

Public Document Pack



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB
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Friday, 22 April 2022

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 3 MAY 2022** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **6.00 pm**

Kathy O'Leary
Chief Executive

Please Note: The meeting is being held in the Council Chamber at Stroud District Council and will be streamed live on the Council's [YouTube Channel](#). A recording of the meeting will be published onto the [Council's website](#). 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.

If you wish to attend this meeting, please contact democratic.services@stroud.gov.uk. This is to ensure adequate seating is available in the Council Chamber.

AGENDA

1. **APOLOGIES**
To receive apologies of absence.
2. **DECLARATIONS OF INTEREST**
To receive Declarations of Interest in relation to planning matters.
3. **MINUTES (Pages 3 - 14)**
To approve the minutes of the meeting held on 29 March 2022.
4. **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING (Pages 15 - 20)**
(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 **UNIT 1 PARCEL E4 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, STONEHOUSE (S.21/2758/REM)** (Pages 21 - 40)
Reserved Matters Application for a proposed employment development (Class E(g), B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and layout. (description updated 13/04 to reflect outline permission)
- 4.2 **PARCEL E4 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, STONEHOUSE (S.21/2759/REM)** (Pages 41 - 62)
Reserved Matters Application for a proposed employment development (Class E(g), B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and appearance. (description updated 13/4 to reflect outline permission)
5. **APPLICATION AND ENFORCEMENT PERFORMANCE STATISTICS Q1 2022 (Pages 63 - 72)**
Application & Enforcement Performance Statistics Overview

Members of Development Control Committee

Councillor Martin Baxendale (Chair)

Councillor Chris Brine
Councillor Martin Brown
Councillor Jason Bullingham
Councillor Helen Fenton
Councillor Victoria Gray

Councillor Trevor Hall (Vice-Chair)

Councillor Haydn Jones
Councillor Loraine Patrick
Councillor Mark Ryder
Councillor Lucas Schoemaker
Councillor Ashley Smith



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DEVELOPMENT CONTROL COMMITTEE

29 March 2022

6.00 - 10.17 pm

Council Chamber

Minutes

Membership

Councillor Martin Baxendale (Chair)

Councillor Martin Brown
Councillor Jason Bullingham
Councillor Helen Fenton
Councillor Loraine Patrick
Councillor Chris Brine

*= Absent

Councillor Trevor Hall (Vice-Chair)

Councillor Mark Ryder
Councillor Lucas Schoemaker
Councillor Ashley Smith
Councillor Haydn Jones *
Councillor Victoria Gray *

Officers in Attendance

Head of Development Management
Majors & Environment Team Manager
Development Team Manager
Principal Planning Officer (Majors)
Planning Officer

Senior Planning Officer
Specialist Conservation Officer
GCC Highways Officer
Democratic Services & Elections Officer

Other Member(s) in Attendance

Councillors Stephen Davies, John Jones and Turner

DCC.043 Apologies

Apologies for absence were received from Councillors Gray, Brine and Jones.

DCC.044 Declarations of Interest

Councillors Smith declared a personal interest in Item 4.5, S.21/0484/FUL. Later in the meeting he also declared an interest in Item 4.6, S.21/0465/FUL therefore, he left the meeting after Item 4.4 had concluded.

DCC.045 Minutes

RESOLVED That the Minutes of the meeting held on 15 February 2022 were approved as a correct record.

DCC.046 Planning Schedule and Procedure for Public Speaking

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

1.	S.21/2625/HHOLD	2.	S.21/2825/FUL	3.	S.21/1225/REM
4.	S.21/1152/REM	5.	S.21/0484/FUL	6.	S.21/0465/FUL

DCC.047 Hambutts End, Edge Road, Painswick, Stroud (S.21/2625/HHOLD)

The Development Team Manager introduced the report and explained that the application was for the erection of a single storey, detached garage with a home office to the rear. He showed the plans for the site on the screen and then further informed the Committee of the things to consider:

- The site was within the settlement development limits of Painswick and not within the Painswick conservation area.
- The site fell within the Cotswolds Area of Outstanding Natural Beauty (AONB)
- The proximity of the site to the nearest listed buildings.

The Development Team Manager explained the principle policies of the local plan used to determine the application which were:

- HC8 – This allowed for extension, alteration and erection of ancillary buildings within existing residential properties.
- ES10 – Managed the impact of development on a heritage asset.

He further informed the Committee that there had previously been a garage on this site.

The Head of Development Management told members that there had been a third-party representation handed in prior the meeting by the parish council representative. She explained that current processes do not include reading out third party representations to committee and that she was aware that the author had already made representations on the application.

Mr Lewis, Parish Councillor, spoke on behalf of the Painswick Parish Council against the application. He informed the Committee that he was the chair of Planning for Painswick Parish Council and shared their concerns:

- The detrimental impact of the application on Hambutts House (a Grade 2 listed building), the proposed garage would be visible from its rear windows and garden.
- A similar application (S.14/0799/HHOLD) in Painswick was originally refused due to the height of the proposed pitched garage roofs being higher than the boundary walls of the nearby listed buildings.
- There were ongoing issues surrounding land ownership and the removal of the previous garage.

Mr McLean, the applicant, spoke in favour of the application. He asked the committee to support the application for the following reasons:

- The existing garage had fallen into disrepair and was unsafe to use. This application replaced the existing garage and occupied the same hard standing.
- The design of the building had been changed to satisfy Planning Officers suggestions.
- The materials proposed were in keeping with the village of Painswick and the local area.
- Hambutts House was around 39 metres away with mature trees along the boundary.

The Development Team Manager gave the following responses to questions from Councillors:

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- The height difference between the previous garage and the new proposed garage could not be identified however, plans were produced to show the extent of the garage roof in relation to the boundary wall.
- The Officer opinion was that there wouldn't be an impact to loss of light.

Councillor Ryder proposed and Councillor Patrick seconded.

After being put to a vote, the Motion was carried unanimously.

RESOLVED To PERMIT the application

DCC.048 137A Summer Street, Stroud, Gloucestershire (S.21/2825/FUL)

The Planning Officer introduced the report and explained that the application was for the demolition of an agricultural barn and the erection of a new dwelling to a passivhaus standard. She informed the Committee that the current barn had been granted prior approval for conversion to a residential dwelling under class Q of the general development order in 2020.

She informed the committee of the main points of the application which included:

- The site was located off Summer Street in Stroud and sat just outside of the settlement boundary.
- The site was in close proximity to a number of listed building (to the south) and to the AONB.
- The proposed building would have a reduction in size to the original footprint of the barn.

The Planning Officer further informed the Committee of the main issues to consider which included:

- The principle of development.
- The appearance and visual impact.
- The site sat outside the settlement limits which meant it was considered to be in the open countryside.
- The application did not meet any exceptions set out in policy CP15 of the local plan.
- The application conflicted with policies CP2 and CP3 of the local plan.
- There was a fallback position of the class Q development for the conversion, which was a material consideration.

The Planning Officer concluded by explaining:

- Due to the location of the site which was located on the edge of the Stroud settlement, and the fallback position, there would be limited harm in relation to the location.
- The scale and appearance would be similar to the existing building.
- The domestic curtilage had been reduced.
- No objections were received following consultation which was ongoing.
- The dwelling was proposed to meet passivhaus standards.

Mr and Mrs Kingdom, the applicants, spoke in support of the application. They asked the committee to support the application for the following reasons:

- After researching the conversion, they realised the home would not achieve the levels of energy efficiency sought.
- They followed the existing roof shape and retained the timber cladding in order to retain the existing characteristics of the barn.

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- 25% of the mass of the building was removed in order to create a courtyard.
- The proposed house would be 25 times more energy efficient during its lifetime and the passivhaus standards would mean it required almost no heating.
- The current barn was not required as they grazed with small numbers of hardy breeds.
- They would be working with other land owners and the wildlife trust to increase biodiversity and natural habitats including the creation of a wildlife corridor.
- They had begun work with Stroud District Council (SDC) to install natural flood defences along their stretch of the Slade Brooke.

The Planning Officer gave the following responses to Councillors questions:

- The change of use would only relate to the red line of the application site on the plans which would protect the new proposed curtilage.
- If there was a reason that the development would not be acceptable if it wasn't a passivhaus, then a condition could be placed to ensure passivhaus standards were met.
- There were a number of recommendations made by the biodiversity team. One was for a home information pack due to the site being within the catchment area for the beechwood commons which had been conditioned.

Councillors debated the weight of the passivhaus standards in relation to the application and whether they felt it necessary to condition those standards as part of the application.

Councillor Ryder raised a point that the consultation of the application advertised the passivhaus standards which carried substantial weight in the community and should be a determining factor.

The Development Team Manager reminded the committee of their powers and the Local Plan Policy CP14 which the application would relate to most. He also reminded the Committee of their ability to use informatives within a decision as well as conditions.

Councillor Brown supported the use of an informative in the approval which referenced CP14 and its principles.

Councillor Brown proposed the Officer advice with the addition of an informative which would relate to policy CP14 and passivhaus standards. Councillor Ryder seconded. Councillor Ryder expressed his disappointment that the passivhaus standards could not be conditioned.

Councillor Smith stated that it was important for the record to state the nature of the particularities of this application. It was relevant as to why they were making this judgement as opposed to other applications which may come in the future situated in the open countryside.

After being put to a vote, the Motion was carried unanimously.

RESOLVED To PERMIT the application subject to the conditions set out in the report and to delegate to the Head of Development Management to decide once consultation has concluded with an added informative to be agreed in consultation with the Chair and Vice chair of the committee.

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DCC.049 **Dudbridge Industrial Estate, Dudbridge Road, Stroud, Gloucestershire**
(S.21/1225/REM)

The Senior Planning Officer introduced the applications and explained that they were reserved matters applications which emanated from the hybrid application previously approved in 2017. The first application was for the conversion of the existing building into 30 units. He showed the Committee the plans for the proposed site and explained the considerations:

- The site was within the conservation area and in close proximity to the canal.
- Improvements had been made to the road design in response to Highways objections.
- Planting had been increased and the parking layout had been altered.

The Senior Planning Officer gave the following responses to questions from Councillors:

- Although there was not a segregated cycle route, allowances were made for cyclists including an indoor bike storage.
- Questions surrounding refuse vehicles access, play areas and cycle routes were deferred until the second application.

Councillor Ryder proposed and Councillor Schoemaker seconded.

After being put to a vote, the Motion was carried unanimously.

RESOLVED To PERMIT the application and Delegate to the Head of Development Management to decide once consultation has concluded.

DCC.050 **Dudbridge Industrial Estate, Dudbridge Road, Stroud, Gloucestershire**
(S.21/1152/REM)

The Senior Planning Officer introduced the application and explained that it was for the erection of 94 dwellings. This application was a second reserved matters application from the original hybrid outline application submitted in 2017. They showed the Committee the plans for the proposal and informed them of the changes made which included:

- Improvements to the road layout in order to reduce vehicle speed.
- Increased tree planting.
- Road surface changes to reduce speed.
- Visitor car parking spaces removed and replaced with tree planting to improve layout and design.
- Cycle storage provided.
- The open space on the site included benches and a central feature.

The Head of Development Management confirmed, in response to Councillor Brown, that the nearest play area was the Elizabeth Field to the west of the site. She further informed that it could be accessed directly via towpaths from the proposed development.

The Senior Planning Officer gave the following responses to questions from Councillors:

- The changes requested by Highways were highlighted in magenta on the proposed plans.
- Gloucester County Council (GCC) Highways had no concerns for the access of refuse vehicles along the spine road specifically around the knuckle bend.

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- The boundary wall between the supermarket and the proposed development was an acoustic wall which provided noise mitigation from the loading and unloading of lorries.
- The proposal included a potential for electric charge points to be provided however, this was not currently conditioned.

Councillor Patrick proposed and Councillor Ryder seconded.

Councillor Patrick expressed her support for the application due to the shortage of 1 and 2 bedroom properties in the area and the use of an existing brownfield site for the development.

Councillor Schoemaker raised concerns regarding the lack of affordable housing on the site. Councillor Hall echoed these concerns.

After being put to a vote, the Motion was carried unanimously.

RESOLVED To PERMIT the application and Delegate to the Head of Development Management to decide once consultation has concluded.

Councillor Smith left the meeting at this point due to an interest in the following items.

DCC.051 Land North of, Cirencester Road, Minchinhampton, Gloucestershire (S.21/0484/FUL)

The Principal Planning Officer (Majors) introduced the application and explained that it was for the erection of a primary care doctors surgery with a dentist. They informed the Committee of the main points of the applications:

- The proposal was to build on agricultural land.
- The application included offsite highways works which consisted of 2 additional bus stops, a revised buildout and corresponding speed limits built out.
- Concerns were raised from residents with regards to views into properties from passengers waiting at the bus stop.
- The site was outside the settlement limits of Minchinhampton and was within the AONB.

The Principal Planning Officer (Majors) explained to the committee the principles which had helped to make their recommendation, these included:

- Policy CP15 of the local plan which allowed for development outside of settlement limits subject to certain criteria.
- The site was located within the AONB. The National Planning Policy Framework (NPPF) gave great weight to the preservation of the character of the AONB.
- This application was not considered to be a major development.

The Principal Planning Officer (Majors) summed up the wider considerations of the site which included:

- The water board had agreed to connect the sewer to the mains.
- The proposed design included the addition of swales to increase biodiversity.
- Planting of native tree and hedge species to provide a screening from headlights.
- Low level lighting scheme was proposed due to the potential of bats in the area.
- The mature trees along the boundary were protected by a TPO, a condition had been included to agree the method of construction near these trees in order to protect the roots.

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Councillor Turner spoke as a Ward Member for the area. She stated that there was a need for the surgery in the area and recognised the sensitivity regarding the location of the site. She drew the Committees attention to the following points:

- The applicant's intention to secure an excellent BREEAM rating.
- The conditioning of the low-level lighting.
- She would have liked to have seen the landscaping conditioned to ensure little to no impact from headlights to neighbouring properties.

Mr Neate, a local resident, spoke against the application. He asked the committee to reject the application for the following reasons:

- Core Policy CP15 of the local plan stated that such essential development would only be permitted in the open countryside if it could not be accommodated within the identified settlement development limits.
- The application was in contravention to CP15 because the medical centre could redevelop their current building.
- If this application was permitted, it would set a precedent.
- The location of this application would mean residents from the other end of the village would need to drive to access it.
- A previous plot of land, closer than the proposed site, was dismissed for being too far to walk.
- 5 other sites for this application were also dismissed due to their development not being achievable within the NHS funding timeframe.
- The Proposed medical centre would be 3x the size of the current one with a private dentist included, he questioned whether this was required for such a small village.

