

Public Document Pack



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB
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Monday, 5 December 2022

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 13 DECEMBER 2022** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **6.00 pm**

Kathy O'Leary
Chief Executive

Please Note: The meeting is being held in the Council Chamber at Stroud District Council and will be streamed live on the Council's [YouTube Channel](#). A recording of the meeting will be published onto the [Council's website](#). The whole of the meeting will be recorded except where there are confidential or exempt items, which may need to be considered in the absence of press and public.

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

AGENDA

1. **APOLOGIES**
To receive apologies of absence.
2. **DECLARATIONS OF INTEREST**
To receive Declarations of Interest in relation to planning matters.
3. **MINUTES (Pages 3 - 12)**
To approve the minutes of the meeting held on 15 November 2022.
4. **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING (Pages 13 - 18)**
(Note: For access to information purposes, the background papers for the applications listed in the above schedule are the application itself and subsequent papers as listed in the relevant file.)
 - 4.1 **68 THRUPP LANE, THRUPP, STROUD, GLOUCESTERSHIRE, S.22/1503/HHOLD** (Pages 19 - 30)
Erection of second storey extension and erection of detached garage and car port.

5. **DEVELOPMENT CONTROL COMMITTEE REVENUE ESTIMATES - REVISED
2022/23 AND ORIGINAL 2023/24 (Pages 31 - 46)**

To present to the committee the revised estimates for 2022/23 and original estimates for 2023/24.

Members of Development Control Committee

Councillor Martin Baxendale (Chair)

Councillor Martin Brown
Councillor Doina Cornell
Councillor Victoria Gray
Councillor Lindsey Green
Councillor Haydn Jones

Councillor Helen Fenton (Vice-Chair)

Councillor Jenny Miles
Councillor Loraine Patrick
Councillor Nigel Prenter
Councillor Mark Ryder
Councillor Lucas Schoemaker



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DEVELOPMENT CONTROL COMMITTEE

15 November 2022

6:00 – 9:19 pm

Council Chamber

Minutes

Membership

Councillor Martin Baxendale (Chair)

Councillor Martin Brown
 Councillor Victoria Gray
 Councillor Lindsey Green
 Councillor Jenny Miles
 Councillor Doina Cornell

*= Absent

Councillor Helen Fenton (Vice-Chair)

Councillor Loraine Patrick
 Councillor Nigel Prenter
 Councillor Mark Ryder
 Councillor Lucas Schoemaker
 Councillor Haydn Jones

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Officers in Attendance

Head of Development Management
 Principal Planning Lawyer, One Legal
 Majors & Environment Team Manager
 Development Team Manager
 Senior Planning Officer
 GCC Highways

Principal Planning Officer (Majors)
 Principal Planning Officer
 GCC Highways Officer
 Democratic Services & Elections Officer
 Principal Planning Lawyer

DCC.080 Apologies

Apologies for absence were received from Councillors Cornell and Jones.

DCC.081 Declarations of Interest

There were none.

DCC.082 Minutes

RESOLVED That the Minutes of the meeting held on 6 September 2022 were approved as a correct record

DCC.083 Planning Schedule and Procedure for Public Speaking

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

1	S.22/1645/REM	2	S.21/1240/FUL	3	S.22/1936/FUL
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DCC.084 Parcel H13 And H14 Land West of Stonehouse, Grove Lane, Westend, Stonehouse S.22/1645/REM

The Principal Planning Officer (Majors) introduced the application and explained that it was a reserved matters application for 216 houses on parcels H13 and H14 of the outline planning application S.14/0810/OUT. They further explained the key areas for consideration:

- Plans included 65 affordable houses.
- 38 houses would be situated within H14 and the remaining 178 in H13.
- Objections over the location of the flats were raised by the community and the Parish. After the applicant had engaged with the community the location of the flats were moved to a more central location and replaced by 4 landmark dwellings.
- Concerns were raised regarding parking and traffic, Highways had been consulted and were happy with the application provided the conditions were met.

The Principal Planning Officer (Majors) then proceeded to show the committee the plans for the application including the topography of the site.

Mr Combes, spoke as the agent on behalf of the applicant in support of the application. They asked the Committee to approve the application for the following reasons:

- There had been collaborative working between the applicant and the officers and wider community. They engaged with the Parish Council to hold a meeting which took place on the 21 September with members of the community to discuss their concerns.
- They created a revised layout to address concerns from residents and the Parish Council as well as addressing other concerns during the meeting on the 21 September.
- The revised layout was then circulated for wider consultation with the community, the Ward Members and the Parish Council and no further objections were received.
- The Parish Council had since confirmed that they supported the changes to the layout.

In response to Councillors questions the Principal Planning Officer (Majors) gave the following responses:

- The outline stage was the place for conditioning the use of renewables and other requirements such as solar panels. These were beyond the remit of the reserved matters application.
- The materials used would be a mixture of brick and cement which was not uncommon and would use a prefabricated frame.

Councillor Schoemaker raised concerns with the number of self builds within the development and that none of them have come forward to date. They further requested information on self builds and the mechanisms used to occupy the sites. It was agreed that Officers circulate the figures for the self-build outside of the meeting.

In response to Councillor Gray, the Principal Planning Officer (Majors) advised that the mock slate would be made out of fibre cement or an alternative option would be for concrete tiles to also be used on the roofs.

Councillor Miles proposed and Councillor Patrick seconded.

Councillor Patrick commended the applicant's engagement with the community.

2022/23

Councillor Brown raised concerns with the lack of renewables, energy production and sustainable constructions techniques.

RESOLVED To permit the application

DCC.085 Play Area, The Bourne, Brimscombe, Gloucestershire S.21/1240/FUL

The Senior Planning Officer introduced the application and explained that it was for the erection of 4 dwellings, and then proceeded to show the plans for the site and highlighted the following considerations:

- There was a mature area of land with dense hedge boundaries and a protected walnut tree in the centre.
- Access was via a steep, narrow lane to the A419.
- Site was within the Brimscombe settlement limits.
- Site was outside of the Area of Outstanding Natural Beauty (AONB) and the conservation area.
- There was a Public Right of Way (PROW) running through the site from the East to the North.
- Site was within the catchment of Rodborough Common Special Area of Conservation (SAC).
- The application was called to Committee on the grounds of non-compliance with HC01 and ES7 of the Local Plan.
- The site was privately owned.
- It had previously been used as a play area in the 1970's however the equipment was removed in the 1980's. The site had never been designated as a play area within the Local Plan or any subsequent documents although it has been used by the public.

The Senior Planning Officer showed further plans for the site and ran through the proposed design, layout and materials that would be used. They explained that there had been no objections from the Tree Officer or from Gloucester County Council (GCC) Highways subject to relevant conditions and that the site would bring further enhancements to the access road. There would be a new tactile crossing and the current carriage way would be widened to 4.5m with a 1.5m footway on the East side of the road, without removing parking area from Queens Road.

The Head of Development Management explained that there had been a written representation received from the applicant who was unable to attend the meeting, which had been circulated prior to the committee.

Councillor Watson spoke as a Ward Member for Chalford and stated that they were objecting to this application with the full support of the community and the Parish Council. There had been a previous planning application refused on the site already and numerous issues had been brought to their attention which included:

- The application went against the emerging Local Plan and the National Planning Policy Framework (NPPF) with regard to preserving open space and recreation and met none of the exception criteria.
- It contradicted the Stroud District 5-year plan to optimise public spaces for public wellbeing.
- The site did not meet any identified local housing needs for smaller, affordable homes.

