

**LATE PAPERS FOR DEVELOPMENT CONTROL COMMITTEE**  
**13<sup>th</sup> October 2020**

<b>Item: 03</b>	<b>Application: S.20/1205/HHOLD</b>
<b>Address: Folly Cottage, Whiteway Bank, Downend, Horsley.</b>	

**Condition 1 - Approved plans:**

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

Location Plan: Ref – 4920 01 submitted 18/06/2020

Site Plan with Elevations and Parking: Ref – 4920 02 A submitted 23/09/2020

**Reason:**

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

**Condition 2 – Building works method statement**

Before the commencement of any further works, a method statement shall be submitted and approved by the Local Planning Authority showing the steps that will need to be taken to safely excavate the bank and construct the retaining wall, as indicated on site plan 4920 02 A. Details are to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the method statement approved.

**Reason:**

In accordance with Policy ES3 of the Stroud Local Plan 2015 in the interests of the amenities/general disturbance of neighbouring properties and the area.

**Condition 3 – Surface water drainage**

No further development shall commence on site until a detailed design, maintenance & management strategy and timetable of implementation for the surface water drainage strategy (e.g. Sustainable Drainage System – SuDS) has been submitted to and approved by the Local Planning Authority. The detail must demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the life time of the development. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

**Reason:**

To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

**Condition 4 - Landscaping**

Before the development hereby permitted is first brought into use, a landscape planting, management and maintenance scheme shall be submitted to and approved by the Local Planning Authority. The landscape planting, management and maintenance scheme shall be implemented in strict accordance with the approved details and maintained in perpetuity.

**Reason:**

To ensure that the landscaping is implemented, maintained and managed and in the interests of the visual amenities and biodiversity of the area.

<b>Item: 04</b>	<b>Application: S.20/0983/DISCON</b>
<b>Address: Parcel E4 Land West of Stonehouse, Grove Lane, Westend, Stonehouse</b>	

**Biodiversity**

Late amendments from the agent after discussion with SDC biodiversity officer. Amendments show greater ecological enhancements on the green infrastructure plan within the proposed area masterplan. The plan shows robust planting buffers along the railway corridor, as well as a minimum 2m buffer in order to achieve a functional ecological corridor.

Revised SDC biodiversity officer consultation response:

“The revised plans are now acceptable to allow the discharge of condition 46, this is because the plans show a more robust buffer along the railway line on the eastern boundary. The revised plans show a minimum 2-meter buffer offset to the existing rail side vegetation to ensure functionality of this area as a wildlife corridor”.

**Updated recommendation**

Given the above, Officers recommend the application is **approved** as the previous reason for refusal has been rectified as a result of the amended plans submitted. The Biodiversity team no longer hold an objection to the scheme and as such, there is no reason for the condition to not be discharged in this instance.