item No:</b>	<b>03</b>
<b>Application No.</b>	S.19/0609/DISCON
<b>Site Address</b>	Parcel PS1, LC1 & LC2 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
<b>Town/Parish</b>	Eastington Parish Council
<b>Grid Reference</b>	379429,206590
<b>Application Type</b>	Discharge of Condition
<b>Proposal</b>	Discharge of condition 46- area masterplan document for parcels Local Centre LC1, LC2 and Public Open Space PS1 on permitted application S.14/0810/OUT (379429-206590)
<b>Recommendation</b>	Approval
<b>Call in Request</b>	DCC





## Development Control Committee Schedule 15/10/2019

<b>Applicant's Details</b>	Robert Hitchins Limited C/O Pegasus Planning Group Ltd, First Floor , South Wing, Equinox North, Great Park Road Almondsbury Bristol BS32 4QL
<b>Agent's Details</b>	Pegasus Planning Group Ltd First Floor , South Wing, Equinox North, Great Park Road, Almondsbury Bristol BS32 4QL
<b>Case Officer</b>	John Longmuir
<b>Application Validated</b>	19.03.2019
	<b>CONSULTEES</b>
<b>Comments Received</b>	Eastington Parish Council Development Coordination (E) Stonehouse Town Council SDC Water Resources Engineer Environmental Health (E)
<b>Constraints</b>	Consult area Employment Land (LP) Key Wildlife Sites - Polygons Neighbourhood Plan Eastington Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer Single Tree Preservation Order Points TPO Areas (Woodland/ Groups)
	<b>OFFICER'S REPORT</b>

### THE SITE

This is geographically in the centre of the West of Stonehouse development. It is directly on the east-west spine road. The site provides the local centre, including shops, school, community centre, public house and medical facility.

This local centre needs to be considered in conjunction with other related applications on the agenda: S.19/1122/REM and S.19/0831/REM.

### BACKGROUND/PLANNING HISTORY

S.14/0810/OUT sought permission for 1,350 dwellings, 9.3 ha employment land, community centre uses and a primary school. Permitted 14-4-16.

This application seeks to discharge Condition 46 from that permission. It states:

"Prior to the submission of Reserved Matters on each particular phase, an Area Master Plan for that particular phase shall be submitted to and approved by the Local Planning Authority. Each Reserved Matters application shall broadly accord with the approved accompanying Area Master Plan. The Area Master Plans shall include details of strategic landscaping within that part of the site, the landscaping along the boundaries of the site, open spaces, building frontages, road hierarchy, public realm, pedestrian/cycling movements, identify key buildings and plot views in/out".



## Development Control Committee Schedule 15/10/2019

The reason given for the condition is:

“To provide a more detailed working of the Design Strategy December 2015 to allow a quality development, which is also sympathetic to the surrounding hamlets and landscape, in accordance with NPPF paragraphs 58-64 and Stroud District Local Plan (19th November 2015) Policy CP1”.

This submission effectively gives another layer of information. It bridges the gap between the outline permission and the future reserved matters applications.

The outline permission included an indicative master plan for the whole site. It also included a “Design Strategy”, which set general objectives, highlighted key characteristics of the existing site and looked at potential pitfalls. It also defined the following character areas, with particular characteristics, aims and constraints. It devised Western Severn Vale Gateway, Western Severn Vale (main), Northern Edge, Eastern Victorian quarter and Central Core.

This latest document and the DISCON submission use the site appraisal information and objectives from the Design Strategy in the outline permission. It also elaborates on the accompanying indicative overall master plan from the outline scheme, working up matters in more detail, to provide area master plans and some parameters with a future vision.

This area is wholly within Eastington Parish.

### **CONSULTATIONS**

There is no statutory requirement to consult on discharge of condition applications such as this. However bearing in mind these details will influence the reserved matters it was felt appropriate to consult with the Parish Councils and encourage public responses.

County Highways: No objection

Eastington Parish Council: Concern about possible down grading of bridleway to footpath, question impact of fencing for school on wildlife.

Stonehouse Town Council: This is an opportunity for good urban design and public realm.

SDC EHO: No objection.

SDC Biodiversity Officer: No objection

SDC Conservation Officer: No objection

### **RELEVANT PLANNING POLICIES**

The NPPF has extensive reference to design.

Paragraph 124 emphasises the importance of good design. Paragraph 127 highlights the need to design public spaces as well as individual buildings.

Paragraph 125 cross references to Local and Neighbourhood Plans, which should aim to create a sense of place, optimise site potential, respond to local character, minimise crime and create good architecture and landscaping.

Paragraph 129 advocates design codes.

Paragraph 130 has an important message: “Permission should be refused for development that fails to take the opportunities available for improving the character and quality of an area and the way it functions”

Paragraph 131 emphasises the importance of form and layout.



