

Public Document Pack



STROUD DISTRICT COUNCIL

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Monday, 27 February 2023

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 7 MARCH 2023** 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 for absence.

2. **DECLARATIONS OF INTEREST**

To receive Declarations of Interest in relation to planning matters.

3. **MINUTES (Pages 3 - 8)**

To approve the minutes of the meeting held on 17 January 2023.

4. **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING (Pages 9 - 14)**

(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 **RODBOROUGH COURT , WALKLEY HILL, STROUD, GLOUCESTERSHIRE (S.22/2538/VAR)** (Pages 15 - 26)

Variation of condition 2 (approved plans) of application S.17/1766/FUL - Revise the glazing system to the second floor extension (Revised drawings received 30.1.23).

4.2 RODBOROUGH COURT , WALKLEY HILL, STROUD, GLOUCESTERSHIRE
(S.22/2480/LBC) (Pages 27 - 30)

Alteration of second floor glazed facade, alteration to S.17/1767/LBC (Revised drawings received 30.1.23).

4.3 32 WHARFDALE WAY, HARDWICKE, GLOUCESTER, GLOUCESTERSHIRE
(S.22/2596/HHOLD) (Pages 31 - 38)

Erection of double garage to side of main house (Revised plans received 13.01.2023).

5. REPORTS FOR INFORMATION

5.1 DCC BUDGET MONITORING REPORT 2022/23 Q3 (Pages 39 - 40)

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.

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

Tuesday, 17 January 2023

6.00 - 8.49 pm

Council Chamber

Minutes

Membership

Councillor Martin Baxendale (Chair)

Councillor Martin Brown

Councillor Doina Cornell

Councillor Victoria Gray

* Councillor Lindsey Green

Councillor Haydn Jones

* Absent

Councillor Helen Fenton (Vice-Chair)

* Councillor Jenny Miles

Councillor Loraine Patrick

Councillor Nigel Prenter

Councillor Mark Ryder

* Councillor Lucas Schoemaker

Officers in Attendance

Head of Development Management

Majors & Environment Team Manager

Principal Planning Lawyer, One Legal

Senior Biodiversity Officer

Democratic Services & Elections Officer

DCC.096 Apologies

Apologies for absence were received from Councillors Green, Miles and Schoemaker.

DCC.097 Declarations of Interest

There were none.

Councillor Ryder stated that as a Ward Member for the area and his role within the Parish Council he had sought advice from the Monitoring Officer regarding his ability to take part in the item. It was agreed that he would not speak in the slot for Ward Members and instead would participate with the debate.

DCC.098 Minutes

RESOLVED That the Minutes of the meeting held on 13 December 2022 were approved as a correct record.

DCC.099 Planning Schedule and Procedure for Public Speaking

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

1	S.22/0460/FUL
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Late Pages relating to Scheduled Item S.22/0460/FUL had been circulated to Committee prior to the meeting and were also made available during the meeting.

DCC.100 **Parcel R17 EL, Hunts Grove Phase 4, Hunts Grove Drive, Hardwicke, S.22/0460/FUL**

The Majors & Environment Team Manager introduced the report and explained it was a full application for residential conversion and allocation of allotments. He showed the committee the plans for the site in relation to the wider 'Hunts Grove' site and highlighted the following key points:

- The application was split into two parts on either side of the motorway.
- The application was for 76 dwellings.
- There was an overlap with another section of the Hunts Grove scheme of approx. 6 houses. Those houses would be included in this proposed scheme.
- There was a mix of housing and the committee was shown the range of properties.
- The existing farmhouse on the site was proposed to be converted into commercial space.
- The proposal included a building in the middle of the housing area with 2 retail units on the ground floor and flats above.
- To provide space for the additional housing and commercial buildings the area for allotments had been reduced at the original location. To offset the loss, further allotments had been proposed on the other part of the application site which was situated across the M5 motor-way from the original site. This additional provision would increase the overall area for allotments.
- The proposal met the 30% affordable housing requirement although all of the affordable units were flats.
- The proposal departed from the original master plan for the site which affected the agreed ecological mitigation for the protected species of Greater Crested Newts (GCN) on the site. Significant weight was given to the loss of the ecological mitigation from the original plan.
- The County Council had confirmed that if the proposal was approved they would not seek contribution towards school transport.

The Majors & Environment Team Manager explained that they had weighed up the merits of the scheme against the harm and recommended refusal.

Mrs Turner-Wilkes, a Parish Councillor, spoke on behalf of Hunts Grove Parish Council in support of the application. She asked the committee to approve the proposal for the following reasons:

- There were substantial benefits from the application for the Parish and residents.
- The negatives of the application had been overstated and the balance was different from what had been presented.
- The proposal brought back the 'heart of the village' which was lost during the 2017 changes to the master plan. This meant that there were proposed communal facilities in the centre of Hunts Grove.
- The proposed facilities were greatly desired by the residents.
- The allotment allocation was proposed to increase by 16%. The second parcel of allotments was accessible by a Public Right of Way (PROW) and closer to some residents than the original location.
- Neutral weight was given to the community and commercial aspects despite shops being available at the heart of the village and space for local businesses.
- Without the proposed community facilities, Hunts Grove would only have a neighbourhood centre which had been relocated to the edge of the village.

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- The proposed converted farmhouse would provide a base for the Parish Council to hold their meetings. It would also provide a place for community groups to meet and allow for youth provision.
- The retention of the farmhouse would provide a historical link for the new site of Hunts Grove.
- Limited positive weight was given to the allocation of affordable homes due to their concentration however the housing was more widely distributed than the 5% of affordable homes currently bought by housing associations.
- The proposal provides further ecological enhancements and mitigations and a bat house on the allotment site that would double as storage and toilet facilities.

In conclusion the proposal would be the last opportunity to secure a viable community benefit to part offset losses from the revised master plan which took place in 2017.