Dr's Cooper, Weir and Beard, the applicants, spoke in favour of the applications. They asked the Committee to support the application for the following reasons:

- The current building was built in 1971, since then, the population of Minchinhampton had risen from 3,000 to 7,600.
- They had converted every store cupboard and space available and were still struggling to find room.
- The rooms were too small and not fit for purpose.
- 12 years ago they began to look for a new site to build, they had chosen this site out of a potential 17 sites because this was the only one that was accessible, available for development and could be provided within the NHS funding time constraints.
- The new surgery would provide, 14 consulting rooms, a large health promotion room, a reception area, waiting area and a dentist.
- Thought had been given to the design to preserve and enhance biodiversity.
- A new building would secure the future of the Minchinhampton surgery.
- Additional services would now be able to be offered locally which would reduce travel to Stroud and Gloucester.

The Principal Planning Officer (Majors) gave the following responses to questions raised from Councillors:

- The dry stone wall in the plan was secured under the second planning condition. There was also a soft landscaping plan which would secure the planting.
- The stub of road shown in the plans was for the access to the paddock.
- It was unlikely that there would be views into properties from the bus stop due to the sight angle and the minimal time people would spend at the bus stop.

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- The details for the planting could be found in the report and if it was felt necessary, they could discuss options with the developer.
- They were happy that this was the only viable site out of those listed.

Councillor Ryder debated the potential to condition the boundary treatment in order to provide screening to the neighbours immediately. The Principal Planning Officer (Majors) confirmed from the plans that the proposed height of the hedge was 0.4m, it could not be evergreen due to being a natural species.

Councillor Ryder questioned whether it was possible to condition a minimum maintained height. The Head of Development Management confirmed Councillors could attach a condition to maintain a certain height level.

Councillor Ryder proposed the Officers advise subject to a condition to raise the initial height of the boundary hedges to a minimum of 1 metre.

Councillor Hall seconded.

Councillor Ryder thanked the Officer for their report and expressed his support for the application.

Councillor Schoemaker expressed his concerns for this application.

Councillor Fenton expressed her support due to the need for the service that will be provided. Councillor Hall echoed Councillor Fenton.

After being put to a vote, the Motion was carried with 6 votes for and 1 vote against.

RESOLVED To Grant permission and Delegate to the Head of Development Management to decide once consultation with Highways was concluded subject to the amendment to condition 12 and the increase of the minimum boundary hedge height.

DCC.052 Land Parcels A & B, Near Whitminster, Gloucestershire (S.21/0465/FUL)

The Majors and Environment Team Manager introduced the application and explained that it was split into two main sites which would be connected by an underground cable. He explained the proposal was for a 49.9 megawatts solar development which included battery storage units.

The Majors and Environment Team Manager informed the Committee of the main points of the application which included:

- The solar panels would utilise a tilting mechanism to maximise the amount of power generated.
- The maximum height would be 3m.
- Battery storage units would be spread out across the site.
- NPPF was generally in support of renewable energy.

They further informed the Committee of the key issues to consider which were:

- The landscape impact – The Solar arrays were sited within the existing field patterns and the landscaping proposed provided buffers and an increase to hedge heights to lessen the impact.

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- Cumulative impact – The application was divided into 2 parcels to lessen the impact. The closest solar farm to this location was further North from this site.
- Impact to local residents – A glimmer and glare assessment was carried out and found to have a limited impact on a limited number of dwellings for a limited time.
- Noise Impact – Acoustic fencing and planting were in place to mitigate the noise.
- Highways Impact – During the construction site there would be 12 deliveries a day with a proposed management system to minimise vehicle movements along Whitminster Lane.
- Ecology – The scheme proposed would provide enhancements to the current site.

The Majors and Environment Team Manager concluded by highlighting the late pages that were circulated ahead of the meeting.

Councillor John Jones spoke as a Ward Member against the application. He asked the committee to reject the application for the following reasons:

- It would cover 100's of acres of good productive agricultural land.
- Loss of food production would need to be made elsewhere which would likely be abroad and then imported. This would not be good for carbon footprints or British Farmers.
- Solar Farms should be placed on rooftops or brownfield sites and not covering the vast countryside.
- There were 100's of square metres of rooftops available in the vicinity which could accommodate this application.
- The size of this application would be a massive intrusion on the countryside.
- It would remove views of wildlife and the countryside from local villages.
- The Whitminster parcel had a number of footpaths crossing the land. These were proposed to be fenced off which would not be a pleasant experience to walk through.
- The development would be visible from the canal which was currently being restored by Stroud District Council.
- The tilting mechanism had not been tested in the UK yet and could provide more noise.
- The proposed construction would involve HGV's passing through the main part of the village, along the front of the school and through the narrow village lanes.

Councillor John Jones asked the committee if they were to approve this application could they consider requesting the following:

- All construction vehicles to exit left from the site onto the A38 to prevent large vehicles crossing both busy lanes of traffic.
- The use of the stop / go boards towards the village school to ensure the large vehicles do not encounter local traffic along the narrower lanes toward the site entrance.

Councillor Stephen Davies spoke as a Ward Member against the application. He asked the committee to reject the application for the following reasons:

- Solar farms were a good thing however, they should be built on roofs.
- He questioned why all the warehouses at junction 12 were permitted without conditioning solar panels on the roof.
- This application would take up a huge number of fields.
- There were many future solar farms proposed in the area, how many would be too many, this needed to be decided by the Committee tonight.
- SDC's economic development plan included the need for agricultural land to grow food locally and yet this application would remove acres of agricultural land.

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- Highlighted two concerns of the Whitminster Parish Council which included the views from the footpaths and the conditions required to make the construction traffic safer to local residents.

Mr Paynter, Parish Councillor, spoke on behalf of the Whitminster Parish Council. He asked the committee to reject the application for the following reasons:

- The application proposed was too big, it would cover nearly 15% of Whitminster's green spaces. The solar farm at Slimbridge only covered 1.5% of their green spaces.
- The location was right at the heart of the village.
- It would divide the village houses from the historical parts of the village which included: listed buildings, the church, Whitminster House and the Canal.
- The application directly affected 8 Public Rights of Way (PROW). Residents wouldn't want to walk a footpath with high fences and CCTV cameras on either side.
- A smaller scale farm proposed in the western end of the village by the M5 would make more sense.
- The last 2 years had affected everyone, the PROW were a lifeline during these times for the villagers. The mental health benefits of being outside were widely recognised.
- There were other location options for solar panels such as roof tops, there were no other options for growing crops.
- The war in Ukraine had emphasised the need to be self-sufficient and grow our own food.
- The governments encouraged farmers to grow hedges for carbon capture.
- The area proposed had an abundance of wildlife, especially the local birds one of which the skylarks, was currently on the RSPCA red list.

Mrs Younger, a local resident, spoke in opposition of the application. She asked the committee to reject the application for the following reasons:

- The site for the proposal was on uneven, sloping land which would emphasise its presence and be a huge visual impact.
- The size was disproportionate to the size of the village.
- It would industrialise that stretch of the A38.
- Several properties would be encircled by the development.
- It would impact on the setting of the local listed buildings, the heritage sites and the restoration of the canal.
- Concerns over the use of the new and untested technology (the tilting mechanism). Impact of the noise and the glare could cover a vast area.
- The construction within the current village infrastructure caused many concerns. The school and playground was along the proposed route to the site and large vehicles would cause distraction and harmful emissions.
- Due to the size and restrictions of large vehicles along narrow lanes, such as the narrow S bend on School lane, the HGV's would need to occupy the middle of the road or risk damaging the embankment. This would be a danger to local traffic.
- The proposed traffic light system would not be suitable for those joining the road against the flow of the traffic and would be an accident waiting to happen.
- The noise and disruption from the construction traffic would have a detrimental effect on resident's health and wellbeing.

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Mr Withers, the applicant, spoke in favour of the application. He asked the committee to support the application for the following reasons:

- Moreton Valance solar farm would lead to the equivalent displacement of over 20,000 tonnes of CO2 annually whilst supplying the electricity demand for over 15,000 homes.
- There were currently 102.8 megawatts of operational ground mount solar PV in SDC. This application would increase capacity by 50% which would take the proportion of equivalent houses to 45,000.
- The designs were sympathetic to their surroundings.
- A thorough site finding process was carried out to find the best location which resulted in the 2-parcel approach.
- Resident's views were taken into careful consideration.
- Panels have been removed, additional mature tree's planted and further additional traffic calming measures were all in response to residents' comments.
- Recognised the importance of the landscape which resulted in the largest and most substantial planting scheme to minimise visual impact. This included: 712 new trees 40 acres of wildflower meadow margins and 2.7km native hedgerows. This would significantly increase biodiversity and provide screening for local residents.
- The proposal would include substantial community benefits which included: funding for both Parish Councils, £7.6m of business rates over the life of the project, opportunities for contractors during construction, enhanced footpath corridors and improvements to visibility of school lane through hedgerow setbacks.

The Major and Environment Team Manager gave the following answers in response to questions:

- The nearest solar farm to the proposed application was just to the North of the Morton Valance parcel.
- The community benefit funding sat outside of the planning remit and wasn't to be considered, this would be separate to the planning decision and for the Parish Councils to discuss with the applicant. The scheme offered other community benefits such as providing renewable energy, ecology and biodiversity enhancements.
- There was a wintering bird survey conducted due to the proximity of the River Severn.
- The wildflower meadow margins would provide enhancements from the low ecological agricultural fields.
- The PROW's throughout the site would be protected and maintained.
- The land was previously used for crops, the agricultural classification for the site showed that it was not the best quality or the most fertile.
- The reinstatement of the missing mile part of the canal would be 1 field away from the proposed site, approx. 150m.
- Construction would take 6 months.

Councillor Schoemaker questioned whether they could limit the deliveries on a Saturday due to the proximity of the Saul Junction which was a Popular tourist attraction and drew lots of traffic to the area. It was confirmed that this could be possible if it was felt that it was necessary.

The Head of Development Management confirmed that the any separate community funding agreed between the applicant and the local community was not an issue for the

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committee, such funding would not meet the tests required for S106 agreements and therefore could look to the member of the public like buying a planning application. The Principal Planning Lawyer echoed this.

It was confirmed that:

- The biodiversity teams suggested conditions were incorporated within the landscape ecological management plan.
- Condition 8 tied the planning application to a particular assessment, should it have deviated from that in the future, it would need to be investigated by the local planning authority.
- Condition 4 required the restoration of the scheme to the original condition but differed the details of this to closer to the time.

Councillor Hall proposed and Councillor Brown seconded.

Councillor Brown shared reservations about fields being given over to solar panels and debated the roof alternatives suggested by other Members.

The Majors and Environment Team Manager showed the landscape sensitivity survey which highlighted the highly sensitive AONB areas in red and explained why the solar applications were coming forward in a similar area.

Councillor Schoemaker debated the potential of a traffic amendment on Saturdays.

Councillors Fenton and Ryder expressed support for the potential amendment.

Councillor Schoemaker proposed an amendment for no deliveries on Saturday due to the close proximity to the Saul Junction which was a major tourist attraction that attracted large amounts of tourism on weekend days and was already very busy with traffic, pedestrians and cyclists.

Councillor Ryder seconded the amendment and echoed Councillor Schoemaker's comments.

Councillor Schoemaker proposed the amendment only be applicable to the Whitminster parcel of the application which Councillor Ryder agreed.

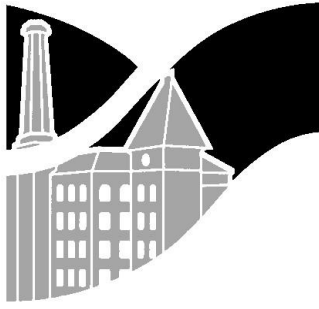
After being put to a vote the Amendment was carried unanimously.

After being put to a vote the Motion was carried with 6 votes for and 1 vote against.

RESOLVED To Permit the application subject to a condition for the Whitminster parcel to have no construction deliveries on a Saturday.

The meeting closed at 10.17 pm

Chair



Stroud District Council

Planning Schedule

3rd May 2022

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.

Planning Schedule 03/05/2022

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 try to arrive at the Council Chamber 10 minutes before the Committee starts so that you can liaise with the democratic services officer and other speakers who have also requested to speak in the same slot. Where more than one person wishes to speak, you may wish to either appoint one spokesperson or share the slot equally.

