



STROUD DISTRICT COUNCIL

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

Tel: (01453) 754 351/754 321

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5 October 2020

DEVELOPMENT CONTROL COMMITTEE

A remote meeting of the Development Control Committee will be held on **TUESDAY**
13 OCTOBER 2020 at **6.00pm.**

Kathy O'Leary
Chief Executive

This is a remote meeting in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Venue

This meeting will be conducted using Zoom and a separate invitation with the link to access the meeting will be sent to Members, relevant officers and members of the public who have submitted a request to speak.

Public Speaking

The procedure for public speaking which applies to Development Control Committee is set out on the page immediately preceding the Planning Schedule.

Members of the public, who have not submitted requested to speak at the meeting, are invited to access the meeting streamed live via Stroud District Council's [YouTube channel](#).

Recording of Proceedings

A recording of the meeting will be published onto the Council's website (www.stroud.gov.uk). The whole of the meeting will be recorded except where there are confidential or exempt items, which may need to be considered in the absence of press and public.

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 16 June 2020.

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 PARCELS R17, R18 & R19, HUNTS GROVE PHASE 4, HUNTS GROVE DRIVE (S.20/0087/REM)

Reserved matters application (1) for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove.

4.2 PARCEL R17, R18 & R19, HUNTS GROVE PHASE 4, HUNTS GROVE DRIVE (S.20/0088/REM)

Reserved matters application (2) for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove.

4.3 FOLLY COTTAGE, WHITEWAY BANK, DOWNEND (S.20/1205/HHOLD)

Engineering operation to create driveway.

4.4 PARCEL E4 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND (S.20/0983/DISCON)

Discharge of Condition 46 - Area Masterplan - from approved application S.14/0810/OUT.

4.5 PUBLIC OPEN SPACE BETWEEN PARCELS H10 AND H11, LAND WEST OF STONEHOUSE, GROVE LANE (S.19/2614/REM)

Public open space and strategic cycle link.

Members of Development Control Committee

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

Councillor Dorcas Binns
 Councillor Nigel Cooper
 Councillor Haydn Jones
 Councillor Norman Kay

Councillor Steve Lydon
 Councillor Jenny Miles
 Councillor Sue Reed
 Councillor Mark Reeves
 Councillor Jessica Tomblin
 Councillor Tom Williams



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DEVELOPMENT CONTROL COMMITTEE

16 June 2020

6.00 pm – 8.40 pm

Remote Meeting

Minutes

3

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	A
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

Head of Development Management	Interim Head of Legal Services & Monitoring Officer
Majors and Environment Team Manager	GCC Highways Officer
Principal Planning Officer	Democratic Services & Elections Officers
Senior Planning Officers	
Corporate Policy and Governance Manager	

Other Members in Attendance

Councillors Braun, Davies, Tucker and Pearson.

The Chair made announcements regarding the procedure to be followed for the Committee's first remote meeting and also welcomed Stephen Hawley the new Gloucestershire County Council (GCC) Highway Team Leader to the meeting.

DC.001 APOLOGIES

An apology for absence was received from Councillor Reed.

DC.002 DECLARATIONS OF INTEREST

There were none.

DC.003 MINUTES – 18 February 2020

RESOLVED That the Minutes of the meeting held on 18 February 2020 are approved as a correct record.

DEVELOPMENT CONTROL PLANNING SCHEDULE

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

1	S.19/2399/FUL	2	S.19/2527/FUL	3	S.19/2329/FUL
4	S.19/2165/DISCON	5	S.20/0449/REM		

DC.004 DUTCHCOMBE FARM, YOKEHOUSE LANE, PAINSWICK (S.19/2399/FUL)

The Chair outlined the application for a revised replacement dwelling, new access and driveway at Dutchcombe Farm.

The Interim Head of Legal Services and Monitoring Officer drew Members' attention to page 15 of the planning schedule, regarding the observations of the Council's Biodiversity Officer. He confirmed an error on the Council's portal had been replicated onto the planning schedule and in the report. When CB Design Ltd saw the Biodiversity Officer's statement on the portal they provided the Council with satisfactory evidence which demonstrated that they were qualified to provide the survey. CB Design Ltd are competent in this field of work and the Council apologized profusely for these errors. Members were requested to ignore these observations and confirmed that the Biodiversity Officer accepted the applicant's survey.

The Principal Planning Officer outlined the above application for a dwelling on the site of a property that was uninhabited due to fire damage in 2015 and images were displayed. Planning permission was granted for a replacement dwelling in 2017 and this scheme remained extant. The application for the replacement dwelling was now three times larger. Design Policy HC5 of the Council's Local Plan stated that replacement dwellings must be smaller and this application did not comply because of the design, size, massing and was also located within an Area of Outstanding Natural Beauty (AONB). An artist's impression of the proposal that showed the elevations and floor plan was shown in green, the former historic building shown in red and extant scheme shown in blue for comparisons.

Mr S Faure, the applicant, stated that he had been looking for a suitable property for many years. The current proposal stands on its own merits; the building would be a more sympathetic 5 bedrooomed farmhouse. The design was more environmentally sustainable and would enhance and not be detrimental to the environmental. A tree survey had been carried out; the Woodland Trust had confirmed that within 5 years nearly all of the current Ash trees would be dead or dying. These were being replaced with 1500 native trees to restore an ancient orchard. The neighbours and Parish Council were in favour of the application and welcomed the new design which was more sympathetic in design, increased in size and would improve the landscape.

Councillor Pearson, Ward Member for Painswick and Upton stated that he had correspondence dating back to December 2019 and had walked around the site. The 47 acre site had a great deal of trees, including hundreds that had been newly planted. He could not see any reason for this application to be refused stating that the Case Officer had changed and also the original advice that had been given to the applicant. He requested that Committee approve this application.

In reply to Members' questions the following answers were given by Officers:-

- The area of the fire damaged property was approximately 250sqm, the footprint of the extant scheme was approximately 324sqm and the proposed scheme had a footprint of approximately 710sqm.
- The ridge height for the proposed dwelling is 10.6m and 7.9m to eaves compared with the extant scheme of 10.1m to ridge and 5.6m to eaves. The Officer had no details on the historic building.
- A site plan showing the location of the existing track in yellow and the revised element across the field was displayed. The Biodiversity Officer had confirmed that there would be no detrimental impact on the site and Officers had no concerns with this amendment.

Councillor Cooper proposed a Motion to permit the application; this was seconded by Councillor Jones.

Councillor Cooper stated that there was an extant permission for a 5 bedroom, 3-storey house and this application was for something better but slightly bigger. The increase in size was acceptable considering permissions had been given elsewhere within the district and was permissible under Local Plan Policy HC.5. The orientation and citing had been moved and the property would now be less prominent to anybody from Painswick looking at it. The walls are 4 inches thicker than normal for insulation; this house if built as planned would be carbon neutral and environmentally friendly. This was a well planned sustainable application and he hoped the rest of Committee agreed.

Councillor Jones concurred with the above stating that this application was an improvement on the extant scheme and he was pleased to support this application.

Councillor Marjoram lost his internet connection on several occasions and therefore could not hear all of the discussion on this application. Consequently, the Monitoring Officer advised that he should not take part in the vote on the item and he did not do so.

Councillor Clifton stated that this application was much bigger than the extant scheme. There had been several objections regarding massing and the reflection off the glass windows from neighbours. The sustainability and tree planting were commendable and more in keeping with the original farm house.

Councillor Marjoram confirmed he was happy that the biodiversity issues had been resolved.

Councillor Williams reminded Members that there were policies in the Council's Local Plan for a reason and one was to resist overdevelopment of the countryside and particularly within the AONB. The application seemed to be another attempt to push the limits. He agreed that there could be a replacement farmhouse but we have policies in place for good reasons to protect. We ought to hold the line and stick to the footprint for extant permission and keep it at that.

Councillor Miles raised her concerns about the size of the new farmhouse with its environmental improvements. This application went against the Council's policies within the Local Plan because it was not of a similar size; but a larger size.

On being put to the vote there were 5 votes to grant the application, 5 votes against and 0 abstention. The Chair used his casting vote and the Motion to grant permission was lost.

The Chair proposed a Motion to refuse the application; this was seconded by Councillor Binns.

On being put to the vote there were 5 votes to refuse the application 4 votes against and 1 abstention.

RESOLVED To REFUSE Permission for Application S.19/2399/FUL.

NB. The Monitoring Officer advised that it was a legal requirement for remote meetings that Members must hear and be heard for the whole of the item under discussion to be able to vote. Unfortunately, Councillor Marjoram had on a number of occasions encountered various technical difficulties during the item where his screen had frozen so did not take part in the vote.

Councillor Marjoram subsequently dialed in to the meeting and could hear and be heard for the remainder of the meeting.

DC.005 LAND AT GREENAWAYS, EBLEY (S.19/2527/FUL)

The Principal Planning Officer outlined the above application for the erection of 2 flats and 6 terraced houses on the above site. Plans showed that there were protective trees 25m from the site.

Mr D Scott, spoke on behalf of the applicant who had acquired the site in 2015. He outlined a scheme that had been submitted last year that had been refused. The revised planning scheme was for 6 houses and 6 apartments. Objections had been received from nearby occupants because of the access. Access had been granted for an office block and doctor's surgery which would have had more vehicle movements. If the application was approved a condition relating to vehicle movements would be added the Construction Management Plan. Utmost consideration would be given to the public and neighbours to minimize the impact on them.

Officers gave the following replies to Members' questions:-

- County Highways had assessed the scheme and confirmed that 2 vehicles could get round the parking area passing side by side.
- The ridge height to the eaves was 7.4m, similar to the existing development.
- The Parish Council had called the application in on the grounds of highway safety and wanted Committee to determine the application.
- The previous application was refused; the distance from Monkey Puzzle Close had been increased to 25m and the trees were now protected. The site was close to a bus route and 1.5 parking spaces per property was sufficient.
- The materials would be in keeping with the area.
- There were 2 flats because of the lack of amenity space.
- There was a demand for houses and flats in the area.

Councillor Binns proposed a Motion to grant permission; this was seconded by Councillor Clifton.

The proposer confirmed that she knew the site quite well and this had been a vacant plot for some time and was in favour of the application. The seconder concurred with the proposer and stated that people should be encouraged to walk more and then there would be less need for parking spaces.

In debate Councillor Williams was disappointed that there would be no medical centre on this site which was the original intention, stating that this was very disappointing and would be a very dense development.

The Head of Development Management confirmed that Officers were mindful of the Construction Management Plan, and requested that Members give that consideration before they voted for the application.

Councillor Miles echoed Councillor Williams' disappointment about no doctors surgery. When Greenaways were given permission there was 1 parking space allocated per dwelling. Not all people walk and highlighted her concerns for children when they were walking to school. Currently there are cars parked on both sides of the road and there would be site traffic and danger. She referred to page 28 and the comments of the Council's Environmental Health Officer who had recommended that the site hours be from 8:00-18:00, requesting that these were amended to 9:00-18:00, to give children the opportunity to go to school when it was less chaotic.

The Principal Planning Officer stated that this could be an option but was concerned that the developer may have a concern with the time difference. If there was not an early start time there may be a noise issue with Environmental Health.

The Head of Development Management reminded Members that the Government are looking to relax construction hours on sites and they need to look at this proposal in that context as well.