## Development Control Committee Schedule 15/10/2019

The adopted Stroud District Local has various relevant policies:

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 place, crime prevention, use of street scenes, master plans, development briefs design concept/codes.

ES1 Sustainable Construction and Design: Promotes energy efficiency.

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.

IHCA Design Guide: This is an in depth look at the various aspects which give the character and history of the area, before making recommendations on future development and management. The site is outside but close to the Conservation Area.





## **Development Control Committee Schedule 15/10/2019**

Stonehouse Design Guide: Whilst this tends to concentrate on the town itself it does highlight the landscape setting including the AONB and the canal, and the importance of the various outward views.

The Stonehouse NDP covers their Parish.

Eastington Neighbourhood Development Plan: It 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.

### **CONTENTS OF SUBMISSION**

The document begins with an overview of the site. It then continues by setting objectives for the development. It shows several master plans for land use, character, green infrastructure and movement.

### **CONSIDERATIONS**

#### **LAND USES**

The section 106 and original West of Stonehouse site wide master plan require a community centre, school, shop and public house. These are the features of this Area Master Plan.

#### **PARKING/ACCESS**

This sets the broad parking/access arrangements for the school, doctors surgery, public house and community centre.

The main thoroughfare (spine road) will pass the edge of the local centre, whilst a heavily traffic calmed secondary road bisects the centre.

The car parking for school pupils/parents is shared with other community facilities. One car park, accessed off the spine road is adjacent to the shops and a dedicated 3m wide footpath would link with pedestrian access to the school. The second car park, again accessed off the spine road, serves the community centre and public house, but there is a pedestrian route to the school, over a heavily traffic calmed secondary road with dedicated crossings.

These car parks are approximately 50m away and would be prominent to encourage their use. As the parking provision is being shared amongst the facilities demand peaks should be balanced out. The area master document commits to the parking standards in the Local Plan, and the plan shows that potentially good parking provision can be made across the two car parks.

Reasonable manoeuvring is shown in the parking areas. Similarly there is good visibility at the entrances.

The vehicular school access is placed opposite the local centre, and away from a residential access. This avoids the potential conflict between residential neighbours and indiscriminate parking which is prevalent at other schools.

County Highways accept the principle of the arrangements.

The school drop off arrangements should help the viability of the shops and the vitality of the local centre as parents are parked outside. The retail units are arranged in a pedestrian orientated parade with servicing to the rear.



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The original, wider, master plan places the local centre in the centre of the new development. Several strategic footpaths/bridleways encourage access to this local centre by sustainable means. A bus parking bay would be provided on the secondary road by the school, and bus stops (and shelters along the spine road). There is also a 3.2m wide cycleway/pavement along the spine road and secondary road.

In the future it may be worth reviewing the wider road network to benefit the school. The school vehicular access is shown off a secondary road from the spine road. This road continues northwards and links with residential parcels H17 and H19. However this is only a secondary access to these parcels, and is not essential. If this road was abandoned as a through route and down graded to a cycle/footway, the access road to the school could become a cul-de-sac, which offers greater safety potential. The school at Coopers Edge benefits from such a cul-de-sac approach.

### **DESIGN/LANDSCAPING**

The centre is shown on the main thoroughfare to promote use by passing residents and bus use. It also provides a landmark and reference point to the centre of the site.

The west and east sides of this triangular shaped local centre adjoin green corridors. The Area Master Plan proposes reinforcement of the existing vegetation.

On the frontage of the main spine road, a grass verge is shown for tall specimen trees with high crowns. The verge would provide sufficient space for such landmark trees to flourish. Two or three different species are envisaged including oak, dawn redwood and field maple. A hedge would soften the car parking. This main spine road frontage would be enhanced and softened with tree planted traffic islands, as shown in the S.19/122/REM.

The tree lined avenue from the spine road would continue with the same species on both of the frontages of the secondary route which bisects the site.

The medical centre and public house are orientated close the road to provide a gateway and sense of enclosure. Elsewhere in contrast much of the area is open hard surfaced public realm, allowing safe and easy public access.

The area master plan envisages the shops in a contemporary style, with a careful choice in materials, perhaps using contemporary materials but with some reference to Stroud.

The document states: "The retail units will be designed as a composition, with variety subtly incorporated to provide flexibility in unit size. The units should be designed with larger windows openings to create an inviting frontage, and with signage considered as part of the elevation composition."

The medical facility and community centre could be contemporary but the public house is envisaged as more traditional to offer a transition to the housing parcels to the north. The school design and landscaping are the subject of a separate reserved matters application. The area master plan notes: "The community hub will be designed so that buildings complement one another across the frontages". Similarly the document states: "The architectural style will build upon traditional local character and develop a more contemporary approach to reinforce a distinct character".

The Area Master Plan envisages building heights up to 3 storeys, which would give some status to the local centre without being unduly dominate.