Planning Schedule 03/05/2022**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

Planning Schedule 03/05/2022

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.
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Planning Schedule 03/05/2022

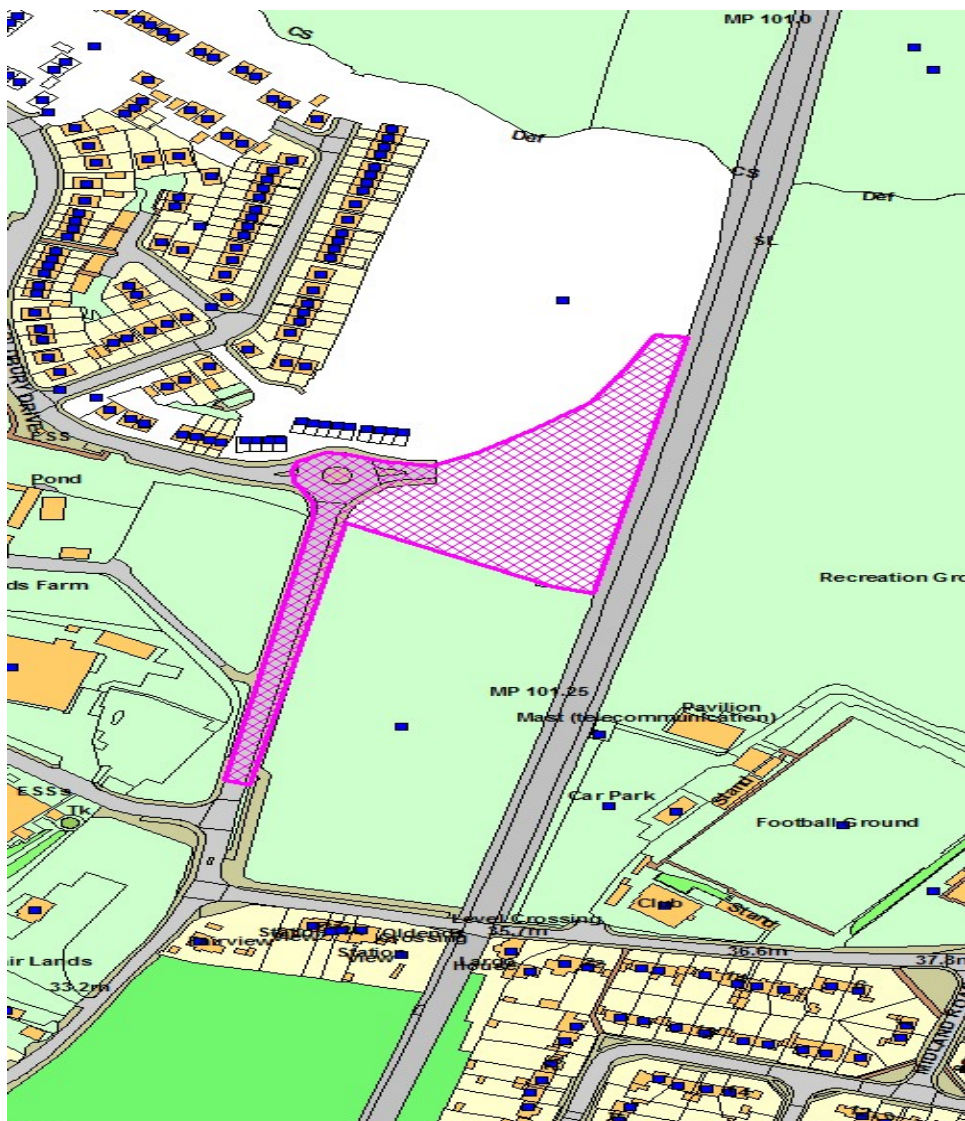
Parish	Application	Item
Stonehouse Town Council	Unit 1 Parcel E4 Land West Of Stonehouse, Grove Lane, Westend. S.21/2758/REM - Reserved Matters application for a proposed employment development (Class E(g), B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and layout. (description updated 13/04 to reflect outline permission)	01
Stonehouse Town Council	Parcel E4 Land West Of Stonehouse, Grove Lane, Westend. S.21/2759/REM - Reserved Matters application for a proposed employment development (Class E(g), B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and appearance. (description updated 13/04 to reflect outline permission)	02

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Development Control Committee Schedule 03/05/2022

Item No:	01
Application No.	S.21/2758/REM
Site Address	Unit 1 Parcel E4 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Stonehouse Town Council
Grid Reference	380077,206360
Application Type	Reserved Matters Application
Proposal	Reserved Matters application for a proposed employment development (Class E(g), B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and layout. (description updated 13/04 to reflect outline permission)
Recommendation	Approval
Call in Request	Standard call in request for all Land West of Stonehouse / Great Oldbury Applications



Agenda Item 4.1

	<h3>Development Control Committee Schedule</h3> <h3>03/05/2022</h3>
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Applicant's Details	Robert Hitchins Ltd C/O DPP Planning, DESG - 11-13 Penhill Road, Pontcanna, Cardiff, CF11 9PQ
Agent's Details	Miss F Rideout DPP Planning, DESG - 11-13 Penhill Road, Pontcanna, Cardiff, CF11 9PQ
Case Officer	Laurence Corbett
Application Validated	01.12.2021
	CONSULTEES
Comments Received	Development Coordination (E) Stonehouse Town Council Arboricultural Officer (E) Contaminated Land Officer (E) Development Coordination (E) Flood Resilience Land Drainage Archaeology Dept (E) Biodiversity Officer SDC Water Resources Engineer Mr M Taylor - South Cotswold Group Contaminated Land Officer (E) Environmental Health (E)
Constraints	Consult area Employment Land (LP) Key Employment Land (LP) Neighbourhood Plan Stonehouse Town Council Railway land with 10m buffer SAC SPA 7700m buffer Single Tree Preservation Order Points Village Design Statement
	OFFICER'S REPORT

1 MAIN ISSUES

- o Principle of development
- o Design, appearance and landscape impact
- o Archaeology & Historic Environment
- o Ecology
- o Drainage
- o Residential Amenity
- o Highway Impact
- o Planning Obligations
- o The Planning Balance



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2 DESCRIPTION OF THE SITE

2.1 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.

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

3 PROPOSAL

3.1 The planning application is a reserved matters application following the outline approval under (S.14/0810/OUT). The proposed development consists of employment development including, scale, appearance, and landscaping associated with Unit 1, Parcel E4, Land West of Stonehouse, Stroud.

3.2 The proposed building will be located towards the south-east of the plot with the visitor's/staff car parking to the west and loading yard with staff car parking to the north of the building. Two vehicular access points are proposed directly off the new estate road.

4 REVISED DETAILS

4.1 During the course of the assessment of this application the following revisions have been provided;

Floor plan submitted 02/03/2022.

Site Plan submitted 25/03/2022.

Tracking plan submitted 25/03/2022.

5 MATERIALS

5.1 Wall: Blue/grey engineering brick work to lower wall with grey composite panels above and anthracite horizontal cladding above to reach the roof.

Roof: Profiled steel roof sheeting

Windows: Powder coated aluminium, anthracite.

Doors: Glass and metal.

6 REPRESENTATIONS

6.1 - Parish/Town Councils:

6.1.1 - Stonehouse Town Council

Stonehouse Town Council object to the proposed development. The Town Council has provided a comprehensive response. The key points are summarised below;

- a) *Route for Public right of way is not clear.*
- b) *No sufficient parking proposed.*
- c) *Inadequate energy strategy*



**Development Control Committee Schedule
03/05/2022**

- d) *Size, scale and location of building could harm neighbouring amenities*
- e) *Tree planting scheme should be high quality*

6.1.2 - Eastington Parish Council

No response has been received

6.2 - External Agencies

6.2.1 - Ramblers Association

Provided that this development does not interfere with footpath MST2 we have no objection.

6.2.2 - Network Rail

Network Rail have no objections in principle to the details submitted.

6.3 - Stroud District Council Technical Officers

6.3.1 - Contaminated Land Officer

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

6.3.2 - Environmental Health Officer

would recommend that the development should be undertaken in full accordance with the submitted LF Acoustics Ltd Noise Assessment (7th March 2022).

In the interests of clarity this should include:

- a) *provision of the 4-metre high acoustic fence as described;*
- b) *cladding to the walls and roof of the unit to have a minimum sound reduction of 35 dB RW;*
- c) *doors of the building to remain closed other than during periods of loading/unloading; and*
- d) *provision of electric forklift trucks with the quietest possible alarms;*

It is also key that all provided external plant (taken as a whole) achieves a Rating Level 10 dB(A) below the prevailing background noise levels (specified in section 4 of the Assessment) at any residential property. The Rating Level should be measured/calculated in full accordance with the requirements of British Standard 4142:2014+A1:2019 - "Methods for rating and assessing industrial and commercial sound" or any future variations thereof. Ideally, I would recommend that we should require a report verifying this prior to operation of the facility.

6.3.3 - Water Resources Officer

Defer to LLFA.

6.3.4 - Arboricultural Officer

No Objection

6.3.5 - Bio-Diversity Officer

No Objection subject to the following conditions



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Conditions

All works shall be carried out in full accordance with the recommendations contained in the Construction Environmental Management Plan - Ecology, Tyler Grange, dated 9th November 2021 already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 179 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.

Prior to the commencement of works, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. 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) responsible for 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 179 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.

Comments:

The proposed landscaping is sufficient and the submitted CEMP will ensure protected species remain unharmed during the construction phase of the development. I have recommended the above LEMP condition, as only establishment details have been provided. The LPA needs to ensure the site is managed appropriately into the long term.

6.4 - Gloucestershire County Council Technical Officers

6.4.1 - Highway Authority

Application should be deferred



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I refer to the above planning application ref S.21/2758/REM which was received on 13 December 2021 and previous application S.14/0810/OUT. The site is located in Parcel E4 of the Stonehouse Grove development which received outline planning permission for B2/B8 storage/distribution use under application 14/0810/OUT.

Access to the site will be gained off the southern arm of the existing main roundabout serving the development at the north east of the site. A new industrial access road will be provided with 2 accesses into Unit 2 and provision for an extension of the industrial access road into the future Parcel E5. The northern access to the site from the industrial access road provides access to the car park and main pedestrian entrance to the site. The southern access provides access to further car parking and the loading area which provides gates at the entrance which will not be acceptable. MfGS requires that gates on industrial access roads should be located 15m back from the edge of the adopted highway to allow a vehicle to wait off the highway, where it would cause congestion affecting the free flow of traffic, whilst gates are opened or closed. A revised layout will be required.

Drawing 8862 PL03 A Proposed Site Layout Unit 1 shows the industrial access road with a 3.5m footway which terminates at the northern side of the northern access to the site which will not be acceptable. Manual for Gloucestershire Streets Addendum October 2021 requires that segregated

walking and cycling infrastructure is provided on industrial access roads to comply with LTN 1/20 Cycle Infrastructure Design. The footway on the industrial access road should therefore be revised to provide a segregated foot/cycleway which should be extended around the bellmouth of the northern access and continue to provide safe access to the southern access for pedestrians, cyclists and those with protected characteristics and to provide a pedestrian link from the bus stops located to the west of the main roundabout. Priority crossings to comply with LTN 1/20 will be required across the junctions to provide future access to Parcel E5. Revised drawings will be required.

Manual for Gloucestershire Streets Addendum October 2021 and the NPPF Para 131 require that new streets are tree lined. Revised drawings showing the required segregated foot/cycleway should therefore include trees. The impact of vehicle movements generated by the site have been previously interrogated under approved application S.14/0810/OUT and effects on the highway capacity of the local highway network are therefore considered acceptable.

The application proposes to provide 1860m² B2/B8 storage/distribution and 214m² office space with 4 HGV loading bays. Drawing P21-622 SK101 P2 Articulated Vehicle Tracking Sheet 1 shows that a 16.480m HGV leaving the site will cross into the path of oncoming traffic which is not acceptable. A

revised swept path analysis will be required which should show the swept path of the vehicle leaving the site with a second vehicle parked at the loading bay to demonstrate access when loading bays are occupied.

The application will provide a total of 41 car parking spaces with 18 being located close to the main entrance and 23 being located within the service area which is an acceptable level of



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provision. Drawing 8862 PL03 A Proposed Site Layout Unit 1 shows that 2 spaces are marked as accessible spaces which will not be acceptable. Manual for Gloucestershire Streets (MfGS) requires that 3 spaces + 3% total car park should be accessible spaces. A total of 4 accessible spaces will therefore be required. The site will provide 2 electric vehicle charging points which will be acceptable initially, however, as MfGS requires that 5% of spaces should be provided with EVCPs with a further 5% being provided no later than 3 years after the first opening of the development an additional 2 ECVPs should either be provided with the development or fitted with infrastructure to provide the 2 additional ECVPs within 3 years.

8 cycle parking spaces are shown on the site layout drawing which is an acceptable level of cycle parking. No definition between short and long term spaces has been provided, however, as the spaces are in an accessible location close to the entrance they will be acceptable for both short and long stay but should be secure and under cover. Drawing 8862 PL04 A Proposed Floor Plans shows toilet facilities which should be extended to incorporate shower, locker and changing facilities for cyclists. An amended drawing should be provided showing the layout of short and long term cycle parking and wash/ change facilities.

A motorcycle parking area has been provided. MfGS requires 1 motorcycle space per 10 car spaces. The site should therefore provide 4 motorcycle spaces which should be shown on an amended drawing.

The Highway Authority therefore submits a response of deferral until the required information has been provided and considered.

6.4.2 - County Archaeologist

The County Historic Environment Record shows that archaeological evaluation was carried out in 2018 which recorded nothing of archaeological interest in the area of this reserved matters application.

I therefore have no archaeological recommendations or any further observations to make in relation to this application.

6.4.3 - Lead Local Flood Authority LLFA

The LLFA recommend that this information is suitable to satisfy the reserved matters for this development from the perspective of flood risk management.

6.6 - Public

6.6.1 - None received.

7 NATIONAL AND DEVELOPMENT PLAN POLICIES

7.1 - National Planning Policy Framework July 2021

7.2 - Adopted Local Plan; Stroud District Local Plan (adopted) 2015.



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Strategic Objectives

SO1 - Accessible Communities

S04 - Transport and Travel

S05 - Climate Change and Environmental Limits

Core Policies

CP1 - Presumption in favour of Sustainable Development.

CP4 - Place Making

Core Policies - Homes and Communities

CP14 - High Quality Sustainable Development

Delivery Policies - Environment and Surroundings

ES1 - Energy Efficiency and Sustainable Construction

ES3 - Maintaining Quality of Life Within Our Environmental Limits

ES4 - Water Resources, Quality and Flood Risk

ES6 - Biodiversity and Geodiversity

ES7 - Landscape Character

ES8 - Trees and Hedgerows and Woodlands

ES10 - Valuing Historic Environment and Assets

ES12 - Better Design of Places.

ES14 - Provision of Semi-Natural and Natural Green Space with New Residential Development

7.3 - Stonehouse Neighbourhood Development Plan (2019)

ENV1 - Maintaining and Protecting the Natural Environment

ENV2 - Green Infrastructure Network

ENV6 - Protecting Views and Vistas

ENV7 - High Quality Design

ENV8 - Provision of Private Outdoor Amenity Space in New Developments

7.6 - Other relevant documents

Planning Obligations Supplementary Planning Document (July 2017)

Stroud District Landscape Assessment Supplementary Planning Guidance (November 2000).

Stroud District Residential Design Guide Supplementary Planning Guidance (November 2000).

Stroud District Residential Development Outdoor Play Space Provision Supplementary Planning Guidance (November 2000).

8 PRINCIPLE OF DEVELOPMENT

8.1 The principle of development for this site E4 was established under the outline application ref: S.14/0810/OUT with the land use parameters (E(g) (formally B1), B2 and B8), building heights (maximum of 14.5m), character areas and indicative masterplan and green infrastructure considered. Therefore, the principle of development is not for consideration under this application. For clarity the Use Classes allowed for unit E4 are E(g), (formally B1) - Offices, Research and development of products of processes and for any industrial process



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(which can be carried out in any residential area without causing detriment to the amenity of the area). B2 - General industrial and B8 - Storage and distribution.

8.2 An area masterplan was submitted and approved at Committee on the 01/10/2020 under application S.20/0983/DISCON. This adhered to condition 46 of planning approval S.14/0810/OUT and had a layout is compliant with broad parameters of the outline application.