The Principal Planning Officer confirmed that there had already been a condition attached to the application for a Construction Management Plan and would add a bullet point about children passing the site.

Councillor Lydon was concerned that deliveries could back up awaiting to get on site; this needed to be looked at carefully on this very constrained site.

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

RESOLVED To Grant Application S.19/2527/FUL, subject to an amendment to Condition 3, the Construction Method Statement to include the need to address school children mitigation.

The meeting adjourned at 7.22 pm and reconvened at 7.31 pm.

**DCC.006 GARAGES AT MOUNT PLEASANT, WOTTON-UNDER-EDGE
(S.19/2329/FUL)**

The Chair stated the application was for the erection of 5 residential dwellings with associated parking and landscaping revisions.

The Senior Planning Officer outlined the above application and displayed a site location plan onto the screen. This showed a former Council garage site with permission for 4 dwellings and the proposed site layout. This application was for 5 dwellings; houses that would front the highway, access and gardens to the rear. There were 2 parking spaces per dwelling and a public right of way would be retained and unaffected by the proposal. This was a larger footprint than the first scheme and concerns had been raised because of the loss of Council garages and the impact of parking on the surrounding streets. The Council had already accepted the principal of housing on this site. Committee were asked to accept amendments to conditions because the Officers had received a revised site layout plan for electric plug in points (reference Conditions 7, 8 and 11 should be version n).

Councillor Braun, the Ward Member for Wotton-under-Edge stated that Wotton-under-Edge Town Council had objected to the application for a number of reasons all relating to parking. She emphasized the impact this application could have on the existing local residents by losing on-street parking and effecting road safety. The Mount Pleasant bus route caused problems for the bus trying to maneuver because of parking and the access is very difficult. She encouraged Members to consider these issues on this application.

Councillor N Pinnegar, the Chair of Planning at Wotton-under-Edge Town Council confirmed that objections had previously been made for 8 properties on this site because of the lack of parking in the surrounding area. The garages had been taken away resulting in increased parking on the street corners and the grassed verges, causing them to be churning up. This is a bus route and they often have to mount kerbs to get through the site because the road is very narrow. The application was for 3 bed houses with 10 parking spaces and with people now staying home longer will necessitate the need for somewhere to park in the future. Five houses in a very limited area was overdevelopment of the site, the houses were near the road, were elevated and would be overlooked. He welcomed the charging points and asked if the development could be given double yellow lines in front of the properties to discourage parking on Mount Pleasant.

Mr J Rooney spoke on behalf of the Agent, the main issues seemed to be density and parking. Four houses had been approved at a density of 47 dwellings per hectare with an additional dwelling the density would be similar. There would be 5 dwellings, gardens and 10 parking spaces. He referred to census data for the area and 17% of residents had access to 3 vehicles. There had been quite a few revisions made to the design of the properties and amended accordingly for overlooking. He hoped that Committee would support the application.

Officers gave the following replies to Members' questions:-

- The materials being used for the walls were Bath stone and render; for the roof plain tiles (Condition 3 required samples).
- There were 10 parking spaces, and the parking space in the corner No8 on the plan can be accessed. The GCC Highways Officer confirmed that he had raised no objections and there was a fair amount of space in front of this space.
- A request for double yellow lines was a highway matter and not for planning.
- There would be no overlooking from the side and the windows to the front and rear overlooked public areas.
- There would be 2 electric charging points to the back of bays 5 and 6 in the car parking spaces (drawing No87) and the Highway Authority were happy with this proposal.
- The parking spaces are not designated and would serve the whole of the development.
- Confirmation was given that there was access to bin stores.

Councillor Baxendale proposed a Motion to grant permission; this was seconded by Councillor Binns.

Members debated the application and thought that the development was cramped and the area had already had parking problems but did not think that they had any grounds to refuse the application.

On being put to the vote there were 10 votes to grant the application and 1 vote against.

RESOLVED To Grant Full Planning Permission for Application S.19/2329/FUL, subject to Conditions, as set out within the report.

Councillor Lydon left the meeting.

DCC.007 **PARCEL H16-20 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND (S.19/2165/DISCON)**

The Chair outlined the above application for the discharging of Condition 46 on the area masterplan on permitted application outlined in application S.14/0810/OUT.

The Senior Planning Officer displayed a plan showing the development H16-H20 in the north easterly corner of the site. Condition 46 of the outline planning application required an area master plan to be approved by Committee for each phase of the development. Some concerns had been raised from Eastington Parish Council and Stonehouse Town Council regarding the amount of vegetation along the boundary. There would be a minimum of a 3m green buffer along the boundary. No public comments had been received on this application.

A plan showed the residential site, the green spaces marked with a G and tree planting along the road. The proposed green infrastructure plan showed a green corridor to the western and northern boundaries. There would be tree lined main streets throughout the site. A plan showed the proposed new planting in light green and the current in dark green.

The proposed movement masterplan showed the main routes in blue, the solid yellow lines pedestrian routes and the dashed yellow lines a new cycle lane. Pedestrian and cycling movements would be encouraged on all of the site, with the traffic speed limited at 20 mph.

Parish Councils had raised concerns regarding the increased density. Two plans were shown on the screen showing the approved density plan on the left and the proposed on the right. There was a slight increase towards the north parcel H16. A plan showing which applications had been approved was displayed. The proposed building heights had not changed from the outline planning application.

Councillor Davies, Ward Member for Eastington, stated that all applications would be coming to Committee and was grateful for all of the Officers' work. Officers had listened to the comments and improvements had been made. But there needed to be attention to detail, e.g. the erection of gates rather than stiles.

Ms K Lynch-Beddows, the Agent appointed to manage the discharge of Condition 46 confirmed that the objectives had been met and there would be an extra layer of detail to ensure that reserved matters continue. There was a good level of communication with Officers and others. This site had the potential to deliver between 300-350 dwellings, which included approximately 100 affordable houses.

Officers' gave the following replies to Members' questions:-

- The level of detail would be on the next application for reserved matters.
- The proposal was for one specific cycleway built into the road infrastructure and the whole road network would be restricted to a 20 mph speed limit. All surfacing would be within the reserved matters application.
- The two plans that displayed 2 extra roads on H6 and H19 are for approval and Officers stated that they were not saying these roads could extend out of the application site.

Councillor Cooper proposed a Motion to grant permission; this was seconded by Councillor Jones.

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

RESOLVED To Grant Permission to discharge Condition 46 for Application S.19/2165/DISCON.

DCC.008 PHASE 4A LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND (S.20/0449/REM)

The Chair outlined the above application regarding reserved matters for the primary infrastructure pursuant to outline planning permission S.14/0810/OUT.

The Majors and Environment Team Manager displayed a plan showing the primary infrastructure, final spine road and pavements. He had received comments from the County Highways who had raised no objections.

Councillor Davies, Ward Member for Eastington raised concerns on biodiversity, sewerage and hedges.

In response to Members' questions the Officer showed a plan and indicated the locations of bus stops, dropped kerbs and crossing points. Concerns regarding biodiversity had been addressed by a Condition on the outline planning permission and the discharge of the Condition would be looked at separately.

Councillor Baxendale proposed a Motion to grant permission; this was seconded by Councillor Clifton.

On being put to the vote there were 9 votes to grant the application and 1 abstention.

RESOLVED To Approve Application S.20/0449/REM, subject to the Conditions as set out within the report.

The meeting closed at 8.40 pm.

Chair



Stroud District Council

Planning Schedule

13th October 2020

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 encourages public speaking at meetings of the Development Control Committee (DCC). This procedure sets out the scheme in place to allow members of the public to address the Committee at the following meetings:

1. Scheduled DCC meetings

2. Special meetings of DCC

Introduction

Public speaking slots are available for those items contained within the schedule of applications. Unfortunately, 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 application consultation process. Therefore, you must have submitted written comments on an application if you wish to speak to it at Committee. If this is not the case, you should refer your request to speak to the Committee Chairman in good time before the meeting, who will decide if it is appropriate for you to speak.

Those wishing to speak should refrain from bringing photographs or other documents for the Committee to view. Public speaking is not designed as an opportunity to introduce new information and unfortunately, such documentation will not be accepted.

Scheduled DCC meetings are those which are set as part of the Council's civic timetable. Special DCC meetings are irregular additional meetings organised on an ad-hoc basis for very large or complex applications.

Before the meeting

You must register your wish to speak at the meeting. You are required to notify both our Democratic Services Team democratic.services@stroud.gov.uk and our Planning Team planning@stroud.gov.uk by 12 noon 1 clear working day before the day of the meeting, exceptionally, the council will consider late representations if appropriate.

At the meeting

If you have registered to speak at the meeting, please follow the instructions contained within the "Guidance for Public Participants for Remote Meetings which will have been provided to you by Democratic Services. Where more than one person wishes to speak, you may wish to either appoint one spokesperson or share the slot equally, democratic services will inform you by email should there be more than one speaker sharing the timeslot.

1. Scheduled DCC Meetings

There are three available public speaking slots for each schedule item, all of which are allowed a total of **four minutes** each:-

- Town or Parish representative
- Objectors to the application and
- Supporters of the application (this slot includes the applicant/agent).

Please note: to ensure fairness and parity, the four minute timeslot is strictly adhered to and the Chairman will ask the speaker to stop as soon as this period has expired.

Those taking part in public speaking should be aware of the following:

- They will be recorded and broadcast as part of the Council's webcasting of its meetings.
- Webcasts will be available for viewing on the Council's website and may also be used for subsequent proceedings e.g. at a planning appeal.
- Names of speakers will also be recorded in the Committee Minutes which will be published on the website.

The order for each item on the schedule is

1. Introduction of item by the Chair
2. Brief presentation and update by the planning case officer.
3. The Ward Member(s)
4. Public Speaking
 - a. Parish Council
 - b. Those who oppose the application
 - c. Those who support the application
5. Committee Member questions of officers
6. Committee Members motion tabled and seconded
7. Committee Members debate the application
8. Committee Members vote on the application

2. Special DCC meetings

There are three available public speaking slots for each schedule item, all of which are allowed a total of up to **eight minutes** each:-

- Town or Parish representative
- Objectors to the application and
- Supporters of the application (this slot includes the applicant/agent).

Please note: to ensure fairness and parity, the eight minute timeslot will be strictly adhered to and the Chairman will ask the speaker to stop after this time period has expired.

Those taking part in public speaking should be aware of the following:

- They will be recorded and broadcast as part of the Council's webcasting of its meetings.
- Webcasts will be available for viewing on the Council's website and may also be used for subsequent proceedings e.g. at a planning appeal.
- Names of speakers will also be recorded in the Committee Minutes which will be published on the website.