- It was in breach of international conventions by removing vital public space for rest, recreation and leisure for local children and vulnerable residents.
- There was no traffic assessment completed after the flats had been refurbished and there were other large developments evolving within the Parish and the infrastructure would not be able to cope.
- There would be no community benefit to this development and there was an overwhelming display of objection from the community with 45 comments made in objection on the portal for a site that only had 33 neighbours, most of whom had been present at the meeting.
- The site, previously owned by Stroud District Council (SDC), was sold with verbal reassurance that the land would be available for the flats amenity and continued public use.
- The residents of the 24 flats on Queens Court utilised the field as their only direct useable safe outdoor space.
- The landlord had not completed the refurbishment of the flats to a safe and sanitary standard with unresolved sewage issues, flat roof problems, dangerous fire escapes and inadequate parking.
- The parish Council had requested to register the space as an Asset of Community Value.

Councillor Watson proceeded to list out a number of misrepresentations and inaccuracies made throughout the application including when the area was a dedicated play area. They highlighted the ecological loss of the site which consisted of:

- Loss of trees and hedges to widen the road and only the central walnut tree on the site was protected.
- Loss of wildlife corridor if the land were to be built on and loss of biodiversity range.
- The site was cleared prior to the ecological assessment taking place.

Councillor Watson then summarised with the following points:

- The site would overlook the flats on Queens Court
- Previous applications were rejected due to the proximity of the AONB and the development boundary.
- The application was in contradiction of HC1, ES6, ES7, ES13 of the Local Plan and paragraph 174 of the NPPF. It also violated United Nations Human Rights Considerations Articles 30 and 31 regarding the rights of recreation for children and those with disabilities.

Mr Harris, a Parish Councillor, spoke on behalf of Brimscombe and Thrupp Parish Council in objection of the application. They stated that the Parish Council was not against development as it was looking to welcome around 300 homes in the coming years however asked Committee to reject the application for the below reasons:

- The application undermined the preservation of green space and removed the amenity from people who used it as a play area.
- The unity of objection within the community was high.
- The site of development was a designated green space within the proposed NDP.

Mr Bignall, a local resident, spoke on behalf of all residents present at the meeting against the application. He asked the Committee to reject the application for the following reasons:

- Many of the reasons that the previous applications had been rejected historically remained and had not been addressed in the current application.

2022/23

- The planning permission for the play area granted in 1973 was still relevant and contradicted point 2.4 of the application.
- Paragraph 2.7 of the application stated that the play area could be defined as previously developed land which was untrue.
- The application could be refused under paragraphs 98 – 103 of the NPPF.
- The community had demonstrated that the field was not surplus to requirement, there had been no assessment completed and the community did not want it to be developed.
- The current owners had not maintained the site.

The Senior Planning Officer gave the following answers in response to questions asked:

- The hedge along the Eastern side of the road would be removed in order to accommodate the footpath.
- There were no documents provided which showed that the land was sold with any covenants which would prevent development.
- A nearby public space (Charlea Community Gardens) would be available for residents to utilise, a PROW which led up to open country side and local canal walks were also available for residents to use.

In response to Councillor Green, it was confirmed that there was adequate space for the road and footpath to be widened without encroachment onto ocean court land or to the Queens Court parking.

The Senior Planning Officer responded to questions asked as follows:

- The Officers responsibility was to assess the information provided and weigh up the planning balance. In this case it was not felt that a refusal could be sustained.
- The previous application for 4 dwellings made in 2019 was refused due to the following 5 reasons: CP14 (due to poor design and layout), HC1 (out of keeping with the pattern of form of development), Biodiversity refusal due to insufficient information submitted, landscape and tree refusal reasons also. This application had sufficient layout and has received no objections from the Tree Officer or the Biodiversity Officer.
- The management plan formed part of the conditions which would need to be signed of prior to development.
- The design guide gives measurements when considering overlooking, this application exceeded those measurements and therefore it was not felt to be overlooking the flats at queens Court.
- The planning permission given to the site in 1973 did not designate the site as a play area however, it did allow for the erection of the play equipment.

The GCC Highways, Principal Highways Development Management Officer confirmed that the road was unadopted and therefore, bin lorries would not collect the waste directly from the proposed houses. It was confirmed that there would be other options for those residents in terms of waste collections.

Councillor Brown questioned that the site was privately owned therefore the owner could potentially fence it off and deny public use of the land at any time. This was confirmed for the majority of the land excluding the PROW which travelled through the site.

Councillor Fenton Proposed to refuse the applications. Councillor Green seconded.

Councillor Fenton defined the refusal reason for being the loss of open space which was recognised as being of value to the community and asked councillors for any input.

Councillors debated the following refusal reasons: ES13 – protection of existing open space, ES7, CP14 and HC1 of the Local Plan and paragraph 174 of the NPPF. It was agreed to agree the exact refusal reasons in consultation with the Chair and Vice-Chair of Committee if the vote was carried.

Councillor Ryder debated the potential refusal given that the land was privately owned and that the Officer's recommendation was to approve. They also commented on the voice of the community and that this site was very different to the recent comparative application, The Berryfields.

Councillor Brown shared similar concerns with the strength of the refusal reasons however supported the refusal for ecological reasons.

Councillor Schoemaker debated the wellbeing of the local residents due to the loss of the open space if the applications were to be approved.

Councillor Gray commented that there were a large number of material reasons for the application to be refused.

Councillor Miles raised concerns with the refusal reasons and stated they would abstain from the vote.

Councillor Patrick debated that the job of the Councillors was to listen to the community and weigh up the decision and they felt that refusal was the correct decision.

After being put to a vote the Motion to refuse the application was carried with 8 votes for, 0 votes against and 2 abstentions.

RESOLVED To refuse the application and to delegate to the Head of Development Management in consultation with the Chair and Vice-Chair to agree the wording of the refusal reasons.

DCC.086 Land At Rear Of 1, Cutler Road, Stroud, Gloucestershire S.22/1936/FUL

The Principal Planning Officer introduced the application for the erection of a single bungalow and highlighted the following key considerations:

- The site was within the Stroud Uplands settlement limits and located on a dense housing estate predominately characterised by 2 storey properties.
- The proposed bungalow was approximately 7m forward from the building line.
- The site characteristics consisted of houses fronting the highway with long linear gardens to the rear. The application would breach Local Plan Policy HC1 due to not following the pattern of development.
- The site was very constrained and the proposed footprint was very large for the site.
- The proposal had minimal useable garden space of approximately 4m² contrasted Local Plan Policy HC1.

2022/23

- The new two storey dwelling next to the site was within the proximity to be overlooking the amenity space which was again in contradiction to the Local Plan Policy HC1.

Councillor Baker spoke as a Ward Member for Stroud Uplands and asked the Committee to approve the application for the following reasons:

- The development would improve the outlook for residents in the area.
- The site was partitioned of and sold by SDC with potential for development and there was community support for the land to be developed.
- There was a shortage of accommodation suitable for disabled people which this application would be perfect for due to the minimal amenity area.
- There were a cluster of bungalows nearby which meant that the bungalow would not be out of place.
- The building line was jagged at present and they did not feel that it would be incompatible with the wider site.
- The proposed development would have minimal impact on nearby homes as it was a single storey bungalow.

Councillor Patrick raised concerns with access and egress of the property to which the GCC Highways, Principal Highways Development Management Officer explained that was only a requirement on classified roads which this site was not on.

The Principal Planning Officer advised that there were four refusal reasons in total which could be found on page 65 of the reports pack.