9 DESIGN AND LAYOUT

9.1 The proposal has been submitted with a design compliance statement. This details the proposed scheme and site, including the principles and concepts governing the design.

9.2 The proposed development consists of;

- o Ground Floor external area = 1948.09 sqm (20,969 sq ft)
- o First Floor external area = 244.04 sqm (2627 sq ft)
- o Total gross external area = 2192.13 sqm (23,596 sq ft)

together with car parking, landscaping and ancillary infrastructure.

9.3 The proposed building will be located towards the south-east of the plot with the visitor's/staff car parking to the west and loading yard with staff car parking to the north of the building. Two vehicular access points are proposed directly off the new estate road.

9.4 Provision is made for covered cycle spaces, motorcycle parking, electric car charging spaces and accessible parking spaces.

9.5 The proposed building is to be largely constructed from profiled colour coated vertical cladding in different colours of grey, with engineering brick to the base, and powder coated aluminium windows and doors.

9.6 The form, shape and overall massing are all a product of the functional requirements of buildings of this type. The proposed building features a simple palette of materials. A number of trees and shrub planting are proposed fronting the new access road in order to achieve a visual screen of the development when viewed externally from the site. It is considered that this element helps to soften the overall perception of the development, especially when viewed from the closest residential.

9.7 It is considered that the proposed materials are acceptable in that they are materials commonly found within business and warehouse developments. The materials cladding this building will require little maintenance and provide a high quality finish that can be maintained for years to come.

9.8 The scale and design has been guided for the functional use of the building and the limits set out in S.14/0810/OUT. It is considered the proposal is commensurate for its intended use and is recommended for approval.



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10 LANDSCAPE IMPACT

10.1 The proposed application site is currently undeveloped grass land and is relatively level. The site is not located within a Conservation Area, nor does it contain any listed buildings or structures.

10.2 The Reserved matters application has been submitted with a Construction Environmental Management Plan (CEMP) - Ecology, Tyler Grange, dated 9th November 2021, a soft landscaping plan Ref - 13051_P03 REV B, dated 19th November, showing the finished site and an Arboricultural method statement plan Ref - 13051_P07 REV A, dated 19th November, for the construction phase of the development.

10.3 A soft landscape scheme has been submitted that has been designed to include a variety of native trees and hedgerow species, amenity grassland and wildflower grassland. The spine road will be flanked by rows of fastigiate oak trees, offering legibility through the site and to soften the street scene. Tall, hornbeam hedgerows run along the fence-lines to filter views into the lorry and car parks which will hold its leaves for most the year. A native hedgerow will run along the southern boundary of the unit to replace the lost hedgerow and provide separation to development in the south.

10.4 Officers are satisfied that the landscaping of the site is acceptable and is consistent with the approved area master plan and would accord with chapter 6 of the Stonehouse Community Arboretum Management Plan in that the trees will be native.

11 ENVIRONMENTAL ISSUES

11.1 *Ecology* - The Reserved matters application has been submitted with a Construction Environmental Management Plan (CEMP) - Ecology, Tyler Grange, dated 9th November 2021. The CEMP sets out the possible impacts of the proposal upon the ecology of the site and mitigation measures for any impacts of the proposed development.

11.2 The habitats present, as evaluated during the Phase I habitat survey, can be broadly summarised as:

- o Semi-improved grassland;
- o Bare earth and spoil heaps (given part of the site's current use as a compound for neighbouring construction associated with the wider outline consent);
- o A defunct species poor hedgerow remnant; and
- o Scrub and tall ruderal species.

11.3 This area has been described in the report as having negligible ecological importance given the lack of species diversity and commonality within the immediate landscape along with lack of ecological connections.

11.4 The Councils biodiversity officer has been consulted on this proposal and they recommend the development is acceptable subject to conditions. These would condition the submitted CEMP and that all works be carried out in line with the recommendations contained within this report and also a pre-commencement condition be added to any



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approval that a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority.

11.5 These conditions are considered reasonable to ensure the long term landscaping and ecology of the site is enhanced and retained.

11.6 *Drainage/Hydrology* - The application site is not within an identified flood zone but the proposal will entail the existing ground will have large amounts of hardstanding and built forms introduced into the area. As such a Flood Risk Assessment (FRA) report and drainage strategy plans has been submitted for consideration of the impacts of the proposal upon the wider setting.

11.7 This details that the discharge of surface water runoff from the development will be discharged into the surface water sewer network, previously constructed as part of the infrastructure enabling works. Foul water runoff will be discharged to the on-site foul water sewer connection previously constructed as part of the infrastructure enabling works. In terms of risk it is proposed that the development can be occupied and operated safely and that there is no increase in the level of flood risk to the site or neighbouring sites as a result of the development.

11.8 The Lead Local Flood Authority and the Councils Drainage engineer have been consulted with regards to this proposal and they recommend that the information submitted is sufficient for this reserved matters application and raise not objection. Accordingly, officers are satisfied that the development is acceptable in this regard.

11.9 *Arboriculture* - The Reserved matters application has been submitted with a Construction Environmental Management Plan (CEMP) - Ecology, Tyler Grange, dated 9th November 2021, a soft landscaping plan Ref - 13051_P03 REV B, dated 19th November, showing the finished site and an Arboricultural method statement plan Ref - 13051_P07 REV A, dated 19th November, for the construction phase of the development.

11.10 The CEMP sets out the impacts of the proposal upon the trees, hedgerows and grassland for the existing site. This provides an assessment of the quality and condition of the existing tree stock within influence of the proposed development, setting out Root Protection Areas and canopy spreads to fully ascertain the impact of the development in this location.

11.11 An Arboricultural Method Statement has been submitted in relation to tree and hedgerow removal and the methodology for the protection of retained trees and hedgerow during construction. A temporary fence will be erected during the construction of the site to prohibit any access to the retained trees, hedges as well as Root Protection Areas.

11.12 Due to the works proposed the Councils Arboricultural officer has been consulted with regards to the works. They have commented on the information submitted and have no objection to the proposal. It is considered reasonable to condition the landscape plan and Arboricultural plan submitted to ensure the site impact upon the wider setting is mitigated and that any plants failing within 5 years are replaced.



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11.13 *Building performance, Sustainability and Climate Change* - An energy statement has been submitted regards to this reserved matters application. Due to the use of the site it is proposed that the main part of the building will not be heated. The proposal has a passive design, this is a building designed to take maximum advantage of the light and heat from the sun and natural ventilation to reduce the energy demand of a building. The following passive design measures have been explored:

- o Location, grouping, orientation and layout;
- o Natural ventilation where possible;
- o Landscape features and shading
- o Thermal mass

11.14 High performance glazing is proposed for this development to maximise day lighting and winter sun solar gain whilst reducing heat loss through the glazed areas.

11.15 The unit is Plot E4 has been detailed to use high efficiency building fabric to minimise heat loss and air leakage.

11.16 The application has been submitted with an energy statement dated the 19th November. This details the energy requirements and potential energy sources that have been considered for the proposed development of Unit 1 and 2 for Plot E4.

11.17 The report specifies that relevant Local and national policies have been detailed and the assessments carried out show that the requirements of these policies are satisfied. Although it is noted that the Local policies detailed are for Gloucester City Council and not Stroud District Council. Notwithstanding the overarching requirement is compliance with Building Regulations Part L.

11.18 It has been shown that the implementation of passive design and energy efficiency measures satisfies the energy requirements for the development as a whole and would satisfy policy ES1 of the local plan and is recommended for approval.

11.19 *Contaminated land/Waste minimisation* The application is supported by a Waste Minimisation Statement (WMS). Officers are satisfied that the management of the construction phase of the development would provide appropriate measures for the control of waste and appropriate disposal. It is considered appropriate to add a condition for a Site Waste Management Plan (SWMP) be submitted and approved by the Council when an end user is identified and before the first use of the site has commenced.

12 HIGHWAY IMPACT AND ACCESSIBILITY

12.1 *Highway Safety and Amenity/Public Highway Considerations* - 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 is being considered in this reserved matters application.



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12.2 Parking has been provided to include a number of accessible parking spaces located close to the building entrances. The car park areas will be hard surfaced, with minimal gradients.

12.3 Footpaths are provided from the boundary of the site, and are routed to provide suitable access for pedestrians and from car parking to the principal entrances of the building. Footpaths will be hard surfaced with minimal gradients, provided with drop kerbs and tactile paving as required.

12.4 Stonehouse Town Council highlighted concerns over the bike parking and electrical charging points for the site. With regards to this revised plans have been submitted to show increased capacity for these features to be considered by Gloucestershire CC Highways.

12.5 GCC Highways have been consulted on this application and have recommended any decision be deferred until additional information has been submitted for consideration.

12.6 Revised site plan and tracking plan have been submitted along with a delivery service management plan. These are currently being considered by GCC Highways. Officer have been informed that a recommendation will be issued shortly and are likely to be acceptable.

12.7 *Public Rights of Way Considerations* - The proposal will not interfere with the nearby Stonehouse footpath 2. An informative can be added to any approval to ensure Gloucestershire PRoW are contacted if any works will block this footpath.

13 RESIDENTIAL AND GENERAL AMENITY

13.1 *Overlooking, privacy and Proximity* - The discharge of conditions application S.20/0938/DISCON put forward an indicative location and built form for the proposed building and this was found to be acceptable as this would conform to the building heights and design standards as set out and approved under the outline masterplan as considered in approved application S.14/0810/OUT. This reserved matters application is similar in location and design to the built form considered in the DISCON.

13.2 The proposal is detailed to measure 9.3m to the eaves and 10.8m to the ridge with a footprint of approximately 1936 sqm. The existing ground level is detailed at +36.41 (on block plan Ref - PL02) and the ground level detailed for the proposed building is +37.00 (on levels strategy plan Ref - SK03 REV P2). The closest residential dwelling is located approximately 36m to the west of the nearest part of the built form for Unit 1. The unit will be slightly to the south of these residential properties.

13.3 The scale of development is consistent with the approved outline application and Design Codes and Officers consider it acceptable.

13.4 Due to the size of the proposed development, its location and the distance to the nearest residential property it is considered that the residential amenity of existing or future residents nearby the site will not be negatively impacted as a result of this proposal.



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13.5 *Noise and Light Impact* - The proposal has established use for E(g) (Formally B1), B2 and B8 under approved application S.14/0810/OUT. No final end user has been identified for the site but a noise report has been submitted to show the impact of noise generated from this site on the neighbouring residential properties.

13.6 The noise assessment submitted on the 8th March focuses on the internal noise generated to a level of 80 decibels but have not assumed the level of external noise due to no end user being identified.

13.7 This report identifies that there will be a low impact on the wider setting with regards to noise generation subject to an acoustic wall being erected adjacent to the loading bay and that these doors are to remain closed when not in use. Landscaping has been submitted to ensure that this will not impact upon the wider setting.

13.8 The Councils Environmental Health department were consulted with regards to this proposal and have recommended approval subject to conditions being added to any approval. This will entail the development should be undertaken in full accordance with the submitted LF Acoustics Ltd Noise Assessment (7th March 2022). It is considered the proposal would not harm the amenities of neighbouring residential properties and is recommended for approval.

13.9 It is recommended that a further condition be added to ensure that a noise report is submitted to the Council prior to the operation of the facility to ensure noise level area acceptable. A scaled elevation plan that includes the acoustic wall is currently being sort from the agents.

13.10 No details of how complaints will be address/handled have been submitted with this reserved matters application. This is part of condition 38 and can be fully addressed during a discharge of conditions application.

13.11 External lighting will be provided sufficient to facilitate safe access/egress and way finding, into, and around the car park areas, and the building. Emergency vehicles can access the site off the new access road and have sufficient space for manoeuvring.

14 CONCLUSION

14.1 The reserved matters application that has included details of landscaping, design, scale, and appearance has been found acceptable as discussed above and is in general accordance to the approved masterplan under application ref: S.14/0810/OUT and the approved area masterplan under application S.20/0983/DISCON.

14.2 Officers consider that the proposal, with the conditions detailed, would not harm the wider setting and is found acceptable.

15 HUMAN RIGHTS

15.1 In compiling this recommendation the Local Planning Authority has given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or



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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.

16 RECOMMENDATION

16.1 That Reserved Matters Consent is **GRANTED** subject to the planning conditions as set out in this report

Subject to the following conditions:	<p>1. Approved Plans</p> <p>The development shall proceed strictly in accordance with the following plans;</p> <p>Location Plan: Ref - PL01 Roof Plan: Ref - PL04 Rev A Elevation Plan: Ref - PL05 Rev A Soft Landscaping Plan (UNIT 1): Ref - 13051_P03 B Arboricultural Method Statement: Ref - 13051_P07A</p> <p>As received by the Local Planning Authority on 19th November 2021</p> <p>Floor Plan: Ref - 8862-PL04B</p> <p>As received by the Local Planning Authority on 2nd March 2022</p> <p>Site Layout: Ref - 8862-PL03E</p> <p>As received by the Local Planning Authority on 25th March 2022</p> <p>Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.</p> <p>2. Noise Mitigation</p> <p>The development should be undertaken in full accordance with the submitted LF Acoustics Ltd Noise Assessment (as received by the Local Planning Authority on 8th March 2022) and thereafter retained as such.</p> <p>Reason: In the interests of the amenities of the occupiers of adjoining residential property, to accord with policy ES3 of the Stroud Local Plan 2015.</p>
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3. Noise Mitigation 2

Prior to first occupation of the building a noise report shall be submitted to and approved by the Council that details all external plant noise (taken as a whole) achieves a Rating Level 10 dB(A) below the prevailing background noise levels (specified in section 4 of the Assessment) at any residential property. The Rating Level should be measured/calculated in full accordance with the requirements of British Standard 4142:2014+A1:2019 - "Methods for rating and assessing industrial and commercial sound" or any future variations thereof.

Reason: In the interests of the amenities of the occupiers of adjoining residential property, to accord with policy ES3 of the Stroud Local Plan 2015.

4. Site Waste

Prior to first occupation of the building a site waste management report shall be submitted to and approved by the Council. Thereafter the development shall proceed and shall be operated in accordance with the agreed details.

Reason: In the interests of the amenities of the occupiers of adjoining residential property, to accord with policy ES3 of the Stroud Local Plan 2015.