Mr Danks, the agent, spoke on behalf of the applicant. He asked the Committee to support the application for the following reasons:

- The proposal was Community, Environmentally and Sustainably led. It had followed 2 years of engagement with Hunts Grove Parish Council and was an attempt to deliver the community gateway concept that was lost as part of the 2017 master plan revision.
- The allotment provision was not only retained but expanded.
- The proposal focused on the 10 minutes walkable neighbourhood principle.
- The concept of the proposal was to achieve a high level of biodiversity net gain.
- There were also new ecology conservation improvements proposed to the GCN mitigation strategy and an optimally located bat barn.
- This was an exemplar scheme through the design, layout and use of materials.
- The sustainable proposal contained the use of air source heat pumps, electric car chargers and thermal efficient building fabric which would reduce cost of living bills for residents.
- The scheme would deliver 30% affordable homes against a 0-5% for the rest of Hunts Grove.
- The significant increase in allotments would be split over two locations which would increase the walking and cycling access to more residents of Hunts Grove.
- The affordable housing mix could be amended and would be amenable through the section 106 process.

To conclude, Mr Danks requested the Committee to support the planning application subject to the completion of the section 106 which would address the Affordable Housing Officers comments.

The Majors & Environment Team Manager explained that the M5 acted as a barrier between Hunts Grove and the second parcel of allotments. They were also working with the developer to bring the agreed community facilities to the development.

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

- Page 43 listed the refusal reasons, number 3 being affordable housing (lack of). This was because there was not yet a signed legal agreement for the 30% affordable housing within the proposal. There were also concerns regarding the lack of property type variation of the affordable units.
- The original 106 agreement for the Hunts Grove development had trigger points which needed to be met before community facilities would be built. The trigger point for the allotments had now been met and was overdue however the developer was awaiting the outcome of this planning application.

In response to Councillor Patrick the Senior Biodiversity Officer confirmed that the closer the replacement roosting facilities were to the original habitat the more successful the mitigation would be. The new proposal looked to move the mitigation site further away from the existing habitat to the second parcel of the allotments.

The Majors & Environment Team Manager further explained the greater concern was with the Great Crested Newts and the proposal would move their breeding site and would also fragment the green corridor which was created as part of the original ecological mitigation for the site.

The Majors & Environment Team Manager provided the following answers to Members:

- The foot bridge that connected Hunts Grove to the second allocation of allotments was the only direct way to access them from Hunts Grove. Otherwise residents would need to either drive around Hunts Grove, to junction 12 of the M5 and then come back on themselves or they would need to travel all the way along Naas Lane in order to gain access.
- The proposed farm building conversion would provide flexible commercial space and was not directly comparable to the neighbourhood building seen on the master Hunts Grove plan.
- The farmhouse was not subject to any reserved matters applications, the deadline for which had now passed. Therefore any decisions made with regard to the farmhouse would require a separate planning application to come forward.

The Senior Biodiversity Officer explained, in response to Councillor Brown, that the new proposed site for the GCN was felt to be more isolated than in the original plan. This was due to the loss of the access to the green corridor which surrounded the development.

The Majors & Environment Team Manager confirmed the following in response to Councillors:

- The 106 agreements from the original master plan had set out the criteria for the size and potential uses of the neighbourhood building. They were working with the developer to make the space as flexible as possible to ensure it could have multiple uses. The trigger point for the neighbourhood building to be brought forward had not yet been met. The farmhouse conversion would not replace the neighbourhood building.
- GCN lived most of their life on land and used the pond for breeding therefore the green corridor on the original plan would allow the meta species to move around and mix together to prevent isolation.

The meeting was paused briefly and continued once all Members were present in the Council Chamber.

In response to Councillor Gray, it was confirmed:

- How affordable housing was defined in relation to the planning sector.
- That the 30% affordable houses were divided equally into rented and shared ownership. However, the only option was currently flats and there were no other property types available for affordable housing.
- A sufficient level of parking was provided for the proposed flats.

In response to Councillor Fenton it was confirmed that:

- The allotments were already overdue however the developer was awaiting the outcome of this application. If the allotments were not brought in within a timely manner then enforcement action could be taken.

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- Allotments were a protected use and would require a large amount of information and evidence in order to change the use.

Councillor Jones proposed to approve the application subject to a deed variation and the 106 agreements. Councillor Ryder seconded.

Councillor Ryder debated at length the balance of the application in relation to the residents of Hunts Grove and the benefits it would bring to them against the harm discussed during the meeting.

Councillor Jones echoed Councillor Ryders comments and commended the comprehensive engagement completed by the applicant with the community.

Councillor Patrick echoed Councillor Jones and also debated the need for single person accommodation in the district.

Councillors Brown, Fenton and Prenter expressed support for the retention of the farmhouse however they debated their concerns for the balance of the application.

In response to Councillor Prenter, the Head of Development Management explained that if the Committee was minded to approve the application, they would also need to decide if they were happy with the proposed affordable housing arrangements or whether they wanted Officers to negotiate further.

Councillor Ryder echoed the need for single person accommodation in the district and debated the other phases of Hunts Grove with a similar grouping of affordable housing.

After being put to a vote, the Motion was refused with 4 votes for and 5 votes against.

Councillor Ryder proposed to defer the application until further discussions on biodiversity and housing could be addressed. Councillor Jones seconded.

After being put to a vote, the Motion was refused with 3 votes for and 6 votes against.

Councillor Fenton proposed the Officer recommendation to refuse the application. Councillor Brown seconded

After being put to a vote, the Motion was carried with 5 votes in favour and 4 votes against.

RESOLVED To refuse permission.

The meeting closed at 8.49 pm

Chair

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Planning Schedule 07.03.2023



Stroud District Council
Planning Schedule
7th March 2023

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 07.03.2023

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 Chair 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 in advance and you have until noon one clear working day before the day of the meeting to let us know.

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.

If you have not registered to speak, your ability to do so will be at the discretion of the Chair.

Planning Schedule 07.03.2023

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).

There is an additional speaking slot available for all Ward Councillors with no time restraints.

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.
- Speakers will not be allowed to ask questions of the Councillors or Officers; Committee Members are not able to question speakers directly but can seek points of clarification through the Chair with responses delivered by Officers.
- Minutes of the meeting will be taken, and these will record the names of all speakers on all applications and the decision made.