The Head of Development Management advised the Committee to look at the application on its planning merits and not consider the state of the site. They further advised the Committee that if the application was approved, they would be looking to collect the payment for the Special Area of Conservation and a delegated approval would be advised should the Committee be minded to approve the application.

The Principal Planning Officer gave the following response to Councillors:

- There were no further letters of support or objection received.
- The Ward Councillor was in support of the application.
- Had the pre-application been submitted the applicant would have been advised that a residential dwelling would not be appropriate on the site. However, each application was dealt with on its own merits.
- The physical appearance of the bungalow was considered as a good design however it was felt that it did not fit the space and would be overlooked.

Councillor Schoemaker proposed to permit the application subject to delegated approval in consultation with the Chair and Vice-Chair. Councillor Fenton seconded.

Councillor Schoemaker debated the need for this type of development and the use of the proposed bungalow for a potentially vulnerable resident.

Councillor Ryder raised concerns with the plot being sold as having development potential. They also shared the desire to support the application for potential future use for a disabled or vulnerable resident.

Councillor Patrick shared support for this application due to the need for single person accommodation in the district.

Councillors Miles, Gray, Prenter and Green gave their support for approval due to the need for these types of properties and the overall community support despite the size of the plot.

Councillor Ryder stated that it was not common for bungalows to be built anymore.

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

RESOLVED To give delegated authority to the Head of Development Management in consultation with the Chair and Vice-Chair to permit the application with the condition to secure the SAC payments.

DCC.087 Planning and Enforcement KPI Statistics

There were no comments on the report.

DCC.088 Planning Enforcement

The Development Team Manager introduced the report and explained that National Guidance had encouraged local planning authorities to publish a Local Enforcement Plan to proactively manage planning enforcement within the district. They had reviewed the current Planning Enforcement Policy and Procedure and established that it was out of date and would be replaced with a Planning Enforcement Operational Protocol. The Development Team Manager highlighted the relevant key points which included:

- It would enable more regular and more meaningful communication with complainants and developers.
- It provided detail on how officers would administer, evaluate, and progress planning enforcement complaints.
- It had been through a rigorous 6-week public consultation period (June – July 2022) which included the development advisory Panel (D-MAP), Town and Parish Councils, District Councillors and then finally discussed again at D-MAP in October.
- An outline of proposed processes could be found at appendix A on page 92 of the reports pack.

The Development Team Manager concluded and stated that the new Protocol would provide a framework to those who investigated planning for both decision making and communication.

The Development Team Manager gave the following answers in response to questions asked:

- The first step for the planning team would be to implement the Operational Protocol which outlined what the team was aiming to achieve. The second step would be to implement the new IT system and the final step to utilise the new protocol and the IT system to identify whether there was a need for greater resource within the team.
- Any complaints received from January 2023 would follow the new Operational Protocol and the team would continue to work through the backlog of complaints alongside the new protocol. They had assigned a dedicated person to handle some of the backlog and would be review this once completed.
- The Fit For the Future (FFF) Team were looking to integrate older cases onto the new system. They were also looking to implement a long touch date which meant the older cases would be dealt with first in order to work through them all.

2022/23

Councillor Patrick proposed and Councillor Ryder seconded.

Councillors Green and Gray commended the report for being in plain English and easy to understand.

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

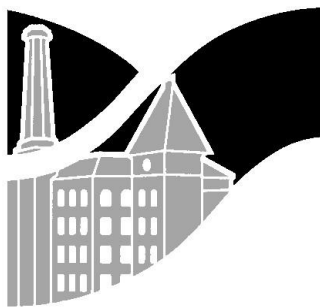
RESOLVED a) To approve the Planning Enforcement Operational Protocol, for implementation from 01 January 2023
b) To receive an annual update on the implementation of the plan
c) That the plan will be reviewed in 12 months

The meeting closed at 9.19 pm

Chair

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Planning Schedule 13/12/2022



Stroud District Council
Planning Schedule
13th December 2022

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

Planning Schedule 13/12/2022

DEVELOPMENT CONTROL COMMITTEE

Procedure for Public Speaking

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

1. Scheduled DCC meetings

2. Special meetings of DCC

Introduction

Public speaking slots are available for those items contained within the schedule of applications. Unfortunately, it is not permitted on any other items on the Agenda.

The purpose of public speaking is to emphasise comments and evidence already submitted through the planning application consultation process. Therefore, you must have submitted written comments on an application if you wish to speak to it at Committee. If this is not the case, you should refer your request to speak to the Committee Chairman in good time before the meeting, who will decide if it is appropriate for you to speak.

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

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

Before the meeting

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

At the meeting

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

Planning Schedule 13/12/2022

1. Scheduled DCC Meetings

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

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

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

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

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

The order for each item on the schedule is

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

Planning Schedule 13/12/2022

2. Special DCC meetings

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

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

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

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

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

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Planning Schedule 13/12/2022

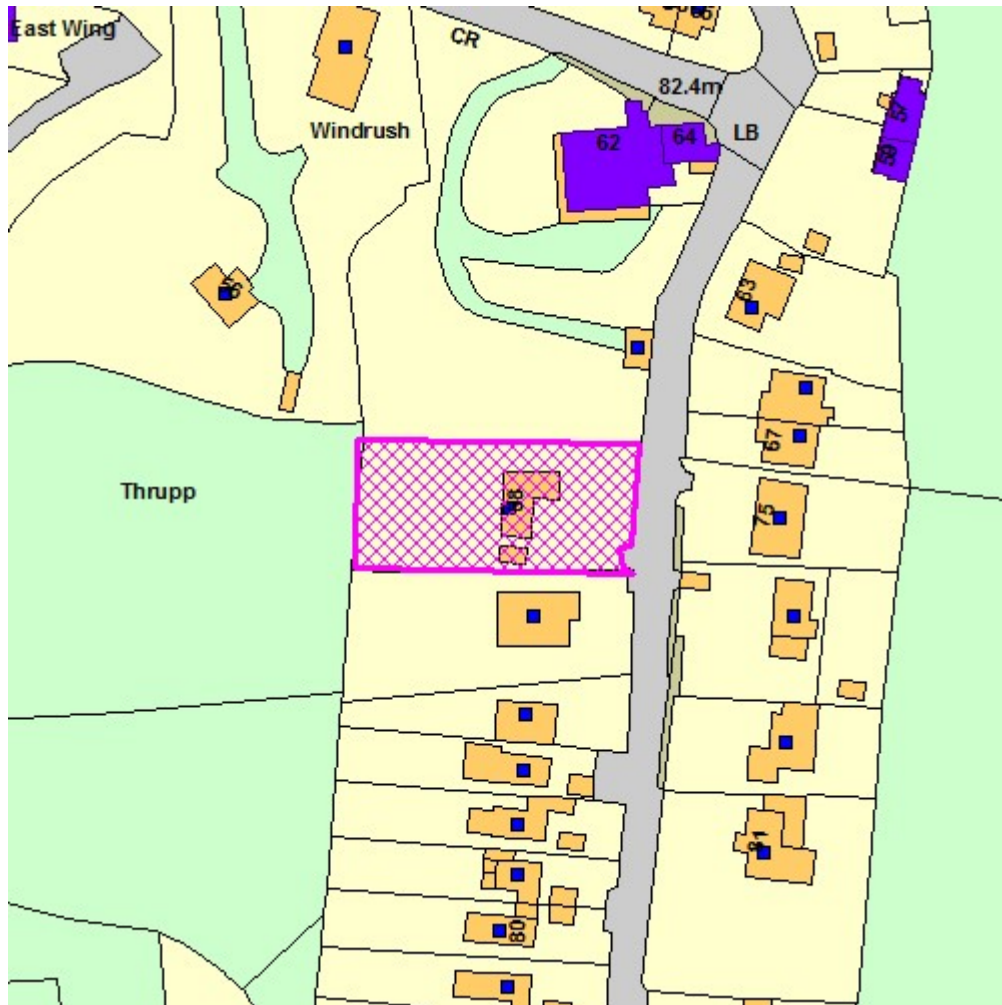
Parish	Application	Item
Brimscombe And Thrupp Parish Council	68 Thrupp Lane, Thrupp, Stroud. S.22/1503/HHOLD - Erection of second storey extension and erection of detached garage and car port.	1