The order for each item on the schedule is:

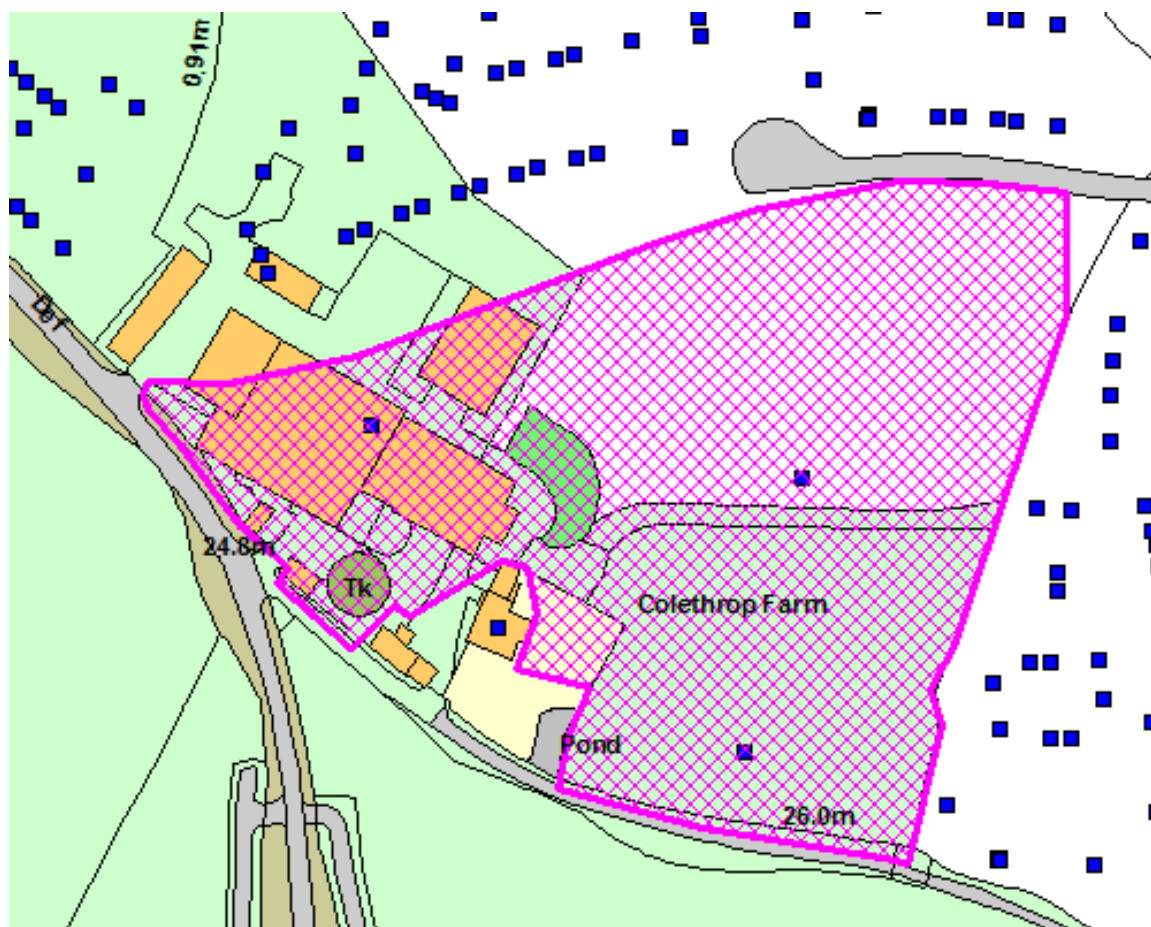
1. Introduction of item by the Chair
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4. Public Speaking
 - a. Parish Council
 - b. Those who oppose the application
 - c. Those who support the application
5. Committee Member questions of officers
6. Committee Member tabled and seconded
7. Committee Members debate the application
8. Committee Members vote on the application

Parish	Application	Item
Hunts Grove Parish Council	Parcels R17, R18 & R19, Hunts Grove Phase 4, Hunts Grove Drive. S.20/0087/REM - Reserved matters application (1) for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove.	01
Hunts Grove Parish Council	Parcel R17, R18 & R19, Hunts Grove Phase 4, Hunts Grove Drive. S.20/0088/REM - Reserved matters application (2) for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove.	02
Horsley Parish Council	Folly Cottage, Whiteway Bank, Downend. S.20/1205/HHOLD - Engineering operation to create driveway	03
Stonehouse Town Council	Parcel E4 Land West Of Stonehouse, Grove Lane, Westend. S.20/0983/DISCON - Discharge of Condition 46 - Area Masterplan - from approved application S.14/0810/OUT.	04
Eastington Parish Council	Public Open Space Between Parcels H10 And H11, Land West Of Stonehouse, Grove Lane. S.19/2614/REM - Public open space and strategic cycle link	05



Development Control Committee Schedule 13/10/2020

Item No:	01 & 02
Application Nos.	S.20/0087/REM & S.20/0088/REM
Site Address	Parcels R17, R18 & R19, Hunts Grove Phase 4, Hunts Grove Drive, Hardwicke
Town/Parish	Hunts Grove Parish Council
Grid Reference	380958,211842
Application Type	Reserved Matters Application
Proposal	Item 01: Reserved matters application (1) for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove. Item 02: Reserved matters application (2) for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove.
Recommendation	Approval
Call in Request	Head of Development Management





Development Control Committee Schedule 13/10/2020

Applicant's Details	Colethorp Farm Limited C/O Agent, 10 Queen Square, Bristol, BS1 4NT,
Agent's Details	Stantec, 10 Queen Square, Bristol, BS1 4NT, ,
Case Officer	Ranjit Sagoo
Application Validated	14.01.2020
	CONSULTEES
Comments Received	Biodiversity Officer Contaminated Land Officer (E) GCC Local Lead Flood Authority Highways England Conservation North Team Hardwicke Parish Council Hunts Grove Residents Association GCC Development Coordination (E) SDC Water Resources Engineer
Constraints	Consult area Glos Centre Env Records - Species Within 200m of M5 Mixed use Allocation SAC SPA 7700m buffer
	OFFICER'S REPORT

The Proposal

This Committee item seeks to report on planning applications S.20/0087/REM and S.20/0088/REM concurrently as they are identical reserved matters application for 128 dwellings on Parcels R17, R18 and R19 of Hunts Grove development. These reserved matters submission are pursuant to outline planning permission S.19/1925/VAR for an area known as Farmhouse Triangle that lies south of the junction of the spine road Haresfield Lane.

The original submission related to 127 units, however, through design amendments there is an additional unit created.

To briefly explain, 'twin-tracked' planning applications refers to the process of submitting more than one identical application to the local planning authority (LPA) at the same time.

The rationale for twin-tracking is to prevent possible delays for the developer by allowing one application to continue to be determined by the LPA whilst if agreement cannot be reached, the other application is appealed against for non-determination to the Secretary of State.



Development Control Committee Schedule 13/10/2020

Planning History

An original outline planning permission (ref: S.06/1429) was approved in 2008 for Hunts Grove for 1,750 dwellings and associated infrastructure. Since then, there have been various applications. The most recent S.73 planning application (LPA ref: S.15/1498/VAR), pursuant of this application made changes to the infrastructure phasing and the scope of planning obligations.

The outline planning permission (S.15/1498/VAR) that also subject to Environmental Impact Assessment (EIA), the results of which are set out in the Supplemental Environmental Statement. The EIA set out the form and maximum parameters of the development where future reserved matters would need to comply with:

- Outline Masterplan (13143/3139H)
- Building Heights Plan (13143/3140G)
- Access and Circulation Plan (13143/3142H)
- Landscape Strategy Plan (13143/3144H)
- The Parcel Plan (13143/3141G)

A key change brought about by the most recent outline consent has been switching the neighbourhood centre from the application site location to now be located on the junction of Haresfield Lane and the A38. A reserved matter application for the neighbourhood centre (S.20/0104/REM) has been submitted to the Council. It is noted that this application is being reviewed by the applicant in light of the feedback received during the planning application consultation period.

There have been various reserved matter applications consented in accordance with the phasing of residential development and requirement for associated infrastructure. This includes residential development, road infrastructure, allotments, school, public open space and linear green corridors connecting Hunts Grove development.

Hunts Grove development is well under construction and some phases have already been built and occupied. As mentioned above, the neighbourhood centre reserved matter is pending decision along with the community building and play pitches (S.20/0103/REM) located to the west of this application site.

Finally, a reserved matter application had been approved to realign of Haresfield Lane to go directly north and connect onto the spine road which otherwise would have doglegged through the centre of this application site before connecting onto the spine road. The realignment of Haresfield Lane has been granted planning consent and this proposal reflects the new arrangement.



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Pre-application Consultations

It is noted that the applicant has undertaken two sets of pre-application consultations with the local planning authority. The first pre-application consultation (LPA ref: 2019/0570/PREIMT) undertaken around September 2019 provided general advice on the principle of residential development, time limits imposed by the outline consent and the overall masterplan for Hunts Grove development.

Around December 2019, a second pre-application consultation (LPA ref: 2019/0671/PREIMT) focused on an indicative layout. General concerns had been raised which included the significant number of mews type development, layout, vehicle manoeuvrability, parking and levels of privacy.

Relevant Planning Policies

National Planning Policy Framework (NPPF) (revised February 2019)

Relevant NPPF policies are set out below:

- Chapter 2 (achieving sustainable development) sets out the three overarching objectives of achieving sustainable development which are economic, social and environmental.
- Paragraph 11 – presumption in favour of sustainable development.
- Chapter 4 (Decision-making) relevance to paragraph 47 relates to planning applications determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 38 and 39 encourages pre-application engagement and front-loading and that early engagement has the potential to significantly improve the efficiency and effectiveness of the planning application system.
- Chapter 8 (Promoting healthy and safe communities) seeks to achieve healthy, inclusive and safe places. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 92 aims to provide social, recreational and cultural facilities and services the community needs.
- Chapter 9 (Promoting sustainable transport) consideration for transport issues, including potential impact on transport network, transport infrastructure (existing and proposed), sustainable modes of travel; and patterns of movement and transport integration.
- Chapter 12 (Achieving well-designed places) creating better places to live and work with a clear design vision.
- Chapter 15 (Conserving and enhancing the natural environment) planning policies and decisions should contribute to and enhance the natural and local environment. Most relevant to this application, minimising impacts to biodiversity and a coherent approach for ecological networks.

Stroud District Local Plan (adopted November 2015)

Relevant Local Plan policies, both core policies and delivery policies are set out below:

- Core Policy CP1 – Presumption in favour of sustainable development. Follows on from the NPPF and that the Council will take a positive approach to reflect presumption in favour of sustainable development.
- Core Policy CP4 – Place Making. Relevant to this proposal, the proposals would be expected to show connectivity, reduce car dependency, improve transport choice. In addition, creating safe streets, well managed attractive public and private spaces.



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- Core Policy CP5 – Environmental development principles for strategic sites. This policy is linked to CP2 (Strategic Sites) that are set out in the Local Plan. Although, the Hunts Grove development (relevant to this application) is not within the current Local Plan, however, the principle of Policy CP5 is regarded as relevant and consistent with the NPPF. This is also in accordance with the general principles of sustainable development and good design, for example, low environmental impacts; accessibility (by sustainable modes of transport); layout; landscaping and community facilities are in accordance with the indicative masterplan.
- Core Policy CP14 – High Quality Sustainable Development. The District will support high quality development which protects, conserves and enhances the built and natural environment.
- Delivery Policy ES1 – Sustainable Construction and Design requires integration of sustainable design and construction to all new developments in Stroud.
- Delivery Policy ES3 – Maintaining Quality of Life within our Environmental Limits protects against unacceptable impacts to life of residents, workers and visitors.
- Delivery Policy ES7 – Landscape Character. Relevant to this application would be the to conserve or enhance the special features and diversity of the different landscape character types found within the District.
- Delivery Policy ES12 – Better Design of Places states that the District requires layout and design of new development to create well designed, socially integrated, high quality successful places.

