



# STROUD DISTRICT COUNCIL

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

Telephone 01453 766321

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

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Wednesday, 24 August 2022

## DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 6 SEPTEMBER 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](mailto: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 meetings held on 14 June and 26 July 2022.
4. **BUDGET MONITORING REPORT Q1 2022/23 (Pages 15 - 16)**  
To present the 2022/23 forecast outturn position against the revenue budgets that the Committee is responsible for, in order to give an expectation of possible variances against budget.
5. **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING (Pages 17 - 22)**  
(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.)

**5.1 THOMAS KEBLE SCHOOL, EASTCOMBE, STROUD, GLOUCESTERSHIRE**

**S.22/0918/FUL** (Pages 23 - 76)

Partial re-development of the existing school site including:

1. demolition of the main school building; and other structures including DT block and SEN block
2. the erection of a new three-storey teaching block;
3. alterations to the existing sports hall and entrance;
4. new landscaping features incorporating new tree planting and new dedicated play areas;
5. the reconfiguration of the bus/car park;
6. the provision of ancillary installations; and
7. the provision of sustainability measures.

**Members of Development Control Committee**

**Councillor Martin Baxendale (Chair)**

Councillor Chris Brine  
Councillor Martin Brown  
Councillor Jason Bullingham  
Councillor Victoria Gray  
Councillor Haydn Jones

**Councillor Helen Fenton (Vice-Chair)**

Councillor Jenny Miles  
Councillor Loraine Patrick  
Councillor Mark Ryder  
Councillor Lucas Schoemaker  
Councillor Ashley Smith



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## DEVELOPMENT CONTROL COMMITTEE

14 June 2022

6.00 - 6.53 pm

Council Chamber

### Minutes

#### Membership

##### **Councillor Martin Baxendale (Chair)**

Councillor Chris Brine  
Councillor Martin Brown  
Councillor Jenny Miles  
Councillor Jason Bullingham  
Councillor Haydn Jones

\*= Absent

##### **Councillor Helen Fenton (Vice-Chair)**

Councillor Loraine Patrick  
Councillor Mark Ryder  
Councillor Ashley Smith  
Councillor Victoria Gray  
Councillor Lucas Schoemaker

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#### Officers in Attendance

Head of Development Management  
Principal Planning Lawyer, One Legal

Majors & Environment Team Manager

#### DCC.060 Apologies

Apologies for absence were received from Councillors Bullingham, Gray, Jones Smith, and Schoemaker.

#### DCC.061 Declarations of Interest

There were none.

#### DCC.062 Minutes

It was agreed to remove an error on page 3 of the reports pack where it listed the other members in attendance of which there were none.

**RESOLVED That the minutes of the meeting held on 3 May 2022 were approved as a correct record.**

#### DCC.063 Planning Schedule and Procedure for Public Speaking

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

1	S.21/2814/DISCON	2	S.21/2815/REM	3	S.21/1523/VAR
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**DCC.064      Parcel H13, H14 & H15 Land West of Stonehouse, Grove Lane, Westend, Stonehouse S.21/2814/DISCON**

The Majors and Environment Team Manager introduced the application and explained that it was for the discharge of a condition for part of the land west of Stonehouse. It included parcels H13, H14, H15 and also part of the public open space and sports pitches. He showed the Committee the plans for the site and highlighted the main spine road, the 3 residential areas and the secondary roads. He further explained that the proposed designs allowed for a green character throughout the parcels which became more abundant around the north edge of the development. The public open space proposal had changed to include only 1 changing facility building.

Councillor Brine proposed and Councillor Patrick seconded.

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

**RESOLVED To PERMIT the application.**

**DCC.065      Phase 4B Land West of Stonehouse, Great Oldbury Drive, Great Oldbury, Gloucestershire S.21/2815/REM**

The Majors and Environment Team Manager introduced the application and explained that it was a reserved matters application for one of the areas discussed in Agenda item 4.1, the application was solely for the primary infrastructure. He showed the Committee the plans for the road and highlighted the cycle route and the where the nearest bus provisions would be.

In response to Councillor Browns question the Majors and Environment Team Manager explained that Gloucestershire County Council (GCC) Highways had commented that they were happy with the design with regards to safety. However, GCC were seeking more detail which should be part of the section 38 adoption process and thus, did not relate to the planning application. That was the reason why a deferral was not deemed necessary.

In response to a further question on the subject the Principal Planning Lawyer explained that the section 38 issues would be included in an agreement between GCC Highways and the developer. That agreement would specify what conditions and works GCC Highways would like to see completed as part of the highway construction and they would need to be completed by the developer prior to adoption of the highway by GCC.

Councillor Ryder proposed and Councillor Patrick seconded.

Councillor Ryder expressed his disappointment that the cycle path did not meet up with the bridleway as seen on the sites panel.

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

**RESOLVED To PERMIT the application**

## **DCC.066      Land at, Pike Lane, Nailsworth, Gloucestershire S.21/1523/VAR**

The Majors and Environment Team Manager introduced the application and explained that it was for 17 dwellings across 2 sites. The proposal was granted outline permission in 2015 and the details were further approved in 2017. This application was to vary some of the details approved previously. The Majors and Environment Team Manager showed the plans for the site against the original plans and summarised the differences which included:

### Plot 1

- Small increase to the height of the building
- The way they had constructed the end wall had been changed
- The Chimneys had been removed
- Additional space provided on ground floor

### Plot 8

- Additional floor in the roof space which would make the building 2.5m taller than original plan
- Slight change to the treatment of elevation
- Internal alterations

Ms Norman, Parish Councillor, spoke on behalf of the Nailsworth Parish Council against the application. She asked the committee to refuse the application for the following reasons:

- The application was opposed by over 1000 people and later won by appeal.
- The development was given permission due to the design quality and cohesion which these proposed variations would degrade.
- Increasing the height would make the development more inappropriate within the setting.
- It was made apparent at a consultation for the revised local plan that the approval of the original application was regretted. Whilst this could not be changed, it was still possible to resist further changes that would further impact the site.
- The Nailsworth Design Statement was a material consideration. Policy 59 stated that Newmarket Valley should be preserved in a natural state. The development would undermine that and the new proposed changes would make it more intrusive.
- There was nothing in the Officers report to show that the changes would improve the design only make it worse such as "The loss of the chimney is a shame".
- Permission would not be given now for this site due to the new local plan so why allow a worse design to increase developer profits.

Mr Cobham, on behalf of the applicant, spoke in favour of the application. He asked the Committee to support the application for the following reasons:

- Due to the impact of the Covid-19 pandemic, work on site had been delayed. During that period, the designs were re-evaluated and the following improvements made.
- The updates did not undermine the bespoke and high quality approach seen across the development, whilst maintaining the use of the natural stone, natural roofing materials and aluminium windows.
- The amendments to the design of block 1 had resulted in a design that was more in keeping with the surrounding housing and the removal of the chimney was guided by the sustainability approach in order to achieve greater air tightness. They had also removed any wood burners as they did not comply with their zero carbon commitment.
- Following feedback from Officers the overall height of plot 8 was reduced.

## Agenda Item 3

2021/22

- The plot was positioned away from other dwellings but still situated within the collective which included buildings varying in scale and several properties greater in height than the application proposed.
- Newlands homes had committed to delivering the site with zero carbon which would include greater insulation, solar panels, air source heat pumps and electric car charging.
- This site could be a flagship for high quality design and improving levels of sustainability within the district.

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

- It was believed that with the proposed changes, plot 8 would not be the largest dwelling on the site however it would be the tallest if all the dwellings were compared on a level surface.
- The outline application, originally refused by Stroud District Council (SDC), was for 17 dwellings, open space and an orchard with no further details. After being granted at the appeal the detail came to SDC at a later date and was approved.
- The oak tree was not to provide screening from the properties therefore would not be affected by the seasons.

Councillor Patrick questioned whether there were any windows on the side of the property on plot 8 which would be facing and potentially impacting the property behind it. It was confirmed that there was 1 window and 1 door proposed.

Councillor Brown questioned whether this new proposal for plot 8 would affect the views for the properties behind it. It was agreed that this would be the case. Councillor Brown further questioned whether they could make separate decisions for both plots. The Majors and Environment Team Manager stated that this would be possible however it would be easier to either approve or refuse the changes as a whole.

Councillor Brine Proposed to refuse the application, Councillor Patrick seconded.

Councillor Ryder expressed concerns that plot 8 seemed to be overdeveloped, with such a beautiful site, the proposals would be detrimental to the site.

Councillor Brine echoed Councillor Ryders concerns that the changes were too much, the design, size and height of the building had been changed completely and were too far from the original design.

Councillor Patrick stated that the proposal for plot 8 was too tall and it was unfortunate that it was submitted alongside the changes to plot 1.

The Chair echoed the concerns of the Committee and agreed that it did not improve the look of the development and did not fit in with the rest of the development. He further expressed that the Committee did not have any issues with plot 1 however felt that plot 8 would have a harmful effect on the rest of the development due to the proposed mass and height of the building. It was not felt that the changes proposed were in order to improve the look of the building but in order to achieve better views for the purchaser.

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

**RESOLVED To REFUSE the application.**

**DCC.067      Future determination of applications relating to Outline Planning  
Permission S.14/0810/OUT - Land West of Stonehouse**

The Chair introduced the report and explained that this was an outcome of the first meeting of the Development Management Advisory Panel (D-MAP). He explained that all of the reserved matters applications which related to S.14/0810/OUT would automatically come to the Development Control Committee for approval. However, the majority of these were now minor issues and it was felt that it was no longer required to be approved by the whole Committee. He further explained that Officers would make the final decisions with the caveat that should an application arise that Officers and the Chair feel required the Committees approval, then they can decide to put it forward for the Committee.

Councillor Brine expressed his support for this proposal.

Councillor Brown expressed concerns with landscaping and biodiversity issues which surrounded the site but otherwise expressed support for the proposal.

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

**RESOLVED That all future applications related to outline planning permission S.14/0810/OUT be determined under the officer scheme of delegation unless called-into committee under the current application call in procedure as set out in the Constitution.**

The meeting closed at 6.53 pm

Chair

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## DEVELOPMENT CONTROL COMMITTEE

26 July 2022

6.00 - 7.19 pm

Council Chamber

### Minutes

#### Membership

**Councillor Martin Baxendale (Chair)**

Councillor Martin Brown

Councillor Haydn Jones

Councillor Jenny Miles

Councillor Chris Brine

Councillor Jason Bullingham

\*= Absent

**Councillor Helen Fenton (Vice-Chair) \***

Councillor Lucas Schoemaker

Councillor Ashley Smith

Councillor Victoria Gray \*

\* Councillor Loraine Patrick \*

\* Councillor Mark Ryder \*

#### Officers in Attendance

Head of Development Management

Principal Planning Lawyer, One Legal

Development Team Manager

Specialist Conservation Officer

Planning Officer

Democratic Services & Elections Officer

#### Other Member(s) in Attendance

Councillor Tricia Watson

#### DCC.068 Apologies

Apologies for absence were received from Councillors Chris Brine, Jason Bullingham, Victoria Gray, Helen Fenton, Loraine Patrick and Mark Ryder.

#### DCC.069 Declarations of Interest

There were none.

#### DCC.070 Minutes

The minutes were not able to be printed due to technical issues, they would be discussed at the next meeting.

#### DCC.071 Planning Schedule and Procedure for Public Speaking

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

1	S.22/0363/HHOLD	2	S.22/0364/LBC
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### **DCC.072     Parkfield, Highfield Way, France Lynch, Stroud S.22/0363/HHOLD**

The Planning Officer and the Specialist Conservation Officer introduced both of the reports together and explained that they would take all questions on either application at the end of the introduction.

The Specialist Conservation Officer gave a brief description of the site which included:

- The dwelling was a standalone weavers cottage dating from the 18<sup>th</sup> century which sat in a large open parcel of land that was largely unaltered since the 19<sup>th</sup> century.
- The site sat within the Area of Outstanding Natural Beauty (AONB).
- The current dwelling was situated within the settlement boundary of France Lynch but much of the land within the application site did not.
- The dwelling had previously been reordered into a domestic building with the exception of the donkey stable on the side of the property.
- The lean-to was erected in circa 1922 although it showed signs of being reordered since then.

The Planning Officer summarised the proposal which was for:

- The removal of the historic lean-to to be replaced with a single storey link building leading to a double storey extension.
- New access adjacent to the existing access.
- Removal of existing garage.

The Planning Officer summarised the reasons for refusal which included:

- The principal Local Plan policies HC8 and ES10.
- Section 66(1) of the Planning (listed buildings and conservation areas) Act.
- Due to the scale, massing and design of the proposal, it was felt that it would cause harm to the character and appearance of the host dwelling and its setting.
- Paragraph 202 of the National Planning Policy Framework (NPPF) deemed the proposal to be less than substantial harm (higher end).

Councillor Watson spoke as a Ward Member for the area. She asked the committee to support the application for the following reasons:

- The applicant received no prior notification that the building could become listed when they purchased the property. This only came to light during pre-planning discussions with Stroud District Council (SDC).
- After the grade II classification had been awarded, it made it difficult for Officers to approve changes that would normally not have been an issue.
- The current proposal responded to as many heritage points as possible such as maintaining specific features and utilising certain materials.
- The applicant purchased the property with a promise to keep it as a family home, in order for it to be usable as such, there was a lot of work to be done. Extending the property would be a better option than letting it fall into disrepair or the surrounding land being further developed.
- The current proposal maximised the views of the valley without any adverse implications.
- The building had a sharp drop to one side which would have been a more preferable location for the extension but due to the uneven ground it wouldn't have been possible.
- The unaltered building would not be viable to live in as a family home.

- Detailed visual recording could preserve the building in its current state and remain as a permanent record to be accessed by all, which would not be possible for a house that was occupied.
- The referenced historical features showed the evolution of the property and this would be the next chapter.
- The proposal would only replace the most recent extension.