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 Members 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 07.03.2023

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).

There is an additional speaking slot available for all Ward Councillors with no time restraints.

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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6. Committee Member tabled and seconded
7. Committee Members debate the application
Committee Members vote on the application

Planning Schedule 07.03.2023

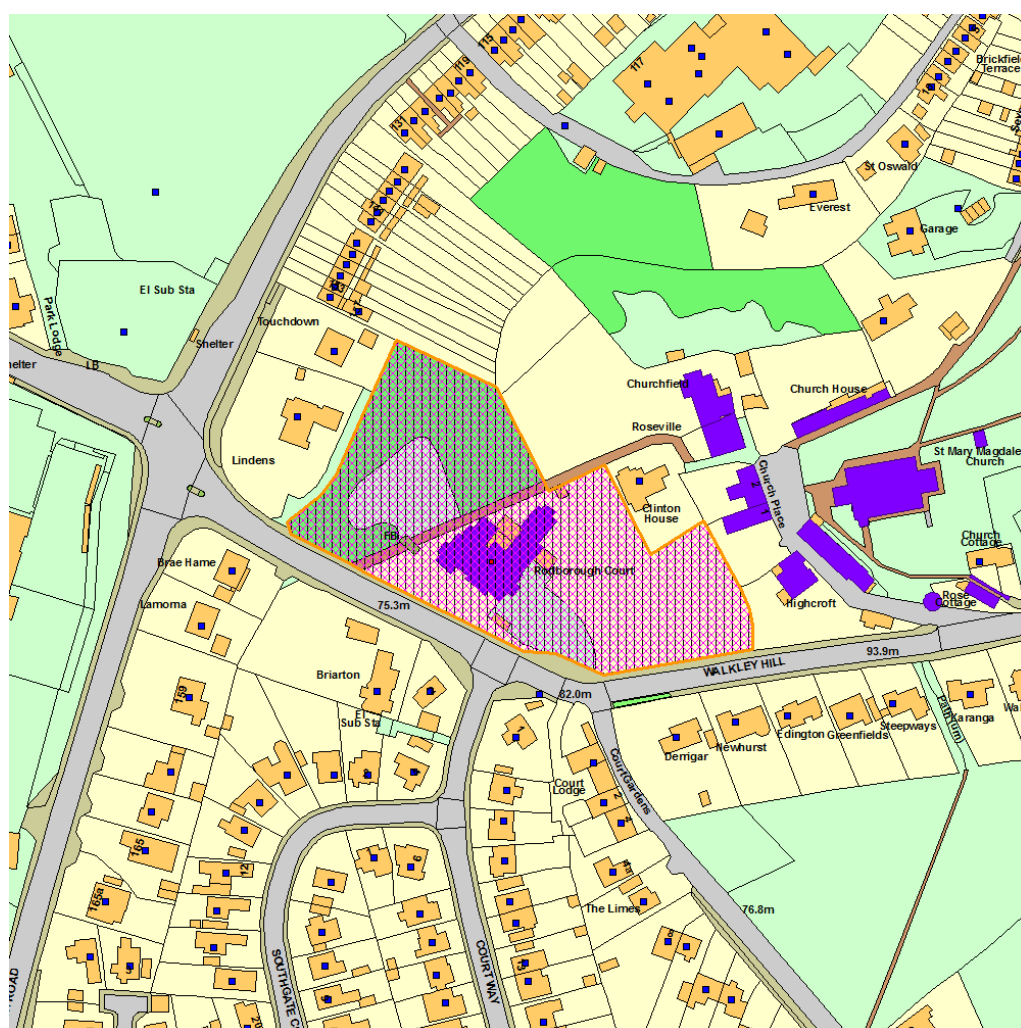
Parish	Application	Item
Rodborough Parish Council	Rodborough Court , Walkley Hill, Stroud. S.22/2538/VAR - Variation of condition 2 (approved plans) of application S.17/1766/FUL. - Revise the glazing system to the second floor extension (Revised drawings received 30.1.23)	1
Rodborough Parish Council	Rodborough Court , Walkley Hill, Stroud. S.22/2480/LBC - Alteration of second floor glazed facade, alteration to S.17/1767/LBC (Revised drawings received 30.1.23).	2
Hardwicke Parish Council	32 Wharfdale Way, Hardwicke, Gloucester. S.22/2596/HHOLD - Erection of double garage to side of main house. (Revised plans received 13.01.2023)	3

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Development Control Committee Schedule 07/03/2023

Item No:	1
Application No.	S.22/2538/VAR
Site No.	PP-11659066
Site Address	Rodborough Court , Walkley Hill, Stroud, Gloucestershire
Town/Parish	Rodborough Parish Council
Grid Reference	384206,204416
Application Type	Variation of Condition
Proposal	Variation of condition 2 (approved plans) of application S.17/1766/FUL. - Revise the glazing system to the second floor extension (Revised drawings received 30.1.23)
Recommendation	Permission
Call in Request	Parish Council



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Applicant's Details	Mr J Cabrini-Dale Omnitrack Limited, Rodborough Court , Walkley Hill, Stroud, GL5 3LR
Agent's Details	Mr Matthew Austin Austin Design Works, The Old Warehouse, Old Market, Nailsworth, GL6 0DU
Case Officer	Gemma Davis
Application Validated	28.11.2022
CONSULTEES	
Comments Received	Contaminated Land Officer (E) Historic England SW Rodborough Parish Council Conservation North Team
Constraints	Consult area Listed Building Within 50m of Listed Building Rodborough and Westrip Parish Council Affecting a Public Right of Way Rodborough 3km core catchment zone Settlement Boundaries (LP) Single Tree Preservation Order Points TPO Areas (Woodland/ Groups) Village Design Statement
OFFICER'S REPORT	

MAIN ISSUES

- o Principle of development
- o Design, appearance, impact on the area
- o Heritage assets
- o Residential amenity
- o Highway safety

INTRODUCTION

Rodborough Court is a grade II Listed building that dates from 1888. It was built in the elaborate French Renaissance style, complete with tower, pedimented dormers and decorative stone detailing.