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Development Control Committee Schedule 13/12/2022

Item No:	1
Application No.	S.22/1503/HHOLD
Site Address	68 Thrupp Lane, Thrupp, Stroud, Gloucestershire, GL5 2DG
Town/Parish	Brimscombe And Thrupp Parish Council
Grid Reference	386185,203844
Application Type	Householder Application
Proposal	Erection of second storey extension and erection of detached garage and car port.
Recommendation	Permission
Call in Request	Cllr Rebecca Aldam





Development Control Committee Schedule 13/12/2022

Applicant's Details	Mr M Williams 68 Thrupp Lane, Thrupp, Stroud, Gloucestershire, GL5 2DG
Agent's Details	Rodney Purse & Co Ltd 142 Tuffley Avenue, Gloucester, GL1 5NS
Case Officer	Madison Brown
Application Validated	22.07.2022
CONSULTEES	
Comments Received	Conservation North Team Contaminated Land Officer (E) Health And Safety Executive Brimscombe And Thrupp Parish Council Conservation North Team Biodiversity Team Brimscombe And Thrupp Parish Council
Constraints	Consult area Hazard Area Kemble Airfield Hazard Within 50m of Listed Building Within 50m of Listed Building Neighbourhood Plan Brimscombe and Thrupp Parish Council Rodborough 3km core catchment zone Settlement Boundaries (LP)
OFFICER'S REPORT	

MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential amenity
- o Landscape
- o Highways
- o Ecology
- o Heritage assets

INTRODUCTION

The application site comprises of a detached single storey dwelling located on Thrupp Lane, Stroud. The dwelling is located to the west of the highway with the land levels falling to the west. The dwelling benefits from parking provisions to the front and a detached garage which is located to the side of the host property. The dwelling benefits from a sizeable plot and is well screened in part by vegetation and walling. Properties within this residential area on Thrupp Lane comprise of a mixture of semi-detached and detached dwellings. The urban fabric of the street scene is varied with a mixture of plot sizes and built form with the properties varying in character, form, and appearance. The application site is not subject to any landscape designations, although the Cotswold Area of Outstanding Natural Beauty is



Development Control Committee Schedule 13/12/2022

located 7.8 metres to the east of the site. The site is also located within proximity to the Grade II listed The Thrupp and Thrupp Cottage, now 62 and 64 Thrupp Lane.

The application has been called to the Development Control Committee by Cllr Rebecca Aldam. The planning reason for the call-in request:

'The proposal appears to represent overdevelopment of the modest plot and would appear unduly prominent and unsympathetic to the site and the surrounding streetscape. It is overbearing in relation to neighbouring properties. It will affect the rights to light of number 62 and it is an inappropriate design in relation to the setting of the neighbouring listed building (Bay House and Coach House). The development infringes the privacy of neighbouring properties, by overlooking number 56 and the Coach House. The additional traffic of such a large development close to the blind corner on Thrupp Lane would be problematic. No evidence has been provided on how this is an environmentally sustainable net zero redevelopment, of what is essentially a new building. No evidence was provided on the ecological impact of the proposed development - for example no bat surveys appear to have been undertaken.'

PROPOSAL

This application seeks planning permission for the erection of a second storey extension and the erection of a detached garage / carport.

REVISED DETAILS

Revised plans were submitted on 6th October 2022 which altered the design of the proposed two storey extension.

A preliminary ecological assessment report was submitted on 17th October 2022.

Revised plans were submitted on 26th October 2022 which added obscure glazing to the south side of the balcony on the rear elevation.

Revised plans were submitted on 23rd November which altered the design of the proposed garage / carport.

MATERIALS

Walls: Natural stone to ground floor with feather edged timber weatherboard to first floor walls & gables.

Feather edged timber weatherboard to garage / carport outbuilding

Roof: Redland Cambrian interlocking reconstructed slates to house. Slate to garage / carport outbuilding.

Windows: UPVC

Doors: UPVC

REPRESENTATIONS

Statutory Consultees:

Brimscombe and Thrupp Parish Council

Response received on 2nd November 2022:



Development Control Committee Schedule 13/12/2022

The Parish Council considered this application at the meeting last night, and would like to submit the following comments: "The Parish Council notes and has reviewed the revised plans submitted on 26th October 2022. The Parish Council does not feel that the revised plans significantly address the concerns of the Council or residents, and we therefore maintain our stance of opposing this application."

Response received on 5th October 2022:

The Parish Council continues to object to this application because it does not believe that the amended proposal materially addresses any of our concerns. Furthermore, the Council notes that the applicant when preparing the revised street view appears to have omitted the garage which represents a significant visual intrusion on the existing streetscape. Now that the Parish Council has promulgated its Neighbourhood Development Plan it is clear that our desire to maintain existing visual aspects would be negatively impacted by this proposal at it stands. The Parish Council would like this application to be called into the Development Control Committee (please let us know if there is anything else required in relation to this). We have included here our previous comments, which still stand: The Parish Council recommend refusal on the basis that the proposal appears to represent overdevelopment of the modest plot and would appear unduly prominent and unsympathetic to the site and the surrounding streetscape. It is overbearing in relation to neighbouring properties. It will affect the rights to light of number 62 and it is an inappropriate design in relation to the setting of the neighbouring listed building (Bay House and Coach House). The development infringes the privacy of neighbouring properties, by overlooking number 56 and the Coach House. The additional traffic of such a large development close to the blind corner on Thrupp Lane would be problematic. No evidence has been provided on how this is an environmentally sustainable net zero redevelopment, of what is essentially a new building. No evidence was provided on the ecological impact of the proposed development for example no bat surveys appear to have been undertaken.

Response received on 26th September 2022:

The Parish Council recommend refusal on the basis that the proposal appears to represent overdevelopment of the modest plot and would appear unduly prominent and unsympathetic to the site and the surrounding streetscape. It is overbearing in relation to neighbouring properties. It will affect the rights to light of number 62 and it is an inappropriate design in relation to the setting of the neighbouring listed building (Bay House and Coach House). The development infringes the privacy of neighbouring properties, by overlooking number 56 and the Coach House. The additional traffic of such a large development close to the blind corner on Thrupp Lane would be problematic. No evidence has been provided on how this is an environmentally sustainable net zero redevelopment, of what is essentially a new building. No evidence was provided on the ecological impact of the proposed development - for example no bat surveys appear to have been undertaken. We also note problems with the notification process; the required notice to local residents affected by the development was not complete, as some neighbours have still not been informed, and the public notice still does not appear to have been displayed.

Conservation Specialist

Response received on 20th October 2022:



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Thank you for re-consulting me on this application. My response is as per my previous conclusions. No harm would be done to any designated heritage assets.

Response received on 01st August 2022:

The site is in proximity to the Grade II listed The Thrupp and Thrupp Cottage, now 62 and 64 Thrupp Lane. Where Listed buildings or their settings are affected by development proposals, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decisionmaker to have special regard to desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. Although it would be likely to be seen in conjunction with the listed buildings in long-range views from the other side of the valley, the development would not represent an unacceptable intrusion into the setting of the listed buildings. There would be no harm caused to the special interest of the identified heritage assets.