Mr Firkins, a planning consultant, spoke in favour of the application. He asked the committee to support the application for the following reasons:

- The applicants were local and had known the property for their whole lives.
- They wanted to extend the original part of the property.
- In order for the dwelling to survive it needed to be suitable for modern living, it was currently in a state of disrepair.
- The extension needed to offset the costs for the applicant.
- The current proposal was delicate and light with the single storey link to the double storey extension.
- The lean to was not historic and had been rebuilt more recently.
- The proportions of the original cottage did not allow for modern living.
- The extension was subservient.
- The dwelling was sited within extensive ground therefore would not look overdeveloped.
- The applicants had already amended the original plans to be more in line with the classification such as leaving the smaller rooms to retain the character of the property.
- If the proposal was harmful then there would have been many objections however, the locals, the Parish Council and the Ward Councillor were in support.

The Specialist Conservation Officer gave the following responses to Councillors questions:

- SDC did not request the listing for the building, it was unknown who had requested that Historic England begin a review of the property.
- Due to the unacceptable nature of the proposal no further design information was sought. If the proposal had been acceptable, suggestions would have been made such as specific materials or requesting chimneys.

The Head of Development Management confirmed that due to the shallow pitch of the roof, only certain materials would be viable to be used for its construction.

Councillor Brown questioned which parts of the proposal were acceptable and which were not. The Specialist Conservation Officer confirmed that after discussions, the applicant had agreed to retain the ground floor partitioning, the main concern was with the work proposed for the donkey stable and the proposed alterations to its fenestration.

In response to Councillor Jones, the Planning Officer confirmed that there were concerns that the proposed extension would become the dominant part of the property footprint.

In response to a question as to whether the settlement boundary had been changed in the draft Local Plan, the Development Team Manager confirmed that the new Local Plan was still in the examination phase and therefore carried no weight. The committee were also advised that there were currently no proposals to extend the settlement boundary.

# Agenda Item 3

## Appendix

2022/23

Councillor Jones questioned the less than substantial harm rating as part of paragraph 202 of the NPPF and enquired as to whether there was any grading of less than substantial harm being introduced. The Specialist Conservation Officer explained that the degrees of harm were emerging and that it was seen to be just under substantial harm and consequently at the high end of less than substantial harm. Therefore, any public benefits required to outweigh the harm would need to be proportionally greater.

In response to Councillor Brown, the Head of Development Management explained that any future considerations as to what may happen to the plot if the application was not permitted should not carry any weight.

The Planning Officer confirmed, in response to the Chair, that the extension would be subservient in terms of height to the existing building, however, it would be dominant in scale due to it being significantly longer.

The Specialist Conservation Officer confirmed that concerns had been raised by Historic England. She further informed the committee that should the proposal be approved it would lead to a great loss of the special interest of the building which could in turn lead to the buildings de-classification.

Councillor Schoemaker questioned the footprint of the existing dwelling and stated that a flat is approximately 50m<sup>2</sup> and suitable as a family home. The planning Officer confirmed the approximate footprint of the building including the upstairs was 90m<sup>2</sup>.

Councillor Brown proposed and Councillor Schoemaker seconded the recommendation.

Councillor Brown stated that the property seemed unique in its area and that the historic value and character should be protected.

Councillor Schoemaker raised concerns over the size of the proposed dwelling and the cost to the environment for heating and materials.

Councillor Smith debated ways in which to make the proposal viable for both the applicant and the historic character of the property.

Councillor Jones raised concerns with the proposed garage causing harm and he couldn't see a public benefit for the proposal.

It was confirmed that although the application site was sited within the AONB there were no concerns in respect of the impact of the proposal on the AONB.

The Principal Planning Lawyer summarised the refusal reasons as being contrary to Policies HC8 and ES10 of the Local Plan and paragraph 202 of the NPPF due to the public benefits of the proposal failing to outweigh the less than substantial harm caused to the grade II listed building if it were permitted.

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

**RESOLVED To refuse permission.**

**DCC.073     Parkfield, Highfield Way, France Lynch, Stroud S.22/0364/LBC**

The item was introduced and received questions with the above item.

Councillor Brown proposed and Councillor Schoemaker seconded.

The Head of Development Management summed up the refusal reasons as shown on page 31 of the reports pack.

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

**RESOLVED To refuse permission.**

The meeting closed at 7:19pm

Chair

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**STROUD DISTRICT COUNCIL**  
**DEVELOPMENT CONTROL COMMITTEE**

**TUESDAY, 06 SEPTEMBER 2022**

<b>Report Title</b>	<b>Budget Monitoring Report Q1 2022/23</b>			
<b>Purpose of Report</b>	To present the 2022/23 forecast outturn position against the revenue budgets that the Committee is responsible for, in order to give an expectation of possible variances against budget.			
<b>Decision(s)</b>	<b>The Committee RESOLVES to Note the outturn forecast for the General Fund Revenue budget for this Committee.</b>			
<b>Consultation and Feedback</b>	Budget holders have been consulted about the budget issues in their service areas. The feedback has been incorporated into to the report to explain difference between budgets and forecast income and expenditure.			
<b>Report Author</b>	Jon Coldridge, Principal Accountant Tel: 01453 754030 Email: <a href="mailto:jon.coldridge@stroud.gov.uk">jon.coldridge@stroud.gov.uk</a>			
<b>Options</b>	None			
<b>Background Papers</b>	None			
<b>Appendices</b>	None			
<b>Implications (further details at the end of the report)</b>	Financial	Legal	Equality	Environmental
	No	No	No	No

## 1 Background

- 1.1 This report provides the first monitoring position statement for the financial year 2022/23. The purpose of this report is to notify members of any known significant variations to budgets for the current financial year, highlight any key issues and to inform members of any action to be taken if required.

## 2. Summary

- 2.1 The monitoring position for the committee at 30 June 2021 shows a **projected net revenue overspend of £11k** against the latest budget, as summarised in Table 1.

## 3. Revenue Budget Position

- 3.1 Council approved the General Fund Revenue budget for 2022/23 in February 2022 including budget proposals of the administration.
- 3.2 The latest budget for Development Control Committee taking into account the adjustments for carry forwards is **£228k** (Original Budget was **£220k**).
- 3.3 The monitoring position for the committee at 30 June 2022 shows a **projected net overspend of 11k** against the latest budget, as summarised in Table 1.

## Agenda Item 4

- 3.4 The outturn position is mainly attributable to those items outlined in Table 1 with an explanation of the significant variances that have arisen (a significant variation is defined as being +/- £20,000 on each reporting line).

**Table 1 – Development Control Revenue budgets 2022/23**

Development Control Committee	Para Refs	2022/23 Original Budget (£'000)	2022/23 Revised Budget (£'000)	2022/23 Forecast Outturn (£'000)	2022/23 Reserve Transfers (£'000)	2022/23 Outturn Variance (£'000)
Development Control		220	228	239	0	11
<b>Development Control TOTAL</b>		<b>220</b>	<b>228</b>	<b>239</b>	<b>0</b>	<b>11</b>

Note: table may contain rounding differences

### 3.5 **Development Control - £11k Overspend**

The are no known significant variances at this time.

## 4. **IMPLICATIONS**

### 4.1 **Financial Implications**

There are no financial implications arising from this report as it reports on previous financial activities, and expected forecasts.

Lucy Clothier, Accountancy Manager

Tel: 01453 754343 Email: [lucy.clothier@stroud.gov.uk](mailto:lucy.clothier@stroud.gov.uk)

### 4.2 **Legal Implications**

There are no direct legal implications arising from the report and its recommendations.

Sarah Farooqi, Head of Law, One Legal

Tel: 01684 272012 Email: [legalservices@onelegal.org.uk](mailto:legalservices@onelegal.org.uk)

### 4.3 **Equality Implications**

There are not any specific changes to service delivery proposed within this decision.

### 4.4 **Environmental Implications**

There are no significant implications within this category.





# **Stroud District Council**

## **Planning Schedule**

### **6<sup>th</sup> September 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.

## **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](mailto:democratic.services@stroud.gov.uk) and our Planning Team [planning@stroud.gov.uk](mailto: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 06/09/2022

### 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

### **2. Special DCC meetings**

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

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

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

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

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

The order for each item on the schedule is:

1. Introduction of item by the Chair
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 Member tabled and seconded
7. Committee Members debate the application
8. Committee Members vote on the application

**Planning Schedule 06/09/2022**

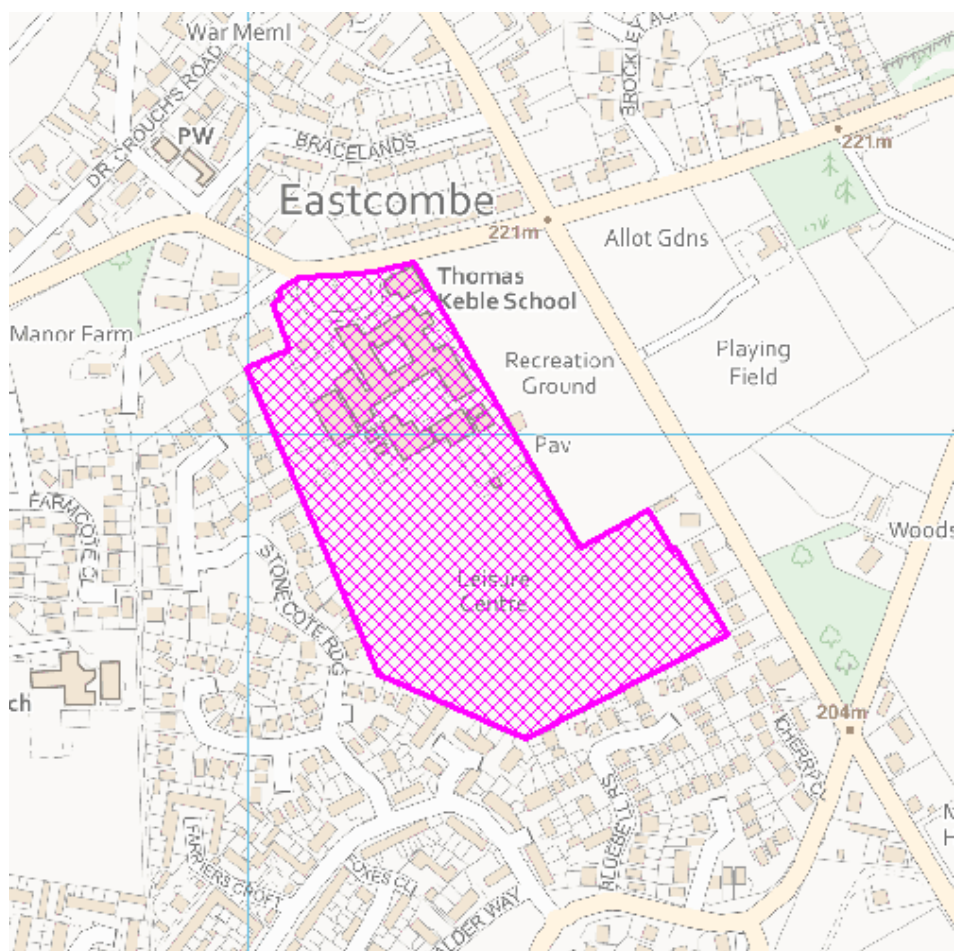
Parish	Application	Item
Bisley With Lypiatt Parish Council	<p>Thomas Keble School, Eastcombe, Stroud.</p> <p>S.22/0918/FUL - Partial re-development of the existing school site including:</p> <p>1) demolition of the main school building; and other structures including DT block and SEN block 2) the erection of a new three-storey teaching block; 3) alterations to the existing sports hall and entrance; 4) new landscaping features incorporating new tree planting and new dedicated play areas; 5) the reconfiguration of the bus/car park; 6) the provision of ancillary installations; and 7) the provision of sustainability measures.</p>	01

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## Development Control Committee Schedule 06/09/2022

<b>Item No:</b>	<b>01</b>
<b>Application No.</b>	S.22/0918/FUL
<b>Site Address</b>	Thomas Keble School, Eastcombe, Stroud, Gloucestershire
<b>Town/Parish</b>	Bisley With Lypiatt Parish Council
<b>Grid Reference</b>	389118,204062
<b>Application Type</b>	Full Planning Application
<b>Proposal</b>	Partial re-development of the existing school site including: 1) demolition of the main school building; and other structures including DT block and SEN block 2) the erection of a new three-storey teaching block; 3) alterations to the existing sports hall and entrance; 4) new landscaping features incorporating new tree planting and new dedicated play areas; 5) the reconfiguration of the bus/car park; 6) the provision of ancillary installations; and 7) the provision of sustainability measures.
<b>Recommendation</b>	Permission
<b>Call in Request</b>	Cllr Martin Brown



## Agenda Item 5.1

	<b>Development Control Committee Schedule</b> <b>06/09/2022</b>
<b>Applicant's Details</b>	Kier Construction Ltd Trading As Kier Construction Western And Wales, Central House, Sabre Close, Quedgeley, Gloucester GL2 4NZ
<b>Agent's Details</b>	Mr M Campbell Evans Jones Ltd, Royal Mews, St Georges Place, Cheltenham, Gloucestershire, GL50 3PQ
<b>Case Officer</b>	Helen Cooper
<b>Application Validated</b>	22.04.2022
<b>CONSULTEES</b>	
<b>Comments Received</b>	Flood Resilience Land Drainage Environmental Health (E) Biodiversity Officer Arboricultural Officer (E) Archaeology Dept (E) Flood Resilience Land Drainage Sport England Severn Trent Water Ltd (E) Minerals And Waste Section Conservation North Team Arboricultural Officer (E) Chalford Parish Council Contaminated Land Officer (E) Bisley With Lypiatt Parish Council
<b>Constraints</b>	Aston Down Airfield Consultation Zones Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Consult area Glos Centre Env Records - Species Kemble Airfield Hazard Neighbourhood Plan Bisley Town Council Chalford Parish Council Settlement Boundaries (LP) Surface flooding 1 in 100 years Village Design Statement
<b>OFFICER'S REPORT</b>	





## Development Control Committee Schedule 06/09/2022

### MAIN ISSUES

- \* Principle of development
- \* Design and appearance
- \* Residential Amenity
- \* Noise
- \* Highways
- \* Landscape impact
- \* Contaminated land
- \* Ecology
- \* Flood risk
- \* Archaeology and Heritage Assets
- \* Obligations

### BACKGROUND

The government's school rebuilding programme, which is managed by the Department of Education, carries out major rebuilding and refurbishment at schools and sixth form college buildings across England. Thomas Keble School is one of the first 50 schools identified by the programme and its rebuilding has been prioritised due to the condition of the building and the specific type of intergrid construction as outlined within the accompanying technical design note.