The building is set on an elevated position within a residential area of Rodborough.

The building benefits from a Class E use (commercial, business and service.)



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The building is located within the defined settlement limits and outside of any landscape designations.

The application has been called to development control committee by Rodborough Parish Council. The planning reason for the call in request:

"Concern in relation to Health and Safety with the double doors on the second floor.

The change of glass materials and that the manifestation should be for the full length of the glass not just 2 meters due to loss of privacy for neighbours (ES3).

Concern with the terminology of Ballroom used and the potential change of use in the future.

Planning conditions to include restricted use to business hours 9am-5pm to protect the quality of life of neighbours (ES3)

There is a lot of concern locally about the long-term plans for this building and the council wants to make every effort to see that the small changes appearing bit by bit don't add up to something that will end up causing nuisance in a primarily residential area.

The glass panelling proposed to the new extension needs to be fully opaque on the sides overlooking its neighbours and conditions need to be put in place to prevent this being used outside office hours as was requested with the original application for the extension (S.17/1766/FUL - already agreed and in the most part already built).

Included in the current variation is a very strange (and worrying) patio door, currently opening into mid-air. It is assumed that long term they would add steps/a balcony which would then allow for more potential disturbance to neighbours. The fact that they have started referring to this space as a 'ballroom' has heightened the concern about their future plans."

There is quite an extensive planning history at the site with a variety of applications for alterations and extensions. Most recently (September 2022) an application was submitted for the change of use of part of the building to a flexible use incorporating the use of the building and its grounds as a wedding and function venue and the siting of a marquee. This application was withdrawn in October 2022 due to concerns raised by the planning service.

PROPOSAL

Variation of condition 2 (approved plans) of application S.17/1766/FUL which gave permission for the glass box extension.

The application seeks permission to make alterations to the glazing system to the second floor extension. The alterations include:

- o To the southwest elevation, install full height transparent sliding doors that includes a 'Juliet style' balcony with a pane of glass fixed shut either side of the sliding doors.



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- o To the north east elevation, install a mixture of fixed shut translucent panels (2m in height), a set of transparent sliding doors and two panes of transparent fixed shut panels
- o To the north west elevation, install transparent fixed shut glazing
- o To the south east elevation, install a set of full height sliding doors with a 'Juliet style' balcony with a transparent pane of fixed shut glazing to each side

REVISED DETAILS

The latest revisions were received on the 30th January 2023 labelling the glazing that is proposed to be transparent, translucent, opening and fixed shut. The revisions have also omitted the proposed solar panels as they cannot be considered as part of a Section 73 application as they did not form part of the previous approval.

MATERIALS

Double glazed Eco Haus glazing set in cement grey aluminium frames

Frosted panes: Opal white frosted window (abode window films)

REPRESENTATIONS

Statutory Consultees:

Contaminated Land Officer

No comments

Historic England

Seek views of conservation specialist.

Rodborough Parish Council

Rodborough Parish Council agreed to object to the application with the following comments:

- o Concern in relation to Health and Safety with the double doors on the first floor
- o The change of glass materials and that the manifestation should be for the full length of the glass not just 2 meters due to loss of privacy for neighbours (ES3)
- o Concern with the terminology of Ballroom used and the potential change of use in the future
- o Planning conditions to include restricted use to business hours 9am-5pm to protect the quality of life of neighbours (ES3)

Conservation Specialist

The site is in proximity to the Grade II listed Rodborough Court. 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 decision-maker to have special regard to



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desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.

The proposed addition is very little altered from the approved extension. As before, it is a somewhat startling re-interpretation of a previously existing conservatory. The flamboyance of the main house would be left unchallenged, and the new extension will have its own identity.

The issue of illumination is generally a planning matter but can also apply if there is an impact on the character of the listed building. The approved glazing was channelled glass, which would have provided a diffuse glow rather than a glare. The current proposal, which is for plain but obscured glass would create the same effect. There would be no harm to the special interest of the listed building.

Public:

At the time of writing the report, eleven letters of objection had been received. A full copy of which can be obtained on the Council's website. The concerns will be addressed as part of the case officers report.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Section 66(1) - of the Planning (Listed Buildings and Conservation Areas) Act requires that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, and in particular, listed buildings.'

Stroud District Local Plan.

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

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

Local Plan policies considered for this application include:

CP1 - Presumption in favour of sustainable development.

CP14 - High quality sustainable development.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.



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PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

This application is made under s73 of the Town and Country Planning Act 1990. Under this provision, an application can be made to carry out development without compliance with the conditions previously attached. In determining such applications, the local planning authority may only consider the conditions themselves. As a result, the authority must do one of two things:

1. Decide that the planning permission should be granted subject to different conditions to that previously granted, or be granted unconditionally, and determine the application accordingly; or,
2. Decide that the planning permission should be granted subject to the original conditions and refuse the application.

In this case, an application has been made to vary condition 2 of planning permission S.17/1766/FUL. That condition listed the plans showing the development permitted and the reason for applying the condition was 'to ensure that the development is carried out in accordance with the approved plans and in the interests of good planning'.

Alterations to the design of the extension are proposed. These have been summarised above. If carried out, the development would not comply with the condition of the original planning permission as the external appearance is materially different. This application seeks to vary the planning permission by substituting the plans for the revised design.

The three-storey extension at Rodborough Court has been approved under planning permission S.17/1766/FUL. The extension is well underway and as such officers are satisfied that the permission has been implemented and remains extant.

The principle of the development is therefore established. This application seeks to make an amendment to the approved glazing in the second-floor extension from channelled glass to a mixture of transparent and translucent glazing with sliding doors and panels that are fixed shut. Officers are satisfied that the changes are minor in nature and those changes are addressed further below.

DESIGN/APPEARANCE/IMPACT ON THE AREA

The proposed amendments are set out and considered as follows:

Change of panels to transparent and translucent and opening / sliding doors

The most notable change is the change to the glazing. The original permission uses channelled glass that is fixed shut to each elevation of the glass box extension. The case officer's report for the approved glass box extension identifies that the channelled glass would be obscure, however the approved drawings do not specifically stipulate this, and no planning conditions were imposed to control this.