5. Arboriculture

The development must be undertaken in accordance with the arboriculture method statement produced by Tyler Grange. All of the provisions shall be implemented in full according to any timescales laid out in the statement, unless otherwise approved by the Local Planning Authority.

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 ES7 and ES8 of the Stroud District Local Plan (adopted) November 2015

6. Landscaping

The Landscaping as detailed upon drawing number 13051_P03 B (as received by the Local Planning Authority on 19th November 2021) shall be provided within the next available planting season following the completion of the built development as approved. Thereafter the development shall be retained as such. Should any



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plants become diseased, die or are otherwise removed within five years of being first planted those plants shall be replaced on a like for like basis within the next available planting season.

Reason: In the interests of the visual amenity of the site and the surrounding location and to accord with Policy ES7 and ES8 of the Stroud District Local Plan (adopted) November 2015.

7. Construction Environmental Management Plan

The development hereby approved shall be carried out in full accordance with the recommendations contained in the Construction Environmental Management Plan - Ecology, Tyler Grange, (as received by the Local Planning Authority dated 19th November 2021. thereafter the development shall be retained as such.

Reason: To protect and enhance the site for biodiversity Policy ES6 of the Stroud District Local Plan (adopted) November 2015.

8. Landscape Ecological Management Plan

Prior to the first use of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. 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) responsible for 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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	<p>Reason: To protect and enhance the site for biodiversity in accordance with paragraph 179 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>
	<p>9. Highway Access</p> <p>The development hereby approved shall not be brought into use until the means of access for vehicles, pedestrians and cyclists have been constructed and completed as shown on drawing 8862-PL03E (as received by the Local Planning Authority on 25th March 2022)</p> <p>Reason: In the interest of highway safety and to accord with Policy ES3 of the Stroud District Local Plan (adopted) November 2015</p>
	<p>10. Highways (Parking Layout)</p> <p>The building hereby permitted shall not be occupied until the layout, vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no, 8862-PL03E (as received by the Local Planning Authority on 25th March 2015) and those facilities shall be maintained available for those purposes thereafter.</p> <p>Reason: In the interest of highway safety and to accord with Policy ES3 of the Stroud District Local Plan (adopted) November 2015</p>
	<p>11. Highways Cycle Parking</p> <p>The Development hereby approved shall not be brought into use until sheltered, secure and accessible bicycle parking and changing facilities have been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The cycle parking and facilities shall be maintained for this purpose thereafter.</p> <p>Reason: To promote sustainable travel and healthy communities and to accord with Policy CP14 of the Stroud District Local Plan (adopted) November 2015.</p>
	<p>12. Highways Electric Vehicle Charging</p> <p>An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning</p>



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Authority prior to the first use of any building hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities and to accord with Policy CP14 of the Stroud District Local Plan (adopted) November 2015.

13. Construction Management Plan

Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

Site operating hours and delivery hours which should avoid peak times

Drawing showing parking of vehicle for site operatives and visitors
Drawing showings site compound to include staff welfare, site office and locations for loading/unloading and storage of plant, waste and construction materials;

Advisory routes for construction traffic;

Any temporary access to the site;

Method of preventing mud and dust being carried onto the highway;

Arrangements for turning vehicles;

Arrangements to receive abnormal loads or unusually large vehicles;

Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

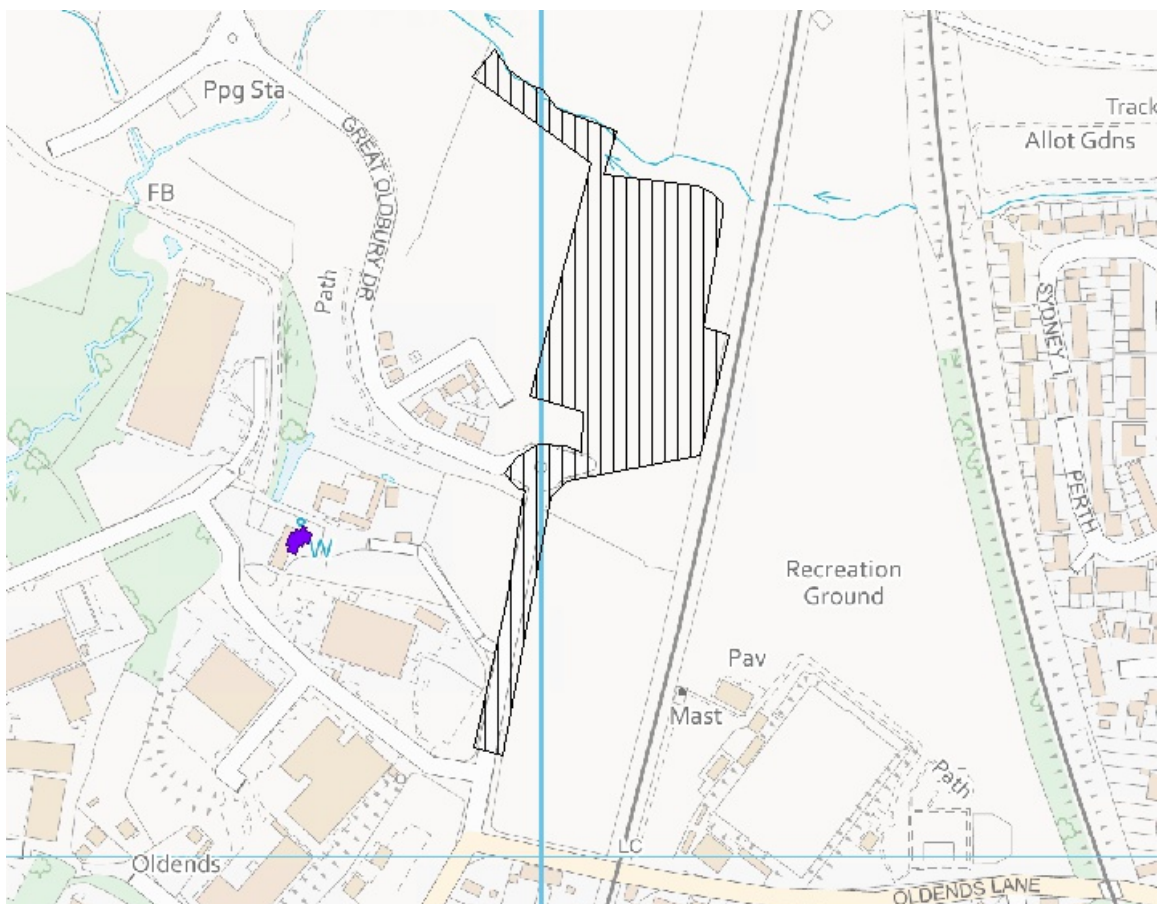
Reason: In the interest of highway safety and to accord with Policy ES3 of the Stroud District Local Plan (adopted) November 2015. The information is required prior to commencement in order to avoid the need to carry out remedial works.

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Item No:	02
Application No.	S.21/2759/REM
Site Address	Parcel E4 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Stonehouse Town Council
Grid Reference	380077,206360
Application Type	Reserved Matters Application
Proposal	Reserved Matters application for a proposed employment development (Class E(g), B2/B8) pursuant to outline planning permission S.14/0810/OUT including details of landscaping, design, scale, and appearance. (description updated 13/04 to reflect outline permission)
Recommendation	Approval
Call in Request	Standard call in request for all Land West of Stonehouse / Great Oldbury Applications



Agenda Item 4.2

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Applicant's Details	Robert Hitchins Ltd, C/o DPP Planning, Desg, 11-13 Penhill Road, Pontcanna, Cardiff, CF11 9PQ
Agent's Details	Miss Freya Rideout DPP Planning, Desg, 11-13 Penhill Road, Pontcanna, Cardiff, CF11 9PQ
Case Officer	Laurence Corbett
Application Validated	01.12.2021
	CONSULTEES
Comments Received	Development Coordination (E) Stonehouse Town Council Development Coordination (E) Flood Resilience Land Drainage Archaeology Dept (E) Mr M Taylor - South Cotswold Group Biodiversity Officer Arboricultural Officer (E) Network Rail(E) Contaminated Land Officer (E) Environmental Health (E)
Constraints	Consult area Employment Land (LP) Key Employment Land (LP) Key Wildlife Sites - Polygons Neighbourhood Plan Standish Parish Council Stonehouse Town Council Affecting a Public Right of Way Railway land with 10m buffer SAC SPA 7700m buffer Surface flooding 1 in 100 years Surface flooding 1 in 30 years Single Tree Preservation Order Points Village Design Statement
	OFFICER'S REPORT

1 MAIN ISSUES

- o Principle of development
- o Design, appearance and landscape impact
- o Archaeology & Historic Environment
- o Ecology
- o Drainage
- o Residential Amenity
- o Highway Impact
- o Planning Obligations
- o The Planning Balance



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2 DESCRIPTION OF THE SITE

2.1 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.

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

3 PROPOSAL

3.1 The planning application is a reserved matters application following the outline approval under (S.14/0810/OUT). The proposed development consists of employment development including, scale, appearance, and landscaping associated with Unit 2, Parcel E4, Land West of Stonehouse, Stroud.

3.2 The proposed building will be located towards the west of the plot with the visitor's/staff car parking to the south and loading yard with the staff car parking to the east of the building. One vehicular access point is proposed directly off the new estate road.

4 REVISED DETAILS

4.1 During the course of the assessment of this application the following revisions have been provided;

Site layout plan submitted 02/03/2022.

Floor plan submitted 02/03/2022.

5 MATERIALS

5.1 Wall: Blue/grey engineering brick work to lower wall with grey composite panels above and anthracite horizontal cladding above to reach the roof.

Roof: Profiled steel roof sheeting

Windows: Powder coated aluminium, anthracite.

Doors: Glass and metal.

6 REPRESENTATIONS

6.1 - Parish/Town Councils:

6.1.1 - Stonehouse Town Council

Stonehouse Town Council object to the proposed development. The Town Council has provided a comprehensive response. The key points are summarised below;

- a) *Route for Public right of way is not clear.*
- b) *No sufficient parking proposed.*
- c) *Inadequate energy strategy*
- d) *Size, scale and location of building could harm neighbouring amenities*



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e) *Tree planting scheme should be high quality*

6.1.2 - Eastington Parish Council

No response has been received

6.2 - External Agencies

6.2.1 - Ramblers Association

This development appears to obstruct both footpaths MST1 and MST2, with no provision for a diversion in the planning application or the site layout. This needs to be addressed.

6.3 - Stroud District Council Technical Officers

6.3.1 - Contaminated Land Officer

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

6.3.2 - Environmental Health Officer

I would recommend that the development should be undertaken in full accordance with the submitted LF Acoustics Ltd Noise Assessment (7th March 2022).

In the interests of clarity this should include: -

- a) cladding to the walls and roof of the unit to have a minimum sound reduction of 35 dB RW;*
- b) doors of the building to remain closed other than during periods of loading/unloading; and*
- c) provision of electric forklift trucks with the quietest possible alarms;*

It is also key that all provided external plant (taken as a whole) achieves a Rating Level 10 dB(A) below the prevailing background noise levels (specified in section 4 of the Assessment) at any residential property. The Rating Level should be measured/calculated in full accordance with the requirements of British Standard 4142:2014+A1:2019 - "Methods for rating and assessing industrial and commercial sound" or any future variations thereof. Ideally, I would recommend that we should require a report verifying this prior to operation of the facility.

6.3.3 - Water Resources Officer

Defer to LLFA.

6.3.4 - Arboricultural Officer

No Objection subject to the following conditions

Conditions

The development must be undertaken in accordance with the arboriculture method statement produced by Tyler Grange. All of the provisions shall be implemented in full according to any timescales laid out in the statement, unless otherwise approved by the Local Planning Authority.

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



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guidance in revised National Planning Policy Framework paragraphs 120 (a) and (b). Paragraph 179 protect and enhance biodiversity.

Prior to commencement of the development hereby approved (including any ground clearance, tree works, demolition, or construction) a pre-commencement meeting must take place with the main contractor / ground workers with the local planning authority tree officer.

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 revised National Planning Policy Framework paragraphs 120 (a) and (b). Paragraph 179 protect and enhance biodiversity.

Monitoring tree protection. Prior to commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction, details of all tree protection monitoring and site supervision by a qualified tree specialist (where arboriculture expertise is required) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

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 revised National Planning Policy Framework paragraphs 120 (a) and (b). Paragraph 179 protect and enhance biodiversity.

All works must be fully compliant with the submitted landscape scheme (Tyler Grange). Any plants which fail within a five-year period must be replaced.

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 revised National Planning Policy Framework paragraphs 120 (a) and (b). Paragraph 179 protect and enhance biodiversity.

6.3.5 - Bio-Diversity Officer

No Objection subject to the following conditions

Conditions

All works shall be carried out in full accordance with the recommendations contained in the Construction Environmental Management Plan - Ecology, Tyler Grange, dated 9th November 2021 already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 179 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.

Prior to the commencement of works, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:



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- 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) responsible for 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 179 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.

Comments:

The proposed landscaping is sufficient and the submitted CEMP will ensure protected species remain unharmed during the construction phase of the development. I have recommended the above LEMP condition, as only establishment details have been provided. The LPA needs to ensure the site is managed appropriately into the long term.

6.4 - Gloucestershire County Council Technical Officers

6.4.1 - Highway Authority

No Objection subject to the following conditions

Conditions

Completion of Vehicular Access - Shown on the approved plans

The development hereby approved shall not be brought into use until the means of access for vehicles, pedestrians and cyclists have been constructed and completed as shown on drawing 8862 PL12 Rev C.

Reason: In the interest of highway safety

Completion of Layout, parking and turning - Shown on the approved plans

The building hereby permitted shall not be occupied until the layout, vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no, 8862 PL12 Rev C and those facilities shall be maintained available for those purposes thereafter.



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Reason: - To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

Bicycle Parking

The Development hereby approved shall not be brought into use until sheltered, secure and accessible bicycle parking and changing facilities have been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The cycle parking and facilities shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities

Electric Vehicle Charging Points (Commercial)

An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of any building hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities.

Construction Management Plan

Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- o Site operating hours and delivery hours which should avoid peak times*
- o Drawing showing parking of vehicle for site operatives and visitors*
- o Drawing showings site compound to include staff welfare, site office and locations for loading/unloading and storage of plant, waste and construction materials;*
- o Advisory routes for construction traffic;*
- o Any temporary access to the site;*
- o Method of preventing mud and dust being carried onto the highway;*
- o Arrangements for turning vehicles;*
- o Arrangements to receive abnormal loads or unusually large vehicles;*
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.