Consultations

Consultations have been re-issued based on the revised scheme, any further comments from consultees will be reported to Committee:

Hardwicke Parish Council: (6th February) – No objections. The Parish Council have been consulted at pre-application stage and are supportive of the applicants' objectives to deliver mixed-use facilities in the heart of Hunts Grove, something residents had expected from the overall Hunts Grove masterplan prior to changes by Crest Nicholson. The application demonstrates development of attractive public open space and a desire to establish a higher-quality of layout and architectural design. Key to delivering on these objectives are the plans for the original farmhouse which are excluded from this application, something residents have expressed a preference to retain and re-use, potentially as small business space, cafe etc. We encourage the applicant to submit an integrated masterplan including the farmhouse.

Hunts Grove Residents Association (HGRA): (4th February) – are supportive of the applicants' objectives to deliver mixed-use facilities in the heart of Hunts Grove, something residents had expected from the overall Hunts Grove masterplan prior to changes by Crest Nicholson.

The application demonstrates development of attractive public open space and a desire to establish a higher-quality of layout and architectural design but that will inform future development at Hunts Grove. HGRA welcome this shift in course and the potential for further dialogue on the overall design-code and character moving forward.



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Key to delivering on these objectives are the plans for the original farmhouse which are excluded from this application, something residents have expressed a preference to retain and re-use, potentially as small business space, cafe etc. We encourage the applicant to submit an integrated masterplan including the farmhouse.

Highways England (4th February 2020): no objections.

Local Highway Authority (GCC Highways): the LHA and the highways consultant have worked in collaboration to address minor tweaks across the whole application site relating to general parking, junction design and more active ground floor frontages by removing some of the garages to the mews. Based on discussions and correspondence with the LHA, the revised scheme is now regarded as acceptable in highway terms.

LLFA (Gloucestershire County Council):

Comments received (4th February 2020) - no comments / objections.

SDC – Water Resources Engineer:

Comments received (5th February 2020) – no comments / refer to LLFA.

SDC – Specialist Conservation Officer:

Comments received (17th September 2020) – no comments.

SDC – Contaminated Land Officer:

Comments received (13th February and 23rd September 2020) – requesting information relating to how contamination within the application boundary will be dealt with. Subsequent discussions with the Contamination Land Officer to confirm that land contamination can be dealt with via the discharge of Condition 12 of the outline planning application.

SDC – Biodiversity:

Comments received (5th February 2020) – no objections and recommend a condition relating to the need for a Landscape and Ecological Management Plan (LEMP) to ensure long-term maintenance and management of the proposed biodiversity enhancement features. The submitted ecological report did state in section 5.2.1. that a LEMP would be submitted that would detail a monitoring programme. Draft proposed condition relating to LEMP reads:

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of the features to be managed.
- b) Aims and objectives of management
- c) Appropriate management options for achieving aims and objectives
- d) Prescription for management actions
- e) Preparation of work schedule (including an annual work plan capable of being rolled forward over a 20-year period)
- f) Details of body or organisation responsible for implementation of the plan.
- g) Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies)



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responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASONS: To protect and enhance the site for biodiversity in accordance with paragraph 118 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.

Planning Considerations

Principle of development

The principle of residential development accords with the overall masterplan and outline consent (Figure 2.1 Outline Masterplan Supplemental Environmental Statement). However, it is noted that the application boundary excludes the existing farm building to the south-west boundary and an area of land north of the small park area reserved as potential for local shops, subject to a separate application.

The design of the scheme has seen a considerable improvement since pre-application proposals and further revisions on the street configuration and minor alterations to the appearance of mews have taken place during the application.

Design

The proposed style of architecture, is a contrast to the rest of Hunts Grove development which is described as a radical step change to the standard house builder design currently being build. On the whole, there are good examples of quality buildings and spaces that look and function well within the Hunts Grove development. More recent developments have a contemporary feel using a mix of external materials ranging from part render and brick with grey aluminium window frames.

This proposal would create its own unique character that would sit on a prominent junction that joins the spine road and Haresfield Lane. Furthermore, it would link into the surrounding development which includes the community building, allotments and linear public open space.

The overall identity and period style properties would be different to the established Hunts Grove development. Based on the Design and Access Statement and subsequent discussions with the architect and agent, it is understood that the rationale has been based on creating a focal point for Hunts Grove development which otherwise would have housed the neighbourhood centre. The design seeks to create a 'village core' connected to the rest of Hunts Grove development. This includes a mix of dwelling types, treeline secondary streets, a square and to retain hedgerow for habitat connectivity.

The properties that face onto the spine road are large detached houses that have attached garages and two relatively large pair of semi-detached properties. These properties are red brick and generally have similar heights to the properties on the north side of the spine road, however, it is noted that some of the properties on the north side are three storeys.



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Within the site, there is a mix of house types which includes a combination of terraced properties and mews of varying sizes and number of bedrooms. There is also a mix of external materials proposed which includes rendered finish, buff and red brick. Subject to further clarification, the doors and windows will be painted timber which demonstrates the high quality and attention to detail. The full detail of the materials can be required via condition. It may also be necessary to retain timber windows and doors in perpetuity as it is a distinctive characteristic and adds to the high quality development. This can be achieved through a restrictive condition which removes the rights to change windows (e.g. to white uPVC), should Committee be mindful to approve the development. This would not restrict the ability to have thermally efficient glazing.

There have also been amendments to one of the house types that included a 'chevron' pattern, this has now been removed as it was felt that this would not be a characteristic design feature found within Stroud.

The pavilion within the central public open space would be neo classical in appearance and will provide an interesting feature within the street scape. Although, it may be regarded as at odds with the whole of Hunts Grove development, however, given its size and scale the structure is relatively inoffensive and would add to the rest of the character and feel of this immediate area where the properties mimic period properties. The agent has strongly looked to the character and community benefit that this part of the site will provide. It is therefore considered appropriate to require, via a condition, that this community feature is provided in a timely fashion.

Future discussions maybe had with the new Parish Council about taking on this feature and the open space but until or if this does not take place this area will remain the responsibility of the management company (controlled via the S106).

The implementation of the landscaping is controlled by condition 34 of the outline permission and is required within the first planting season following completion of this phase or in accordance with an alternative programme agreed.

Local concern about the provision of dog bins within Hunts Grove public open spaces has been noted and therefore, the agent will be amending the proposed plans to include indicative locations of bins near to the pavilion/open space area.

Connectivity

The proposed pattern of streets is well defined and would enable accessibility for all (in particular pedestrians and cyclists) to move safely and freely within the site itself and the wider context.

The site fronts the spine road along the northern boundary, linear park to the east, allotments (approved) to the south and the proposed community building and sports pitches to the west (pending application).

Towards the centre of the site is a small park area, a pavilion and an area identified as a row of shops (outside the application boundary). There are routes that stem from the north (spine road), the linear green space (east) and Haresfield Lane (west) that will link in with the community building.



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Highways

The proposal offers larger properties that face onto the spine road with off-street allocated parking, the terraced properties have garage parking located towards the rear garden which direct access that leads into the kitchen for convenience. There is a combination of allocated parking within the mews and unallocated space located on-street. The required parking of 230 spaces complies with standard of 1.5 spaces per dwelling plus 20% allowance for visitors.

The junction into the site application from the spine road retains a 5.5m width, the carriageway reduces to 4.8m within the site. Based on input from the Local Highway Authority and the highways consultant, the layout and design seeks to create parts of the site that are informal with pedestrian prioritisation.

Safety and Security

The properties along the spine road have windows and entrances that face onto the street. To the rear of majority of these properties are either mews type developments or a brick wall, trees and parking space to provide defensible space.

A welcomed change has been reconfiguring the parking arrangement on site and most notable has been providing more active frontages to the row of mews which otherwise would have been dead frontages.

There have also been improvements to the internal courtyard to the south-east with the introduction of mews that would have an active frontage that now overlooks providing passive surveillance.

It is noted that consideration has been given to the end users with mews type developments benefiting with an integral cycle and bin storage, this is feature is supported.

Conclusion

On balance, these applications seek to make a step change in the design quality of Hunts Grove whilst also providing a wide mix of house types to cater for single people/couples, small families through to larger house types for larger families. Therefore, creating a sustainable form of development that meets the objectives of social and environmental aspects as set out in the NPPF. There have been revisions to the scheme which have resulted in improvements to the design as a whole.

It is considered that the proposal accords with national and local planning policy, therefore, approval subject to conditions is recommended for both duplicate applications.

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



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no particular matters, other than those referred to in this report, warranted any different action to that recommended.

Subject to the following conditions:	<ol style="list-style-type: none">1. List of Approved Plans - to be updated at committee2. A landscape and ecological management plan (LEMP) shall be submitted to and approved by the Local Planning Authority prior to first occupation of the development. The content of the LEMP shall include the following:<ol style="list-style-type: none">a) Description and evaluation of the features to be managed.b) Aims and objectives of managementc) Appropriate management options for achieving aims and objectivesd) Prescription for management actionse) Preparation of work schedule (including an annual work plan capable of being rolled forward over a 20-year period)f) Details of body or organisation responsible for implementation of the plan.g) Ongoing monitoring and remedial measures.<p>The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p><p>Reason: To protect and enhance the site for biodiversity in accordance with paragraph 118 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.</p>3. No above ground works shall commence on site until full details, including samples, finishes and colours where required, of the materials used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application apart from the need to use timber windows and doors. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity (including timber windows and doors) unless otherwise approved by the Local Planning Authority.
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Reason:

To enable the Local Planning Authority to ensure the satisfactory and high quality character and appearance of the development which was fundamental to the planning justification for the proposed design of the scheme, in accordance with Policies CP8 and CP14 of the adopted Stroud District Local Plan, November 2015.

4. Prior to the provision of the 101st dwellings hereby permitted, the pavilion shall be constructed and available for public use in accordance with the approved plans and shall be maintained as such for the duration of the development.

Reason:

To enable the Local Planning Authority to ensure the satisfactory and high quality character and appearance of the development and the timely provision of this community feature which was fundamental to the planning justification for the proposed scheme, in accordance with Policies CP8, CP14, ES12 and ES16 of the adopted Stroud District Local Plan, November 2015.

5. No dwelling hereby permitted shall be occupied until all the car/vehicle parking area (including garages where proposed) and turning space for that dwelling, has been provided in accordance with the approved plans. Sufficient amount of the approved unallocated/visitor parking to provide 0.2 spaces per dwelling (rounded up to the next complete space) shall also be provided prior to occupation of each dwelling. The approved areas shall be kept free of obstruction and maintained available for that purpose thereafter.

Reason:

To ensure that a safe, suitable and secure means of access and parking that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with Policies CP13 and ES3 of the adopted Stroud District Local Plan, November 2015 and paragraphs 108 and 110 of the National Planning Policy Framework.

6. No dwelling hereby permitted shall not be occupied until the cycle storage facilities, for that use of building, have been made available for use in accordance with the approved plans and those facilities shall be maintained for the duration of the development.