It should be noted that one other school in Stroud was identified by the programme, Lady Katherine Berkeley School. Planning permission for extensive works at this school was granted earlier this year reference: S.21/3029.

### DESCRIPTION OF SITE

The application site comprises the Thomas Keble secondary school campus and associated playing fields which are located in the settlement boundary of Bussage and lie directly south of Eastcombe. The existing main school building fronts onto Bracelands with both vehicular and pedestrian access from this road. Pedestrian access is also possible from Stonecote Ridge, a residential road set adjacent to the west boundary of the site.

The school campus contains a number of single and two storey buildings at the site which are currently located in the northern section of the site.

Residential properties lie to the north, south and west of the site. A playing field is set adjacent to the northwest boundary and beyond this lie allotments and fields.

Eastcombe Conservation Area lies to the north of the site and Brownhill and Bussage Conservation Area lies to the west.

The site is located within the Cotswold Area of Outstanding Natural Beauty (AONB). It also lies within the Cotswold Beechwoods Special Area of Conservation (SAC) 15.4 km core catchment zone.



### **Development Control Committee Schedule 06/09/2022**

The existing playing fields and an area of parking to the rear of the main school buildings are designated as protected open space within the adopted Stroud Local Plan 2015.

#### **PROPOSAL**

This planning application seeks permission for the 'Partial re-development of the existing school site including: 1) demolition of the main school building; and other structures including DT block and SEN block 2) the erection of a new three-storey teaching block; 3) alterations to the existing sports hall and entrance; 4) new landscaping features incorporating new tree planting and new dedicated play areas; 5) the reconfiguration of the bus/car park; 6) the provision of ancillary installations; and 7) the provision of sustainability measures.'

The accompanying Technical Design Note advises that the main school building (EFAA) and two storey gym building (EFAC) are of intergrid design and are structurally unsound and therefore earmarked for demolition. The Technology and woodworking block (EFAB) is nearing the end of its design life and the temporary units (EFAG and EFAC) are low quality structures which are also proposed to be demolished.

The more modern blocks (EFAD and EFAE) Humanities and science and the Sport Hall (EFAH) are structurally sound and will be retained by the proposal.

The new teaching block would be sited to the rear of the existing Sports Hall. It would be L-shaped with an oblique angle and measure three storeys in height along the western boundary and two storeys in height along the section that angles into the site.

The sports hall would have a single storey extension and a canopy would extend along the side and across to the main school building and reception area. A new hard play space is proposed to the north of the existing sports hall.

An animal care building and a new greenhouse are proposed to the front of the science block. The car, coach and bicycle parking would be reconfigured, and an existing area of parking to the south of the humanities block would be converted into a mini pitch.

Six new storage containers are proposed at the site. The applicant has advised that these would be shipping containers. Five are located adjacent to the eastern boundary and one would be set in proximity to the existing Sports Hall.

In terms of the sustainability measures a photovoltaic (PV) system is proposed to generate electricity on site. It is proposed to set PV arrays on the roofs of the new teaching and animal care blocks, as well as on the new teaching block's external canopy. An air source heat pump is also proposed as well as vehicle charging points.

Staff and pupil numbers at the school will remain similar to current levels.



## Development Control Committee Schedule 06/09/2022

### SITE HISTORY

The site has an extensive planning history. However, the following pre-applications are of relevance to this planning application:

2021/0175/PREIMT Replace existing Intergrid and Laingspan school blocks and any elements or blocks deemed consequential to replace these. A new replacement school building will be provided.

2021/0741/PREIMT School improvement works to include redevelopment of buildings, alteration to access arrangements and provision of hard & soft landscaping

2022/0054/PREIMT School improvement works to include redevelopment of buildings, alteration to access arrangements and provision of hard & soft landscaping. (following previous meeting 2021/0741/PREIMT)

### REVISED DETAILS

Revision to the drainage strategy, Technical Design Note 20146-TN-C-0001-P02; 28 June 2022

Site Plan Revised drawing number: 137059-WWA-00-ZZ-D-L-0102-S4-P02, 08.07.2022. The plan amends descriptions of buildings which could not clearly be read on the original submission.

Proposed Site Plan Revised Drawing Number: 137059-WWA-00-ZZ-DR-L-0101-S4-P09, 28.07.2022. The plan relocates several storage containers to the eastern section of the site and updates the drawing to show the proposed wildflower meadow and number of trees to match to Biodiversity Net Gain drawing.

Biodiversity Net Gain Proposed Site Plan, Revised Drawing Number: 137509-WWA-00-ZZ-DR-L-0110-S4-P08, 28.07.2022

Revised Planting Strategy 137059 -WWA-00-ZZ-D-L-0107-S4-P04 received 10.08.2022

Revised Landscape Management and Maintenance Plan received 10.08.2022

Revised Arboricultural Implications assessment and method statement, 23.05.2022

Tree Protection Plan Phase 1, Revised Drawing number: 137509-WWA-00-ZZ-D-L-0703-S4-P01, 23.05.2022

Tree Protection Plan Phase 2, Revised Drawing number: 137509-WWA-00-ZZ-D-L-0702-S4-P04, 23.05.2022

Tree Protection Plan Services, Revised Drawing Number: 137509-WWA-00-ZZ-D-L-0704-S4-P01, 23.05.2022



### **Development Control Committee Schedule 06/09/2022**

Additional information provided on aggregate use has been provided in a letter dated 31st May 2022 to address GGC Minerals and Waste's initial comments.

Additional Bat Survey, received 18.05.2022

Additional information relating to noise: Plant Noise Impact Assessment Report and Acoustic Design Report 26.05.2022

Revised Plant Noise Impact Assessment Report received on the 08.08.2022

Additional Shadow Analysis and Contextual Section Drawings 08.08.2022

#### **MATERIALS**

Roof: Green roof with Solar PV panels

Walls: Buff/grey brick, fibre cement cladding 'Slate Grey' powder coated standing seam metal cladding

Windows: Bronze colour window frames

#### **REPRESENTATIONS**

##### **Statutory Consultees:**

Bisley with Lypiatt Parish Council: SUPPORT with comments. EXECUTIVE SUMMARY

Overall this will be a welcome development for the school and our parish although a number of issues need to be addressed at Detail Design Stage before we can fully support this project. These are from a design perspective, also illuminated by a high number of objections by residents of Stonecote Ridge and one from Gardiner Close.

There has been little in the way of pre planning consultation for both our parish council and residents.

However, we accept that we are in a difficult economic climate and architects, planners and engineers have been under duress with loss of staff due to covid. Delay on this project is not an option. Spiralling construction costs, and cost of materials would see this project reduced to a minimal scheme and this would not be in the interests of the welfare and education of the students.

##### **KEY DESIGN ISSUES: -**

1. New block-location and orientation requires redesign to allow for greater numbers of pupils accessing the reception whilst retaining security in monitoring entry; address privacy of residents by changing the location of several general classrooms on its second floor to look into the NE hub; and pleasant social spaces for relaxation and conversation with some filtered light as shade for the summer whilst addressing the shadows cast across the social courtyard in the winter with accompanying colder temperatures.



## Development Control Committee Schedule 06/09/2022

### 2. DETAIL DESIGN MUST BE PROVIDED BEFORE WORK COMMENCES.

#### A) DESIGN PERSPECTIVE

##### 1 TREESCAPE.

Residents are keen to retain our mature treescape and the Parish Council fought to retain those landmark trees, at St Mary's, opposite the entrance to the school. These, alongside those outside the entrance to Thomas Keble, form part of the spine of mature trees that weaves along through Eastcombe and acts as a buffer to any high development at Thomas Keble including the sports hall.

We welcome the protection of the other mature trees at the front of the school. However, the current consultation with the Tree Officer Mark Hemming has stipulated the following: -

'The submitted tree protection plan is incomplete. The plan must show the following. The dimensions for the barriers and ground protection offsets must be dimensioned on the plan.

Details of the site compound, contractors parking, site cabins, welfare, etc.

Services. These must be located outside the required root protection areas. The area (s) for mixing cement or concrete.

I shall comment further once the above information has been submitted.'

We concur with his advice.

Loss of privacy: One resident has suggested a new belt of trees to the west of the Main Block. This could be four rows deep and include a mix of deciduous and evergreen species of various heights. Species should be native and replicate local varieties to enhance Kate Russell, Conservation Officer's consultation comment that the site should protect and enhance the Eastcombe Conservation Area, which is nearby. Trees should include several semi matures in height and girth. This approach would provide @ 30-40 trees- 30% of which should be native shrubs. This will support our action on Climate Change and wildlife corridors. If this belt of vegetation extends along the south side close to the building it would marry up with the hedgerow and tree cover along the east of the site on the Recreation Ground.

Another proposal by a councillor includes a bund curving around this space. This raised land, with the tree planting would create an enclosure for social sitting space with seating, extending social space whilst making considerable cost savings on removal of some subsoil and topsoil from within the site.

The proposed car park on previous brown field land, should be more screened with additional deciduous trees. Please see clause no 8.



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### 2. LOCATION OF THE MAIN BLOCK.

Whilst the angular /crescent shaped design along with the existing blocks has embraced social active and teaching space, by wrapping around and looking inwards to a hub, it fails to address many local residents' concern about loss of privacy.

The plan of the room layout on the ground, first and second floors of the west elevation confirm residents' concerns. Whilst the lower two floors should have minimal impact, there are classrooms along the full length of the west façade on the second floor which will overlook all private space of residents. These could be reconfigured to place classrooms on the northern side facing inwards.

There is no detail yet on the design of the windows. Most classrooms only have light for pupils on the west façade- due to a central corridor, making opaque panels not an option.

### 3. OBSCURE PEDESTRIAN ENTRANCE.

The plaza in 3D gives the impression of being much larger than actually shown on the plan 3D Views- External sh 2. In reality the pupils will be funnelled from this into steps and a ramp to get to the new entrance and sports hall.

This entry point fails to match the original concept given at a zoom meeting when the entrance was to have WOW factor. This position could well require large arrows to the entry and a plan explaining the layout of the site.

### 4. NUISANCE /NOISE FACTOR OF LIKELY ADDITIONAL USE OF ALLEYWAY FROM STONECOTE RIDGE and OUT OF HOURS EXTERNAL USE.

There is concern among residents that more parents will be tempted to use this back path from Stonecote Ridge to drop off and collect pupils. A councillor has suggested that this gate is closed and all pupils encouraged to walk to school via the path to the west of the site. There is space for a new path to join this without going along the main road.

Out of hours use of courts by the public should be considered-

To be in accordance with Environmental Health Consultant Dave Jackson:-

'Hepworth Acoustics Initial Noise Assessment is very much a preliminary. we shall require a formal scheme to be submitted for approval demonstrating that:-

a) the development will meet the requirements of the BB93 'Acoustic Design of Schools: Performance Standards' for internal areas; and b) the intended external building services plant and equipment will not result in an overall Rating Level at the façade of any residential receptor exceeding the design limits set out in Table 5 of the Hepworth assessment, in accordance with the methodology set out in British Standard 4142: 2014 +A1:2019, 'Methods for rating and assessing industrial and commercial sound'.





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### 5. COLD UNINVITING, SMALL SOCIAL SPACES

The new outdoor gathering spaces will be in shadow in the winter, caused principally by the location and height of the Main Block, which will create uncomfortable places to sit and chat. We understand the high importance of satisfying Sports England with summer and winter sports areas, but this results in its unfortunate compression of pupils' social space. However, we appreciate the extension of the grassed area at the front adjacent to the Vatch Lane/Bisley Road and where pupils would be able to continue gathering. Additional seating for those using this space would be appropriate.

### 6. INAPPROPRIATE MEANS OF ENCLOSURE.

F2 high weldmesh of 2.4 m height would be oppressive at the front-north of the greenhouse and animal enclosure and F5 more acceptable in both locations around this area. Shrubbery is shown but this will take a while to establish. There is space within this for a pond, which usually would have its own protective fencing for the pupils.

Having no footpath by the car park could be a hazard as pupils will certainly cut across the shrubbery even though a timber knee rail is proposed.

### 7. FLOOD LIGHTING.

To be in accordance with Environmental Health Consultant Dave Jackson.

'We shall also require a formal scheme to be submitted for approval demonstrating that the proposed artificial lighting serving the development (including new sports pitch lighting) does not exceed the vertical illuminance levels at neighbouring residential properties that are recommended within the Institution of Lighting Professionals "Guidance Note 01/21 - The Reduction of Obtrusive Light".'

We concur with this statement.

### 8. HARD SURFACING FOR VEHICULAR MOVEMENT. REF: SITE PLAN 137059-WWA-00-ZZ-D-L-0101 P04

The concrete paviors – porous, for car bays and the pedestrian areas at the front of the school will certainly improve the aesthetics where so much hard asphalt surfacing could be ugly. These should remain with paviors in any value engineering undertaken during construction where costs have to be reduced.