## Development Control Committee Schedule 15/10/2019

### **BIODIVERSITY**

The Area Master Plan places the school playing fields/play areas adjacent to the western green corridor, (and the buildings close to the road). This siting allows the playing field to compliment and enhance the ecological value of this adjacent green corridor.

The area master plan shows retention of the existing vegetation, which is welcome. The additional tree/hedge planting should also provide some habitat and help movement of wildlife. The area master plan does commit to subdued lighting in the vicinity of the west and east hedgerows which could offer bat corridors.

The tree planting mentioned in the landscape section above should also provide habitat and help wildlife movement.

### **DRAINAGE**

Commensurate with the original site wide master plan and drainage strategy, a SUDS pond is shown to the east. The area master plan states it will be "soft and organic in shape with gentle gradients". The plan commits to new landscaping around its periphery and states it will have: "a more informal, rather than engineered, character".

The SUDS pond will be designed to permanently hold water, which will help its appearance and ecology.

### **RESIDENTIAL AMENITY**

The local centre is sited as in the original master plan and the adjacent residential parcels are similarly located. The amenity of the dwellings was considered at the outline stage and would be unaffected by this area master plan.

### **HERITAGE**

This part of the site is distanced and buffered by landscaping from listed buildings, non designated heritage assets and the IHCA. Consequently the proposal has no impact.

### **CONCLUSION**

Permission is recommended.

### **HUMAN RIGHTS**

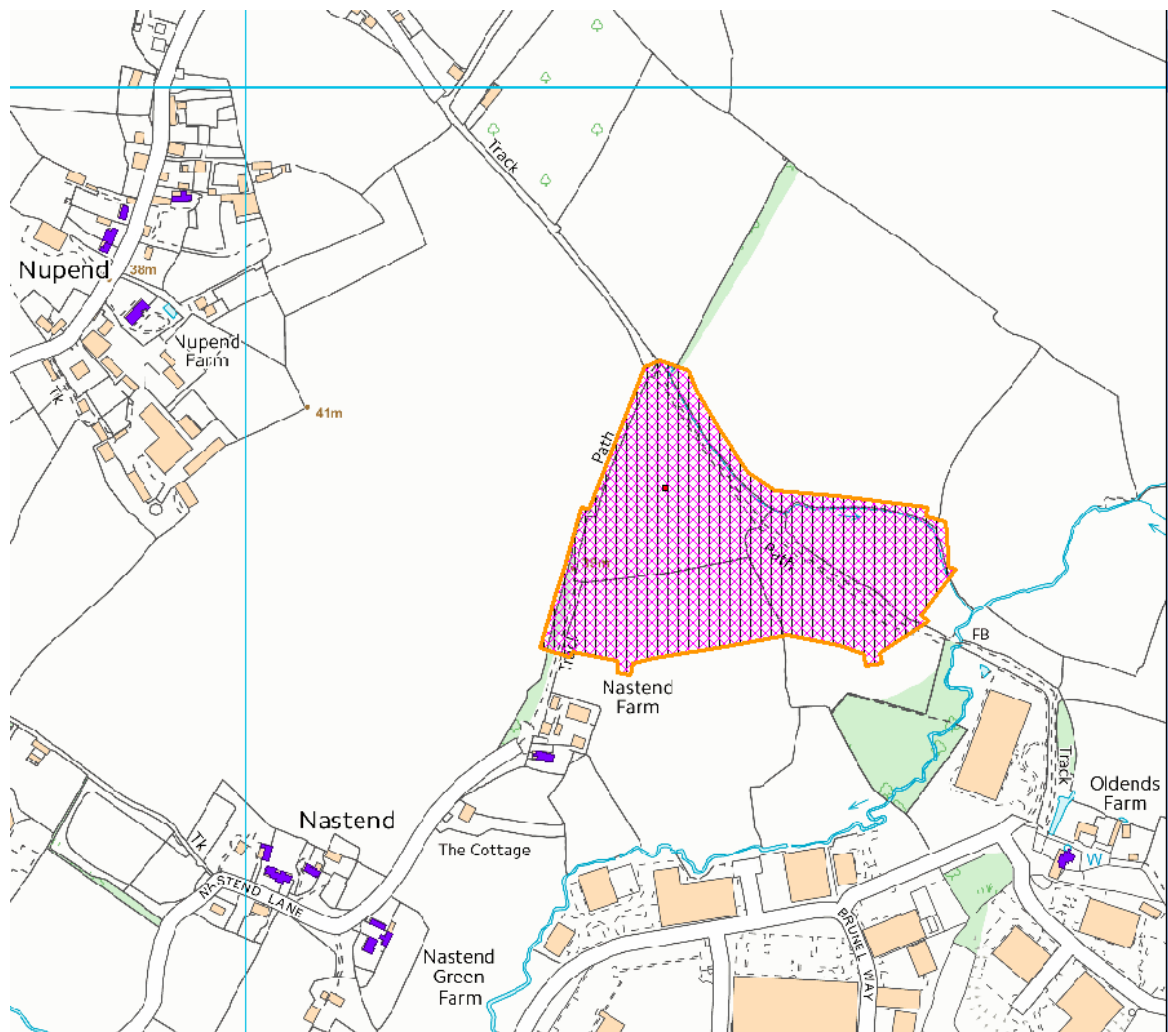
In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family 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.