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Reason:

To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with and Policies CP13, ES3 and EI12 of the adopted Stroud District Local Plan, November 2015 and paragraphs 108 and 110 of the National Planning Policy Framework.

7. No dwelling hereby approved shall be occupied until that dwelling has access within the development to an electric charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and shall be retained for the duration of the development. Any replacement charging points shall be of the same specification or a higher specification in terms of charging performance.

Reason:

To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with Policy CP14 of the adopted Stroud District Local Plan, November 2015, Paragraphs 108 and 110 of the revised National Planning Policy Framework and Manual for Gloucestershire Streets July 2020.

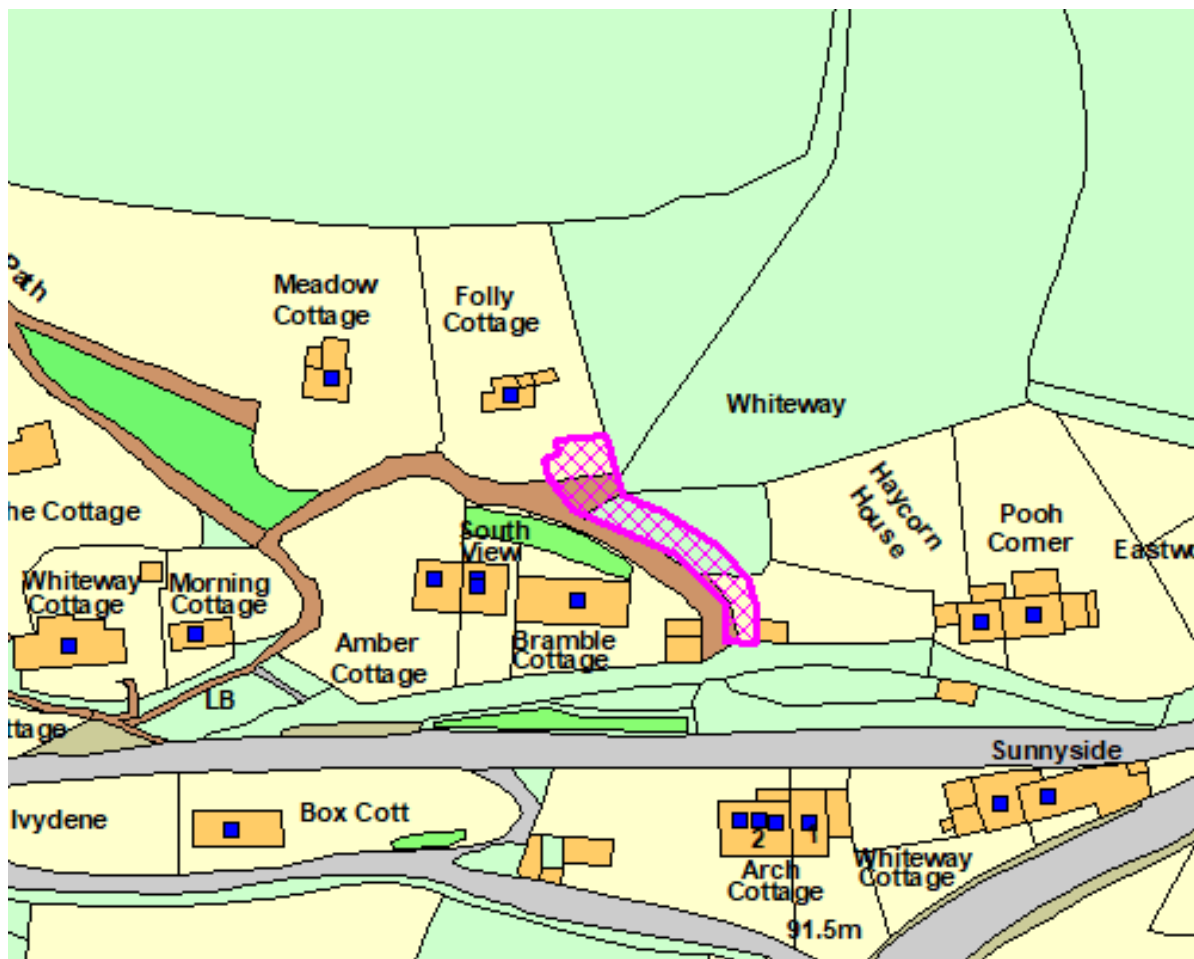
Informatives:

1. In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: The Local Planning Authority have worked with the Applicant/Agent.



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Item No:	03
Application No.	S.20/1205/HHOLD
Site Address	Folly Cottage, Whiteway Bank, Downend, Horsley
Town/Parish	Horsley Parish Council
Grid Reference	384188,198442
Application Type	Householder Application
Proposal	Engineering operation to create driveway
Recommendation	Permission
Call in Request	Parish Council





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Applicant's Details	Mr Chuter Folly Cottage, Whiteway Bank, Downend, Horsley, Stroud Gloucestershire GL6 0PH
Agent's Details	The Rural Planning Practice South Wing CDC, Trinity Road, Cirencester, Gloucestershire, GL7 1PX
Case Officer	Laurence Corbett
Application Validated	18.06.2020
	CONSULTEES
Comments Received	Contaminated Land Officer (E) Horsley Parish Council
Constraints	Area of Outstanding Natural Beauty Consult area Kemble Airfield Hazard Neighbourhood Plan Nympsfield Airfield Zone Horsley Parish Council Affecting a Public Right of Way
	OFFICER'S REPORT

MAIN ISSUES

- Design and appearance
- Residential Amenity
- Highways
- Ecology
- Drainage
- Retaining Wall

DESCRIPTION OF SITE

This is a detached two storey property set within an ample plot off a minor road in Downend, Horsley. The site steeply slopes downhill from north to south with the dwelling is set well above the minor public road to the south. The dwelling is set back from the public highway and historically does not have any off street parking provision.

The dwelling is within the Cotswolds Area of Outstanding Natural Beauty (AONB) and close to a number of Public rights of Way (PRoW) with one crossing the site (path designation MHO/20) but does not have any further planning constraints attached.



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PROPOSAL

Planning permission is sought for the creation of a driveway with onsite parking provision.

REVISED DETAILS

Photomontages of the proposed development submitted

Driveway details submitted

Revised site plan with parking details submitted

MATERIALS

Walls: Timber clad retaining walls.

Driveway: Permeable tarmac.

REPRESENTATIONS

Statutory Consultees:

Horsley Parish Council:

Horsley Parish Council resolved to object to planning application S.20/1205/HHOLD at its meeting on the 28th July 2020.

The parish council request that the matter be referred to the next appropriate Development Control meeting for determination.

The Council have a number of significant concerns about the proposed work and the contents of the current application which has been lodged retrospectively after major excavations were carried out in the last week of April 2020. Approximately 250 tons of soil was removed from the site during this period and a public right of way was destroyed. On 24th April Gloucestershire County Council issued an emergency closure notice on the public footpath on the grounds "that it is necessary to safeguard the public from an unsafely excavated footpath".

1. Lack of detail in the application documents

The proposal involves significant excavation of a steep hillside in a residential area, and impacts on a well-used public right of way. We would have expected to see:

- a) an Engineer's Report setting out a structural survey
- b) a Geological Report as the site is located in an area prone to slippage
- c) an Environmental Report detailing how the bank is to be reinstated and stabilised
- d) a report addressing the issues of surface water run-off and implications for flooding on the lane below, which is already prone to such events
- e) details of the proposed track surface and gradient
- f) information about the reinstatement and repair of the public right of way.

2. Inconsistency within the application documents

The site plan identifies a stone finish to the extension of the existing retaining wall. In the elevations site drawing however mention is made of the use of horizontal timber framing.

3. Visual amenity

Prior to the excavation this was a quiet and peaceful footpath which was settled within the character of the hillside with no visual impact on the Downend valley (see Figure 1). The work



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has made a significant scar on the hillside which requires proposals to mitigate the visual impact (see Figure 2). The site is prominent and visible from the B4058.

4. Safety issues

The excavation has taken place on land bordering a public right of way which has already been closed because of safety concerns. We would refer to Figure 2 where already there is evidence of stones and earth slipping down the bank. In parts the bank is almost 10 ft high and there are no proposals in the application about how this land is to be stabilised and made secure, Figure 3 gives some indication of the height and steepness of the slope and the unstable nature of the screen.

We have previously raised our grave concerns about the stability of this bank with SDC. This area of the village is well known for slippage - the B4058 was closed for many months. There are numerous cottages in the immediate vicinity of the site. We would refer to para 1 and regret the absence of technical reports.

5. Public Right of Way

This is primarily a matter for Gloucestershire County Council. However, it is unclear from the application whether the line of the footpath has been altered. Wooden steps have been built (see Figure 3) but the Council is concerned about their suitability, stability and safety. Should there be any safety precautions to separate members of the public from a steep track used by vehicles? See Figure 2, which appears to show the track several feet above the footpath with no barrier. The application documents do not address this issue which will be of some significance in icy conditions.

6. Drainage and flood risk

The excavation was undertaken in order to make a track for vehicular access to Folly Cottage. There is no information about how this is to be surfaced or any impact this might have on the stability of the bank between the track and the footpath below. If it is proposed to tarmac the track the steepness of the slope is very likely to affect water runoff onto the Downend Lane. This is already prone to flooding so any additional water flow may cause significant problems. In the absence of suitable bank stabilisation there is also the possibility of silt being decanted down into the drains on the lane below which are already under pressure.

SDC Contaminated Land Officer:

Thank you for consulting me on the above application. I have no comments.

GCC Public Rights of Way (PRoW) Officer:

I got involved in this very early on when I was contacted by Ian Mallinson about the works. When I visited the site I arranged for an emergency closure of the footpaths as the excavation rendered the footpath un-useable.

The landowner advised me of what the plan was for the driveway and I have no specific comments to make regarding the retrospective application for the driveway as such but I do with regard to the footpath.



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Public Footpath MHO 20 was a steep uneven path where it came down from the field and the landowner has installed a set of timber steps (like a staircase) to overcome the difference in levels. This section will join with what will be the new driveway.

Public Rights of Way has inspected the steps and they are constructed well but we take no responsibility for them either for maintenance or liability. The landowner is aware of this.

At present, the public come down the steps and meet the rough constructed first level of the driveway. Once tarmacked this will be far more user friendly to those walking from the field. The footpath then runs downhill to behind Bramble Cottage. There is no reason why walkers won't be able to use the new tarmac drive (that I know of) but if the landowner is expecting them to join with the section of the path which was surfaced some years ago (not by PROW) then there will need to be another structure of sorts to get them safely down onto it. At present this section is rough with loose stones making it very difficult.

SDC Drainage Officer:

Pre-commencement condition to follow

SDC Building Control:

Thank you for your email. I have reviewed the proposed engineering details submitted in support of the above application to create a driveway and parking. The proposed retaining wall will create the parking area. The new wall has been designed by a structural engineering practice and as such the designs will be to relevant British standards.

On previous engineering operations we have suggested that a method statement is provided to show the steps that will need to be taken to safely excavate the bank and construct the retaining wall. In my opinion this should also be supplied in support of this application especially as the retaining wall will extend and support an existing stone retaining wall, as indicated on site plan 4920 02 A. The existing wall will also be subject to some demolition which could destabilise the remaining structure.