Petrol interceptors should be used to prevent contamination of tree pits and shrub borders.

### 9. PLANTING STRATEGY.

We welcome the Planting Strategy which will be attractive and includes the uses of wild flora, 'turf roof' along the perimeter of the Main Block, grasses and sustainable elements eg bat boxes. The choice of amenity shrubs is varied and many species are robust with the



### **Development Control Committee Schedule 06/09/2022**

exception of Echinacea which would be eaten by slugs here. Grass mixes for sports fields are detailed.

However, the amenity grass area within the centre of the car park is likely to be trampled and may require timber knee rail. Certainly more trees would enhance—perhaps those with blossom and trees with small to medium height at maturity.

Shrubbery close to the Vache Lane/Bisley Road along the car park should be low adjacent to the roadside to allow for visibility and graded up from the road to allow for dense screening with evergreen shrubs to reach 3m height at maturity to soften the visual impact of this large car park. Although native hedging is good, it will be difficult to maintain as a narrow strip, and cause poor visibility

Further trees- selected standards as a minimum should soften the car park area. Please also see 1 TREESCAPE for additional trees as a screen.

#### **10. LANDSCAPE AND MANAGEMENT PLAN.**

It is essential that all landscape proposals that are approved by SDC committee are retained and carried out and not just conditioned.

Management plans must be effective to ensure establishment of trees and shrubbery, 3 years minimum and protected from vandalism.

The schedule should increase the litres in accordance with the Arboriculture Association, as it only allows for 20 litres of water per tree per fortnight for 2 years for all trees. It is advised that larger trees will require at least 20 litres of water twice a week. Brash is extremely free draining and any bunding should certainly require increased irrigation.

Pupil involvement in experiencing nature first hand should be encouraged.

The areas for a greenhouse and animal care are outdoor educational experiences which will be excellent.

References: Kate Russell, Conservation Officer: 'preserve or enhance the character and appearance of the area in accordance with Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.'

#### **11. MATERIALS.**

The choices of materials need to be consistent with sustainability and safety. It is noted that cladding systems are being used on the Main Block. Any materials to be used will, no doubt be checked by sample and success in situ.





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### 12. DEMOLITION AND CONSTRUCTION-MAKING GOOD ROAD SURFACING.

The Contractors' Method Statement should include making good any damage to road and pavement surfacing of the Bisley Road and Middle Hill. Any change in access arrangements should not include access across the Eastcombe Recreation Ground. We await the Construction Method Statement.

### 13. PUBLIC ART

Public art enhances a development's quality, appearance, local community culture and civic pride. We request SDC Delivery Policy ES16 to be respected and public art integrated into this development.

#### B) MATERIAL CONSIDERATIONS, many raised by residents.

Overshadowing/loss of Outlook to the detriment of residential amenity (though not loss of view as such).

Overlooking and loss of privacy

Highways issues: traffic generation, (vehicular access), highway safety

Noise or disturbance resulting from use, including proposed hours of operation

Deficiencies in social facilities, e.g. spaces in schools

Loss or effect on trees

Effect on (listed buildings) and Conservation Areas

Layout and (density of building) design, visual appearance and finishing materials

Inadequate or inappropriate (Landscaping or) means of enclosure

Chalford Parish Council: The redevelopment of Thomas Keble School is greatly welcomed. The existing estate is tired and at the end of its intended life; its redevelopment to high contemporary standards should secure its future as a vital secondary educational establishment within our community. Access to its facilities by the local population is an important part of community life encouraging social interaction and good physical health.

Overall, there is a great deal of merit in the proposal although there are some design issues which require further discussion. It is regrettable that there has been insufficient pre-planning consultation with the parish councils and with residents. The consultation exercise is viewed by some as having been the presentation of a fait accompli.



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It is accepted that, especially in the current economic and political environment, the project needs to be expedited. Any material amendments are likely to compromise or reduce the scope of the project which could be to its substantial detriment.

#### **Objections from residents**

There are several objections from residents of Stonecote Ridge and Gardiner Close which are within Chalford Parish. These residents are most directly impacted by the development and their concerns must be addressed and action taken to ameliorate their valid concerns about the construction of a dominant three storey building some 40m from their properties.

#### **1. Mass, loss of privacy and overlooking.**

Action needs to be taken to create a barrier or at least to obscure the residents' view of the side of the Main Block and in the other direction.

Suggestions to achieve this include substantially increased planting and the construction of a curving mound or bund which should be planted with a combination of deciduous and evergreen, substantively native, trees and shrubs including many semi-mature in height and girth.

This has an added advantage of cost savings on removal of sub and topsoil from the site.

The current measures to prevent overlooking from the new building appear inadequate. As proposed the layout has classrooms that have the potential to overlook the houses to the west onto Stonecote Ridge. Revised window redesign or the use of slanted blinds/louvres to obscure the easterly view from these classrooms onto these houses is needed.

We note the Shadow Analysis which demonstrates the houses will not be affected by shading.

#### **2. Noise and other nuisance and security issues connected with the pedestrian access from Stonecote Ridge.**

There is already a problem with students being dropped off by vehicles at this footpath which is at the end of a cul-de-sac making the road inappropriately busy and congested. This access should only be used for those walking to school and Stonecote Ridge needs to be designated a no-waiting and no-dropping off zone for its full-length during school hours and this needs to be implemented by Traffic Regulation Order under the auspices of GCC.

The use of this access should be time limited.

We assume that this access may be closed during the construction period and alternative provision must be made for students who use this access. The no-waiting and no-dropping restriction could be introduced during the closure period.

#### **3. Light and noise pollution**



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Environmental Health Consultant Dave Jackson has raised issues with both light and noise pollution concerns and we concur that formal schemes need to be submitted for consideration and approval.

Treescape, Planting Strategy, Hard Surfaces and Landscape and Management Plans  
We note that the Tree Officer, Mark Hemming, has stated that the tree protection plan is incomplete.

Retention of mature trees should be maximised.

The Planting Strategy appears attractive and well-considered, but we believe further planting is necessary especially of semi-mature trees across the whole site.

Substantially increasing planting to the west of the Main Block is detailed above.

Porous surfaces essential.

It is essential that management plans are put in place and followed to ensure maximum establishment and survival of the new planting.

### Materials

We consider that there is an excessive use of seamed metal cladding and would prefer increased proportions of fibre cement cladding and brick/stone.

Brick and fibre cement are described as buff/grey and buff/sandstone respectively. We ask that the colour is instead matched to the vernacular Cotswold limestone palette.

### Construction Traffic Management Plan

Given the restricted access to the site, where all roads are subject to a 7.5t restriction, relatively narrow, can be congested by buses and coaches and includes traffic-light controls, a detailed CTMP is essential.

This must include that Old Neighbourhood and Manor Estate cannot be used for construction traffic, that there is a presumption to lighter weight vehicles and that movements are carefully scheduled and coordinated to ensure minimum disruption and avoid entirely peak periods for both the school and community travel.

### Transport and Active Travel

There is a complete lack of ambition here; embedding existing travel habits is not acceptable.

We disagree strongly that footways and cycle routes are adequate. Paths are narrow, there is no cycling provision and from our own monitoring we have evidence of excessive vehicle speeds on some roads. The comments regarding Middle Hill are especially misleading. That no-one has yet died or been seriously injured is no justification for the status quo.



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With regard to traffic speeds, in the period 30th April to 4th June 4821 vehicles were recorded in one direction on Middle Hill; 1857 were travelling at in excess of 35 mph of which 490 were in excess of 40 mph with the maximum speed in excess of 60 mph. During the week 23rd to 30th May, 7833 vehicles using the Ridgeway exceeded the 30 mph limit of which 4052 were travelling in excess of 35 mph.

It must be a priority to encourage and embed commuting by cycling, scooters, walking and running by students and staff (it is a sports academy) and further bus/coach use in order to reduce car use, encourage active travel and facilitate respect for the latest Highway Code Hierarchy. This means there needs to be a detailed strategy to include consideration of safer walking and cycling routes/corridors to the school including reduced speed limits, wider pavements, designated crossing points and cycling routes.

The provision of only 40 student and 10 staff cycle spaces is inadequate; the Hydrock report states that SDC policy is for 0.15 spaces per pupil which with 750 pupils (and there are an additional 100 FTE staff) which dictates 128 cycle spaces not 50. Consideration should be given to charging facilities for e-bikes and there is no comment on the provision of storage for bike helmets and other cycling equipment.

Given all cars will in due course be electric, charging provision should be future proofed by providing more charging capacity or at least putting in place the infrastructure to extend charging capacity as demand increases.

#### Summary

Chalford Parish Council supports the application conditionally upon action of our points detailed above and would not be supportive without.

Lead Local Flood Authority (LLFA): I refer to the notice received by the Lead Local Flood Authority (LLFA) requesting comments on the above proposal. The LLFA is a statutory consultee for surface water flood risk and management and has made the following observations and recommendation.

#### Flood Risk

The site is in flood zone 1 and at low risk according to the Risk of Flooding from Surface Water maps.

#### Surface water management

#### Discharge strategy

Infiltration tests have been carried out on site that show soakaways will be possible to base the strategy around.

#### Drainage strategy and indicative plan



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Three soakaways will be used and the locations of each are shown on the Drainage Strategy Sheets (Drawing no. C20146-HYD-ZZ-00-DR-C-7051-P01, C20146-HYD-ZZ-00-DR-C-7052-P01 and C20146-HYD-ZZ-00-DR-C-7053-P01). Simulations have shown that there will be no flooding on site in a 1 in 30-year rainfall event and the exceedance flow plan shows that the flooding in the 1 in 100-year rainfall event will be directed away from the buildings.

There are two question marks over the designs. The first is the size of pipe 4.003 of network SA.01, which takes surface underneath the new block. The simulations show this as a 375mm diameter pipe but the plans show it as a 300mm diameter one. Installing a smaller pipe means the simulations aren't representative to what will be installed and could exacerbate the flooding seen in them.

The second is the proposal to discharge foul into the surface water network at manhole SMH.09, which would lead to untreated foul sewerage entering the soakaway.

### Climate Change

Climate change has been included in the design with a value of 40%, which is in line with the Environment Agency's latest estimates.

### Exceedance flow plan

An exceedance flow plan has been included that reduces the risk of the buildings flooding when the design of the drainage is exceeded.

### LLFA Recommendation

As outlined above, the plans need to be updated to reflect what has been designed and simulated. Without this, it cannot be determined how the drainage will function if built to the plans' specification.

NOTE 1: The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2: Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through [suds@gloucestershire.gov.uk](mailto:suds@gloucestershire.gov.uk) e-mail address. Please quote the planning application number in the subject field.

Environmental Health: With respect to this application, I would make the following recommendations: -



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1) The submitted Hepworth Acoustics Initial Noise Assessment is very much a preliminary assessment designed to assist the applicant in terms of design in respect of suitable in-classroom levels and the impact of building services on both those in-classroom levels and on residential receptors. At some stage we shall require a formal scheme to be submitted for approval demonstrating that: -

a) the development will meet the requirements of the BB93 'Acoustic Design of Schools: Performance Standards' for internal areas; and

b) the intended external building services plant and equipment will not result in an overall Rating Level at the façade of any residential receptor exceeding the design limits set out in Table 5 of the Hepworth assessment, in accordance with the methodology set out in British Standard 4142: 2014 +A1:2019, 'Methods for rating and assessing industrial and commercial sound'.

2) We shall also require a formal scheme to be submitted for approval demonstrating that the proposed artificial lighting serving the development (including new sports pitch lighting) does not exceed the vertical illuminance levels at neighbouring residential properties that are recommended within the Institution of Lighting Professionals "Guidance Note 01/21 - The Reduction of Obtrusive Light".

3) No construction site machinery or plant shall be operated, no process shall be carried out and no construction-related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

4) Demolition/construction works shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to, and approved in writing by, the Local Planning Authority. I would also request further information to be provided relating to the presence of any asbestos-containing materials.

5) An Informative should be attached as follows - "The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of smoke/fumes and odour during the construction phases of the development by not burning materials on site. It should also be noted that the burning of materials that give rise to dark smoke or the burning of trade waste associated with the development, may constitute immediate offences, actionable by the Local Authority. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume or odour complaints be received."

From the proposed plans it appears that the existing MUGA is to be retained but that a new "hard play space" will be located to the East of it. Can I please clarify as to whether the retention of the existing MUGA means that there will be no change to its existing usage in terms of the lighting provided, the sports that it will be used for, the timings of any use outside normal school hours and whether it will be hired out? The Design & Access Statement makes reference to "a resurfaced MUGA for use out of hours". Additionally, what is the intended usage of the hard play space?





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Clearly, any significant changes to the usage could have implications in terms of the impact of noise and artificial light on occupiers of adjacent properties (Stonecote Ridge).

Severn Trent Water: Having received the consultation for the above planning application, I have the following comments to make.

The submitted 'Drainage Strategy' (drawing ref: C20146-HYD-ZZ-00-DR-C-7051 revision: P01) shows all foul sewage is proposed to discharge to the public foul sewer via an indirect connection, and all surface water is proposed to discharge to on site soakaways. Based upon these proposals I can confirm we have no objections to the proposals and do not require a condition to be applied, subject to the proposals not changing.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contact our Development Services Team.

I trust you find the above in order, however, if you have any further enquiries then please do not hesitate to contact us.

Tree Officer: The submitted tree protection plan is incomplete. The plan must show the following;

The dimensions for the barriers and ground protection offsets must be dimensioned on the plan.

Details of the site compound, contractors parking, site cabins, welfare, etc. Services. These must be located outside the required root protection areas.  
The area (s) for mixing cement or concrete.

I shall comment further once the above information has been submitted.