<b>Subject to the following conditions:</b>	1. The reserved matters applications shall accord with the Area Master Plan P19-0014-09E dated July 2019.  Reason: To comply with condition 46 of S.14/0810/OUT.
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## Development Control Committee Schedule 15/10/2019

<b>Item No:</b>	<b>04</b>
<b>Application No.</b>	S.19/0831/REM
<b>Site Address</b>	Phase 3B Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
<b>Town/Parish</b>	Eastington Parish Council
<b>Grid Reference</b>	379581,206479
<b>Application Type</b>	Reserved Matters Application
<b>Proposal</b>	Primary infrastructure including spine roads, drainage details and bus stop details adjoining the proposed school site and between Phase 3A of the development and Phase 2 to include the spine road to the south of the Local Centre LC1 and to the east of the School site Phase PSI, connecting the constructed spine road commencing at Oldends Lane to the spine road now constructed from Grove Lane.
<b>Recommendation</b>	Approval
<b>Call in Request</b>	DCC





## Development Control Committee Schedule 15/10/2019

<b>Applicant's Details</b>	Robert Hitchins Limited The Manor, Boddington, Cheltenham, GL51 0TJ,
<b>Agent's Details</b>	None
<b>Case Officer</b>	John Longmuir
<b>Application Validated</b>	12.04.2019
<b>CONSULTEES</b>	
<b>Comments Received</b>	SDC Water Resources Engineer Eastington Parish Council Development Coordination (E) Stonehouse Town Council Flood Resilience Land Drainage
<b>Constraints</b>	Consult area Employment Land (LP) Flood Zone 2 Flood Zone 3 Key Wildlife Sites - Polygons Neighbourhood Plan Eastington Parish Council Standish Parish Council Stonehouse Town Council Affecting a Public Right of Way SAC SPA 7700m buffer Single Tree Preservation Order Points TPO Areas (Woodland/ Groups) Village Design Statement
<b>OFFICER'S REPORT</b>	

### DESCRIPTION OF SITE AND PROPOSAL

The proposal is for highway and associated infrastructure including drainage. This is a reserved matters submission with details of access, landscaping and layout.

This application site is broadly in the geographical centre of the site and has always been intended and planned as the central focus. The roads will not only serve the local centre but also link the now established residential development to the west, off Grove Lane, and the houses under construction to the east, off Oldends Lane.

The road proposed here is an inverted T-shaped element of the wider network. However the secondary, northern arm does not extend much beyond the school, stopping short of a residential parcel.

The application site is wholly in Eastington Parish.

### PLANNING HISTORY

S.14/0810/OUT is the original permission for the West of Stonehouse Development. This includes residential development for up to 1,350 dwellings, spine road, drainage attenuation ponds and associated landscaping.



## Development Control Committee Schedule 15/10/2019

### REVISED DETAILS

Revisions to the highway details have been made in September following detailed discussions with GCC Highways.

### REPRESENTATIONS

#### Statutory Consultees:

GCC Highways: No objection recommend conditions.

SDC Water Resources: Questioned location of gullies, otherwise no objection

LLFA: No comment

SDC Biodiversity Officer: No objection.

SDC Conservation Officer: No comment.

Eastington Parish Council: Question loss of ditch/hedge by school otherwise no objection.

Stonehouse Town Council: Note Highway Officer comments.

### LOCAL PLANNING POLICIES

The 2015 adopted Local Plan policies considered include:

E112 Promoting Transport choice and accessibility

E113 Protecting and extending our cycle routes

SA2 Site allocation Land West of Stonehouse

Residential Design Guide SPG (2000)

Stroud District Landscape Assessment SPG (2000)

IHCA Conservation Area Management Proposals SPD (2008)

The Eastington Neighbourhood Development Plan, covers this area and policies EP4 and EP9 are relevant.

The Stonehouse NDP also provides policy guidance.

NPPF paragraph 109 has a severe threshold for considering impacts on the highway.

### PRINCIPLE OF DEVELOPMENT

The principle of the road has been established by the outline approval. The proposed road layout also accords with the overall West of Stonehouse master plan.

This is an important element of the main spine road, which provides the through east-west connection across the site. The road is essential to allow the establishment of the local centre, as well as the housing delivery.