Contaminated Land Officer

Thank you for consulting me on the above application. The property lies within 250 metres of filled land. As such, please attach the landfill informative to any permission granted.

Biodiversity Team

Comments relate to the following document:

Preliminary Ecological Assessment by Willderecolgy dated, October 2022

Comments: The building had negligible potential for roosting bats and no evidence of bats were found during the survey. The garden had negligible suitability for other protected species. No further survey work is required.

The planning system should aim to deliver overall net gains for biodiversity where possible as laid out in the National Planning Policy Framework and other planning policy documents. Simple biodiversity enhancements could be incorporated into the development proposal in the form of bat and bird boxes, the report submitted did offer advice in regard to these enhancement features. We encourage the applicant to do so, these enhancement features should be considered at an early stage to avoid potential conflict with any external lighting plans. Advice on type and location of habitat structures should be sought from an ecologist, once this has been done, we require a site plan detailing where the bat boxes etc will be installed to ensure optimal use.

Recommendations:

Compliance condition:

- o All works shall be carried out in full accordance with the recommendations contained in Section 5.1 and 5.2 of the Preliminary Ecological Assessment by Willderecolgy dated, October 2022 already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

- o Prior to occupation of the development written confirmation by a suitably qualified/experienced ecologist shall be submitted to and approved in writing by the local



Development Control Committee Schedule 13/12/2022

planning authority confirming that the recommendations made within the submitted report have been implemented in accordance with the report.

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

Public:

There have been 19 public representations submitted to the Local Planning Authority at the time of writing all in objection surrounding the following reasons:

- Loss of privacy
- Loss of light
- Overlooking
- Overbearing
- Inappropriate and out of keeping design
- Impact of dust and fumes on air quality during the construction of the development
- Impact on traffic during the construction of the development
- Asbestos
- Overdevelopment of the site
- Overly dominant
- Detract from visual amenity of the area
- Garage / carport would be visually prominent in the street scene
- Out of keeping with the surrounding character
- Increase in traffic movements to the site will impact highway safety
- Loss of vegetation
- Loss of a view
- Impact on bats
- Impact on setting of the listed building

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1).

Stroud District Local Plan.

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

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf



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Local Plan policies considered for this application include:

- HC8 - Extensions to dwellings.
- ES3 - Maintaining quality of life within our environmental limits.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape character.
- ES10 - Valuing our historic environment and assets.
- ES12 - Better design of places.

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

Policy HC8 allows extensions to dwellings and the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria. The applicant has provided a floor plan drawing which demonstrates that all changes will constitute extensions to the existing dwelling and would not result in a replacement dwelling. The proposed extension intends to retain the existing 'L' shaped footprint of the host property with the walls of the principal and south elevation retained and much of the internal walls remaining. As such the principal of development is considered to be accept subject to all other material considerations.

Notwithstanding the above, the site is located within the defined settlement boundary of Brimscombe where the Local Plan directs development. Therefore a replacement dwelling in this location would be acceptable in principle, subject to all other material considerations.

DESIGN/APPEARANCE/IMPACT ON THE AREA

This application seeks planning permission for the erection of a two storey extension at 68 Thrupp Lane. Officers raised concerns regarding the scale, form and design of the initial scheme which proposed a substantial increase in built form from the host property. By virtue of its mass and bulk the initial scheme would have appeared overly prominent within the street scene. Following this correspondence, the scale of the proposal was reduced, and the design of the two storey extension was simplified with the hipped roof on the rear elevation omitted. The width of the proposed dwelling and footprint were reduced, and the height of the overall main roof was reduced by 300 mm. In addition, the southern end of the extension has been reduced to single storey which has reduced the bulk and mass of the development. Following this amendment, officers' previous concerns have been satisfied.

This application proposes a considerable enlargement of the built form and will alter the dwelling from a two bedroom to a four bedroom dwelling house and will result in a visual change to all elevations. The application intends to demolish the existing garage to the side of the host property and extend the footprint of the existing single storey dwelling to the rear and side whilst also erecting a second floor extension. The proposed extension would retain the existing 'L' shaped footprint of the host property with the walls of the principal and south elevation retained and much of the internal walls remaining.

The plot size of the existing property is large enough to accommodate the increase in footprint without resulting in a cramped or overdeveloped site and there will be the retention of ample amenity space within the residential curtilage. Letters of concerns have been



Development Control Committee Schedule 13/12/2022

received regarding the proposed design and the increase in scale and height of the extension with concern raised that the extension would appear strident and out of keeping within the street scene. The existing single storey dwelling has a relatively modern style with no distinctive design features and is sited amongst varied built form. Properties within this residential area on Thrupp Lane comprise of a mixture of semi-detached and detached dwellings and the urban fabric of the street scene is varied with a mixture of plot sizes and built form with the properties varying in character, form, and appearance. Whilst modern materials and design are proposed which are a stark contrast with the existing building style of the house, this will opt for a contemporary approach that will offer further variety within the street scene and will enhance the overall appearance of the host dwelling. Furthermore, the height and scale of the extension would not erode the grain of development or the character and appearance of the street scene and following construction of the extension the host property would appear similar in height to the neighbouring property 70 Thrupp Lane as indicated in the submitted street view plan. Whilst the use of feather edged timber weatherboard is not overly common in this area, it is considered that the development would improve the overall appearance and character of the host property and would not cause harm to the surrounding street scene. A condition requiring a sample of the materials to be used is recommended to ensure its appearance is appropriate.

This application also seeks planning permission for the erection of new garage / carport following the demolition of the existing garage. The height, size, and design of the detached garage / carport is in keeping with the scale and character of the dwellinghouse and would appear as an appropriate size for its intended purpose. When viewed in relation to the house, the proposed garage / carport would appear as a subservient outbuilding contained within the existing domestic curtilage and would not appear out of keeping with the pattern of development amongst the wider street scene. Following the submission of a revised plan on 23rd November 2022, the alteration to the design of the garage / carport roof will ensure that the garage is not widely visible from the street scene and the proposed development by virtue of its shape, materials and position, would not appear at odds within its setting and the development would fit comfortably within the plot without the site appearing cramped or overdeveloped.

RESIDENTIAL AMENITY

Letters of objection have been received from neighbouring properties raising concern that the proposed extension would be an overbearing form of development which would result in a loss of light and privacy for neighbouring occupiers. Specifically, 75 Thrupp Lane and 56 Thrupp Lane have raised concern that the increase in height of the extension would result in a loss of privacy and would also be overbearing for 75 Thrupp Lane. The residential design guide indicates that all facing clear glazing needs to be a distance of 25 metres which can be reduced to 10 metres should one be obscurely glazed or a blank elevation. The extension would have a distance of 32.4 metres from 75 Thrupp Lane and 52.4 metres from 56 Thrupp Lane. As a result, the proposal will not give rise to an unacceptable degree of overlooking or loss of privacy. Furthermore, given the degree of separation it is not considered that the development would be overbearing or result in a materially detrimental level of overshadowing. Concerns has also been raised that the development would result in a loss of light and be overshadowing for The Former Coach House at 62 Thrupp Lane; however, given the degree of separation to the two storey extension and the modest height and roof



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design of the outbuilding it is considered that a materially detrimental level of overshadowing and loss of light would not be experienced that would warrant refusal of the planning application on these grounds. The loss of a view has also been raised by a neighbouring property; however, it is noted that the loss of a view would not constitute a material planning consideration in the assessment of a planning application.