It is no longer cost and thermally effective to install channelled glass and therefore it is proposed to install wider panes of glass in an aluminium frame, some of which are proposed



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to be transparent, some translucent, some fixed shut and some with sliding doors and 'Juliet style' glass balconies.

While this represents a change to the appearance of the extension and the concept of the continuous glass surface may be somewhat lost, the majority of the extension will still be consistent with the previous consent in that the extension would still represent a glazed box addition albeit set within aluminium frames. The appearance of the extension would still be a simple design that is modern in appearance, that responds well to its context providing a bold contrast to the ornamentation of the main house.

In terms of the changes, it is proposed to change the southwest elevation to a set of full height transparent sliding doors that includes a 'Juliet style' balcony with a fixed shut pane of glass either side of the sliding doors. To the northeast elevation, it is proposed to install a mixture of fixed shut translucent panels (2m high), a set of transparent sliding doors and two panes of transparent fixed shut panels either side of the doors. The section of glazing that will be entirely fixed shut and translucent 2m in height will be the front section of the extension. It is proposed to install transparent fixed shut glazing to the northwest elevation and a set of full height sliding doors with a 'Juliet style' balcony with a transparent pane of fixed shut glazing to each side to the southeast elevation.

This design would not provide any additional footprint, it would just allow for more natural light and ventilation. The location of the openings is such that they would not have a significant impact on residential amenity and would just have an outlook of the grounds of Rodborough Court and beyond rather than direct views of surrounding neighbouring properties.

While it is noted that the transparent panes may create some light spill, it is further noted that the site is located within an urban area where lighting is a common feature. In terms of additional light, only any increase in light spill between the previously approved design and the proposal herein can be considered. As such, the potential for light spill is not considered to warrant refusal of the application.

Accordingly, the changes would not result in a detrimental impact when considered against the design and appearance of the consented extension and on this basis, officers are satisfied that the changes are acceptable. The extension represents good design, and the changes would not have an adverse impact on the character of the building or its vicinity.

HERITAGE CONSIDERATIONS

Rodborough Court is grade II listed. As set out earlier in this report, the principle of the development has been established and the development is under construction. The proposed changes to the development are cosmetic in nature and do not make significant changes to the scale, position and scope of the development already approved.

Given the assessment of the visual impact outlined above, officers are satisfied that the changes would not result in harm to the special interest of the listed building.



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RESIDENTIAL AMENITY

There are no changes to the scale or position of the development. Accordingly, officers are satisfied that the proposed amendments would not have any overbearing or overshadowing impacts.

In regard to privacy, the closest potentially affected neighbouring resident would be Clinton House. Clinton House is positioned northeast of the site and at a much higher level. Due to the change in land levels, there is an outlook towards Clinton House, however not direct, and with a separation distance of more than 25 metres. To seek to maintain the privacy of the residents of Clinton House, it is proposed to obscurely glaze and fix the panels shut to a section of this northeast elevation of the extension.

While it is noted that there is an element of the extension that is proposed to be transparent with sliding doors to the northeast elevation also, this element is positioned further away from Clinton House and due to the change in land levels, the relationship between the properties and the fact that a proportion of built form at Rodborough Court extends out beyond the glazed element of the extension, the outlook would be somewhat obscured. It therefore considered that it is acceptable for this section of the extension to benefit from clear glazing.

It is noted that there is a mature TPO protected Ash tree with a large canopy on the boundary between the two sites that does offer some screening, however limited weight can be afforded, as the tree may become diseased and may need to be removed. While the occupiers of Clinton House consider that the revised scheme is to their detriment, it could be argued that this scheme offers betterment in terms of protecting their privacy as the previous scheme was not conditioned to be obscurely glazed and therefore the applicant could install transparent channelled glass in accordance with the previous planning permission should he so wish.

To the southeast elevation of the extension, there is an outlook of the grounds of Rodborough Court. Neighbouring properties are positioned at a much higher level, separated by a hard boundary and of a significant distance away. Therefore, there are no concerns in the potential for overlooking from this orientation of the extension.

To the southwest elevation of the extension, there is an outlook towards the grounds of Rodborough Court, namely the parking forecourt, the main highway known as Walkely Hill and views beyond. Neighbouring properties are positioned at a much lower level, separated by a main highway and of a significant distance away. Therefore, there are no concerns in the potential for overlooking from this orientation of the extension.

Regarding the potential for noise disturbance from opening the sliding doors, it should be noted that the site is located within an urban area and noise would not be an uncommon feature. It should be further noted that the existence of a planning permission does not prevent the Council from taking action under Statutory Nuisance legislation should the need arise. This legislation is entirely separate to planning legislation and would enable a nuisance such as noise to be controlled.



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HIGHWAY SAFETY

There are no changes to the layout of the development or the access therein. Accordingly, Officers are satisfied that the proposed amendments are acceptable in this regard.

REVIEW OF RESPONSES

A full copy of correspondence can be obtained in full on the Councils website.

Health and Safety with the double doors on the second floor

This is not a matter that would be controlled via planning legislation, it is a building control matter. That notwithstanding, the sliding doors have 'Juliet style' balconies included.

Amount of obscure glazing to protect neighbours

Superseded schemes indicate 2m height obscure glazed panels. The revised scheme proposes full height 3m obscure panels.

Concern with the terminology of 'ballroom' used and the potential change of use in the future

This is not material to the planning application for a variation of approved plans. Each application is dealt with on its own merits.

Planning conditions to include restricted use to business hours 9am-5pm to protect the quality of life of neighbours

This is not material to the planning application for a variation of approved plans. The use of the site has not changed as part of this planning application.

Long term plans for this building

Each application is dealt with on its own merits, any future applications would be assessed against planning policy accordingly. It is not possible to consider what may happen through the scope of this application.

Fully opaque glazing on the sides overlooking neighbours

The element of the extension that has an outlook towards Clinton House is proposed to be obscurely glazed and fixed shut, this will also be controlled via condition. The other elevations that have an outlook towards other residential properties is not proposed to be obscurely glazed and fixed shut due to the separation distance, the intervening highway and change in land levels.