### HIGHWAY SAFETY

The scheme has been designed to the standards required for adoption by County Highways. Discussions have been ongoing about the specific details and they now support the scheme. A safety audit has also been produced confirming the acceptability of the scheme.

The road will be subject to a speed limit of 20mph. Traffic calming is provided by the road geometry, change in surface and raised speed tables.

The bus stops and lay-by spaces have been located and designed to avoid conflict at the road junctions.

Visibility splays have been designed to create safe junctions, with particular attention given to the school.



## **Development Control Committee Schedule 15/10/2019**

### **SUSTAINABLE TRANSPORT**

The road allows the establishment of the bus service, into the heart of the development. A bus layby is shown on the school frontage, and there are several bus stops (including shelters) along the spine road.

The proposal also provides cycling/walking opportunities with a 3.2m wide hard surfaced route alongside the road. The scheme also provides links to the bridleways/footways across the surrounding open spaces to promote connectivity.

### **DRAINAGE**

The highway drainage is part of the adoption regime. The master plan and approved drainage strategy specifies water run off into SUDS ponds. This strategy is reflected in this proposal with surface water going into the adjacent pond to the east.

### **LANDSCAPING**

Two 3m wide grassed islands are shown on the spine road. These will allow the planting of “Pryus Calleneryana Chanticleer” extra heavy standards, at a minimum 6m height when planted. These trees will be maintained by the management company.

The scheme does not provide comprehensive details and a condition is therefore recommended.

Eastington Parish Council response requests retention of a hedge. However this has not been possible because of the need to create visibility splays.

### **OTHER ISSUES**

The proposal does not impair residential amenity.

The proposal allows reasonable access for those with mobility challenges.

The proposal is sufficiently distanced from listed buildings, non designated heritage assets and the IHCA to avoid any impact.

### **RECOMMENDATION**

Approval is recommended.

### **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.



## Development Control Committee Schedule 15/10/2019

**Subject to the following conditions:**

1. The development shall be carried out in accordance with the approved plans as below.

Reason:

To ensure proper implementation of the permission.

General engineering	273-P-PH38-100 Rev B
Detailed sheets 1-4	273-P-PH38-150 -01 to 04 Rev B
Bridleway crossing	273-P-PH38-170 Rev B
Kerbing, surfacing and marking	273-P-PH38-250-01 and 02 Rev B
Section 38	273-P-PH38-400 Rev B
Vehicle swept path	273-P-PH-38-405 Rev D
Visibility and dimensions	273-P-PH38-415 Rev B
Flood exceedance routing	273-P-PH38-510 Rev B

2. Notwithstanding the submitted details of landscaping, further comprehensive details of the hard and soft landscaping for the site shall be submitted to and approved by the Local Planning Authority prior to the initial use of the road. The Development shall then be carried out in strict accordance with the approved details.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of the visual amenities of the area.

3. The vehicular accesses hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays in accordance with drawing 273-P-PH3B-415 rev B extending from illustrated points back along the centre of the access measured from the road carriageway edge (the X points) to the points on the nearer carriageway edge of the adjacent road distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent carriageway level.

Reason:-

To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.





## Development Control Committee Schedule 15/10/2019

4. The vehicular and pedestrian access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2m back along each edge of the pedestrian crossing point (x points), measured from the carriageway edge, extending to the points on the nearer carriageway edge of the adjacent road distant in both directions (the Y points) to the same distance as vehicle splays. The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 0.6m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent carriageway level.

Reason:-

To avoid an unacceptable impact on highway safety by ensuring that adequate pedestrian visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 the National Planning Policy Framework.

5. Prior to operational use of the proposed roads hereby permitted the first 10m of the proposed commercial access roads and 5m of the other roads and accesses, including the junction with the adjacent road, shall be completed to at least binder course level.

Reason:

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

6. The bus stops including markings, shelters and associated infrastructure including real time information shall be provided prior to operation use of the roads hereby permitted according to details submitted and approved in writing by the Local Planning Authority.

Reason:

To ensure that the appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the National Planning Policy Framework and provide access to high quality public transport and facilities that encourage public transport use in accordance with paragraph 110 of the National Planning Policy Framework.



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7. The Public Rights of Way crossings shall be provided in general accordance with drawings 273-P-PH3B-170 Rev B prior to operational use of the roads hereby permitted with crossing signals for the Pegasus Crossing.

Reason:

To ensure that the appropriate opportunities to promote sustainable transport modes can be taken up in accordance with paragraph 108 of the National Planning Policy Framework and the development is designed to give priority first to pedestrian, equestrian and cycle movements in accordance with paragraph 110 of the National Planning Policy Framework.