As indicated on the rear elevation, the proposal intends to erect a first floor balcony. Officers contacted the agent to request if a privacy screen could be provided on the south elevation to provide mitigation and prevent a potential loss of privacy for the occupiers of 70 Thrupp Lane. This balcony would direct views away from the neighbouring property and ensure a private area of amenity space is retained. A condition has been recommended to ensure the balcony is built and retained in accordance with the submitted plan. At present there is no fenestration proposed on the first floor side elevations of the two storey extension. In order to prevent a potential loss of privacy for the neighbouring properties to the north and south, it is considered appropriate that following any grant of permission to condition that any window openings proposed on the first floor side elevations would require approval by the Local Planning Authority.

Concern has also been raised regarding the construction of the development and potential issues surrounding asbestos and the impact on dust, fumes and air quality. However, it is noted that these issues would be dealt with through building regulations and the construction of the development would be required to comply with the relevant building standards.

In conclusion any loss of light or privacy, or an overbearing impact resulting from this development would not be prejudicial to residential amenity and therefore would not warrant refusal of the application.

HIGHWAYS

The proposed garage / carport would provide a covered parking space for two vehicles with off road parking spaces for multiple vehicles remaining to the front of the dwelling. Following construction of the development, the parking provisions would therefore be in compliance with the council's parking standards. The potential increase in vehicular movements associated with the proposed development is not considered to result in any significant detrimental impact upon highway safety. This application also intends to widen the existing access to Thrupp Lane; however, it is noted that as Thrupp Lane is an unclassified road the widening of the access would not require planning permission. Concerns have been raised regarding the impact of traffic during the construction of the development; however, any obstruction to the road during construction would be covered by highway legislation and the police traffic act.

HERITAGE ASSETS

The site is located within proximity to the Grade II listed The Thrupp and Thrupp Cottage, now 62 and 64 Thrupp Lane. Whilst the proposed development would be seen in conjunction with the listed building in long-range views across from the other side of the valley, the Council's Conservation Specialist has advised that the development would not represent an unacceptable intrusion into the setting of the listed buildings and there would be no harm caused to the special interest of the identified heritage assets.



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LANDSCAPE

The development would generally be viewed against the existing built form and domestic context of the setting and would not appear intrusive in the wider setting of the Cotswolds Area of Outstanding Natural Beauty which is located to the east of the site.

ENVIRONMENT

The property lies within 250 metres of filled land and as such a landfill informative will be applied to any permission.

ECOLOGY

A preliminary ecological assessment report was submitted as part of this application. This report advised that the host property has negligible potential for roosting bats and no evidence of bats were found during the survey. This report also advised that the garden had negligible suitability for other protected species. Following the submission of this report no further survey work is required and the Council's Biodiversity have raised no objections to the proposal subject to compliance conditions requiring work is carried out in full accordance with the recommendations contained in Section 5.1 and 5.2 of the Preliminary Ecological Assessment.

RECOMMENDATION

In light of the above, it is considered that the proposal complies with the policies outlined; and therefore is recommended for permission.

HUMAN RIGHTS

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



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Subject to the following conditions:

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

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

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

Proposed elevations.

Drawing number: 22.863.003 revision B submitted on 26/10/2022.

Proposed floor plan / garage and carport plans.

Drawing number: 22.863.002 revision D submitted on 23/11/2022.

Proposed site plan.

Drawing number: 22.863.005 revision C submitted on 23/11/2022.

Proposed street view.

Drawing number: 22.863.007 revision B submitted on 23/11/2022

Site location plan.

Drawing number: 22.863.006 submitted on 07/07/2022.

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 shall then only be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

4. Prior to the use of the balcony hereby approved, the obscure glazed panel to the south side of balcony shall be erected in accordance with drawing 22.863.003 revision B and retained thereafter.

Reason: In the interests of the amenities of occupiers of adjoining residential properties and to comply with Policy ES3 of the Stroud District Local Plan, November 2015.



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5. No window openings shall be formed in first floor of the south and north elevation; hereby permitted.

Reason: In the interests of the amenities of occupiers of adjoining residential properties and to comply with Policy ES3 of the Stroud District Local Plan, November 2015.

6. All works shall be carried out in full accordance with the recommendations contained in Section 5.1 and 5.2 of the Preliminary Ecological Assessment by Willderecology dated, October 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 in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

7. Within three months of the development hereby completed written confirmation by a suitably qualified/experienced ecologist shall be submitted to and approved in writing by the local planning authority confirming that the recommendations made within the submitted report have been implemented in accordance with the report.

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

Informatives:

1. **ARTICLE 35 (2) STATEMENT** - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.
2. The application site is within 250 metres of a suspected landfill site, the applicant/developers attention is drawn to the fact that there is the potential for production and migration of landfill gas. You are reminded that the responsibility for safe development rests with the owner and/or developer. Accordingly, the applicant/developer is advised to seek independent expert advice, regarding the possibility of the presence, or future presence, of gas and whether any precautionary measures are necessary. The Council's Environmental Health Section will make available to you, free of charge, any information or data which it has in relation to the land to which the application applies.

STROUD DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE

13 DECEMBER 2022

Report Title	DEVELOPMENT CONTROL COMMITTEE REVENUE ESTIMATES – REVISED 2022/23 AND ORIGINAL 2023/24			
Purpose of Report	To present to the committee the revised estimates for 2022/23 and original estimates for 2023/24			
Decision(s)	<p>The Committee RECOMMENDS to Strategy and Resources Committee that the:</p> <p>a) Revised Development Control Committee revenue budget for 2022/23 and original 2023/24 revenue budget are approved.</p> <p>b) Fees and Charges list as shown at Appendix A is approved.</p>			
Consultation and Feedback	Consultation has been undertaken with residents and businesses. Feedback on the outcome of the consultation will be provided to members in January 2023.			
Report Author	Jon Coldridge, Principal Accountant Tel: 04453 75430 Email: jon.coldridge@stroud.gov.uk			
Options	The Administration will be considering its budget options at the Strategy and Resources Committee meeting on 02 Feb 2023. Council will consider the overall budget position for 2023/24 on 16 February 2023.			
Background Papers	None			
Appendices	Appendix A – Fees & Charges			
Implications (further details at the end of the report)	Financial	Legal	Equality	Environmental
	Yes	No	No	No

1. BACKGROUND

- 1.1 The Medium Term Financial Plan (MTFP) Update report to Strategy and Resources Committee in September 2022 set out the way in which the Council would approach setting budgets for the forthcoming financial year.
- 1.2 Members will be aware from both the 2022/23 budget and MTFP (approved in February 2022) and the MTFP Update reports, the Council is facing a number of financial challenges in 2023/24 and future years. A budget deficit has been forecast due to anticipated reductions in the level of Government funding and inflationary/cost pressures across the Council's services.

- 1.3 The Medium Term Financial Plan (MTFP) report to Strategy and Resources will set out a projection of General Fund expenditure over the medium term 2022/23 to 2025/26. This report sets out a more detailed analysis of the changes to the Community Services and Licensing Committee budget for 2022/23 (Revised Estimates) and 2023/24 (Original Estimates).
- 1.4 The Committee’s service revenue budgets have been prepared in accordance with the budget framework set out in the Budget Strategy report. They are presented in draft format and are subject to further change as the budget setting process progresses. Any subsequent changes will be included in the MTFP report to Strategy and Resources and Council.
- 1.5 **It would be helpful where members have questions on matters of detail if they could be referred to the report author or the appropriate service manager before the meeting.**

2. SUMMARY

- 2.1 The original budget for the Development Control Committee was **£220k** (the base budget has subsequently been changed to **£278k**). The revised budget in 2022/23 has been updated with the following adjustments to reflect carry forwards and re-profiling of service budgets and the 2022/23 pay award (£1,925). This has been used as the base estimate 2023/24 budget.
- 2.2 The original estimate for Development Control Committee budget for 2023/24 is **£333k an increase of £55k** on the base budget. This is largely due to the following budget changes, as outlined in table one below.