Conservation Specialist: Thank you for consulting me on this application.  
The application site is located in proximity to the Eastcombe Conservation Area. Special attention must therefore be paid to the desirability of preserving or enhancing the character and appearance of the area in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Due to the degree of separation and given the sites context within the surrounding built environment, it is considered that there would be no harm done to the character or appearance of the conservation area.

Sports England: Thank you for consulting Sport England on the above application.

Sport England –Statutory Role and Policy



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It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.’

Sport England’s Playing Fields Policy and Guidance document can be viewed via the below link:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

#### **The Proposal and Impact on Playing Field**

The application is for partial re-development of the existing school site including: 1) demolition of the main school building; 2) the erection of a new three-storey teaching block; 3) alterations to the existing sports hall and entrance; 4) new landscaping features incorporating new tree planting and new dedicated play areas; 5) the reconfiguration of the bus/car park; 6) the provision of ancillary installations and 7) the provision of sustainability measures. This will result in the loss of some playing field and the creation of new playing field.

#### **Background**

Sport England was invited twice to carry out pre-application discussions, first in 2021 by a company acting on behalf of the DfE in establishing what issues if any Sport England would have with any developments/redevelopments on this site and create a ‘controlled’ option, and secondly by the current agents

in January this year to look at a variation of the controlled option.

Gill Wynne-Williams facilitated two meetings, the first of which dealt with the original concerns I had with the variation and the second meeting was to ensure all our concerns were addressed.

#### **Assessment against Sport England Policy**





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In my initial pre-app response to Gill Wynne-Williams, I noted that the application could be considered as meeting our E3 planning policy exception and our E4 planning policy exception E3 The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch.
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas).
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality.
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

E4 The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

This is because the part of playing field land which was to be redeveloped with a new building did not impact on any pitches, therefore, this would meet our planning policy exception E3. Also, there is a part of the new building where it does impact on playing pitches. However, there is to be new playing field being created in mitigation and thus meeting our E4 planning policy exception: a tarmacked area to the west used as a car park which would become a new mini football pitch, pitch number 2 on drawing number 137059-WWA-00-ZZD-L-0105/S4/Rev P03. I cannot find any details of the pitch construction so I will require a planning condition to ensure the new pitch is fit for purpose.

There is a second mini pitch also being created on the eastern boundary, but this would not strictly meet our E4 planning policy exception as it is already playing field.

I did point out that the glazing of the new building which faces on the playing field will need to be protected from ball strike and suggested it could be included on the elevation drawings which it has not. Therefore, I require a condition to protect the glazing as set out below.

We would also require a community use agreement as a condition, and this was not opposed during my meetings with Gill Wynne-Williams and her team.

I would request that this is not limited to the outdoor sports facilities only but should include the sports hall. However, I am unable to insist on the indoor sports hall being part of any community use agreement in this case.

### Conclusions and Recommendation



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Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to broadly meet exceptions 3 and 4 of the above policy. The absence of an objection is subject to the following conditions being attached to the decision notice should the local planning authority be minded to approve the application:

1. The glass used in the windows in the new building which face on the playing fields should be at least 15mm toughened glass for the outer pane and laminated glass for the inner pane. OR installation of external protective grills to the windows facing the playing fields.

Reason: to allow continuous use of the playing field whilst protecting the occupants of the new building from possible glass damage caused by sports projectiles in use on the playing field

2. The new mini football pitch identified as pitch 2 on the west of the site on drawing 137059-WWA-00-ZZD-L-0105/S4/Rev P03 shall be constructed and laid out in accordance with the planning application S.22/0918/FUL and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use within 1 calendar year of the practical completion certificate being issued for the new building hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with Development Plan Policy \*\*.

3. Within 12 months of the date of this planning permission, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the outdoors sports facilities, toilets and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy \*\*.

Should conditions above not be imposed on any planning consent, Sport England would consider the proposal to not meet exception 4 of our playing fields policy, and we would therefore object to this application.

If you wish to amend the wording of the recommended condition(s) or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome, and we are involved in any amendments.

Should the local planning authority be minded to approve this application against the recommendation of Sport England; in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 the application should be referred to the Secretary of State via the National Planning Casework Unit.



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Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If you would like any further information or advice please contact me at the address below.

Sport England: I can confirm we have been in discussion with Shott <http://www.schott.com/uk> to review the glazing condition in light of the changings to Part L building regulations which comes in to effect next week.

They confirmed a new specification last Monday:

Outer pane: 10mm toughened

Spacer: Argon fill

Inner pane: 6.8mm laminated safety glass

Note – inner or outer panes may incorporate low emissivity or solar control coatings dependent upon thermal specification requirements.

Therefore, the condition should be changed to

1. The glass used in the windows in the new building which face on the playing fields should be 10mm toughened glass for the outer pane and 6.8mm laminated glass for the inner pane, with Argon fill. OR installation of external protective grills to the windows facing the playing fields.

Reason: To allow continuous use of the playing field whilst protecting the occupants of the new building from possible glass damage caused by sports projectiles in use on the playing field

Note – inner or outer panes may incorporate low emissivity or solar control coatings dependent upon thermal specification requirements.

Further amendment to mini-pitch condition:

The new mini football pitch identified as pitch 2 on the east of the site on drawing 137059-WWA-00-ZZ-D-L-0105/S4/Rev P03 shall be constructed and laid out in accordance with the planning application S.22/0918/FUL and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use within 1 calendar year of the practical completion certificate being issued for the new building hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with Development Plan Policy



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Contaminated Land Officer: Thank you for consulting me on the above application. I have no comments.

Minerals and Waste Gloucestershire County Council:

The application has demonstrated waste minimisation matters have been considered. However, further details to achieve effective implementation with the development will be necessary. No objection subject to the use of recommended conditions.

Condition:

No below or above ground development shall commence until a detailed site waste management plan or equivalent has been submitted to and approved in writing by the local planning authority. The detailed site waste management plan must identify: - the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases; and the specific measures will be employed for dealing with this material so as to: - minimise its creation, maximise the amount of re-use and recycling on-site; maximise the amount of off-site recycling of any wastes that are unusable on-site; and reduce the overall amount of waste sent to landfill. In addition, the detailed site waste management plan must also set out the proposed proportions of recycled content that will be used in construction materials. The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 – Waste Reduction and adopted Minerals Local Plan for Gloucestershire Policy SR01.

Condition:

No above –ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the Local Planning Authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The management of waste during occupation must be aligned with the principles of the waste hierarchy and not prejudice the local collection authority's ability to meet its waste management targets. All details shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy WCS2 – Waste Reduction

Matters for the Case Officer and Applicant to consider



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The application site is not within close proximity to/or contain existing safeguarded waste management infrastructure and / or land allocated for this purpose. No objection raised and no further action is recommended at this time.

The application has not demonstrated that consideration has been given to alternative secondary and/or recycled aggregate use in the proposed development's construction. Strongly recommended that further supporting information is provided prior to determination.

Highways: Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objection subject to conditions.

The justification for this decision is provided below.

This application is for the partial redevelopment of an existing school site with stated no increase in pupil or staff numbers. I am therefore somewhat constrained in what the County Council can recommend to the LPA as this is a like for like replacement school. However, a view towards a sustainable future is necessary and should be embraced by the school in full terms of education for now and future pupils attending the school.

I am aware of the matters which have been raised by neighbours, but for the reasons outlined above, it would be unreasonable to require items which cannot be justified as this would not meet the tests of reasonableness and equitability.

However, the comments made by Chalford Parish Council in respect of cycle space provision for staff and pupils and EV charging facilities is relevant and should be further examined. In terms of LTN 1/20 there should be at least 75 secure spaces for pupils and 5 spaces for staff making a total of 80 spaces. I shall therefore be requesting further details to be submitted on these points.

Whilst there may not be a discernible impact on the highway as a result of the development, the District, County and the Country are committed to reducing single occupancy car travel and encouraging people to adopt more sustainable means of transport to reach our carbon reduction targets.

I shall therefore be recommending conditions that include a School Travel Plan and Construction Traffic Management Plan etc., and these are recommended to be imposed upon any grant of planning permission.

From an inspection of the submitted applications plans, there does not appear to be any alteration to the access and egress points into and from the site, therefore a S184 notice does not seem relevant in this instance, however if this becomes apparent then the applicant needs to contact the Highways Department.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes





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that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

#### Conditions

##### Bicycle Parking

1. The Development hereby approved shall not be brought into use until sheltered, secure and accessible bicycle parking to a number to be agreed and has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities

##### Electric Vehicle Charging Points (Commercial)

2. An electric vehicle infrastructure strategy and implementation plan shall be submitted to a level to be agreed 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 which 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.

##### School Travel Plan

3. The Development hereby approved shall not be occupied until the applicant has submitted a travel plan in writing to the Local Planning Authority that promotes sustainable forms of access to the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated.

Reason: To reduce vehicle movements and promote sustainable access.

##### Construction Management Plan

4. 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:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);

- Advisory routes for construction traffic;

- Any temporary access to the site;

- Locations for loading/unloading and storage of plant, waste, and construction materials;



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- Method of preventing mud and dust being carried onto the highway;
  - Arrangements for turning vehicles;
  - Arrangements to receive abnormal loads or unusually large vehicles;
  - Highway Condition survey;
  - 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.

### Informatives

### Travel Plan

The proposed development will require a School Travel Plan as part of the transport mitigation package. Gloucestershire County Council has published guidance on how it expects School Travel Plans to be prepared, this guidance is freely available from the County Councils website. As part of this process the applicant must register for Modeshift STARS and ensure that their targets have been uploaded so that progress on the implementation of the Travel Plan can be monitored. Modeshift STARS Business is a nationally accredited scheme which assists in the effective delivery of travel plans, applicants can register at [www.modeshiftstars.org](http://www.modeshiftstars.org)

### Construction Management Plan (CMP)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to “respecting the community” this says:

Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking, and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

Archaeology: Thank you for consulting the archaeology department on this application. The county Historic Environment Record indicates that there are no known heritage assets within



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or close to the proposed development site. On the basis of current evidence, I consider there to be a low potential for significant archaeological remains to be impacted by the proposals. I therefore recommend that no archaeological investigations are carried out in relation to this application.

Biodiversity: Comments relate to the following documents:

Preliminary Ecological Appraisal, Wild Service, dated February 2022

Bat Dusk Emergence Survey, Wild Service, dated May 2022

Planting Strategy, Wynne-Williams Associates, dated April 2022

Biodiversity Net Gain (BNG) Assessment, Wild Service, dated April 2022

Biodiversity Net Gain Proposed Site Plan, Wynne-Williams Associates, dated April 2022

Landscape Management and Maintenance Plan, Wynne-Williams Associates, dated April 2022

#### **Recommendations:**

The proposed habitats outlined in the submitted biodiversity net gain assessment report and biodiversity net gain proposed site plan have not been depicted within the submitted proposed site plan. For example, wildflower meadow habitat has been omitted from the proposed site plan and instead labelled as amenity grassland habitat. Further, the number of trees differ between the two plans. Please amend the proposed site plan to incorporate all biodiversity enhancement features to reflect those included within the biodiversity net gain proposed site plan.

Furthermore, the establishment of the wildflower meadow has not been outlined. Treatment of the existing soil or the use of nutrient poor soil must be used in wildflower meadow establishment to prevent weed species outcompeting wildflower species. Please revise the submitted landscape management and maintenance plan to include wildflower meadow establishment.

If the above can be resolved, I recommend the following conditions:

All works shall be carried out in full accordance with the recommendations contained in:

\* Preliminary Ecological Appraisal, Wild Service, dated February 2022

\* Planting Strategy, Wynne-Williams Associates, dated April 2022

\* Biodiversity Net Gain (BNG) Assessment, Wild Service, dated April 2022

\* Biodiversity Net Gain Proposed Site Plan, Wynne-Williams Associates, dated April 2022

\* Landscape Management and Maintenance Plan, Wynne-Williams Associates, dated April 2022

already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

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





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Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority. The strategy will:

- a) Identify the areas/features on site that are particularly sensitive for foraging bats.
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.

All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.

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

Comments:

The submitted preliminary ecological appraisal and bat surveys confirmed the existing site holds limited potential to support notable or protected species. However, in the unlikely event that protected species enter the site during the construction phase, the submitted preliminary ecological appraisal has outlined appropriate precautionary mitigation which should be adhered to.

I am pleased to see biodiversity net gain calculations have been undertaken to demonstrate the proposed habitats on site will deliver a 13.26% biodiversity net gain in addition; proposed hedgerow planting will deliver a 2847.65% biodiversity net gain. Further, the proposed site plan has incorporated hedgehog and reptile hibernacula and bird and bat boxes. These features along with habitat enhancement features will aid in connecting the proposed site to the wider ecological network.

The submitted external lighting plan has not included lux levels and further, has not demonstrated the lux levels reaching habitat features utilised by nocturnal species. Including, the hedgerow corridor adjacent to the field to the east of the school which was identified as a commuting/foraging corridor for bats. In addition, proposed biodiversity enhancement features such as, bat boxes and hibernacula features should not be illuminated by artificial lighting.

Western Power: None received

SDC water engineer: None received

Comments from Other Interested Parties

Cllr Jockel: With respect to:

application for redevelopment and demolition at 'Thomas Keble School' Eastcombe Stroud Gloucestershire GL6 7DY' application ref. No: S.22/0918/FUL



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Whilst I approve of the application to redevelop the school buildings in principle, having studied the materials myself, engaged with the host community (particularly the neighbouring properties), the two parish councils (Chalford and Bisley and Lypiatt) and local my peer Cllrs at district and county council level, I have several serious objections to the plan as it stands .

I therefore (as a critical friend) urge the developer and client to revisit both the community engagement process and aspects of the design.

#### **Objections**

##### **1. Community engagement -**

1.1 as far as I am aware the community engagement did not involve serious attempts to engage with: the parish councils and the district councillors (other than a very late after thought to invite Cllr Brown - SDC member Bisley with Lypiatt) and the community in the consultation.