Public:

Four letters of objection have been received. Issues raised were:

- Inconsistency in drawings detailing use of materials for walling and lack of details of materials to be used in AONB.
- Lack of detail for the new steps on the PROW.
- No design and access statement and no structural engineers report with the application.
- Instability of land not addressed in application.
- Permeable driveway not sufficient for gradients in excess of 1 in 20, which this would be.
- No boundary between driveway and public footpath.
- Proposal should be considered with regards to Horsley NDP L3.
- No surface water runoff report.
- Building regulations would be required for this type/size of proposal. Environmental report upon impact upon wildlife.



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- A highways report is required due to erosion run off between junction of Folly Cottage and Downend road.
- A CDM report on safety.
- A report on the removal and re-instatement of the PROW

Four letters of support have been received. Issues raised were:

- Creation of off street parking will improve on street parking situation.
- Introduction of steps and tarmac will improve PROW as muddy with slippery tree roots at present.
- Removal of scrub and undergrowth allowing more light into woodland. Planting between driveway and PROW for safety.

PLANNING CONSIDERATIONS - NATIONAL AND LOCAL PLANNING POLICIES

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 published on July 2018.

National Planning Policy Framework available to view at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Stroud District Local Plan.

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

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

Local Plan policies considered for this application include:

CP14 - High Quality Sustainable Development

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character

ES12 - Better design of places.

Horsley Neighbourhood Development Plan 2019 - 2040 is to be given significant weight when determining applications.



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DESIGN/APPEARANCE/IMPACT ON THE AREA

The property is set within an existing group of buildings that extend up steeply sloping ground. Folly Cottage is located at the top of the group of residential properties with other dwellings in front of it lower down the hillside.

This proposal would introduce a driveway onto the applicant's land and would involve hardstanding for an access track and a retaining wall to the plot so that the applicant can have off street parking.

As mentioned earlier the proposal will introduce a retaining wall to the site. This will be next to an existing retaining wall that is made up from gabion stone baskets. The size of the proposed retaining wall to be created is detailed to be approximately 11m at its widest point and 3.6m in height. The addition of this wall will allow for the creation of a flat area to be used as off street parking for the property. The existing site is one of a steeply sloping bank up to the property that is under the ownership of the applicant and was overgrown with brambles and Ivy. The site is mainly set behind other properties and it is considered the proposed access track and retaining wall would not be overly visible within the wider setting and any part of the development that is visible would be seen within the context of the other properties and not stand out within the wider area or AONB. The use of timber as a facing material is considered acceptable as this would weather down over time and blend in with the landscape. Stone facing could, when viewed in context of the existing gabion structure, appear visually assertive.

The proposal does not increase the size of the property and it is considered the proposal could be accommodated within the plot without appearing cramped with adequate amenity space remaining.

RESIDENTIAL AMENITY

The proposal is for an access track and a retaining wall, this will not introduce any built form that would lead to overlooking of neighbouring properties that would differ from the existing situation. A retaining wall will be set away from any neighbouring property and will be built up to the existing ground level, so it will not increase the existing ground level and not be overbearing in nature to adjacent residents.

Due to the height and size of the proposed development and the position in relation to the neighbouring properties, it is considered that there would be no unacceptable impact on the living conditions of neighbouring residents and the proposal would not affect the amenity of neighbouring dwellings.

HIGHWAY SAFETY

The property does not have any off street parking at present and it is noted that on-street parking is limited in the local area and under pressure. The applicant has submitted plans showing off street parking can be accommodated for two vehicles to the front of the property that is in accordance with the standards identified within the Local Plan. Whilst the scheme does provide new off street parking it will not lead to any significant increase in traffic movements. With the restricted nature of the access and local network, vehicles speeds will also be low. It is therefore considered that the proposal will not have a severe impact on highway safety and would accord with policies HC8 & ES3 of the Local Plan.



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ECOLOGY

The development is within the applicant's garden that does not have any special biodiversity designation nor are there any protected trees on, or nearby, the site. As the development is within the garden the clearance of the vegetation before the engineering work would not have needed consent. The agents have outlined that this took place outside the nesting season to comply the applicants' requirement under the Wildlife and Countryside Act. Being part retrospective in nature the majority of the engineering works to dig out the site have already been carried out. It is therefore considered the ecological impact would be limited but the mitigation going forward focusing on enhancement with an appropriate native landscaping scheme is required.

DRAINAGE

The proposal has removed the top layer of earth from part of the applicant's garden and it is proposed to be replaced with porous tarmac and hardstanding to the parking area. The Water Resources Engineer has advised that a pre-commencement condition be added to any approval to ensure the detailed drainage scheme is effective and there are no harmful effects upon the wider setting.

RETAINING WALL

Due to the engineering works the proposal requires planning permission. The applicant has sought specialist guidance with the new wall having been designed by a structural engineering practice and as such the designs will be controlled by the relevant British standards.

Whilst the responsibility for securing a safe development rests with the developer and/or landowner given the concerns raised input from Building Control has been sought to give advice upon the specialist information submitted. Building Control has reviewed the drawings/calculation submitted and have recommended that a condition be added to any approval to ensure the proposed retaining wall can be safely erected including a method statement detailing works proposed.

RESPONSE TO OBJECTIONS

A number of objections have been raised with this application due to the inconsistency/lack of information submitted. The application was submitted with an application form, scaled plans, a planning statement and supporting structural reports on the suitability of the retaining wall. The scaled plans identified the finish of the proposed retaining wall to be timber and stone. This is clear on the application form and within the planning statement at section 4.7. Initially the planning statement and structural calculations were not on public view but this situation was corrected before the submission of comments by the Parish Council. For clarity, the scaled plans were amended to show that cladding is to be in timber and the agent has confirmed that timber cladding is proposed.

The site does not have any special ecology or protected trees, as such an ecology survey would not be required for this site as the development will not affect any identified protected species.



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The application has no elevation plans submitted with regards to the steps from the PROW onto the applicant's land. On the submitted plans the steps are outside the applicant's identified land and as such not part of this application. Notwithstanding the PROW officer has been consulted with this proposal and has stated that the steps look acceptable but take no responsibility for the ownership of these steps.

It is stated that there is no boundary between the PROW and the driveway. In plans submitted and photomontage there is a separation between the PROW and the driveway that shows planting in between the two. Notwithstanding the PROW officer has stated that there is no reason why the driveway cannot be used by walkers and does not raise any significant safety concerns.

RECOMMENDATION

The proposal seeks to provide the existing property with onsite parking facility in an area where street parking is restricted and is in demand. Once the works are completed the footpath will be able to reopen and the scheme does not cause a severe impact on highway safety. As addressed above, with appropriate landscaping, materials and drainage, the scheme will not have a significant adverse effect on the character and appearance of the local area, this section of footpath or the wider Cotswolds AONB. The amenities of the local residents are also not adversely affected.

In light of the above, it is considered that the proposal does comply with the policies outlined and therefore permission is recommended subject to conditions (to be updated in late pages).

HUMAN RIGHTS

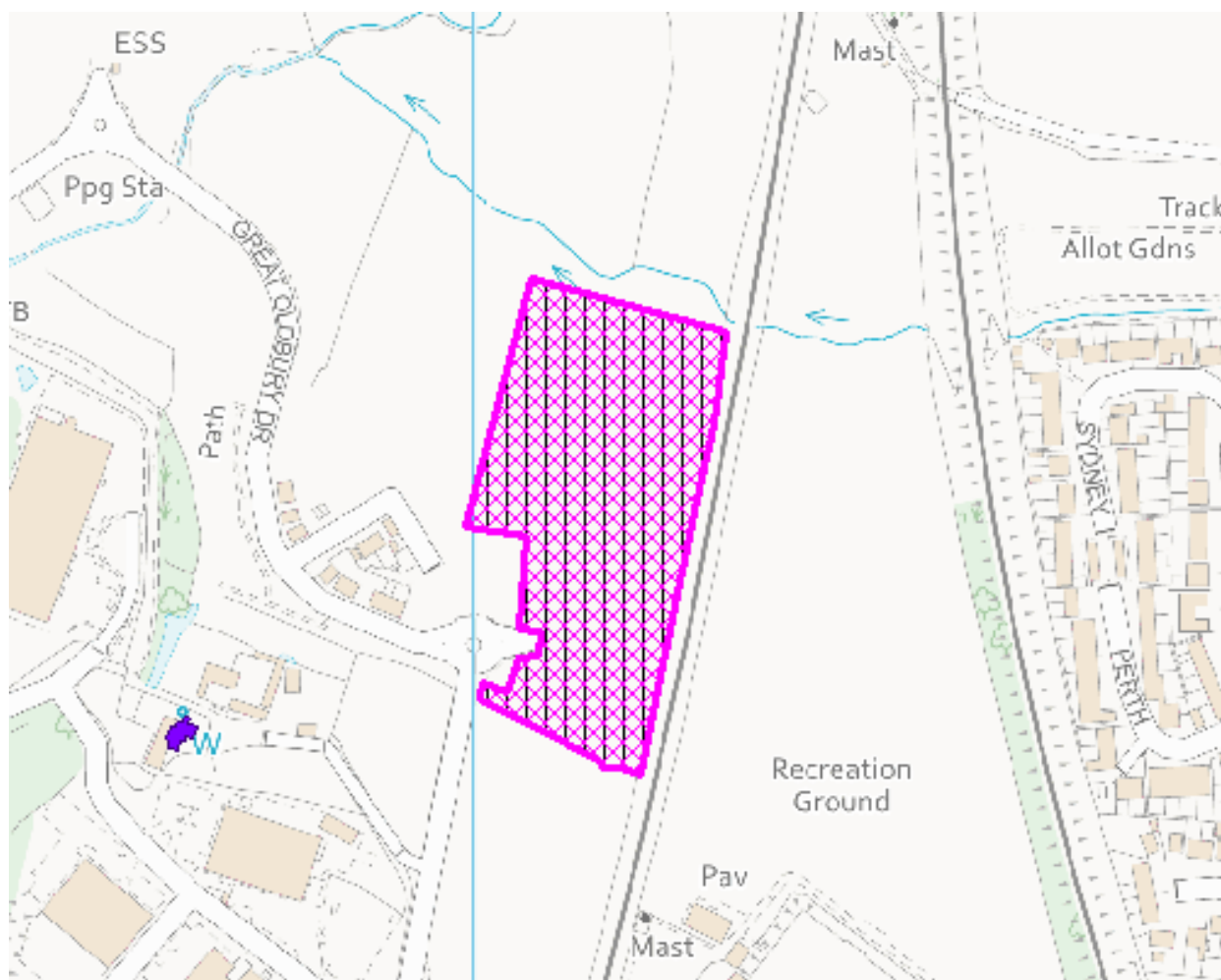
In compiling this recommendation, we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family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

Subject to the following conditions:	Please see late pages.
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Item No:	04
Application No.	S.20/0983/DISCON
Site Address	Parcel E4 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Stonehouse Town Council
Grid Reference	380077,206360
Application Type	Discharge of Condition
Proposal	Discharge of Condition 46 - Area Masterplan - from approved application S.14/0810/OUT.
Recommendation	Refusal
Call in Request	Requested by DCC for all LWoS applications





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Applicant's Details	Robert Hitchins Limited The Manor, Boddington, Cheltenham, GL51 0TJ,
Agent's Details	Osian Roberts DPP Planning, Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ
Case Officer	Amy Robertson
Application Validated	14.05.2020
	CONSULTEES
Comments Received	Biodiversity Officer Eastington Parish Council Development Coordination (E) Stonehouse Town Council Arboricultural Officer (E) Stonehouse Town Council Mr M Taylor
Constraints	Stonehouse Town Council
	OFFICER'S REPORT

MAIN ISSUES

- Principle of Development
- Layout, Design and Highways Structure
- Landscape and Ecology
- Public Open Space
- Residential amenity

DESCRIPTION OF SITE

The application site relates to parcel E4 of outline permission S.14/0810/OUT for Land West of Stonehouse. The outline application was for a mixed use development of up to 1350 houses, employment land, primary school, open space, landscaping etc. This section of the outline development constitutes employment land.