Failure to advertise the application

A site notice was erected on the site on the 8th December 2022. It was also advertised in the Stroud News and Journal on the 7th December and neighbour letters were sent to properties that share a common boundary. The application has been advertised in excess of the statutory requirements.

Lack of community engagement

This is unfortunate; however the planning service cannot control that it happens.



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No justification for the development

A business plan or details of the intended use of the extension is not a material consideration to this planning application. This application seeks to approve the change in visual appearance only.

Failure to comply with original permission

The planning system allows for amendments / alterations to be made to schemes.

Failure to address the wider setting of Rodborough Court

The change in visual appearance would not result in harm to the identified heritage asset.

Lack of ecology report

The change in materials would not necessitate the need for an ecology survey. The application has been submitted due to the change in the visual appearance. The principle of the extension has already been established.

CONCLUSION AND RECOMMENDATION

The amendments to the glazing would result in a slightly different appearance to that of the earlier approved application, however the concept of a glazed extension would still remain.

In terms of the impact on residential amenity, the revised scheme would offer betterment as the previous permitted scheme did not condition the channelled glass to be obscurely glazed. While it is noted that channelled glass tends to have a misted finish, some of the finishes of channelled glass do not offer the level of translucent finish that glazing at a Pilkington level three would.

In light of the above Officers consider the proposed development to be acceptable subject to condition.

HUMAN RIGHTS

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

Subject to the following conditions:	<p>1. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:</p> <p>EX002 The location plan received 28.11.22 SD240 G Proposed elevations received 30.1.23 SD202 E Proposed roof plan received 17.1.23</p> <p>Reason: To ensure that the development is carried out in accordance with</p>
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the approved plans and in the interests of good planning.

2. Within one month of the installation of the glazing, the panels labelled translucent on submitted drawings (SD240 G proposed elevations received 30.1.23 and SD202 E proposed roof plan received 17.1.23) shall be obscured to a minimum of Pilkington level three and shall be retained and maintained as such 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.

Informatives:

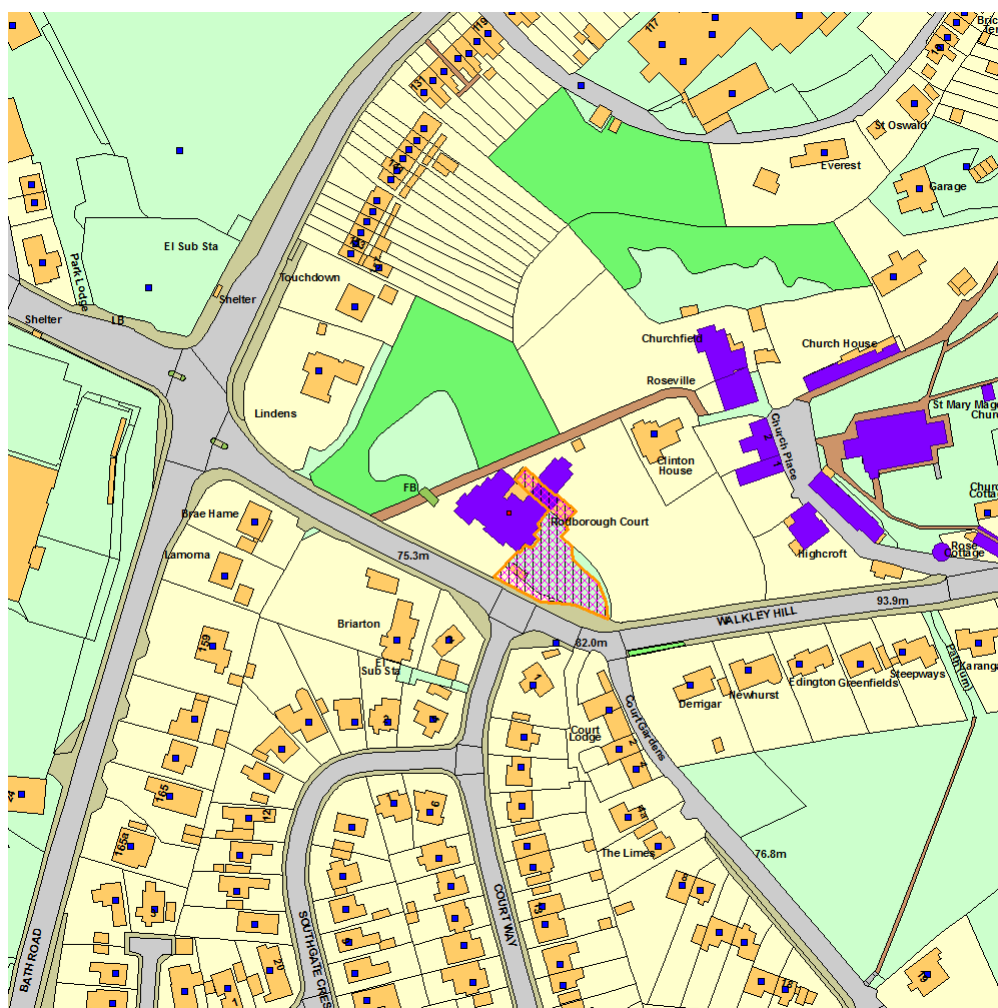
1. ARTICLE 35 (2) STATEMENT - Whilst there was little, if any, pre-application discussion on this project it was found to be acceptable and required no further dialogue with the applicant.
2. This application is for planning permission only. Listed building consent will follow under a separate cover.