1.3 the consultation process promised engagement and continual updates on progress on the school website as far back as March 2021 but there was either none or very partial, or redacted and/or highly constrained processes were actually forthcoming until the so called engagement event of 6th April 2022.

1.2 the consultation fell far short of good or best practice in timeliness and notice .e.g. consultees who were contacted had one weeks' notice on the 29th March of the presentation and 48 hours to comment on in the context of the school, DfE and architects had over a year preparing for it. I therefore suggest it fell far short of the requirements of 3.4 The National Planning Policy Framework (NPPF) which highlights the benefits of early consultation and engagement with the development management process:

1.3 The consultation at TK school held on the 6th April 2022 was presentational rather than consultation.

1.4 The questionnaire was full of closed, directing or loaded questions

1.5 Some of the consultation / presentational materials at TK on 6th April 2022 carried the SDC log and in so doing suggested that somehow SDC where involved or had already approved of the design and application

1.6 The consultees have received no response to their comments through the formal consultation process

**2. Quality Design and Development** With reference to Stroud Local Plan policy CP14 - 'checklist' for quality design and developments in think that:

2.1 by its positioning on the site it is not consistent with ref sub policy 5 'An appropriate design and appearance, which is respectful of the surroundings, including the local topography, built environment and heritage. This is because the position and orientation of a



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building of such scale in such close proximity to the neighbouring houses and in the context of the semi-rural landscape is inappropriate where a clear alternative for a more appropriate position on the site clearly exists  
i.e. to the east.

2.2. And with reference to sub policy 7 that it cannot be said, since they the neighbours have clearly said it and with reason 'No unacceptable adverse effect on the amenities of neighbouring occupants will take place.

3. Quality of life within Environmental Limits With reference to Stroud Local Plan policy ES3. 'Delivery Policy ES3 Maintaining Quality of Life within our Environmental Limits' - by its proposed location with ref to 3.1 criteria 1. It seems highly likely there will be 'loss of daylight or sunlight, loss of privacy or an overbearing effect' and

3.2 And with ref to criteria 7 it cannot be said there will be 'No unacceptable adverse effect on the amenities of neighbouring occupants'

3.3 And with ref criteria 9 it will not in its current form 'Contribute to a sense of place both in the buildings and spaces themselves and in the way in which they integrate with their surroundings including appropriate landscaping, biodiversity enhancement, open space and amenity space'

3.2 And with ref to criteria 5 in the current inadequacy of the traffic statement ' A detrimental impact on highway safety' (see below)

4. Highways With reference to Stroud Local Plan Delivery Policy EI13 'Protecting and extending our cycle routes' and wider highways requirements (ref not listed here) I have concerns about the thoroughness and reliability of the Traffic Statement in that:

4.1 There is now clear plan to actively discourage school run drop offs at Stonecote Ridge

4.2 The plan states that few pupils cycle to school as there are only 20 cycle places and that will be increased to 40. In the context of the Climate & Ecological emergency and a public health / obesity crisis and how their mitigation converge on the need to facilitate and encourage active travel, this seems wholly inadequate. It is also below the SDC required minimum of 0.15 spaces per pupil which equates to 105 spaces.

4.3 In my and the Parish Councils opinion the statement glosses over or just hasn't considered the underlying local statistics. A recent study clearly indicates that there is excessive speeding on Middle hill and at Four Ways Crossroads. Therefore, in my opinion more attention must be given for the safety of pupils active travelling to school by students and staff and others active travelling in the vicinity. With the Parish Council I suggest this could be (at a minimum) be a pedestrian crossing be installed at 4 Ways junction at the expense by the developer as planning condition.



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4.4 The plan says that the roads are 'lightly trafficked'. They might be but a recent study found that in excess of 7000 motorists exceeded 35mph on the Ridgeway and nearly 2000 exceeded 35mph on Middle Hill.

Office of MP Siobhan Bailey: Siobhan has been contacted by local residents in relation to their concerns about the planning application for new buildings. They have raised a number of concerns regarding the practicality and traffic concerns in relation to the proposals.

A copy of their concerns are attached for your information.

I would be grateful if you would be able to look into the concerns they have raised and come back to me.

#### Planning Queries

1. Assurances that local residents would be consulted during the pre-planning stage of the project did not take place. The event held on the 6th of April this year was a presentation not a consultation. This makes those members of the community either directly or indirectly affected by this proposal ignored. Why were we not consulted at an early stage as we were led to believe we would be?

2. There is a brownfield site on the eastern boundary of the school grounds overlooking an open field. Locating the building in this position would not have such an overbearing affect and would limit the invasion of local residents' privacy. Also, the protection such a large building would give to anyone considering an illegal entry into homes closest to this dominating structure would be reduced. This point was highlighted by a serving Gloucestershire Constabulary Harm Reduction Officer. Taking into account the above points, why is this brownfield site not being utilised?

3. The current plan is designed with three floors in close proximity to and facing private homes with two floors facing the school playing fields. It would be eminently sensible to have two floors facing the private homes as it is the third floor that creates a massive intrusion into the privacy and security of neighbours. Why has this option been ignored?

4. The proposed location of the new building will give protection to anyone considering illegally entering the homes of residents. What additional security measures are planned to prevent this?

5. Why can't the current main teaching block be demolished and replaced by the new building? This would utilise the brownfield site and the disruption to students would be short-lived. The intrusion on the privacy and security to the local residents with the current proposal is permanent.

6. There is confusion from the submitted plans regarding the location of huge storage containers on the western boundary of the site. For some homes this creates a serious overbearing presence and major security risk. These units need to be re-sited away from homes to the other boundary of the school. Will these containers be re-sited?



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7. There appears to be very little landscaping, including trees, which could help to reduce the impact of this huge building on private homes. What additional measures are being put in place to shield local homes from this enormous structure?

8. It must surely have been obvious to the planners that such a large, imposing building so close to residential properties would be controversial, causing stress and anxiety to those homeowners. Why did they ignore this evidently contentious issue?

Public: Approximately 21 residents have commented upon the application. In summary the following concerns have been raised:

### Principle

- Residents recognise that the school needs to be rebuilt, however, strong concerns have been raised in relation to its siting, scale, appearance, impact upon amenity, ecology and highways as outlined below.

### Design and Appearance

- Preferred position of the school would be fully or partially on the existing site or positioned on the other side of the site away from residents, children could be temporarily schooled in the other buildings
- Size, scale, and appearance of building is out of character with the landscape and area
- Cladding gives an industrial appearance
- Should not be higher than two storeys
- The west elevation could have been two floors and the south three reducing the imposing, overbearing and loss of privacy issues
- Existing sports hall is overbearing, blocks light and casts shadows
- Design will increase the likelihood of crime by reducing visibility and lines of surveillance which deters offenders
- Concern over position of Storage containers positioned adjacent to fences and security issues
- Design has been driven by costs and the continued use of the existing buildings rather than requirements for the school to co-exist with its neighbours.
- Request that the proposed enlarged car park and tennis courts are switched so that the sports land is nearer the public playing fields.

### Residential Amenity

- Loss of privacy into properties along Stonecote Ridge. Many people work from home or are retired so will be affected during school hours
- The windowsill height of 1050mm is not enough to prevent pupils seeing into homes
- Contradictory statements about use of the building. It is stated that the school hours would be 9-3 and then the Statement of Community Involvement advises that additional spaces will be created within the school for use outside school hours.
- Loss of light and overshadowing from building
- Overbearing impact and dominating effect on properties



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- Request planting of trees along western and southern boundaries, to minimise issues of poor view, noise
- Increased noise and disturbance to Stonecote Ridge due to relocation of reception
- If pupils are still using the same area as they currently do at break and lunch time residents are concerned this will channel them into a smaller space and increase noise
- Increase in vehicles and footfall will increase noise pollution
- Concerned about the proposed repurposing of the current car park (west side, adjacent to the tennis courts) as a hard play space, concern raised over its constant use
- Light pollution from school, illumination should be kept at a minimum.
- Document External lighting strategy advises that the new sports pitch lighting will be provided with separate manually initiated timed control system.
- Object to any additional lighting being installed around the current multi use games area in front of the main Sports Hall, its use out of daylight hours would cause more noise and disturbance
- Concern over noise and light pollution 7 days a week until 10pm

#### Highways

- The pedestrian walkway leading from Stonecote Ridge attracts a number of additional vehicles dropping off students. Position of new school could increase vehicles in this area.
- Vehicular access to the main reception in the event of emergency is detrimental due to distance from the main road
- The construction access would be easier if located nearer the playing field.
- Increased traffic to Stonecote Ridge
- Concern that tennis courts will be temporarily used as a car park causing distress and health concerns to residents
- Stonecote Ridge entrance has never been maintained by the Council

#### Ecology

- The field is full of wildlife with an established rookery, starlings, bats, gulls, foxes, hedgehogs, and newts. Concern raised that proposal may destroy their habitat.

#### Landscape

- Public information event advised that the school could not be sited along the eastern boundary as it is within the AONB. Concern that these comments are inaccurate as the location is still within the school site.

#### Other matters

- Concern over loss of value of properties
- Loss of views
- Concern over community engagement – a presentation was given and residents are concerned that there was insufficient time to review the proposals.
- If there is an opportunity to please all parties, then it should be considered





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### Revised Plans:

LLFA: I refer to the notice received by the Lead Local Flood Authority (LLFA) requesting comments on the above proposal. The LLFA is a statutory consultee for surface water flood risk and management and has made the following observations and recommendation.

Following the Revision to the drainage strategy (20146-TN-C-0001-P02; 28 June 2022) the LLFA has no further objections to the proposal.

NOTE 1: The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2: Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through [suds@gloucestershire.gov.uk](mailto:suds@gloucestershire.gov.uk) e-mail address. Please quote the planning application number in the subject field.

Environmental Health: Upon receipt of the additional letter relating to the use of the MUGA, no further concerns were raised. Environmental Health sought further clarification on the submitted noise report and following review have recommended the further suggested conditions as follows;

1. Prior to use of the development, acoustic screening shall be provided to the ASHP compound in full accordance with the recommendations set out in section 5.6.1 of the submitted Mach Group Environmental Acoustics Plant Noise Impact Assessment (ref: TKS-MAL-XX-XX-RP-Y-9001 P03).
2. Between the hours of 19:00 and 23:00, the ASHP units shall be operated in full accordance with the recommendations of section 5.6.2.1 of the submitted Mach Group Environmental Acoustics Plant Noise Impact Assessment (ref: TKS-MAL-XX-XX-RP-Y-9001 P03).
3. Between the hours of 23:00 and 07:00, the ASHP units shall be operated in full accordance with the recommendations of section 5.6.2.2 of the submitted Mach Group Environmental Acoustics Plant Noise Impact Assessment (ref: TKS-MAL-XX-XX-RP-Y-9001 P03).

Arboricultural Officer: I have no objection to the application subject to the following conditions.

- 1) The development must be fully compliant with the Tree Survey, Arboriculture Impact Assessment, Method Statement, Tree Protection Plan, Service Plan, written by Wynne Williams Associates.

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 15, 170(b) & 175 (c) & (d).

2) 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 15, 170( b) & 175 (c) & (d).

3) 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 15, 170( b) & 175 (c) & (d).

4) Details of a scheme of hard and soft landscaping for development must be submitted to and approved by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping areas and boundary treatments (including the type and colour of materials), written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant size and proposed numbers/ densities. 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.

GCC Minerals and Waste: M&W policy officers can confirm that the additional submitted information dated 31st May 2022 indicates that consideration has been given to the potential use of secondary and / or recycled aggregate in the proposed development's design and construction. Consequently, M&W policy officers have no further comments to make on this specific matter.

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

National Planning Policy Framework.

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





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### **Planning (Listed Buildings and Conservation Areas) Act 1990** Section 72(1).

Stroud District Local Plan.

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

[https://www.stroud.gov.uk/media/1455/stroud-district-local-plan\\_november-2015\\_low-res\\_for-web.pdf](https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf)

Local Plan policies considered for this application include:

CP1 – Presumption in favour of sustainable development.  
 CP2 – Strategic growth and development locations.  
 CP3 – Settlement Hierarchy.  
 CP4 – Place Making.  
 CP7 – Lifetime communities.  
 CP13 – Demand management and sustainable travel measures.  
 CP14 – High quality sustainable development.

EI11 – Promoting sport, leisure and recreation.  
 EI12 – Promoting transport choice and accessibility.  
 EI13 – Protecting and extending our cycle routes.  
 EI16 – Provision of public transport facilities.

ES1 – Sustainable construction and design.  
 ES2 – Renewable or low carbon energy generation.  
 ES3 – Maintaining quality of life within our environmental limits.  
 ES4 – Water resources, quality and flood risk.  
 ES5 – Air quality.  
 ES6 – Providing for biodiversity and geodiversity.  
 ES7 – Landscape character.  
 ES8 – Trees, hedgerows and woodlands.  
 ES10 – Valuing our historic environment and assets.  
 ES12 – Better design of places.  
 ES13 – Protection of existing open space.  
 ES15 – Provision of outdoor play space.

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

The site partially lies within Chalford Neighbourhood Development Plan Area which has an emerging neighbourhood plan.

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



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### PRINCIPLE OF DEVELOPMENT

This application must be assessed against the relevant development plan policies. As outlined above the development plan comprises the National Planning Policy Framework (NPPF, 2021) and relevant policies contained within the adopted Stroud District Local Plan 2015.

Paragraph 95 of the NPPF is significant in relation to this proposal. This advises 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) Work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

The site is located within the defined settlement limits of Bussage, which is identified as a fourth tier settlement by policy CP3 of the adopted Local plan. Fourth tier settlements are defined as having minimal facilities with a limited range of employment, services and facilities. As the proposal relates to replacing existing school buildings the proposal is considered to represent an essential community facility which serves Bussage and the wider area.