The parcel is located towards the south eastern edge of the development.

PROPOSAL

The application proposes the discharge of condition 46 of the application S.14/0810/OUT application, which requires the submission and agreement of the area masterplan for this phase of the development.

An area masterplan has been prepared for the site and is submitted to discharge this condition. In accordance with the condition, it is only at a masterplan level and therefore only shows key features such as arterial road networks, indicative positioning of buildings, parking and landscape areas. As per standard outline and reserved matters applications, the detailed design, layout and appearance will be subject to a reserved matters application.



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RELEVANT PLANNING HISTORY

The application site forms part of a wider allocated development with outline planning permission for: "A mixed use development comprising up to 1,350 dwellings and 9.3 HA of employment land for use classes B1, B2, and B8; a mixed use local centre comprising use classes A1, A2, A3, A4, A5, D1, D2 and B1; primary school, open space and landscaping, parking and supporting infrastructure utilities; and the creation of new vehicular accesses from Grove Lane, Oldends lane and Brunel Way".

Parcel E4, as the subject of this application, is designated as employment land under the above permission.

REPRESENTATIONS

STATUTORY

Eastington Parish Council - Thank you for consulting Eastington Parish Council about the above. Further to a planning meeting yesterday evening the following amended response following sight of the masterplan document was agreed:

No objection to PL01 REV B as a route provided that GCC Highways are satisfied that highway safety is acceptable. Consideration should be given to how a single 14.5m high building will impact on the new homes being erected approximately 25m from the building.

Objection to plan PL02 REV B as it appears to necessitate the removal of mostly green infrastructure at the crossing point into land parcel E5.

Stonehouse Town Council - The diversion of public footpath Stonehouse MST2 is noted. Has the Local Authority received monitoring reports on the use of the crossing where MST2 goes across the railway line as required by condition 31 of 14/0810/out?

The proposed size and possible height for unit 2/Parcel E4B is concerning; it could overlook and reduce light into the housing and gardens close by to the North of this parcel. It could also be visually oppressive and out of character when viewed from the Oldends Lane area recreation ground. Consideration should be given to smaller units in this area more suited to the residential and semi-rural context.

SDC Biodiversity - It is recommended that preferred scheme would be option A Plan PL01 B, due to the least green infrastructure being removed to allow access through to parcel of land E5. In order to enable the discharge of condition 46, we would like to see a more robust buffer along the railway line on the eastern boundary. The railway corridor acts as a wildlife corridor for many species and as such this needs to be buffered in order to retain this functionality.

SDC Arboriculture- I have no objection to the scheme subject to the following condition:

No development shall take place in connection with development until details of a scheme of hard and soft landscaping for the development has been submitted to and approved by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping areas and boundary treatments (including the type and colour of materials), written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant size and proposed numbers/density.



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Reason: to preserve trees and hedges on the site in the interests of visual amenity and the character of the area in accordance with Stroud District Local Plan Policy ES8 and with guidance in the revised national planning policy framework paragraphs 15, 170(b), and 178 (c) and (d).

GCC Highways - No objections subject to conditions.

Ramblers Association - "the Ramblers object to this application since no provision has been made for Stonehouse public footpath MST2 which runs directly through the site.

PUBLIC

At the time of writing, no representations from the public had been made.

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 2.2 is a material consideration in planning decisions. The NPPF was revised in February 2019.

Full details of the NPPF is available to view at

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

http://www.stroud.gov.uk/info/plan_strat/newlocalplan/PLAIN_TEXT_Local%20Plan_Adopted_November_2015.pdf

The proposal should also be considered against the guidance laid out in SPG Stroud District Landscape Assessment.

Eastington Neighbourhood Development Plan & the adjacent Stonehouse NDP also form part of the development plan.

PRINCIPLE OF DEVELOPMENT

The principle of development for this site was established under the outline application ref: S.14/0810/OUT with the land use parameters, building heights, character areas and indicative masterplan and green infrastructure considered. Therefore, the principle of development is not for consideration under this application.

This application seeks to address the requirement of condition 46 to provide a more detailed area masterplan for parcel E4.



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Condition 46 of the outline permission reads:

Prior to the submission of reserved matters on each particular phase, an area masterplan 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 masterplan. The area master plan 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.

Reason:

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.

LANDSCAPE AND VEGETATION

The proposed application site is currently undeveloped land and therefore is viewed as an attractive part of the rural landscape. However, the site is subject to a large scale mixed-use development and so will be the subject to a fair amount of visual change.

The proposed illustrative landscape shows the key features proposed under this discharge of condition application.

As the site is currently undeveloped, and has an expansive amount of established vegetation in situ, the ecology on the site is of paramount importance to protect.

Throughout the consultation period of the application, the biodiversity officer highlighted the requirement for a more robust ecological buffer along the railway line boundary in order to satisfy local and national policies. Without such buffer, it is considered that the proposed area masterplans cannot be discharged as they would cause significant loss to the wildlife and ecology within this area.

Much discussion has been entered into surrounding the wildlife corridors and ecological buffers throughout the wider LWOS development. Notably, the most recent discharge of the neighbouring parcels H16-20 under planning application ref: S.19/2165/DISCON required amendments and enhancements to the ecological corridor and green buffer in order for it to be considered acceptable.

This application proposes the continuation of this green buffer, and as such, it is critical that it is maintained where absolutely possible in order to ensure the wildlife can travel throughout the whole of the strategic development.

The proposed levels of vegetation put forward within this area masterplan are not considered sufficient to maintain wildlife corridors and accessibility. A request was made by the LPA to see enhancements to this green buffers, however at the time of writing, no amendments have been forthcoming. As such, it is recommended that the application be refused in order to protect habitats and ecology within the development site.



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LAYOUT DESIGN AND HIGHWAY STRUCTURE

Under the outline planning application and the subsequent approved masterplan, basic road layouts and infrastructure was put forward and approved. The section of land under consideration for this application, E4, was not indicated to have any spine road infrastructure contained within it. As such, the internal road layout indicated under this application is largely illustrative, and will be subject to final arrangement under the subsequent reserved matters application relevant to this parcel.

In any regard, the proposed road layout has been considered acceptable by the County Highways Authority and the proposed masterplan is considered acceptable in this regard.

Whilst the purpose of this application is not to put forward exact building locations, the proposed indicative layouts show a layout that would conform to the building heights and design standards as set out and approved under the outline masterplan.

RESIDENTIAL AMENITY

The proposals put forward show compliance to the approved maximum building heights, as well as design parameters. Whilst the proposed development will be subject to further detailed scrutiny under the later required reserved matters application, it is not considered that the residential amenity of existing or future residents nearby the site will be negatively impacted as a result of this application.

PUBLIC OPEN SPACE

No public open space is to be put forward within this development parcel as approved under the outline application.

PLANNING BALANCE AND RECOMMENDATION

The proposed area masterplan is in general accordance to the approved masterplan under application ref: S.14/0810/OUT, however the green vegetative buffer towards the eastern boundary of the site is considered insufficient to be discharged in the interests of local wildlife and biodiversity.

Insufficient information has been submitted to adequately demonstrate biodiversity enhancements within this scheme. Planning applications should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks including wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation in accordance with paragraph 174 of the National Planning Policy Framework.

For the reason above, the information provided in support of this application does not satisfy condition 46 in relation to parcel E4 is not discharged and the application is recommended to be refused.

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



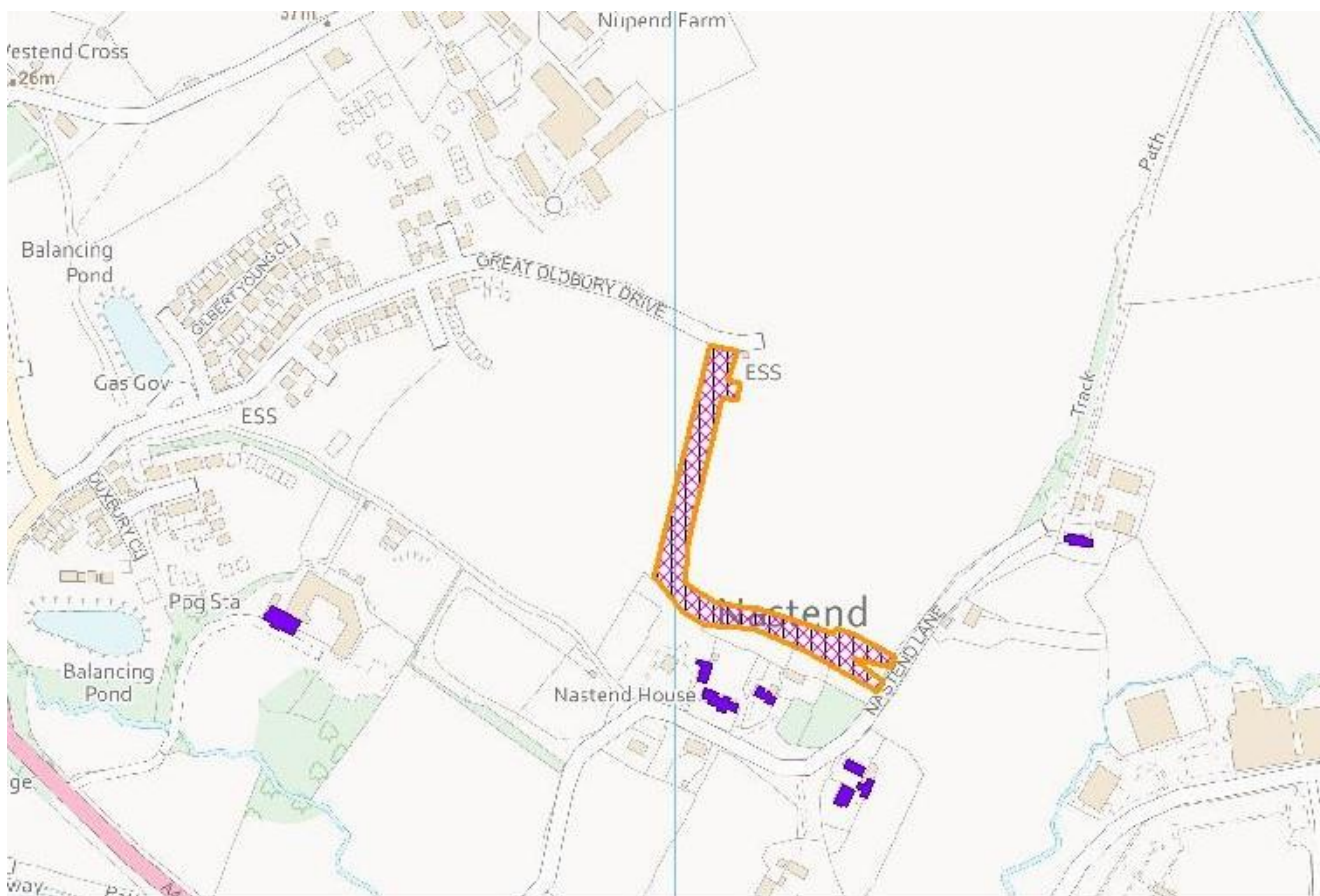
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properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing 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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Item No:	05
Application No.	S.19/2614/REM
Site Address	Public Open Space Between Parcels H10 and H11, Land West Of Stonehouse, Grove Lane, Westend
Town/Parish	Eastington Parish Council
Grid Reference	378920,206403
Application Type	Reserved Matters Application
Proposal	Public open space and strategic cycle link
Recommendation	Approval
Call in Request	Requested by DCC for all LWoS applications