Summary of change from the 2022/23 Original Budget

		2022/23 Revised Estimate (000's)	2023/24 Original Estimate (000's)
Base Budget		220	278
Virements/adjustments		8	0
Recurring changes:			
Pay increases	3.3	49	66
Fees and charges growth	3.4		(3)
Pensions increases			0
Contract increases			0
Proposed budget adjustments	3.5		(8)
Net Service Budget		278	333
Transfers to/from reserves		0	0
Net Service Budget (after Reserve Funding)		278	333

3. IN YEAR VIREMENTS/ADJUSTMENTS

3.1 In year virements include carry forwards from prior year, MTFP adjustments, re-distribution of corporate maintenance budgets according to the proposed schedule of works within each Committee

3.2 Inflation

3.3 Pay Inflation - £115k

This reflects the recently agreed 2022/23 pay award (£1,925) which is funded from reserves in 2022/23, as set aside by Strategy & Resources Committee, but will need to be funded going forward.

The 2023/24 salary budgets have been increased by an initial 5% in line with budget strategy.

3.4 Fees & Charges Growth – (£3k)

Fees and charges budgets have been inflated by 5% unless stated otherwise on the fees and charges appendix.

A full list of fees and charges for this committee is included in Appendix A.

3.5 Proposed Budget Adjustments – (£8k)

These adjustments relate to service budget re-profiling.

4. IMPLICATIONS

4.1 Financial Implications

This report sets out the draft budget relating to the Committee for 2022/23. This will form part of the budget setting process to be considered by Strategy and Resources Committee in January 2022 and Council in February 2022.

Lucy Clothier, Accountancy Manager

Tel: 01543 754343 Email: lucy.clothier@stroud.gov.uk

4.2 Legal Implications

There are no specific legal implications arising from the recommendations of the report.

One Legal

Tel: 01684 272012 Email: 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.

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Development Control Committee

Planning - Application Fees

Schedule of Fees and Charges from 1 April 2023

Description of Charge	Charge April 2022 - March 2023		Charge April 2023 - March 2024		Change %
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT	

Outline Applications

£462 per 0.1 hectare for sites up to and including 2.5 hectares	385.00	462.00	385.00	462.00	0.0%
£11432 + £138 for each 0.1 in excess of 2.5 hectares to a maximum of £150,000	9,526.67	11,432.00	9,526.67	11,432.00	0.0%

Householder Applications

Alterations/extensions to single dwellinghouse, including works within boundary	171.67	206.00	171.67	206.00	0.0%
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Full Applications

Alterations/extensions to two or more dwellinghouses, including works within boundaries	339.17	407.00	339.17	407.00	0.0%
New dwellinghouses (up to 50 and including 50)	385.00	462.00	385.00	462.00	0.0%
New dwellinghouses (for more than 50) £22,859 + £138 per additional dwellinghouse in excess of 50 up to a maximum fee of £300,000	19,049.17	22,859.00	19,049.17	22,859.00	0.0%

Erection of Buildings (not dwellinghouses, agriculturla, glasshouses, plant nor machinery)

Gross floor space to be created by development - No increase in floor space or no more than 40 sq m	195.00	234.00	195.00	234.00	0.0%
Gross floor space to be created by development - More than 40 sq m but no more than 75 sq m	385.00	462.00	385.00	462.00	0.0%
Gross floor space to be created by development - More than 75 sq m but no more than 3,750 sq m	385.00	462.00	385.00	462.00	0.0%
Gross floor space to be created by development - More than 3,750 sq m	19,049.17	22,859.00	19,049.17	22,859.00	0.0%

Erection of Buildings (on land used for agricultural for agricultural purposes)

Gross floor space to be created by development - Not more than 465 sq m	80.00	96.00	80.00	96.00	0.0%
Gross floor space to be created by development - More than 465 sq m not more than 540 sq m	385.00	462.00	385.00	462.00	0.0%
Gross floor space to be created by development - More than 540 sq m not more than 4,215 sq m	385.00	462.00	385.00	462.00	0.0%
Gross floor space to be created by development - More than 4,215 sq m	19,049.17	22,859.00	19,049.17	22,859.00	0.0%

Erection of Glasshouses (on land used for the purposes of agriculture)

Gross floor space to be created by development - Not more than 465 sq m	80.00	96.00	80.00	96.00	0.0%
Gross floor space to be created by development - More than 465 sq m	2,150.00	2,580.00	2,150.00	2,580.00	0.0%

Erection/Alterations/replacement of Plant & Machinery

Site area - Not more than 5 hectares (£462 for each 0.1 hectare, or part of thereof)	385.00	462.00	385.00	462.00	0.0%
Site area - More than 5 hectares (£22,859 + additional £138 for each 0.1 hectare, or part thereof, in excess of 5 hectares to a maximum of £300,000)	19,049.17	22,859.00	19,049.17	22,859.00	0.0%

Development Control Committee

Planning - Application Fees

Schedule of Fees and Charges from 1 April 2023

Proposed increase in fee/charge from previous year
Fees set nationally

Basis of charge (eg full cost recovery, statutory charge, subsidised service)
Fees set nationally

Details of any discretionary discounts or concessions
Fees set nationally

Has any benchmarking or consultation been undertaken?
No

Equality Impact Assessment
No

Budget Impact
Limited

Development Control Committee
Planning - Applications other than Building Work
Schedule of Fees and Charges from 1 April 2023

Description of Charge	Charge April 2022 - March 2023		Charge April 2023 - March 2024		Change %
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT	

Car parks, service roads or other access - for existing uses	195.00	234.00	195.00	234.00	0.0%
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Waste (use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)

Site area - Not more than 15 hectares (£234 for each 0.1 hectare, or part thereof)	195.00	234.00	195.00	234.00	0.0%
Site area - More than 15 hectares (£34,934 + £138 for each 0.1 hectare, or part thereof, in excess of 15 hectares up to a maximum of £78,000)	29,111.67	34,934.00	29,111.67	34,934.00	0.0%

Operations connected with exploratory drilling for oil or natural gas

Site area - Not more than 75 hectares	423.33	508.00	423.33	508.00	0.0%
Site area - More than 7.5 hectares (£38,070 + additional £151 for each 0.1 hectare, or part thereof, in excess of 7.5 hectares up to a maximum of £300,000)	31,725.00	38,070.00	31,725.00	38,070.00	0.0%

Operations (other than exploratory drilling) for the winning and working of oil or natural gas

Site area - Not more than 15 hectares (£257 for each 0.1 hectare, or part thereof)	214.17	257.00	214.17	257.00	0.0%
Site area - More than 15 hectares (£38,520 + £151 for each 0.1 hectare, or part thereof, in excess of 15 hectares up to a maximum of £78,000)	3,208.33	3,850.00	3,208.33	3,850.00	0.0%

Other Operations (winning and working of minerals) excluding natural oil and gas

Site area - Not more than 15 hectares (£234 for each 0.1 hectare, or part thereof)	195.00	234.00	195.00	234.00	0.0%
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Site area - More than 15 hectares (£34,934 + £138 for each 0.1 hectare, or part thereof, in excess of 15 hectares up to a maximum of £78,000)	29,111.67	34,934.00	29,111.67	34,934.00	0.0%
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Other Operations (not coming with any of the above categories)

Site area - Any site area (£234 for each 0.1 hectare, or part thereof, up to a maximum of £2,028)	195.00	234.00	195.00	234.00	0.0%
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Lawful Development Certificate

Existing use or operation					
Existing use or operation - lawful not to comply with any condition or limitation	195.00	234.00	195.00	234.00	0.0%
Proposed use or operation	Half the normal planning fee				

Development Control Committee
Planning - Applications other than Building Work
Schedule of Fees and Charges from 1 April 2023

Proposed increase in fee/charge from previous year

Nationally set planning fees

Basis of charge (eg full cost recovery, statutory charge, subsidised service)

Nationally set planning fees

Details of any discretionary discounts or concessions

As set out (none)

Has any benchmarking or consultation been undertaken?