#### *Loss of Protected Open Space*

The existing playing fields and a tarmacked area at the site are designated as protected open space and the proposed main new school building would be sited upon this area of land.

Policy ES13 Protection of Open Space of the Stroud Local Plan 2015 is relevant. This policy seeks to ensure that development proposals do not involve the whole or partial loss of open space within settlements, or of outdoor recreation facilities, playing fields or allotments within or relating to settlements, unless:

1. A robust assessment of open space provision has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space can perform.
2. Any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities.

ES13 also advises that development should not harm spaces that are distinctive, create focal points, are settings for important buildings or form part of an important wildlife corridor.

Sport England are a statutory consultee on proposals which may result in the loss of all or any part of a playing field. A new mini football pitch is proposed to mitigate the impact of the



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proposal. This is identified as pitch number 2 which is set in the eastern section of the site as shown on drawing number 137059-WWA-00-ZZ-D-L-0105/S4/Rev P03.

Sport England and LPA Officers are satisfied that the proposed layout changes and the new mini pitch is acceptable to offset the loss of existing pitches. The recommended community use condition will ensure further inclusion for public use and improved access for all. As such, subject to condition this aspect of the proposal is considered to accord with Policy ES13 of the Local Plan.

In principle, the replacement of existing school buildings at the site is therefore acceptable and will enable the provision of future school places in accordance with the overarching objectives of section 8 'Promoting healthy and safe communities' of the NPPF and local policies CP3 and ES13.

### DESIGN AND APPEARANCE

Policy CP14 'High Quality Sustainable Development' seeks high quality development, which protects, conserves and enhances the built environment. Policy ES1 'Energy efficiency and sustainable construction' is also relevant to new development in Stroud District.

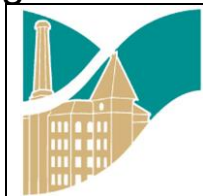
The proposal has been designed to allow the school to keep operating whilst the new main school building is constructed. The existing building will then be demolished once the main building has been completed.

The new main three storey building will be sited to the rear of the existing sports hall behind the existing school complex. The proposed building is L-shaped with an oblique angled two storey section set into the site and a flat roof. The positioning of the three-storey element adjacent to the sports hall is considered to respect the character of the existing site and to contain the massing of the buildings within the western section of the campus. The two-storey element of this building steps down and it is considered that this helps to visually reduce the overall massing and bulk of the building.

The proposed variety of materials shown on the elevation drawings help break up the appearance of the building and will comprise buff bricks, fibre cement cladding and standing seam metal cladding. The proposed windows have a bronze casement and a glazed or curtain wall is proposed looking into the site. The materials are considered to be contemporary and will not have an adverse impact upon the appearance of the wider area.

The proposal offers the opportunity to improve security and legibility at the site. The proposed entrance and canopy will help improve legibility at the site and help direct visitors to the school reception. The proposed car parking and pick up and drop off point will facilitate improved access into the site. It should also be noted that the proposal allows for additional landscaping to the front of the school and this will help soften the appearance of the development within the wider area.

During the application process a number of concerns have been raised in relation to the position of the storage containers positioned near to the western boundary adjacent to



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residential properties. Security concerns have also been raised in relation to the position of the new building and containers and the potential for crime. In response the applicant has repositioned a number of storage units, which would be shipping containers, to the far side of the site. One storage container remains and has been sited here for convenience as it will store sports equipment. A condition is recommended to ensure that details are supplied and agreed upon in relation to the containers' appearance. Whilst concerns are noted it is not considered that the proposal will lead to increased crime as the site will be made more secure through additional and improved fencing.

Concern has also been raised in relation to the appearance of the proposed fencing to the front of the site. This is considered necessary for school security and will be softened in time by the proposed landscaping measures.

Solar pv panels are proposed across the main school roof building and canopy as shown on the accompanying roof plans. An air source heat pump is also proposed and it is considered that these measures comply with Policy ES1 1) by maximising energy and meeting sustainability and carbon neutral targets.

### RESIDENTIAL AMENITY

A key consideration relates to the potential impact of the proposal upon residential amenity in respect of loss of light, overbearing impact, and loss of privacy with regard given to Policy CP14 7) and ES3 1) of the Local Plan.

The new school building would align with the existing Sports Hall and is similar in height. It is recognised that the rear elevations and gardens of properties along Stonecote Ridge are relatively open with wooden fencing forming the predominant boundary treatment at the site.

Comments received from residents cite concern over loss of privacy in relation to the position of the new school building. Stroud District Council's adopted Residential Design Guide recommends a separation distance of 25 metres between windows on dwellings. This guidance helps provide a useful tool in assessing applications. Whilst it is recognised that this section of the school building is three storeys in height a separation distance of approximately 39 – 51 metres would be achieved by the proposal as outlined on the site plan and contextual west elevation. This exceeds that recommended within the adopted guidance for dwellings.

A number of first floor windows which face the residential properties along Stonecote Ridge would serve ground floor activity rooms and it is considered that these windows would provide limited opportunity for overlooking. There are a number of first and second floor windows which serve classrooms and offices and it is recognised that residents may perceive some overlooking from these openings. To address this issue, the applicant has submitted a plan showing the window height in relation to the use of the classroom. This demonstrates that when pupils are sitting at their desks, they will be unable to see out of the windows. As outlined by the Design and Access Statement which accompanies the planning application, the building would also only be in limited use which would lower the opportunity for overlooking.



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Whilst the proposal is considered to accord with guidance in terms of separation distances, following the consultation process during the planning application, the applicant was provided with the opportunity to address the concerns which have been raised by residents and the perception of overlooking. No alterations have been forthcoming.

To address perceived overlooking a condition has been recommended requiring details of obscure glazing to windows serving classrooms and offices at first and second floor along the western elevation facing Stonecote Ridge. It is recommended that windows are partially obscurely glazed to level 5 to 1.7 metres in height. It is considered that this will prevent direct overlooking.

Due to the oblique angle of the two-storey element of the main school building and its position in relation to neighbouring properties it is not considered that there would be the opportunity for this level of perceived overlooking. As such a condition has not been recommended in respect of this section.

It should be highlighted that issues such as loss of views or the negative effect upon house values are not material planning considerations. Whilst it is recognised that there might be a perception of overlooking to a small number of properties along Stonecote Ridge, on balance, subject to the recommended condition it is not considered that this would lead to loss of privacy or cause a level of harm which would warrant refusal in respect of Policies ES3 1) and CP14 7) of the Local Plan.

Another key concern which has been raised by residents is overbearing appearance and overshadowing. A shadow analysis drawing has been submitted to address these concerns. This demonstrates that the building's shadow should not impact upon residential amenity and the proposal should not lead to loss of light or have an overbearing impact in accordance with Policy ES3 1) and CP14 7) of the Local Plan.

Concern has also been raised in relation to lighting at the site. As outlined on the external lighting strategy lights would be on a timer and switched off between the hours of 11pm and 7am. This will minimise disturbance to residential properties, and it is not considered that the proposed school lighting would lead to a level of harm which would warrant refusal. This issue is also addressed under the section entitled Ecology and a lighting condition has been recommended to ensure suitable lux levels.

### **NOISE**

Policy ES3 1) seeks to protect residential amenity in respect of noise. Supporting documents have been submitted during the application process which include a Plant Noise Impact Assessment Report and an Acoustic Design Report as well as a letter outlining the existing and proposed use of the MUGA. These have been reviewed by Environmental Health.

A large number of concerns have been received in relation to potential increased noise and disturbance from the site. In response it should be recognised that the granting of planning permission does not override noise nuisance legislation. Any issues raised at a later date would be investigated by the Local Authority.





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It is recognised that there may be a temporary period of disturbance to the wider area during construction and demolition works and conditions are recommended in respect of this to minimise disturbance and to manage aspects such as working hours and dust control.

The applicant has advised that the existing MUGA will be retained and resurfaced only and that its use will remain as existing. The adjacent hard play space will be used as an informal play area and for basketball practice. On this basis Environmental Health have raised no objection to this element of the proposal.

Plant noise and classroom noise is also a consideration. It is noted that there are a number of internal air handling units and an air source heat pump (ASHP) is located externally in the proposed service compound near the eastern site boundary. The Environmental Health Officer queried an aspect of one of the reports and further clarification was sought. Following the submission of additional noise assessment information the EHO has confirmed that the development can adequately address initial concerns and has suggested conditions to secure appropriate noise mitigation for the plant.

Officers are satisfied that subject to conditions the proposal will not result in unacceptable levels of noise and disturbance.

### **HIGHWAYS**

Policy EI12 'Promoting transport choice and accessibility' of the Stroud District Local Plan 2015 is relevant. This seeks to deliver transport infrastructure, enhance accessibility and ensure parking is provided in accordance with adopted standards.

A transport assessment has been submitted with the planning application and the application has been considered by the Local Highway Authority.

Vehicular access would remain as existing and an improved drop off and pick up point is proposed near the site entrance. The proposed number of pupils and staff will remain similar to existing at the site and as such it is not considered that the proposal would put additional strain upon the local road network once the development is occupied.

Cycle parking provision has also been provided at the site and coach drop off pick up points are present. It is considered that this enables the site to be accessed by various means of transport in accordance with Policy EI12 of the Local Plan.

A number of concerns have been raised in relation to the proposed position of the building, reception and the pedestrian access along Stonecote Ridge. Residents are concerned that repositioning the building further back into the site will lead to an increased number of vehicles accessing these residential roads and dropping children off at the school. As the site is existing it would not be reasonable to restrict the use of an existing access.

The Local Highway Authority have recommended that the school produces a Travel Plan. Travel Plans are designed to encourage sustainable travel choices and to monitor modes of transport used. A travel plan should also look at reducing the traffic in and around the school area. A condition has been recommended to ensure that this document is produced, and this would be subject to ongoing monitoring by the Local Highway Authority. It is considered that



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residents' concerns surrounding the pedestrian access would be adequately addressed by a travel plan and ongoing monitoring.

Concern has also been raised in relation to construction traffic and parking. A condition has been recommended to ensure that a construction management plan is submitted and adhered to throughout construction and demolition. This should ensure that residential amenity and highway safety is protected.

The Local Highway Authority and LPA Officers consider that the proposal is acceptable from a highways perspective subject to the recommended conditions.

### **LANDSCAPE IMPACT**

Policy ES7 'Landscape Character' of the Local Plan is relevant. This policy advises that 'within the Cotswolds Area of Outstanding Natural Beauty (AONB)'... 'priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage'.

The building has been positioned adjacent to an existing built-up area within the school site. The massing of the building is also broken up through the proposed use of materials and step down into the site. It is considered that this helps to protect the character and appearance of this designated landscape area and minimises the impact upon views within the AONB.

Many of the existing trees will be retained by the proposal and increased planting and landscaping will help to enhance the appearance of the site. As such, it is considered that the appearance of the proposal will protect the character of the Cotswold AONB in accordance with Policy ES7.

### **CONTAMINATED LAND**

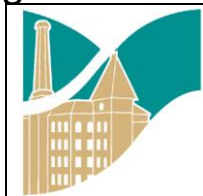
The Contaminated Land Officer has raised no concerns in relation to the proposal and as such no conditions are required in respect of this.

### **ECOLOGY**

Policy ES6 'Providing for biodiversity and geodiversity' is relevant and seeks to ensure that new development conserves and enhances the natural environment. Supporting documents have been submitted with the application including a preliminary ecological appraisal, a bat survey, planting strategy, biodiversity net gain assessment and plan and a landscape management and maintenance plan.

The Ecologist has reviewed these documents and requested several amendments prior to conditions being recommended. Revisions in respect of the plans and landscape management and maintenance plan have now been received.

The Ecologist has advised that following review of the submitted information the existing site holds limited potential to support notable or protected species. The proposal delivers biodiversity net gain and incorporates hedgehog and reptile hibernacula and bird and bat



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boxes. A condition has been requested in respect of lighting to protect habitat features and ensure satisfactory lux levels. Other conditions have been recommended to ensure compliance with the submitted documents. Subject to these LPA Officers are satisfied that overall, there will be a net increase in biodiversity at the site in accordance with Policy ES6.

### *Trees*

The Arboricultural Officer is satisfied with the revised document and has raised no objection to the proposal subject to conditions.

### **FLOOD RISK**

The site is located in Flood Zone 1 and as such has a low risk in terms of the potential for flooding. The application is accompanied by a drainage strategy. The Lead Local Flood Authority (LLFA) were consulted on the application and following a revision to the strategy are satisfied that the proposal is acceptable. A condition is recommended ensuring that the drainage strategy is adhered to.

### **ARCHAEOLOGY & HERITAGE ASSETS**

Policy ES10 'Valuing our historic environment and assets' is of relevance. The application site is in proximity to Eastcombe Conservation Area which lies to the north of the site.

Where Conservation Areas or their settings, are affected by development proposals, Section 72(1). of the Planning (Listed Buildings and Conservation Areas) Act requires the decision-maker to have special regard to desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.

The Conservation Specialist has reviewed the application and raised no concerns. This is due to the separation distance and existing built environment. It is therefore considered that the character and appearance of the Conservation Area will be conserved by the proposal in accordance with Policy ES10 of the Local Plan.

The County Archaeologist has advised that there are no known heritage assets within or close to the site and as such it is considered that the site has a low potential for archaeology and no further work or information is required in this respect.

The proposal is therefore considered to accord with Policy ES10 of the Local Plan.

### **OBLIGATIONS**

None required.

### **REVIEW OF CONSULTATION RESPONSES**

The majority of concerns raised have been addressed in the main body of the report.





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With regard to the public consultation event that the applicant carried out prior to submitting the application it should be noted that Stroud District Council encourages public consultation in line with the adopted Statement of Community Involvement. The Local Planning Authority have carried out statutory consultation and provided the applicant with the opportunity to address the concerns raised by residents during the application process.