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Applicant's Details	Robert Hitchins Limited The Manor , Boddington , Cheltenham , Gloucestershire , GL51 0TJ
Agent's Details	None
Case Officer	Ranjit Sagoo
Application Validated	06.03.2020
	CONSULTEES
Comments Received	Eastington Parish Council Development Coordination (E) Biodiversity Officer Contaminated Land Officer (E)
Constraints	Consult area Within 50m of Listed Building Neighbourhood Plan Eastington Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer
	OFFICER'S REPORT

DESCRIPTION OF SITE

Land West Stonehouse (Now Great Oldbury) development is 5 miles (approx.) west of Stroud. The access for the site for this application is via the spine road (linking to Grove Lane) that connects onto the A419 (Bristol Road) through to the Nastend Lane at the other end.

This part of the Land West of Stonehouse site is located within the middle between housing parcels H9-10 and H11-12 on either side. The yet to be provided sport pitches with Nupend beyond are to the north of the site, railway line to the east, industrial estate to the southeast, the A419 and the Hamlet of Nastend are to the south.

The gradient of the application boundary is higher compared to the southern part of the development.

PROPOSAL

This is a reserved matters application for some of the Public open space and strategic cycle link pursuant to outline planning permission S.14/0810/OUT.

The proposed cycle/pedestrian link is consistent with the approved outline masterplan (drawing: H.0324_08-1F) where it connects from Nastend Lane (to the south) to the play pitches located off the main street/spine road (at the north).

As indicated on the approved outline masterplan and drawings provided for this reserved matters application, the route is part of the green linear corridor that provides a physical separation between Parcels H10 and H9 (to the west) and Parcels H11 and H12 (to the east).



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PLANNING HISTORY

The mixed use development known as Land West of Stonehouse (Now Great Oldbury) received outline planning permission (S.14/0810/OUT) in 2016. The development comprised of up to 1,350 dwellings and 9.3 hectares of employment land for use classes B1, B2 and B8; a mixed use local centre comprising use classes A1, A2, A3, A4, A5, D1, D2 and B1; primary school, open space and landscaping, parking and supporting infrastructure and utilities; and the creation of new vehicular accesses from Grove Lane, Oldends Lane and Brunel Way.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (revised February 2019)

Relevant NPPF policies are set out below:

- Chapter 2 (achieving sustainable development) sets out the three overarching objectives of achieving sustainable development which are economic, social and environmental.
- Paragraph 11 - presumption in favour of sustainable development.
- Chapter 4 (Decision-making) relevance to paragraph 47 relates to planning applications determined in accordance with the development plan, unless material considerations indicate otherwise.
- Chapter 8 (Promoting healthy and safe communities) seeks to achieve healthy, inclusive and safe places. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 92 aims to provide social, recreational and cultural facilities and services the community needs.
- Chapter 9 (Promoting sustainable transport) consideration for transport issues, including potential impact on transport network, transport infrastructure (existing and proposed), sustainable modes of travel; and patterns of movement and transport integration.
- Chapter 12 (Achieving well-designed places) creating better places to live and work with a clear design vision.
- Chapter 15 (Conserving and enhancing the natural environment) planning policies and decisions should contribute to and enhance the natural and local environment. Most relevant to this application, minimising impacts to biodiversity and a coherent approach for ecological networks.

Stroud District Local Plan (adopted November 2015)

Relevant Local Plan policies, both core policies and delivery policies are set out below:

- Core Policy CP1 - Presumption in favour of sustainable development. Follows on from the NPPF and that the Council will take a positive approach to reflect presumption in favour of sustainable development.
- Core Policy CP4 - Place Making. Relevant to this proposal, the proposals would be expected to show connectivity, reduce car dependency, improve transport choice. In addition, creating safe streets, well managed attractive public and private spaces.
- Core Policy CP14 - High Quality Sustainable Development. The District will support high quality development which protects, conserves and enhances the built and natural environment.
- Delivery Policy ES1 - Sustainable Construction and Design requires integration of sustainable design and construction to all new developments in Stroud.



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- Delivery Policy ES3 - Maintaining Quality of Life within our Environmental Limits protects against unacceptable impacts to life of residents, workers and visitors.
- Delivery Policy ES6 - Providing for Biodiversity and Geodiversity. All new developments will be required to conserve and enhance the natural environment, including all sites of biodiversity or geodiversity value.
- Delivery Policy ES7 - Landscape Character. Relevant to this application would be the to conserve or enhance the special features and diversity of the different landscape character types found within the District.
- Delivery Policy ES8 - Trees, Hedgerows and Woodlands. Development should seek where appropriate to enhance and expand the District's tree and woodland resource.
- Delivery Policy ES12 - Better Design of Places states that the District requires layout and design of new development to create well designed, socially integrated, high quality successful places.

Consultations

Eastington Parish Council: comments received (13th April) - no objections

Highway Authority (Gloucestershire County Council): initial comments received (26th March 2020) relating to the path width of 3 metres being for shared surface foot / cycle. The slope for drainage into swale and away from path.

The crossing over the distributor road at the northern end of the site creates an informal tactile drop kerb crossing directly behind the bus stop which could result in pedestrians crossing being obstructed from oncoming westbound vehicles by an eastbound bus in the bus stop. Therefore, the path and or path crossing location should be relocated further from the bus stop, or the bus stop relocated, or build-out to provide crossing visibility.

Staggered crossing railings or vertical bollard features where the path meets the back edge of the carriageways or footways it crosses or terminates at crossing roads and footways are also required to ensure cyclists slow down to prevent conflicts between pedestrians, vehicles and cyclists.

Therefore, the Highway Authority currently consider the path northern end road crossing has insufficient regarding path crossing visibility and lack of crossing railings/bollards before meeting roads and footways contrary to paragraph 108 and 110 of the NPPF. However, subject to provision of revised plans/details for the above information the Highway Authority may provide a positive recommendation.

The agent has submitted revised drawings which are currently being reviewed by the Highway Authority to confirm the amendments are acceptable in highway terms. This will be reported to Members at committee.

SDC - Contaminated Land Officer: comments received (23rd March 2020) - no comments.

SDC - Biodiversity: original comments received (1st April 2020) - The submitted Landscaping scheme is considered acceptable and it is pleasing to see the incorporation of wild flora/meadow planting within the scheme which will offer enhanced habitat features for



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pollinating insects. A 5-year landscape management plan has been submitted to the LPA which details initial planting and establishment of the scheme and it is considered that the plan provides sufficient detail to enable to LPA to be able understand how the scheme will be established. However, further details are required which detail long term annual management and therefore it is recommended that the above LEMP condition be included in any granting of planning consent. This is in order to allow the LPA confidence that appropriate management of the site will continue for the next 25 years and that the LPA understands which body/organisation will be responsible for that on-going management.

Acceptable subject to the following condition:

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority within 3 months of the commencement of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of the features to be managed.
- b) Aims and objectives of management
- c) Appropriate management options for achieving aims and objectives
- d) Prescription for management actions
- e) Preparation of work schedule (including an annual work plan capable of being rolled forward over a 25-year period)
- f) Details of body or organisation responsible for implementation of the plan.
- g) Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 175 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.

All works shall be carried out in full accordance with the recommendations contained in the 5-year landscape maintenance and management plan, by MHP, dated 26th February 2020, as already agreed in principle with the local planning authority prior to determination.

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

This scheme accords with the general infrastructure requirements set out in the approved masterplan (outline planning permission) and consistent with approved reserved matter applications for infrastructure.

The proposal promotes a sustainable and safe mode of travel that will connect the immediate parcels to the rest of the estate.



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CONNECTIVITY

This proposal, the cycle and pedestrian route, will link the adjoining parcels (east to west) to access the green linear space and provide a pleasant connection for pedestrians and cyclists to the south (Nastend Lane) and the north (play pitches).

DESIGN

The proposed design and detailing of the route is consistent with the approved outline application. It would break up large areas of housing and introduce green open space.

Proposed surface materials are consistent with the general character of the rest of the estate.

BIODIVERSITY

The submitted landscaping scheme is considered acceptable and it is pleasing to see the incorporation of wild flora/meadow planting within the scheme which will offer enhanced habitat features for pollinating insects.

A condition requesting and approving a Construction Ecological Management Plan (CEMP) will ensure protect of ecology during the construction.

CONCLUSION

This application is consistent with the approved indicative masterplan and follows on from the subsequent reserve matter applications for infrastructure for estate development.

Subject to confirmation that the Highway Authority are satisfied with the revised drawings, the application is recommended for approval, subject to conditions.

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 carried out in all respects in strict accordance with the approved plans listed below:
 - Adoptable Footpath General Engineering, drawing ref: 273-FW-101 Rev D
 - Green Infrastructure Plan Sheet 1 of 2, drawing ref: 20026.101 Rev B
 - Green Infrastructure Plan Sheet 2 of 2, drawing ref: 20026.101 Rev B
 - Adoptable Footpath, drawing ref: 273-FW-101 Rev B
 - Long Sections, drawing ref: 273-FW-200
 - Construction Details, drawing ref: 273-FW-300
 - POS Cycleway RMA Identification Plan, drawing ref: STH.POS.CW.1 Rev A
 - Report by MHP titled 5 Year Landscape Maintenance and Management Plan (dated 26.02.2020)

Reason:

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

2. A landscape and ecological management plan (LEMP) shall be submitted to and approved by the Local Planning Authority within 3 months of the commencement of the development. The content of the LEMP shall include the following:
 - a) Description and evaluation of the features to be managed.
 - b) Aims and objectives of management
 - c) Appropriate management options for achieving aims and objectives
 - d) Prescription for management actions
 - e) Preparation of work schedule (including an annual work plan capable of being rolled forward over a 25-year period)
 - f) Details of body or organisation responsible for implementation of the plan.
 - g) Ongoing monitoring and remedial measures.

The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.



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Reason:

To protect and enhance the site for biodiversity in accordance with paragraph 175 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.

3. All works shall be carried out in full accordance with the recommendations contained in the 5-year landscape maintenance and management plan, by MHP, dated 26th February 2020, as already 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.

Informatives:

1. In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: The Local Planning Authority have worked with the Applicant.