Informatives:

1. Note: The approved signage shall be mounted at a minimum height of 2.1m above the adjacent ground level.

Reason:

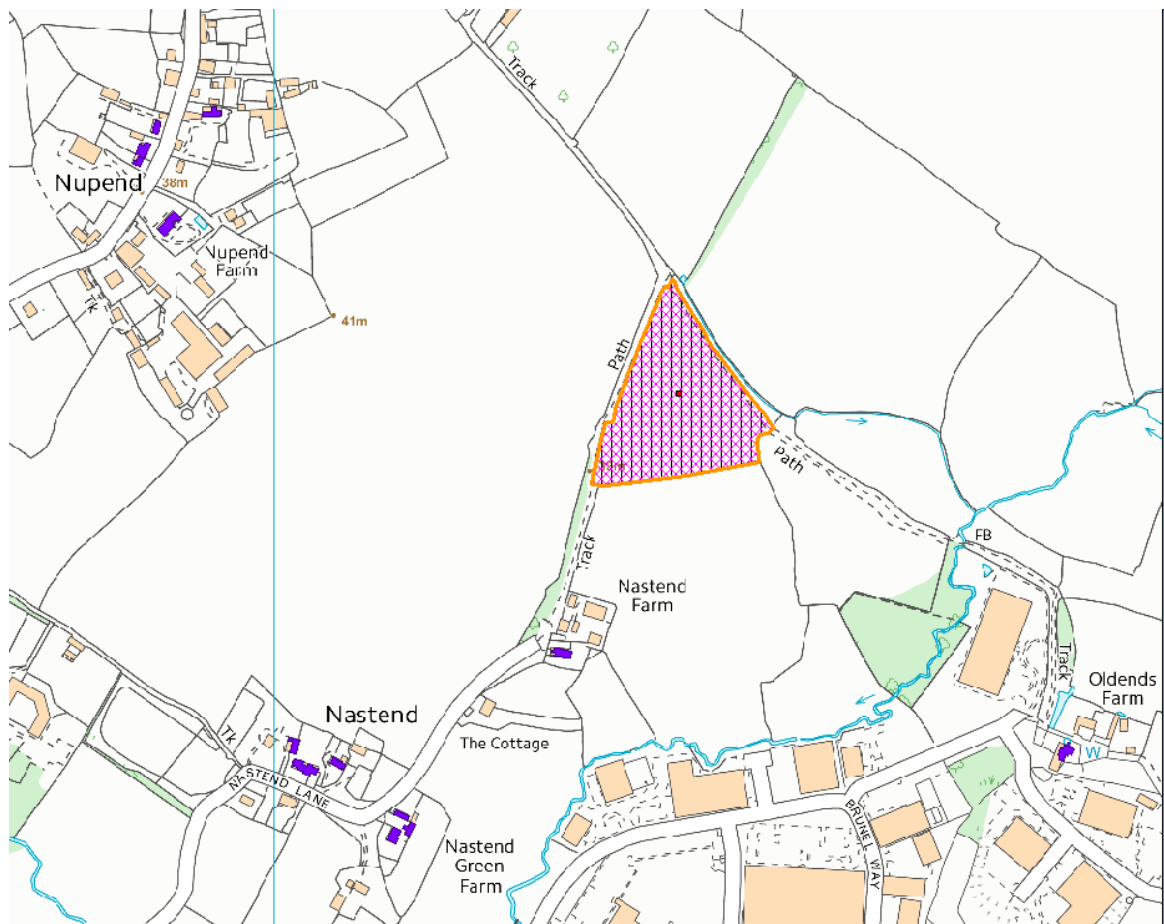
To avoid an unacceptable impact on highway safety in accordance with paragraph 108 of the National Planning Policy Framework.

2. There is a public right of way running through the site, the applicant will be required to contact the PROW team to arrange for an official diversion, if the applicant cannot guarantee the safety of the path users during the construction phase then they must apply to the PROW department on 08000514514 or [gcchighway@amey.co.uk](mailto:gcchighway@amey.co.uk) to arrange a temporary closure of the right of way for the duration of any works.



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<b>Item No:</b>	<b>05</b>
<b>Application No.</b>	S.19/1122/REM
<b>Site No.</b>	PP-07684873
<b>Site Address</b>	Parcel PS1 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
<b>Town/Parish</b>	Eastington Parish Council
<b>Grid Reference</b>	379429,206590
<b>Application Type</b>	Reserved Matters Application
<b>Proposal</b>	Reserved Matters Application for the new primary school and nursery.
<b>Recommendation</b>	Approval
<b>Call in Request</b>	DCC