### **SUMMARY AND PLANNING BALANCE**

To summarise, several buildings at the Thomas Keble school campus have reached the end of their lifespan and need replacing. The proposal will allow for the school to operate whilst the new main school building is constructed to minimise disruption for pupils. The site is set within defined settlement limits and the loss of protected open space has been adequately mitigated for by the proposal. The security of future school places which the application offers must be given significant weight in decision making in line with the NPPF.

It is acknowledged that there may be some perceived overlooking to a small number of properties along Stonecote Ridge. However, on balance, due to the separation distances proposed and subject to the recommended obscure glazing condition, it is not considered that the proposal would lead to a level of harm that would warrant refusal in respect of Policy ES3 1) and CP14 7).

The proposal will modernise the school, improve existing facilities and include sustainability measures such as solar energy generation. Biodiversity and landscaping would also be enhanced in accordance with Policy ES6. The proposal will improve accessibility and protect highway safety. It is not considered that there would be an adverse impact upon nearby heritage assets and the character and appearance of the Cotswold AONB would be protected in compliance with Policies ES10 and ES7.

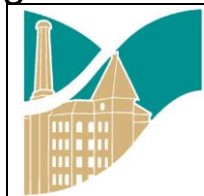
As such, on balance, it is considered that the proposed development is acceptable and accords with the provisions of the development plan.

### **RECOMMENDATION**

For the reasons outlined above it is recommended that planning permission be subject to conditions.

### **HUMAN RIGHTS**

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.



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### Subject to the following conditions:

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

#### Reason:

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

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

Site Location Plan, drawing number: 137059-WWA-00-ZZ-D-L-0102-S4-P02 received on 08.07.2022

Proposed Site Plan Drawing number: 137059-WWA-00-ZZ-D-L-0101-S4-P09 received on 28.07.2022

Site Demolition Plan Drawing Number: PL002 REV P1 received on 22.04.2022

Proposed Ground Floor Main Building, Drawing Number: PL003 REV P1 received on 22.04.2022

Proposed First Floor Main Building, Drawing Number: PL004 REV P1 received on 22.04.2022

Proposed second floor main building, Drawing Number: PL005 REV P1 received on 22.04.2022

Proposed roof floor plan Main Building, Drawing Number: PL006 REV P1 received on 22.04.2022

Proposed Elevations Main Building Sheet 1 of 2, Drawing Number: PL010 REV P1 received on 22.04.2022

Proposed Elevations Main Building Sheet 2 of 2, Drawing Number: PL011 REV P1 received on 22.04.2022

Proposed GA Building Sections Main Building, Drawing Number: PL012 REV P1 received on 22.04.2022

Existing GA Ground Floor and Roof Plan – Sports Hall Extension, Drawing Number: PL007 REV P1 received on 22.04.2022

Proposed GA Ground Floor and Roof Plan – Sports Hall Extension, Drawing Number: PL008 REV P1 received on 22.04.2022



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Existing GA Elevations – Sports Hall Extension, Drawing Number: PL014 REV P1 received on 22.04.2022

Proposed GA Elevations – Sports Hall Extension, Drawing Number: PL013 REV P1 received on 22.04.2022

Existing GA Sections – Sports Hall Extension, Drawing Number: PL015 REV P1 received on 22.04.2022

Proposed G Sections – Sports Hall Extension, Drawing Number: PL016 REV P1 received on 22.04.2022

Animal Care Proposed Ground Floor and Roof Plan, Drawing Number: PL009 REV P2 received on 22.04.2022

Proposed Elevations and Sections Animal Care, Drawing Number: PL017 REV P2 received on 22.04.2022

External Sports Strategy (Summer), Drawing Number: 137059-WWA-00-ZZ-D-L-0104 REV P03 received on 22.04.2022

External Sports Strategy (Winter), Drawing Number: 137059-WWA-00-ZZ-D-L-0105 REV P03 received on 22.04.2022

External Levels, Drawing number: 137059-WWA-00-ZZ-D-L-0106 REV P03 received on 22.04.2022

Revised Planting Strategy, Drawing Number: 137059 -WWA-00-ZZ-D-L-0107-S4-P04 received 10.08.2022

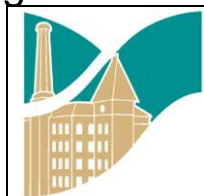
BB103 Areas, Drawing Number: 137059-WWA-00-ZZ-D-L-0109 REV P04 received on 22.04.2022

Biodiversity Net Gain Proposed Site Plan, Revised Drawing Number: 137509-WWA-00-ZZ-DR-L-0110-S4-P08, 28.07.2022

Accessible Access Strategy, Drawing Number: 137059-WWA-00-ZZ-D-L-0112 REV P03 received on 22.04.2022

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

3. No works shall take place on the external surfaces of the building(s) hereby permitted until samples of the materials to be used in the construction works have been submitted to and approved in writing by the Local Planning Authority. Development



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	<p>shall then only be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the visual amenities of the area.</p> <p>4. Full details of the design and appearance of the storage containers, greenhouse and service compound shall be submitted to and approved in writing by the Local Planning Authority prior to the structures being erected on site. Development shall then only be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the visual amenities of the area.</p> <p>5. No construction site machinery or plant shall be operated, no process shall be carried out and no construction-related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.</p> <p>Reason: In the interests of Residential Amenity</p> <p>6. Demolition/construction works shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason: In the interests of Residential Amenity</p> <p>7. No demolition works shall commence until further information is provided in relation to the presence of any asbestos-containing materials at the site. If asbestos is present a plan detailing methods, controls and management procedures relating to removal of Asbestos Containing Materials associated with the development site must be submitted and approved by the Local Planning Authority prior to demolition works starting.</p> <p>Reason: To ensure that risks from asbestos to future users of the land and neighbouring land are minimized and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.</p> <p>8. Details of obscure glazing to be provided to a minimum standard of level 5 and to 1.7 metres from floor height shall be submitted in relation to the proposed windows at first and second floor level, which serve classrooms and offices along the west elevation of the proposed main school building facing Stonecote Ridge.</p>
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Development shall then only be carried out in accordance with the details approved in writing by the Local Planning Authority and these rooms shall not be used prior to the installation of the agreed glazing.

Reason: To ensure privacy is maintained for neighbouring occupiers.

9. The glass used in the windows in the new building which face on the playing fields should be 10mm toughened glass for the outer pane and 6.8mm laminated glass for the inner pane, with Argon fill OR installation of external protective grills to the windows facing the playing fields.

Reason: to allow continuous use of the playing field whilst protecting the occupants of the new building from possible glass damage caused by sports projectiles in use on the playing field

10. The new mini football pitch identified as pitch 2 on the east of the site on drawing 137059-WWA-00-ZZD-L-0105/S4/Rev P03 shall be constructed and laid out in accordance with the planning application S.22/0918/FUL and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use within 1 calendar year of the practical completion certificate being issued for the new building hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with Development Plan Policy ES13.

11. Within 12 months of the date of this planning permission, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the outdoors sports facilities, toilets and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy ES13.



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12. No below or above ground development shall commence until a detailed site waste management plan or equivalent has been submitted to and approved in writing by the local planning authority. The detailed site waste management plan must identify:
- the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases; and the specific measures will be employed for dealing with this material so as to:
  - minimise its creation, maximise the amount of re-use and recycling on-site; maximise the amount of off-site recycling of any wastes that are unusable on-site; and reduce the overall amount of waste sent to landfill. In addition, the detailed site waste management plan must also set out the proposed proportions of recycled content that will be used in construction materials. The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 – Waste Reduction and adopted Minerals Local Plan for Gloucestershire Policy SR01.

13. No above –ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the Local Planning Authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The management of waste during occupation must be aligned with the principles of the waste hierarchy and not prejudice the local collection authority's ability to meet its waste management targets. All details shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy WCS2 – Waste Reduction

14. The Development hereby approved shall not be brought into use until sheltered, secure and accessible bicycle parking to a number to be agreed and has been provided in accordance with details which shall first be submitted to and approved in writing by the





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Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities

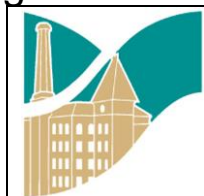
15. An electric vehicle infrastructure strategy and implementation plan shall be submitted to a level to be agreed and approved in writing by the Local Planning Authority prior to the first use of any building hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which 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.

16. The Development hereby approved shall not be occupied until the applicant has submitted a travel plan in writing to the Local Planning Authority that promotes sustainable forms of access to the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated.

Reason: To reduce vehicle movements and promote sustainable access.

17. 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:
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
  - Advisory routes for construction traffic;
  - Any temporary access to the site;
  - Locations for loading/unloading and storage of plant, waste and construction materials;
  - Method of preventing mud and dust being carried onto the highway;



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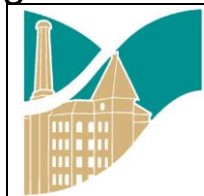
	<ul style="list-style-type: none"> <li>-Arrangements for turning vehicles;</li> <li>-Arrangements to receive abnormal loads or unusually large vehicles;</li> <li>-Highway Condition survey;</li> <li>-Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.</li> </ul> <p>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.</p>
18.	<p>All works shall be carried out in full accordance with the recommendations contained in:</p> <ul style="list-style-type: none"> <li>* Preliminary Ecological Appraisal, Wild Service, dated February 2022</li> <li>* Planting Strategy, Revised Drawing Number 137059-WWA-00-ZZ-D-L-0107 S4 Rev P04 received on the 10th August 2022</li> <li>* Biodiversity Net Gain (BNG) Assessment, Wild Service, dated April 2022</li> <li>* Biodiversity Net Gain Proposed Site Plan, Revised Drawing Number: 137509-WWA-00-ZZ-DR-L-0110-S4-P08, 28.07.2022</li> <li>* Landscape Management and Maintenance Plan, Wynne-Williams Associates, dated August 2022</li> </ul> <p>Already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.</p> <p>Reason: To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.</p>
19.	<p>Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity and to protect residential amenity shall be submitted to and approved by the Local Planning Authority. The strategy will:</p> <ul style="list-style-type: none"> <li>a) identify the areas/features on site that are particularly sensitive for foraging bats.</li> <li>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.</li> <li>c) ensure satisfactory lux levels in relation to residential</li> </ul>





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	<p>properties All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.</p> <p>Reason: To maintain dark corridors for nocturnal wildlife in accordance with Local Plan Policy ES6 and to protect residential amenity in accordance with Policy ES3.</p>
20.	<p>The development must be fully compliant with the Tree Survey, Arboriculture Impact Assessment, Method Statement, Tree Protection Plan, Service Plan, written by Wynne Williams Associates.</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 ES8 and with guidance in revised National Planning Policy Framework paragraphs 15, 170(b) &amp; 175 (c) &amp; (d).</p>
21.	<p>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.</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 ES8 and with guidance in revised National Planning Policy Framework paragraphs 15, 170(b) &amp; 175 (c) &amp; (d).</p>
22.	<p>Details of a scheme of hard and soft landscaping for development must be submitted to and approved by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping areas and boundary treatments (including the type and colour of materials), written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant size and proposed numbers/ densities. Any plants which fail within a five-year period must be replaced.</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 ES8 and with guidance in</p>



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	<p>revised National Planning Policy Framework paragraphs 120 (a) and (b). Paragraph 179 protect and enhance biodiversity.</p>
23.	<p>No building or use hereby permitted shall be occupied or the use commenced until the drainage scheme for this site has been completed in accordance with the approved Drainage Strategy. The scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.</p> <p>Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.</p>
24.	<p>Prior to the first use of the development hereby approved, the acoustic screening shall be provided to the ASHP compound in full accordance with the recommendations set out in section 5.6.1 of the submitted Mach Group Environmental Acoustics Plant Noise Impact Assessment (ref: TKS-MAL-XX-XX-RP-Y-9001 P03). Thereafter the accoutic fencing shall be retained as such. For the avoidance of doubt the ASHP units shall be operated in full accordance with the recommendations of section 5.6.2.1 and 5.6.2.2 of the submitted Mach Group Environmental Acoustics Plant Noise Impact Assessment (ref: TKS-MAL-XX-XX-RP-Y-9001 P03).</p> <p>Reason: In order to protect residential amenity in accordance with Policy ES3 of the Stroud District Local Plan (adopted) November 2015.</p> <p>Informatives:</p> <ol style="list-style-type: none"> <li>1. ARTICLE 35 (2) STATEMENT - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.</li> <li>2. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of smoke/fumes and odour during the construction phases of the development by not burning materials on site. It should also be noted that the burning of materials that give rise to dark smoke or the burning of trade waste associated with the development, may constitute immediate offences, actionable by the Local Authority. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume or odour complaints be received.</li> <li>3. The proposed development will require a School Travel Plan as part of the transport mitigation package. Gloucestershire County</li> </ol>



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	<p>Council has published guidance on how it expects School Travel Plans to be prepared, this guidance is freely available from the County Councils website. As part of this process the applicant must register for Modeshift STARS and ensure that their targets have been uploaded so that progress on the implementation of the Travel Plan can be monitored. Modeshift STARS Business is a nationally accredited scheme which assists in the effective delivery of travel plans, applicants can register at <a href="http://www.modeshiftstars.org">www.modeshiftstars.org</a></p>
	<p>4. It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to “respecting the community” this says:</p> <p>Constructors should give utmost consideration to their impact on neighbours and the public</p> <ul style="list-style-type: none"> <li>-Informing, respecting and showing courtesy to those affected by the work;</li> <li>-Minimising the impact of deliveries, parking and work on the public highway;</li> <li>-Contributing to and supporting the local community and economy; and</li> <li>- Working to create a positive and enduring impression, and promoting the Code.</li> </ul> <p>The CEMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.</p>
	<p>5. 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. Please contact Mark Hemming on 01453 766321.</p>

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