No

Equality Impact Assessment

No

Budget Impact

N/A

Development Control Committee

Planning - Pre-Application Fees

Schedule of Fees and Charges from 1 April 2023

Description of Charge	Charge April 2022 - March 2023		Charge April 2023 - March 2024		Change %
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT	

Pre-application Advice, Enquiries & Documents Online

Planning permission for dropped kerb	22.50	27.00	23.33	28.00	3.7%
Scheme support indication	55.00	66.00	57.50	69.00	4.5%
Householder proposal enquiry	55.00	66.00	57.50	69.00	4.5%
Non-Householder proposal enquiry	72.08	86.50	75.42	90.50	4.6%
30 Minutes with planner (via a virtual meeting)	65.42	78.50	68.33	82.00	4.5%
60 Minutes with planner (via a virtual meeting)	129.58	155.50	135.83	163.00	4.8%
30 Minutes with planner at applicants property where social distancing can be achieved (not a listed building)	108.33	130.00	113.75	136.50	5.0%
60 Minutes with planner at applicants property (not a listed building)	162.08	194.50	170.00	204.00	4.9%
30 Minutes with a conservation specialist at applicants property where social distancing can be achieved (listed building)	157.92	189.50	165.83	199.00	5.0%
Major housing or commercial projects. First hour of each meeting (additional research £60 per hour)	280.00	336.00	293.75	352.50	4.9%
Planning research	59.17	71.00	62.08	74.50	4.9%
Works to protected trees (history of a site and constraints) per hour and part of thereof	90.00	108.00	94.17	113.00	4.6%
Works to protected trees (TPO and Conservation Areas)	27.50	33.00	28.75	34.50	4.5%
Ecological response on proposed action	42.92	51.50	45.00	54.00	4.9%
Planning Administration Charges (e.g. copy documents) (£20 per half hour plus additional if printed)	18.75	22.50	19.58	23.50	4.4%

Environment Committee
Planning - Pre-Application Fees
Schedule of Fees and Charges from 1 April 2023

Proposed increase in fee/charge from previous year
Fees increased by 5% (rounded up/down)

Basis of charge (eg full cost recovery, statutory charge, subsidised service)
Cost recovery

Details of any discretionary discounts or concessions
Social registered landlords/housing associations for affordable housing developments

Has any benchmarking or consultation been undertaken?
No but neighbouring authorities charges are higher.

Equality Impact Assessment
No impact

Budget Impact
Negligible

Development Control Committee

Planning - Prior Approval

Schedule of Fees and Charges from 1 April 2023

Description of Charge	Charge April 2022 - March 2023		Charge April 2023 - March 2024		Change %
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT	

Prior Approval

Agricultural and Forestry buildings & operations or demolition of buildings	80.00	96.00	80.00	96.00	0.0%
Communications (previously referred to as 'Telecommunications Code Systems Operators)	385.00	462.00	385.00	462.00	0.0%
Proposed Change of Use to State Funded School or Registered Nursery	80.00	96.00	80.00	96.00	0.0%
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	80.00	96.00	80.00	96.00	0.0%
Proposed Change of Use of Agricultural Building to a flexible use within Shop, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure	80.00	96.00	80.00	96.00	0.0%
Proposed Change of Use of Agricultural building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouses)	80.00	96.00	80.00	96.00	0.0%
Proposed Change of Use of Agricultural Building to a Dwellinghouses (Use Class C3), where there are no Associated Building Operations	80.00	96.00	80.00	96.00	0.0%
Proposed Change of Use of Agricultural Building to a Dwellinghouses (Use Class C3), and Associated Building Operations	171.67	206.00	171.67	206.00	0.0%
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouses), where there are no Associated Building Operations	80.00	96.00	80.00	96.00	0.0%
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouses), and Associated Building Operations	171.67	206.00	171.67	206.00	0.0%

Appendix A

Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)	80.00	96.00	80.00	96.00	0.0%
Notification for Prior Approval for a Change Of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	80.00	96.00	80.00	96.00	0.0%
Notification for Prior Approval for a Change Of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations	171.67	206.00	171.67	206.00	0.0%
Notification for Prior Approval for Change Of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3)	80.00	96.00	80.00	96.00	0.0%
Notification for Prior Approval for Change Of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3), and Associated Building Operations	171.67	206.00	171.67	206.00	0.0%
Notification for Prior Approval for Change Of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	80.00	96.00	80.00	96.00	0.0%
Notification for Prior Approval for Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	80.00	96.00	80.00	96.00	0.0%
Notification for Prior Approval for the Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in connection with that use	80.00	96.00	80.00	96.00	0.0%
Notification for Prior Approval for the Installation, Alteration or Replacement of other Solar Photovoltaic (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	80.00	96.00	80.00	96.00	0.0%

Reserved Matters

Application for approval of reserved matters following outline approval	385.00	462.00	385.00	462.00	0.0%
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Approval/Variation/discharge of condition

Application for removal or variation of a condition following grant of planning permission	195.00	234.00	195.00	234.00	0.0%
Request for confirmation that one or more planning conditions have been complied with (£34 per request for householder otherwise £116 per request)	28.33	34.00	28.33	34.00	0.0%

Change of Use

Number of dwellinghouses - Not more than 50 dwellinghouses (£462 for each)	385.00	462.00	385.00	462.00	0.0%
Number of dwellinghouses - More than 50 dwellinghouses (£22,859 + £138 for each in excess of 50 up to a maximum of £300,00)	19,049.17	22,859.00	19,049.17	22,859.00	0.0%
Other Changes Of Use of a building or land	385.00	462.00	385.00	462.00	0.0%

Advertising

Relating to the business on the premises	110.00	132.00	110.00	132.00	0.0%
Advance signs which are not situated on or visible from the site, directing the public to a business	110.00	132.00	110.00	132.00	0.0%
Other advertisements	385.00	462.00	385.00	462.00	0.0%

Application for a Non-material Amendment Following a Grant of Planning Permission

Applications in respect of householder developments	28.33	34.00	28.33	34.00	0.0%
Applications in respect of other developments	195.00	234.00	195.00	234.00	0.0%

Application for Permission in Principle

Site area - £402 for each 0.1 hectare (or part thereof)	335.00	402.00	335.00	402.00	0.0%
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Planning - Prior Approval
Schedule of Fees and Charges from 1 April 2023

Proposed increase in fee/charge from previous year
nationally set planning fees

Basis of charge (eg full cost recovery, statutory charge, subsidised service)
nationally set planning fees

Details of any discretionary discounts or concessions
None

Has any benchmarking or consultation been undertaken?
No

Equality Impact Assessment
No

Budget Impact
None