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Item No:	2
Application No.	S.22/2480/LBC
Site No.	PP-11659244
Site Address	Rodborough Court , Walkley Hill, Stroud, Gloucestershire
Town/Parish	Rodborough Parish Council
Grid Reference	384206,204416
Application Type	Listed Building Application
Proposal	Alteration of second floor glazed facade, alteration to S.17/1767/LBC (Revised drawings received 30.1.23).
Recommendation	Consent
Call in Request	Parish Council





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Applicant's Details	Mr J Cabrini-Dale Omnitrack Limited, Rodborough Court, Walkley Hill, Stroud, Gloucestershire GL5 3LR
Agent's Details	Mr M Austin Austin Design Works, The Old Warehouse, Old Market, Nailsworth, Gloucestershire GL6 0DU
Case Officer	Kate Russell
Application Validated	14.11.2022
	CONSULTEES
Comments Received	Historic England SW Rodborough Parish Council
Constraints	Consult area Listed Building Within 50m of Listed Building Rodborough and Westrip Parish Council Rodborough 3km core catchment zone Settlement Boundaries (LP) Single Tree Preservation Order Points TPO Areas (Woodland/ Groups) Village Design Statement
	OFFICER'S REPORT

DESCRIPTION OF BUILDING

Rodborough Court dates from 1888. It was built in the elaborate French Renaissance style, complete with tower, pedimented dormers and decorative stone detailing. Internally, the hierarchy of the spaces within the building is still legible, with grand rooms and main stairs facing out across the valleys and vale, with the back stair and service rooms to the rear. Historic maps and photographs show that there was once a high-level conservatory structure to the north-east of the house. This was the precedent on which the initial scheme for the glazed storey was based and accepted.

PROPOSAL

Alteration of second floor glazing facade (Revised drawings removing the solar panels from the scheme received 30.1.23).

REPRESENTATIONS

Statutory Consultees

The Parish Council has objected, but the objections are based on planning matters
Historic England does not wish to comment.

Public



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At the time of writing the report, twelve letters of objection had been received, full copy of which can be obtained on the Council's website. The relevant concerns will be addressed as part of the case officer's report.

PLANNING CONSIDERATIONS

For the purposes of Regulation 2 of the Planning (Listed Buildings and Conservation Areas) (England) (Amendment) Regulations 2003, the reasons for the Council's decision are summarised below. In considering the Application, the Council has given special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest that it possesses. Where relevant, reference is made to Government policy set out in the National Planning Policy Framework.

PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2).

Section 66(1).

National Planning Policy Framework

Paragraphs 189-208

Historic England Advice Note 2 - Making Changes to Heritage Assets The Historic Environment Good Practice Advice in Planning: Note 3

Stroud District Council Local Plan, Adopted 2015

Policy ES10. Valuing our historic environment and assets.

DESIGN/APPEARANCE/IMPACT ON THE BUILDING

The proposed addition is very little altered from the approved extension, with only minor changes to the fenestration, including the creation of sliding openings. Although the framing of the glazing would be more prominent than originally envisioned, these alterations would not undermine the acceptability of the previously consented scheme.

The application also proposes changes to the type of glazing. The issue of illumination is generally a planning matter but can also apply if there is an impact on the character of the listed building. The approved glazing was channelled glass, which would have provided a diffuse glow rather than a glare. The current proposal, which is for plain but obscured glass would create much the same effect. There would be no harm to the special interest of the listed building.

As before, the proposed extension is a somewhat startling re-interpretation of a previously existing conservatory. This design rationale has been questioned; however, it has always been considered that the introduction of modern design into the historic environment is a valid approach; the flamboyance of the main house would be left unchallenged, and the new extension would have its own identity. No harm would be done to the special interest of the listed building.



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REVIEW OF CONSULTATION RESPONSES

The relevant concerns have been noted and addressed.

RECOMMENDATION

The proposals are in accordance with the objectives and policies for the historic environment stated in the Government's National Planning Policy Framework (NPPF) and the Historic Environment Good Practice Advice in Planning, Note 2 - Managing Significance in Decision-Taking in the Historic Environment.

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.

<p>Subject to the following conditions:</p>	<ol style="list-style-type: none"> 1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent. Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) 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: EX002 The location plan received 28.11.22 SD240 G Proposed elevations received 30.1.23 SD202 E Proposed roof plan received 17.1.23 Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.
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Item No:	3
Application No.	S.22/2596/HHOLD
Site No.	PP-11722338
Site Address	32 Wharfdale Way, Hardwicke, Gloucester, Gloucestershire
Town/Parish	Hardwicke Parish Council
Grid Reference	379687,213637
Application Type	Householder Application
Proposal	Erection of double garage to side of main house. (Revised plans received 13.01.2023)
Recommendation	Permission
Call in Request	Parish Council



Applicant's	Mr V Mills
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Details	32 Wharfdale Way, Hardwicke, Gloucester, Gloucestershire, GL2 4JF
Agent's Details	Mr Stephen Sparkes A1 Architecture Ltd, 10 The Anchorage, Gloucester, GL2 5JW
Case Officer	Gemma Davis
Application Validated	28.11.2022
	CONSULTEES
Comments Received	Hardwicke Parish Council Canal Team (E) Contaminated Land Officer (E)
Constraints	Adjoining Canal Consult area Neighbourhood Plan Hardwicke Parish Council Settlement Boundaries (LP)
	OFFICER'S REPORT

MAIN ISSUES

- o Introduction
- o Principle of development
- o Design, appearance, impact on the area
- o Landscape impact
- o Residential Amenity
- o Biodiversity
- o Highways

INTRODUCTION

The application site consists of an end of terrace dwelling which is located within a group of seven properties, off Wharfdale Way in Hardwicke, Gloucester. The house is faced in brick, under a plain tiled roof with UPVC windows and doors. There is a driveway to the side of the house. There is no landscape designation at this site.

The site is located within the defined settlement limits for Hardwicke

PROPOSAL

The application seeks permission for the erection of a double garage. The proposed garage is to be sited over a section of the gravelled driveway and the adjacent hardstanding that serves No.32 Wharfdale Way.

REVISED DETAILS



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Revised details have been received that attach the garage to the side elevation of the host property

MATERIALS

Walls: Multi / red facing bricks to match existing
Roof: Red interlocking tiles
Doors: Stained timber

REPRESENTATIONS

Statutory Consultees:

Canal and Rivers Trust

No comment

Contaminated Land Officer

Contaminated Land watching brief condition should planning permission be forthcoming.