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6.4.2 - County Archaeologist

The County Historic Environment Record shows that archaeological evaluation was carried out in 2018 which recorded nothing of archaeological interest in the area of this reserved matters application.

I therefore have no archaeological recommendations or any further observations to make in relation to this application.

6.4.3 - Lead Local Flood Authority LLFA

The LLFA recommend that this information is suitable to satisfy the reserved matters for this development from the perspective of flood risk management.

6.6 – Public

6.6.1 - There has been approximately 15 responses received from the local community and other public contributors. The key issues of concern identified in the responses are as follows

Support

One letter of support -

- o Area will need jobs for people.

Objection

Fourteen letters of objection -

- o Large building in family estate.
- o Will look like housing in an industrial estate.
- o Will affect house prices.
- o Will harm outlook from properties.
- o Will harm wildlife on field.
- o Noise and smell issues.
- o Built close to properties and will reduce sunlight to properties.
- o Not made aware that this would be built when purchasing house.
- o Told area would be small office/business units when purchasing house.
- o Landscaping will not help with imposing built form.
- o Why build this here close to residential housing.
- o Noise from traffic a concern
- o Traffic will put child safety at risk.
- o Use of site changed from offices to industrial unit on the 12/2021 when properties were already sold.

Full details of the objections can be viewed on the Councils website.

7 NATIONAL AND DEVELOPMENT PLAN POLICIES

7.1 - National Planning Policy Framework July 2021

7.2 - Adopted Local Plan; Stroud District Local Plan (adopted) 2015.



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Strategic Objectives

SO1 - Accessible Communities

S04 - Transport and Travel

S05 - Climate Change and Environmental Limits

Core Policies

CP1 - Presumption in favour of Sustainable Development.

CP4 - Place Making

Core Policies - Homes and Communities

CP14 - High Quality Sustainable Development

Delivery Policies - Environment and Surroundings

ES1 - Energy Efficiency and Sustainable Construction

ES3 - Maintaining Quality of Life Within Our Environmental Limits

ES4 - Water Resources, Quality and Flood Risk

ES6 - Biodiversity and Geodiversity

ES7 - Landscape Character

ES8 - Trees and Hedgerows and Woodlands

ES10 - Valuing Historic Environment and Assets

ES12 - Better Design of Places.

ES14 - Provision of Semi-Natural and Natural Green Space with New Residential Development

7.3 - Stonehouse Neighbourhood Development Plan (2019)

ENV1 - Maintaining and Protecting the Natural Environment

ENV2 - Green Infrastructure Network

ENV6 - Protecting Views and Vistas

ENV7 - High Quality Design

ENV8 - Provision of Private Outdoor Amenity Space in New Developments

7.4 - Other relevant documents

Planning Obligations Supplementary Planning Document (July 2017)

Stroud District Landscape Assessment Supplementary Planning Guidance (November 2000).

Stroud District Residential Design Guide Supplementary Planning Guidance (November 2000).

Stroud District Residential Development Outdoor Play Space Provision Supplementary Planning Guidance (November 2000).

8 PRINCIPLE OF DEVELOPMENT

8.1 The principle of development for this site E4 was established under the outline application ref: S.14/0810/OUT with the land use parameters (E(g) (formally B1), B2 and B8), building heights (maximum of 14.5m), character areas and indicative masterplan and green infrastructure considered. Therefore, the principle of development is not for consideration under this application. For clarity the Use Classes allowed for unit E4 are E(g), (formally B1) - Offices, Research and development of products of processes and for any industrial process



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(which can be carried out in any residential area without causing detriment to the amenity of the area). B2 - General industrial and B8 - Storage and distribution.

8.2 An area masterplan was submitted and approved at Committee on the 01/10/2020 under application S.20/0983/DISCON. This adhered to condition 46 of planning approval S.14/0810/OUT and had a layout is compliant with broad parameters of the outline application.

9 DESIGN AND LAYOUT

9.1 The proposal has been submitted with a design compliance statement. This details the proposed scheme and site, including the principles and concepts governing the design.

9.2 The proposed development consists of;

- o Ground Floor external area = 4853.19 sqm (52,239 sq ft)
- o First Floor external area = 362 sqm (3897 sq ft)
- o Total gross external area = 5215.2 sqm (56,136 sq ft)

together with car parking, landscaping and ancillary infrastructure.

9.3 The proposed building will be located towards the west of the plot with the visitor's/staff car parking to the south and loading yard with the staff car parking to the east of the building. One vehicular access point is proposed directly off the new estate road.

9.4 Provision is made for covered cycle spaces, motorcycle parking, electric car charging spaces and accessible parking spaces.

9.5 The proposed building is to be largely constructed from profiled colour coated vertical cladding in different colours of grey, with engineering brick to the base, and powder coated aluminium windows and doors.

9.6 The form, shape and overall massing are all a product of the functional requirements of buildings of this type. The proposed building features a simple palette of materials. A number of trees and shrub planting are proposed fronting the new access road and to the rear of the building to separate off the employment site from the residential properties in order to achieve a visual screen of the development when viewed externally from the site. It is considered that this element helps to soften the overall perception of the development, especially when viewed from the closest residential.

9.7 It is considered that the proposed materials are acceptable in that they are materials commonly found within business and warehouse developments. The materials cladding this building will require little maintenance and provide a high quality finish that can be maintained for years to come.



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9.8 The scale and design has been guided for the functional use of the building and the limits set out in S.14/0810/OUT. It is considered the proposal is commensurate for its intended use and is recommended for approval.

10 LANDSCAPE IMPACT

10.1 The proposed application site is currently undeveloped grass land and is relatively level. The site is not located within a Conservation Area, nor does it contain any listed buildings or structures.

10.2 The Reserved matters application has been submitted with a Construction Environmental Management Plan (CEMP) - Ecology, Tyler Grange, dated 9th November 2021, a soft landscaping plan Ref - 13051_P03 REV B, dated 19th November, showing the finished site and an Arboricultural method statement plan Ref - 13051_P07 REV A, dated 19th November, for the construction phase of the development.

10.3 The landscape scheme has been designed to retain the vegetation along the western boundary where possible. The adjacent parcel of land, H21, is in residential use and therefore the landscape strategy has been formulated to soften the view of the proposed building and to not be imposing within the context of the surrounding area.

10.4 The proposed landscaping includes a landscaped bund to screen the adjacent residential properties from the proposed development. A variety of native screen planting will be incorporated on the top of the bund and clusters of tree planting will be included to the base of the slope at its eastern edge. The bund has also been seeded with a wildflower grass seed mix.

10.5 In addition, the road will be flanked by rows of fastigiate oak trees, offering legibility through the site and to soften the street scene whilst not encroaching onto the road. Green-spire Lime trees will break up the car park set within grass verges. Tall, hornbeam hedgerows run along the fence-lines to filter views into the lorry and car parks which will hold its leaves for most the year.

10.6 A native tree belt is also proposed along the western boundary which will provide a vegetated buff to the residential development in the west, softening the visual impact of the unit. Also the Soft Landscaping Proposal details how the proposed scheme will be maintained, this includes watering, weeding as well as general tidying of beds and removal of litter.

10.7 Officers are satisfied that the landscaping of the site is acceptable and is consistent with the approved area master plan and would accord with chapter 6 of the Stonehouse Community Arboretum Management Plan in that the trees will be native.

11 ENVIRONMENTAL ISSUES

11.1 *Ecology* - The Reserved matters application has been submitted with a Construction Environmental Management Plan (CEMP) - Ecology, Tyler Grange, dated 9th November



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2021. The CEMP sets out the possible impacts of the proposal upon the ecology of the site and mitigation measures for any impacts of the proposed development.

11.2 The habitats present, as evaluated during the Phase I habitat survey, can be broadly summarised as:

- o Semi-improved grassland;
- o Bare earth and spoil heaps (given part of the site's current use as a compound for neighbouring construction associated with the wider outline consent);
- o A defunct species poor hedgerow remnant; and
- o Scrub and tall ruderal species.

11.3 This area has been described in the report as having negligible ecological importance given the lack of species diversity and commonality within the immediate landscape along with lack of ecological connections.

11.4 The Council's biodiversity officer has been consulted on this proposal and they recommend the development is acceptable subject to conditions. These would condition the submitted CEMP and that all works be carried out in line with the recommendations contained within this report and also a pre-commencement condition be added to any approval that a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority.

11.5 These conditions are considered reasonable to ensure the long term landscaping and ecology of the site is enhanced and retained.

11.6 *Drainage/Hydrology* - The application site is not within an identified flood zone but the proposal will entail the existing ground will have large amounts of hardstanding and built forms introduced into the area. As such a Flood Risk Assessment (FRA) report and drainage strategy plans has been submitted for consideration of the impacts of the proposal upon the wider setting.

11.7 This details that the discharge of surface water runoff from the development will be discharged into the surface water sewer network, previously constructed as part of the infrastructure enabling works. Foul water runoff will be discharged to the on-site foul water sewer connection previously constructed as part of the infrastructure enabling works. In terms of risk it is proposed that the development can be occupied and operated safely and that there is no increase in the level of flood risk to the site or neighbouring sites as a result of the development.

11.8 The Lead Local Flood Authority and the Council's Drainage engineer have been consulted with regards to this proposal and they recommend that the information submitted is sufficient for this reserved matters application and raise no objection. Accordingly, officers are satisfied that the development is acceptable in this regard.

11.9 *Arboriculture* - The Reserved matters application has been submitted with a Construction Environmental Management Plan (CEMP) - Ecology, Tyler Grange, dated 9th



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November 2021, a soft landscaping plan Ref - 13051_P03 REV B, dated 19th November, showing the finished site and an Arboricultural method statement plan Ref - 13051_P07 REV A, dated 19th November, for the construction phase of the development.

11.10 The CEMP sets out the impacts of the proposal upon the trees, hedgerows and grassland for the existing site. This provides an assessment of the quality and condition of the existing tree stock within influence of the proposed development, setting out Root Protection Areas and canopy spreads to fully ascertain the impact of the development in this location.

11.11 An Arboricultural Method Statement has been submitted in relation to tree and hedgerow removal and the methodology for the protection of retained trees and hedgerow during construction. A temporary fence will be erected during the construction of the site to prohibit any access to the retained trees, hedges as well as Root Protection Areas.

11.12 Due to the works proposed the Councils Arboricultural officer has been consulted with regards to the works. They have commented on the information submitted and have no objection to the proposal subject to conditions. These would require the development must be undertaken in accordance with the arboriculture method statement produced by Tyler Grange. These are considered reasonable to attach to any approval. A site meeting condition is not considered essential as all the information with regards to Arboricultural works would be fully detailed and considered in the method statement.

11.13 *Building performance, Sustainability and Climate Change* - An energy statement has been submitted regards to this reserved matters application. Due to the use of the site it is proposed that the main part of the building will not be heated. The proposal has a passive design, this is a building designed to take maximum advantage of the light and heat from the sun and natural ventilation to reduce the energy demand of a building. The following passive design measures have been explored:

- o Location, grouping, orientation and layout;
- o Natural ventilation where possible;
- o Landscape features and shading
- o Thermal mass

11.14 High performance glazing is proposed for this development to maximise day lighting and winter sun solar gain whilst reducing heat loss through the glazed areas.

11.15 The unit is Plot E4 has been detailed to use high efficiency building fabric to minimise heat loss and air leakage.

11.16 The application has been submitted with an energy statement dated the 19th November. This details the energy requirements and potential energy sources that have been considered for the proposed development of Unit 1 and 2 for Plot E4.

11.17 The report specifies that relevant Local and national policies have been detailed and the assessments carried out show that the requirements of these policies are satisfied. Although it is noted that the Local policies detailed are for Gloucester City Council and not



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Stroud District Council. Notwithstanding the overarching requirement is compliance with Building Regulations Part L.

11.18 It has been shown that the implementation of passive design and energy efficiency measures satisfies the energy requirements for the development as a whole and would satisfy policy ES1 of the local plan and is recommended for approval.

11.19 *Contaminated land/Waste minimisation* The application is supported by a Waste Minimisation Statement (WMS). Officers are satisfied that the management of the construction phase of the development would provide appropriate measures for the control of waste and appropriate disposal. It is considered appropriate to add a condition for a Site Waste Management Plan (SWMP) be submitted and approved by the Council when an end user is identified and before the first use of the site has commenced.

12 HIGHWAY IMPACT AND ACCESSIBILITY

12.1 *Highway Safety and Amenity/Public Highway Considerations* - 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 is being considered in this reserved matters application.

12.2 Parking has been provided to include a number of accessible parking spaces located close to the building entrances. The car park areas will be hard surfaced, with minimal gradients.

12.3 Overall, a total of 94 car spaces are proposed for both Use Class E(g) and B2/B8 uses. 4 of these spaces will be assisted living spaces and 6 will be electric vehicle charging points. In addition to this, 4 motorcycle spaces will be provided as well as 16 covered cycle spaces.

12.4 Footpaths are provided from the boundary of the site, and are routed to provide suitable access for pedestrians and from car parking to the principal entrances of the building. Footpaths will be hard surfaced with minimal gradients, provided with drop kerbs and tactile paving as required.

12.5 Stonehouse Town Council highlighted concerns over the bike parking and electrical charging points for the site. With regards to this revised plans have been submitted to show increased capacity for these features to be considered by Gloucestershire CC Highways.

12.6 GCC Highways have been consulted on this application and have no objection subject to conditions being added to any approval. This will include access and parking in accordance with the submitted plans and a construction management plan is submitted prior to commencement of construction. These are considered reasonable and the application is considered to be acceptable.



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12.7 *Public Rights of Way Considerations* - The proposal will not interfere with the nearby Stonehouse footpath 2. An informative can be added to any approval to ensure GCC PRow team are contacted if any works will block this footpath.

13 RESIDENTIAL AND GENERAL AMENITY

13.1 *Overlooking, privacy and Proximity* - The discharge of conditions application S.20/0938/DISCON put forward an indicative location and built form for the proposed building and this was found to be acceptable as this would conform to the building heights and design standards as set out and approved under the outline masterplan as considered in approved application S.14/0810/OUT. This reserved matters application is similar in location and design to the built form considered in the DISCON.