## Development Control Committee Schedule 15/10/2019

<b>Applicant's Details</b>	Robert Hitchins Ltd, The Manor, Boddington, Cheltenham, GL51 0TJ,
<b>Agent's Details</b>	Quattro Design Architects Ltd Matthews Warehouse, High Orchard Street, Gloucester Quays, Gloucester, GL2 5QY
<b>Case Officer</b>	John Longmuir
<b>Application Validated</b>	24.05.2019
	<b>CONSULTEES</b>
<b>Comments Received</b>	Eastington Parish Council Development Coordination (E) Arboricultural Officer (E) Flood Resilience Land Drainage Stonehouse Town Council
<b>Constraints</b>	Employment Land (LP) Key Wildlife Sites - Polygons Neighbourhood Plan Eastington Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer Single Tree Preservation Order Points
	<b>OFFICER'S REPORT</b>

### THE PROPOSAL

This is a 1.5 form entry school, with a 2,341sqm floor area, however it is designed with a 2 form entry core to allow for future expansion. The proposal includes a playing field, hard and soft play facilities and covered bike/scooter facilities for 26 bikes and 42 scooters.

37 parking spaces are proposed within the school curtilage for staff/visitors. Two adjacent car parks, approximately 50m away, are intended for dropping off pupils.

The land levels would be similar to the existing.

This is a reserved matters submission giving details of appearance, landscaping, layout and scale.

### PLANNING HISTORY

S.14/0810/OUT: 1,350 dwellings, 9.3 ha. employment land, community centre uses and a primary school. Permitted 18-4-16.

Condition 46 of the outline permission above requires the submission of Area Master Plans. S.19/0609/DISCON is the Area Master Plan for the local centre which includes the school, retail, public house and community centre. This is also on the committee agenda.

S.19/0831/REM details the road layout around the local centre. This is also on the committee agenda.



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### CONSULTATIONS

Eastington Parish Council: Hedging should be retained, question drop off arrangements.

Stonehouse Town Council: Question the adequacy of cycle parking and would like to see solar panels.

County Highways: No objection.

County Education: not received.

SDC Arboricultural Officer: no objection.

SDC Biodiversity Officer: no objection conditions recommended on landscaping, lighting, ecological management and bat /bird boxes.

SDC Conservation Officer: no comment

### POLICY

Local Plan policies include:

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 place, crime prevention, use of street scenes, master plans, development briefs design concept/codes.

ES1 Sustainable Construction and Design: Promotes energy efficiency.

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.



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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.

Stonehouse Design Guide: Whilst this tends to concentrate on the town itself it does highlight the landscape setting including the AONB and the canal, and the importance of the various outward views.

Stonehouse Neighbourhood Development Plan, is now part of the Development Plan.

Eastington Neighbourhood Development Plan: Does not have any specific policies for these sites 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)

NPPF:

Paragraph 124: creation of high quality buildings and places is fundamental to planning.

Paragraph 126: use of plans and codes to create a framework to create distinctive places.

Paragraph 127: safe and accessible environments, reflect local context, effective landscaping, function over the lifetime of the development.

Paragraph 128: Design quality should be considered at the outset.

### **PLANNING CONSIDERATIONS PRINCIPLE**

The outline permission for the West of Stonehouse development includes a school and the associated section 106 requires its delivery. The outline permission includes a master plan which shows the siting and extent of the school.

This reserved matters application accords with the principles in the section 106 agreement and the master plan.

The applicants in their Design and Access Statement refer to positive pre-application consultations with County Education.

### **ACCESS/PARKING**

The proposal does not provide specific school parking for parents/pupils rather facilities would be shared with adjacent shops, community centre, doctors and public house. The following questions then arise. Will the car parks be used (for those not walking), is there enough capacity, and what are the implications for the adjoining roads.



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There is an example of a new school at Longford, on the northern edge of Gloucester, which partially relies upon similar shared parking. The case officer observed parking behaviour at school time on a wet Tuesday. Use was made of the parking by the shops, although this was not exclusive as the surrounding roads have no parking restrictions.

In contrast the new school at Hunts Grove has parking within the school curtilage, however the walking distances to the actual school entrance are similar to here. So, what is the difference between provision within the school curtilage and shared facilities? The pedestrian links between the school and the car parks need to be well connected and parents must be advised accordingly. The car parks must be free and perceived as available. Given these parameters, then this car parking arrangement will work, particularly because the spaces will be prominent.

The roads around the school will also have restrictions to prevent parking. The area master plan also shows that the local centre is opposite the school gates rather than residential driveways. This avoids the potential conflicts between neighbouring dwellings and indiscriminate parking which are prevalent with other schools.

The shops/community centre/public house are unlikely to be heavily used at drop off/pick times and master plan suggests that there will be ample spaces. This sharing of the parking spaces also makes more efficient use of the resource.

The covered cycle and scooter parking should encourage sustainable travel to school taking advantage of the good cycling/walking routes across the development.

### **DESIGN**

The internal layout follows the accepted best practice in education and this has in turn influenced the external design.

It is a cruciform shape, which gives the opportunity to maximise the school's communal rooms whilst differentiating other areas for specific needs and offering surveillance at the entrance.