13.2 The proposal is detailed to measure 12.8m to the eaves and 14.4m to the ridge with a footprint of approximately 4800 sqm. The existing ground level is detailed at +35.70 (on Levels strategy plan Ref - SK03 P2 dated 19/11/2021) and the ground level detailed for the proposed building is +35.70 (also Levels strategy plan Ref - SK03 P2 dated 19/11/2021). The closest residential dwelling is located approximately 27m to the west of Unit 2 and approximately 40m to the north of residential properties to the south.

13.3 A shade plan has been submitted to show the impact of the proposed built form on the nearby residential properties and that there would be very limited impacts upon the amenity areas of the houses.

13.4 The scale of development is consistent with the approved outline application and Design Codes and Officers consider it acceptable.

13.5 Due to the size of the proposed development, its location and the distance to the nearest residential property it is considered that the residential amenity of existing or future residents nearby the site will not be negatively impacted as a result of this proposal.

13.6 *Noise and Light Impact* - The proposal has established use for E (B1), B2 and B8 under approved application S.14/0810/OUT. No final end user has been identified for the site but a noise report has been submitted to show the impact of noise generated from this site on the neighbouring residential properties.

13.7 The noise assessment submitted on the 8th March focuses on the internal noise generated to a level of 80 decibels but have not assumed the level of external noise due to no end user being identified.

13.8 This report identifies that there will be a low impact on the wider setting with regards to noise generation when compared to the existing background readings.

13.9 The Councils Environmental Health department were consulted with regards to this proposal and have recommended approval subject to conditions being added to any approval. This will entail the development should be undertaken in full accordance with the submitted LF Acoustics Ltd Noise Assessment (7th March 2022). It is considered the



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proposal would not harm the amenities of neighbouring residential properties and is recommended for approval.

13.10 It is recommended that a further condition be added to ensure that a noise report is submitted to the Council prior to the operation of the facility to ensure noise level area acceptable.

13.11 No details of how complaints will be address/handled have been submitted with this reserved matters application. This is part of condition 38 and can be fully addressed during a discharge of conditions application.

13.12 External lighting will be provided sufficient to facilitate safe access/egress and way finding, into, and around the car park areas, and the building. Emergency vehicles can access the site off the new access road and have sufficient space for manoeuvring.

14 CONCLUSION

14.1 The reserved matters application that has included details of landscaping, design, scale, and appearance has been found acceptable as discussed above and is in general accordance to the approved masterplan under application ref: S.14/0810/OUT and the approved area masterplan under application S.20/0983/DISCON.

14.2 Officers consider that the proposal, with the conditions detailed, would not harm the wider setting and is found acceptable.

15 HUMAN RIGHTS

15.1 In compiling this recommendation the Local Planning Authority has 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.

16 RECOMMENDATION

16.1 That Reserved Matters Consent is **GRANTED** subject to the planning conditions as set out in this report



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Subject to the following conditions:	<p>1. Approved Plans</p> <p>The development shall proceed strictly in accordance with the following plans;</p> <p>Location Plan: Ref - PL10 Block Plan: Ref - PL11 Roof Plan: Ref - PL10 Elevation Plan: Ref - PL10 Soft Landscaping Plan (UNIT 2): Ref - 13051_P04 B Arboricultural Method Statement: Ref - 13051_P08A</p> <p>As received by the Local Planning Authority on 19th November 2021</p> <p>Site Layout Plan: Ref - 8862-PL12 C Floor Plan: Ref - 8862-PL13B</p> <p>As received by the Local Planning Authority on 2nd March 2022</p> <p>Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.</p> <p>2. Noise Mitigation</p> <p>The development should be undertaken in full accordance with the submitted LF Acoustics Ltd Noise Assessment (as received by the Local Planning Authority on 8th March 2022) and thereafter retained as such.</p> <p>Reason: In the interests of the amenities of the occupiers of adjoining residential property, to accord with policy ES3 of the Stroud Local Plan 2015</p> <p>3. Noise Mitigation 2</p> <p>Prior to first occupation of the building a noise report shall be submitted to and approved by the Council that details all external plant noise (taken as a whole) achieves a Rating Level 10 dB(A) below the prevailing background noise levels (specified in section 4 of the Assessment) at any residential property. The Rating Level should be measured/calculated in full accordance with the requirements of British Standard 4142:2014+A1:2019 - "Methods for rating and assessing industrial and commercial sound" or any future variations thereof.</p>
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	<p>Reason: In the interests of the amenities of the occupiers of adjoining residential property, to accord with policy ES3 of the Stroud Local Plan 2015</p> <p>4. Site Waste</p> <p>Prior to first occupation of the building a site waste management report shall be submitted to and approved by the Council. Thereafter the development shall proceed and shall be operated in accordance with the agreed details.</p> <p>Reason: In the interests of the amenities of the occupiers of adjoining residential property, to accord with policy ES3 of the Stroud Local Plan 2015</p> <p>5. Arboriculture</p> <p>The development must be undertaken in accordance with the arboriculture method statement produced by Tyler Grange. All of the provisions shall be implemented in full according to any timescales laid out in the statement, unless otherwise approved by the Local Planning Authority.</p> <p>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 ES7 and ES8 of the Stroud District Local Plan (adopted) November 2015</p> <p>6. Landscaping</p> <p>The Landscaping as detailed upon drawing number 13051_P04 B (as received by the Local Planning Authority on 19th November 2021) shall be provided within the next available planting season following the completion of the built development as approved. Thereafter the development shall be retained as such. Should any plants become diseased, die or are otherwise removed within five years of being first planted those plants shall be replaced on a like for like basis within the next available planting season.</p> <p>Reason: In the interests of the visual amenity of the site and the surrounding location and to accord with Policy ES7 and ES8 of the Stroud District Local Plan (adopted) November 2015.</p> <p>7. Construction Environmental Management Plan</p> <p>The development hereby approved shall be carried out in full accordance with the recommendations contained in the</p>
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Construction Environmental Management Plan - Ecology, Tyler Grange, (as received by the Local Planning Authority dated 19th November 2021. thereafter the development shall be retained as such.

Reason: To protect and enhance the site for biodiversity Policy ES6 of the Stroud District Local Plan (adopted) November 2015.

8. Landscape Ecological Management Plan

Prior to the first use of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. 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) responsible for 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 179 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.

9. Highway Access

The development hereby approved shall not be brought into use until the means of access for vehicles, pedestrians and cyclists



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have been constructed and completed as shown on drawing 8862 PL12 Rev C (as received by the Local Planning Authority on 2nd March 2022)

Reason: In the interest of highway safety and to accord with Policy ES3 of the Stroud District Local Plan (adopted) November 2015

10. Highways (Parking Layout)

The building hereby permitted shall not be occupied until the layout, vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no, 8862 PL12 Rev C (as received by the Local Planning Authority on 22nd March 2015) and those facilities shall be maintained available for those purposes thereafter.

Reason: In the interest of highway safety and to accord with Policy ES3 of the Stroud District Local Plan (adopted) November 2015

11. Highways Cycle Parking

The Development hereby approved shall not be brought into use until sheltered, secure and accessible bicycle parking and changing facilities have been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The cycle parking and facilities shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities and to accord with Policy CP14 of the Stroud District Local Plan (adopted) November 2015.

12. Highways Electric Vehicle Charging

An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of any building hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.



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Reason: To promote sustainable travel and healthy communities and to accord with Policy CP14 of the Stroud District Local Plan (adopted) November 2015.

13. Construction Management Plan

Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

Site operating hours and delivery hours which should avoid peak times

Drawing showing parking of vehicle for site operatives and visitors
Drawing showings site compound to include staff welfare, site office and locations for loading/unloading and storage of plant, waste and construction materials;

Advisory routes for construction traffic;

Any temporary access to the site;

Method of preventing mud and dust being carried onto the highway;

Arrangements for turning vehicles;

Arrangements to receive abnormal loads or unusually large vehicles;

Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interest of highway safety and to accord with Policy ES3 of the Stroud District Local Plan (adopted) November 2015. The information is required prior to commencement in order to avoid the need to carry out remedial works.

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DEVELOPMENT MANAGEMENT SERVICE

APPLICATION & ENFORCEMENT PERFORMANCE STATISTICS Q1 2022

Development Management Applications

Table 1: Planning Applications – Received

Development Management	2022		2021		2020		2019		2018	
	Q1	728	Q1	830	Q1	705	Q1	692	Q1	735
No of applications received per quarter (Excludes Pre-applications)	Q2	108*	Q2	823	Q2	604	Q2	686	Q2	674
	Q3		Q3	697	Q3	740	Q3	694	Q3	673
	Q4		Q4	698	Q4	722	Q4	651	Q4	645
	Total	836*	Total	3048	Total	2771	Total	2723	Total	2727

* figure up to 13.04.2022

Narrative:

It is hoped that all the tables and graphs are self-explanatory. If you have any queries, please contact Gerry LeCointe, Griff Bunce or John Chaplin.

Q1 2022:

Total application numbers so far in 2022 are a little lower overall than in 2021 but the beginning of Q3 is showing an increase again and individual officer caseloads are high. They also remain high in comparison with years prior to 2021.

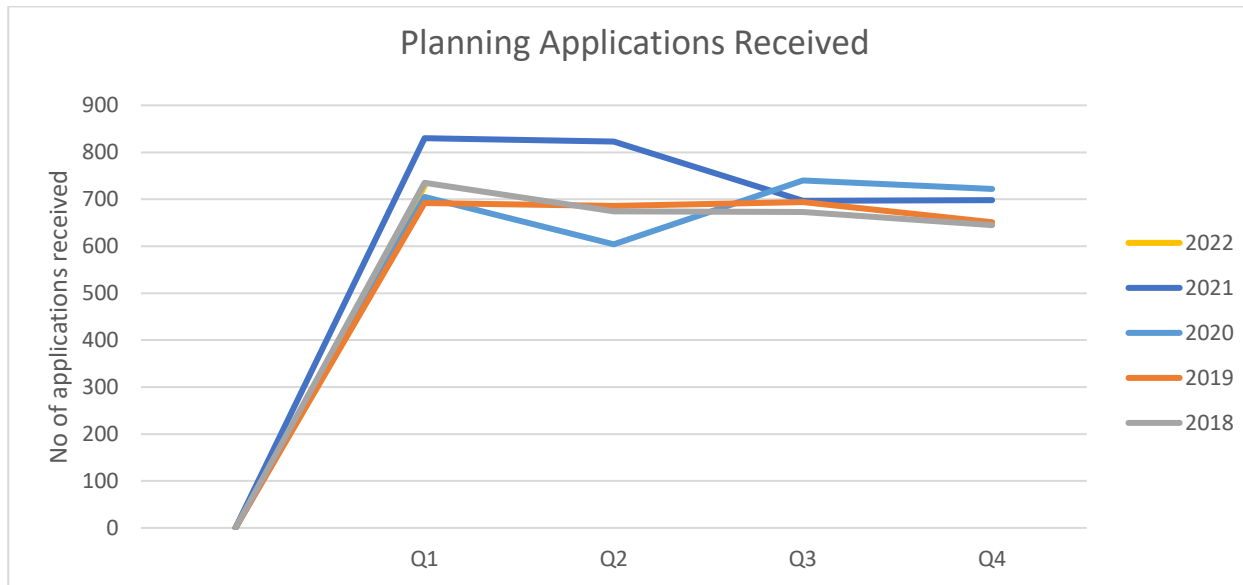
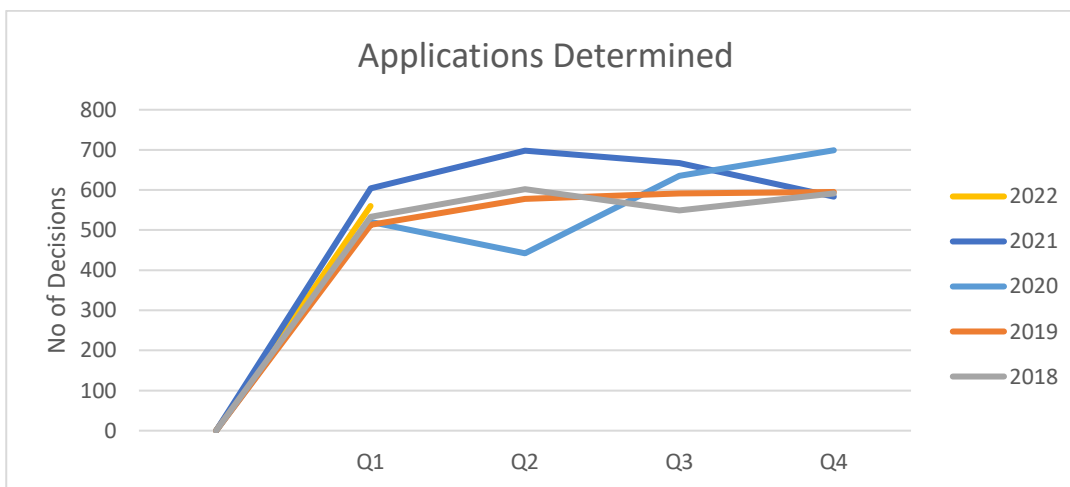


Table 2: Planning Applications – Determined

Development Management		2022		2021		2020		2019		2018	
		No	% in time	No	% in time	No	% in time	No	% in time	No	% in time
No of applications determined per quarter (Excludes Pre-applications)	Q1	560	90%	604	93%	520	85%	513	88%	533	87%
	Q2	105*		698	91%	442	89%	578	86%	602	89%
	Q3			667	90%	635	95%	591	84%	549	84%
	Q4			583	91%	699	94%	595	88%	591	85%
	Total & Average % for Year	665*		2552	91%	2296	91%	2277	87%	2275	86%

* Figure up to 13.04.2022



Determination rates remain high at 90% in the first quarter. This includes all application types.

Planning Applications - Covid period comparisons

Table 3: Planning Applications received – Covid period

Applications received – Covid period				
COVID Pandemic - comparison	2020/22	2019/21	2018/20	2017/19
No of applications received in a two year period between 23rd March to 31 st March (Excludes Pre-applications)	5890	5683	5485	5575

We will keep the Covid comparison data for information in the 2022 statistics.

Table 4: Planning Applications determined - Covid period

Applications determined - Covid period				
COVID Pandemic - comparison	2020/22	2019/21	2018/20	2017/19
No of applications determined in a two year period between 23rd March to 31 st March (Excludes Pre-applications)	4933 of which 92% in time	4715 of which 90% in time	4609 of which 86% in time	4680 of which 86% in time

Enforcement Statistics

Table 5: Enforcement Enquiries – Received

Enforcement	2022		2021		2020		2019		2018	
	No of enquiries received per quarter (Excludes compliance, No action & solicitor/estate agent queries)	Q1	134	Q1	218	Q1	153	Q1	132	Q1
Q2		21*	Q2	158	Q2	168	Q2	128	Q2	96
Q3			Q3	152	Q3	165	Q3	110	Q3	96
Q4			Q4	115	Q4	118	Q4	126	Q4	90
Total			Total	643	Total	604	Total	496	Total	402
Annual Percentage Increase/Decrease on previous year			↑	6%	↑	22%	↑	23%	↓	1%

2022 has seen a fall in enforcement complaints received in comparison with the same period last year.

The enforcement team has seen some significant vacancies in 2022 and we are receiving agency staff support while we try to recruit.

* Figure up to 13.04.2022

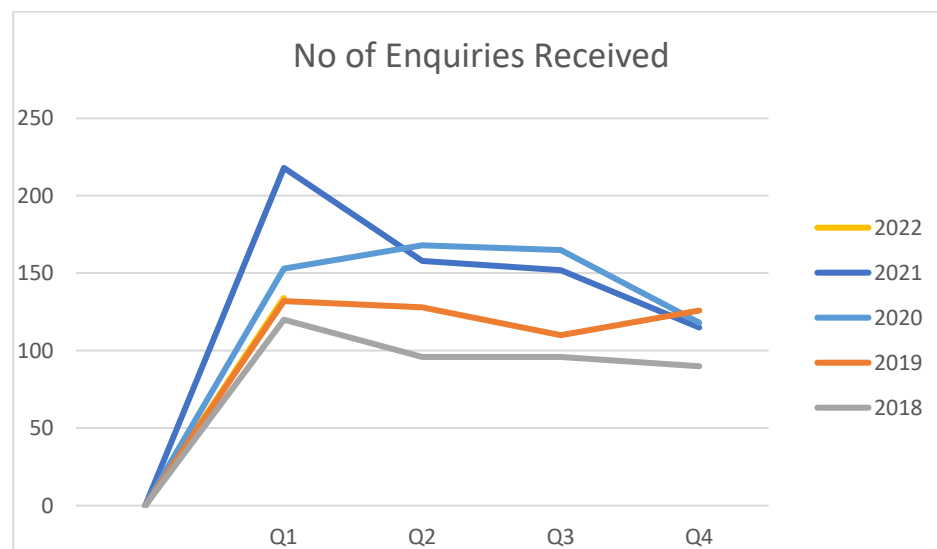
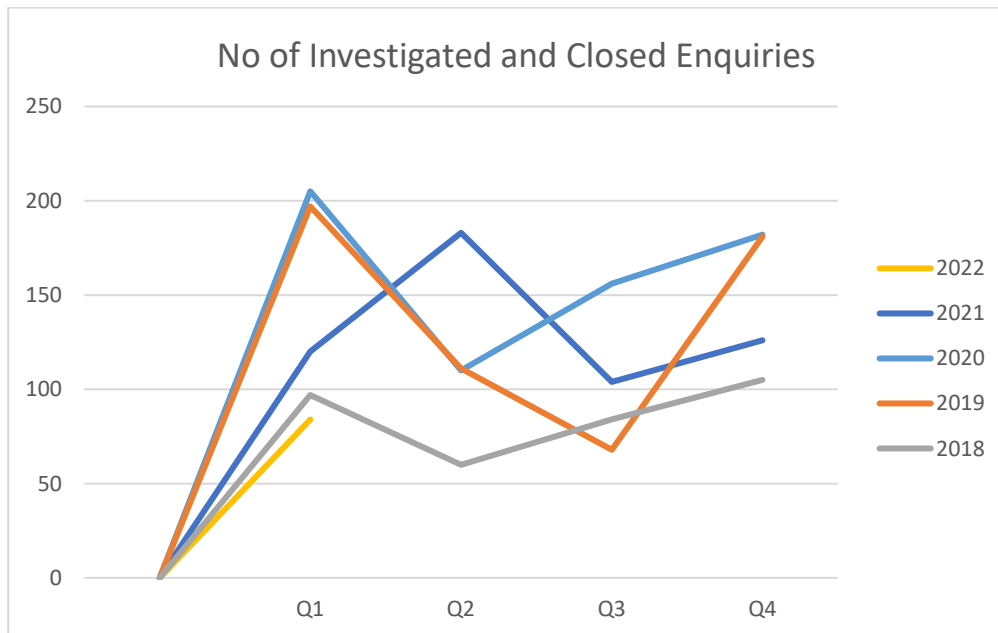


Table 6: Enforcement Enquiries – Investigated and closed

Enforcement	2022		2021		2020		2019		2018	
	Q1	Q2	Q1	Q2	Q1	Q2	Q1	Q2	Q1	Q2
No of enquiries resolved/closed per quarter (Excludes compliance/No action & solicitor/estate agent queries)	Q1	84	Q1	120	Q1	205	Q1	197	Q1	97
	Q2		Q2	183	Q2	110	Q2	111	Q2	60
	Q3		Q3	104	Q3	156	Q3	68	Q3	84
	Q4		Q4	126	Q4	182	Q4	181	Q4	105
	Total		Total	533	Total	653	Total	557	Total	346

Staffing issues has had a short-term impact on cases being closed in Q1, but this is currently being addressed.



Enforcement Enquiries - Covid period comparisons

Table 7: Enforcement Enquiries received - Covid period

Enforcement Enquiries received - Covid period				
COVID Pandemic - comparison	2020/22	2019/21	2018/20	2017/19
No of enquiries received in a two year period 23rd March to 31st March (Excludes compliance, No action & solicitor/estate agent queries)	1241	1203	941	846

Table 8: Enforcement Enquiries investigated and closed - Covid period

Enforcement Enquiries investigated and closed - Covid period				
COVID Pandemic - comparison	2020/22	2019/21	2018/20	2017/19
No of enquiries closed in a two year period 23rd March to 31st March (Excludes compliance, No action & solicitor/estate agent queries)	1102	1142	1015	831

Table 9: Enforcement Enquiries – Summary of Enquiries Received/Closed

(Excludes compliance, No action & solicitor/estate agent queries)	2022	2021	2020	2019	2018
Enquiries Received	134*	643	604	496	402
Of these the number closed in the same year	32* 24%	371 58%	393 64%	323 65%	262 66%
Of those closed above the average working days taken to resolve	12	32	26	34	42
No of Open Enquiries at the end of the year		272 42%	219 36%	171 35%	137 34%
No of Enquiries currently open as of 31.03.2022	102*	221*	68*	50*	15*

* Figures based on records up to 31.03.2022

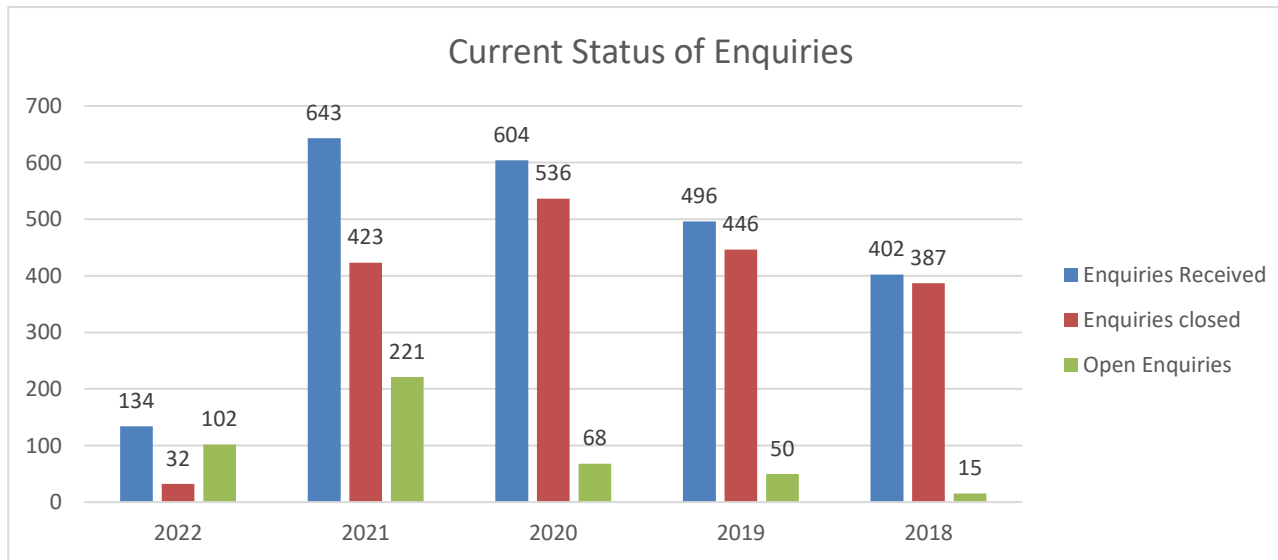
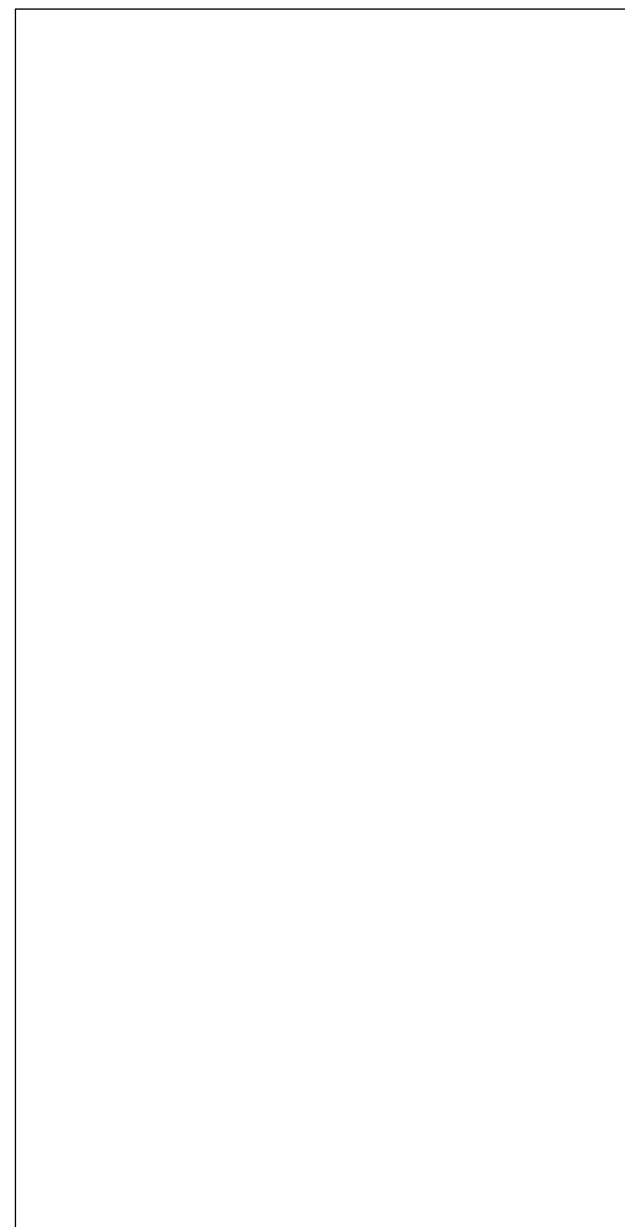


Table 10: Enforcement/Breach of Condition Notices – Served

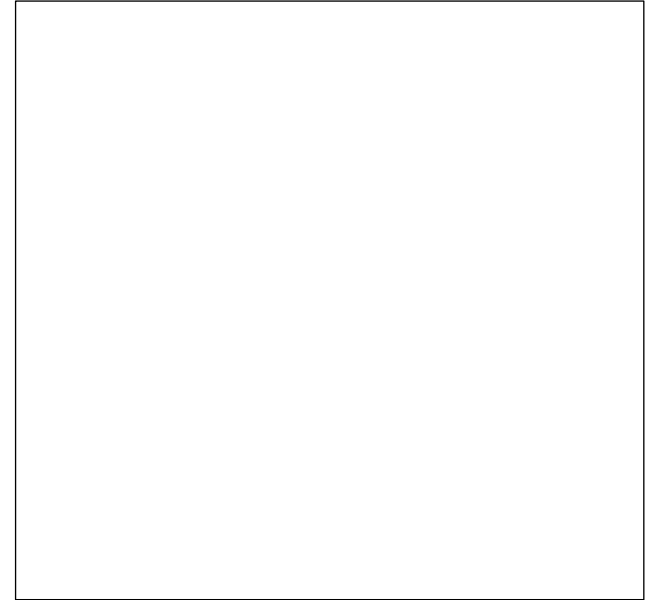
Notice Type	2022	2021	2020	2019	2018
No of Enforcement notices	1*	10 (one withdrawn and reissued)	4	2	4
No of Breach of Condition notices	0*	0	0	0	0

* Figures based on records up to 13.04.2022



Breakdown of Enforcement/Breach of Condition Notices Issued in 2021/2022				
Case Reference	Address	Notice Type	Date issued	Compliance Date
S.20/0691/UNCHU	Yard and Premises Adjacent Halmers End Coaley	Enforcement Notice	08.04.2022	16.11.2022
S.20/0695/UNCON	1 Fort View Terrace Stroud	Enforcement Notice	07.12.2021	Appeal in progress
S.20/0398/UENG	West of The Weighbridge Inn Avening Road	Enforcement Notice	30.11.2021	Appeal in progress
S.21/0054/UNCHU	Land Parcel at Tyley Bottom Coombe Wotton – Under-Edge	Enforcement Notice	01.10.2021	06.05.2022
S.21/0347/UNCHU	Gladwish Fields Farmhill Lane Stroud	Enforcement Notice	30.09.2021	Notice complied with
S.21/0557/UNBWK	Ashen Plains Wood Waterley Bottom North Nibley	Enforcement Notice	30.09.2021	Appeal in progress

S.20/0680/UNBWK	New house at Site of Former Verona Cottage Sticky Lane Hardwicke	Enforcement Notice	23.09.2021	29.07.2022 (subject to no appeal)
S.21/0033/UENG	Horizons Main Road Whiteshill	Enforcement Notice	18.03.2021	16.07.2021
S.19/0074/UNBWK	Land Opposite New Inn Waterley Bottom North Nibley	Enforcement Notice	03.03.2021	21.04.22 (appeal dismissed)
S.19/0184/UNBWK	The Wad Damery Lane Berkeley	Enforcement Notice	16.02.2021	05.04.22 (appeal dismissed) With enforcement to action.



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