The cruciform massing is broken down further by its roofscape. There is a higher steeper, central section and lower, shallower offshoots. This gives the building interest, without which it would appear overly squat and mundane. The higher element is the hall which lends itself to recreational activity.

The elevations show a contemporary approach. The taller cross gable element would be clad in raised seam sheeting, which should appear as a striking contrast to the more deferential rendered offshoots. The windows are arranged in a fairly uniform pattern to give the building coherency. One larger window is orientated on the main entrance which helps to provide a focal point. The southern end gable wall is cut away to maximise day lighting whilst an overhanging roof reduces excessive solar gain and addresses the viewpoint.

This will provide a landmark which helps define the local centre, commensurate with its elevated and prominent position.

The proposal respects the requirements of Local Plan Policy ES1, by having high insulation, using passive ventilation and using the aspect to maximise day lighting.



## **Development Control Committee Schedule 15/10/2019**

### **LANDSCAPING**

A landscaping scheme has been submitted. It shows that the existing trees around the site boundaries would be retained. Similarly the hedges around the application site boundary will be retained and used to demarcate the school curtilage. These hedges would be interspersed with some informal trees, typically “field” specimens.

There is some new tree planting on the eastern frontage around the school entrance, which helps compliment the sense of arrival. The trees would have high crowns which maintain visibility. The proposal also includes some new large specimens within the grounds.

Whilst the landscaping submission is helpful it is felt that the planting details could be refined to maximise this opportunity to establish quality green infrastructure. In particular this application site has sensitive boundaries, which are critical to wider network of open spaces.

### **BIODIVERSITY**

The boundary vegetation is being retained around the school playing field which offers some potential habitat and foraging. Lighting around the school would be focussed on essential areas to create dark corridors for bats. Similarly bat/bird boxes would be likely to be utilised. Conditions are recommended.

The increased planting should enhance biodiversity, as at the moment the site is part of an intensive agricultural field. The precise species and planting need to maximise this opportunity and similarly must be managed sensitively thereafter.

### **RESIDENTIAL AMENITY**

The proposal does not generate any shadowing, privacy, noise or overbearing implications, being sited well away from the nearest dwelling.

### **PUBLIC ACCESS AND INCLUSION**

There is good flat access for everybody, including those with mobility challenges.

Whilst the sports pitches are higher than the school building, a 1:25 footpath provides an easy gradient.

The open frontage allows social mixing and inclusiveness. The clear visibility and defined boundaries also accord with secure by design principles.

### **HERITAGE**

The proposal is sufficiently distanced from listed buildings, non designated heritage assets and the IHCA to avoid any impact.

### **CONCLUSION**

This is a community facility to serve a substantial housing development. It is placed in a central location to be accessible and support other services. The design provides a landmark for the development and this community.

Approval is recommended.





## Development Control Committee Schedule 15/10/2019

### 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.

<b>Subject to the following conditions:</b>	<ol style="list-style-type: none"><li>1. Prior to the school being brought into use, secure and covered dedicated scooter and bicycle parking shall be provided in accordance with details submitted to and approved by the Local Planning Authority beforehand. Provision shall be made for at least 26 bikes and 42 scooters.  Reason: In the interest of sustainable transport.</li><li>2. Notwithstanding the submitted details the development hereby permitted shall not be brought into use until revised details of a scheme of hard and soft landscaping for the site have been submitted to and approved by the Local Planning Authority. The details shall include measures for the sensitive ecological management post planting. Development shall then be carried out in strict accordance with the approved details, and maintained in accordance with the approved ecological management details.  All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.  Reason: To promote biodiversity and the appearance of the area. The site makes an important contribution to the green infrastructure of the wider development.</li><li>3. All external lighting shall be installed in accordance with a detailed scheme submitted to and approved beforehand by the Local Planning Authority.  Reason: To maintain dark corridors around the site for the benefit of wildlife.</li><li>4. Prior to the occupation of the school, bat and bird boxes shall be erected around the site in accordance with details submitted to and approved by the Local Planning Authority beforehand.  Reason: In the interest of biodiversity. The site makes an important contribution to the green infrastructure of the wider development.</li></ol>
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## Development Control Committee Schedule 15/10/2019

5. Prior to the first opening of the school, car parking shall be provided for staff and parents in accordance with details submitted to and approved by the Local Planning Authority beforehand.

Reason:

To ensure the efficient operation of the school and highway safety.

6. The development shall be implemented in accordance with following submitted plans.

Reason:

To ensure proper implementation.

5827-P-001A	Site location plan
5827-P-100B	Proposed site block plan
5827-P-110E	Proposed site plan
5827-P-111B	Proposed block plan with landscaping
5827-P-113B	Proposed block plan with landscaping
5827-P-700C	Proposed elevations