Hardwicke Parish Council

At its meeting on Tuesday January 3rd Hardwicke Parish Council considered its response to the above planning application. A number of concerns were raised and the Council resolved to object to the application and to request that the application be referred to DCC (unless of course the application is refused under delegated authority) The attached report to the Parish Council prepared by the council's planning group along with relevant pictures sets out the Council's opposition to the application. It is also noted that views from neighbouring property have been submitted to the district council.

Public:

Two letters of objection received to the revised scheme raising the following concerns:

- o Concern regarding permanent structure on a communal car park
- o Inconvenience from construction work
- o Inappropriate location
- o Impact on natural light
- o Interference to parking access
- o Surface water drainage

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

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



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Local Plan policies considered for this application include:

CP14 - High quality sustainable development

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.

ES12 - Better design of places.

Supplementary Planning Documents

Residential Design Guide, November 2000

Hardwicke Neighbourhood Development Plan 2017

GEN3 - High quality inclusive design

CT1 - Parking

PLANNING CONSIDERATIONS

INTRODUCTION

Planning permission was initially sought for the erection of a detached double garage over a section of the dwelling's hardstanding and gravelled driveway, located to the side of the property. Following construction of the outbuilding, two parking spaces would remain on site in front of the garage doors. Following a review of the wider area, revisions were sought to the scheme to attach the garage to the main dwelling as there are examples of similar structures in the immediate vicinity. The revised plans were subject to consultation and form the basis of this recommendation.

PRINCIPLE OF DEVELOPMENT

Policy HC8 allows for the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria. Therefore, the principle of development for an outbuilding to this property is deemed acceptable.

DESIGN/APPEARANCE/IMPACT ON THE AREA

Wharfdale Way comprises a relatively modern dense housing estate located within the defined settlement limits for Hardwicke. The estate comprises of a mixture of semi-detached, detached and terraced properties that are two storeys in height. There are also flat over garage units (FOG) and single and double detached garages that serve some of the residential properties.

It is proposed to erect a double garage to the side of the host property. The garage would be located over two of the parking spaces that serves the host property. Initially, the application proposed a detached garage that was to be sited away from the side elevation of the host property, it is assumed that this original location was sought to maintain access to the host properties rear amenity space.

Officers raised some concerns with this proposal, it was considered that a garage building would appear more cohesive if it was attached to the side elevation of the host property. It was noted that the rear access to the garden would be lost and therefore it was suggested



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that rear access to the garden could be incorporated into the design of the garage. The feedback was considered by the applicant and the agent and revised details was submitted.

Following receipt of the revised plans, it is proposed to attach the garage to the house with access to the rear garden. The proposed garage would measure approximately 5.1 metres by 5.3 metres with an eaves height of 2.4 metres and a ridge height of 4 metres. While the footprint of the garage is relatively large, it is typical in size for its intended purpose as a double garage. Attaching the building to the house would appear more cohesive in design as it would be viewed as an extension to the house rather than a standalone building that may have the potential to appear prominent in the street scene. While it is noted that the design would present a solid brick wall to the street, this could be softened by planting.

The proposed garage is simple in appearance, it reflects that of the main house including the use of matching materials and ensures a continuity of design and built form.

Ultimately, the garage building is not an uncommon feature within the wider estate, there are examples throughout comprising both single and double garage buildings. As such, the development would not appear unduly prominent or out of place within its domestic setting.

LANDSCAPE IMPACT

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.

RESIDENTIAL AMENITY

The main concern for the development is the impact on neighbouring residents in terms of the proposal being overbearing or overshadowing.

The garage is located approximately 12 metres away from the front elevation of No.34 Wharfdale Way. The two structures would be separated by a parking forecourt that serves No.32, 34, 36 and 38 Wharfdale Way and a small area of garden to No.32.

It is acknowledged that the presence of the garage building would have the potential to feel overbearing and enclose no.34 Wharfdale Way as, following construction, their outlook would be of a solid wall rather than a clear view through the existing pergola. However, the building would be located a sufficient distance away from the front elevation of no.34 Wharfdale Way as it exceeds the standards (of 10 metres) in the Residential Design Guide SPD. The design of the garage also minimises its impact; it is single storey with a roof that slopes away from no.34.

The garage would also sit to the west of no.34 and follow the building line of the house it is attached to. As discussed, the building exceeds the minimum separation distances. While the building may lead to a reduction of light for no.34, due to the orientation this would be in the evenings. When considering this, weight must also be given to the single storey form of the building.

Officers accept that there would be an impact on the outlook afforded and daylight to no.34, however, the consideration is whether that impact is 'unacceptable' and the development would therefore fail policy ES3. Whilst there will be a degree of impact, officers do not



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consider it to be significant, given the factors discussed above, and does not warrant refusing this application. The impact is not considered to be unreasonable or prejudicial to the living conditions of the occupiers.

The development would not give rise to a loss of privacy.

BIODIVERSITY

The proposal is located on a hardstanding therefore would have minimal ecological impact.

HIGHWAYS

The proposal would allow for two parking spaces within the new garage and the existing parking spaces in front would be maintained. There would be no change to the existing vehicular access. This complies with the parking standards.

While it is noted that the original planning permission imposed the following condition:

"The development hereby permitted shall not be brought into use until vehicle parking, turning and manoeuvring areas shown on the approved plans are made available for use. Each unit shall be provided with parking spaces in accordance with the Local Planning Authority's vehicle parking standards. This provision shall be maintained as such, free from obstruction thereafter."

While the proposed garage would effectively obstruct two of the parking spaces, Officers do not consider that the proposed development would be in conflict with this condition as sufficient parking within the plot in accordance with the Council's standards would still be maintained.

REVIEW OF CONSULTATION RESPONSES

Concern regarding permanent structure on a communal car park

The car park is not a communal car park, the applicant has presented their deeds that identifies that the space proposed to locate part of the garage is within the ownership of the applicant. While the parking space does form part of a car park / parking forecourt that serves four properties, the loss of one space would not be detrimental to the street scene or wider area. Furthermore, should other occupants of the estate wish to undertake similar developments in the future, this would attract a planning application of which due consideration would be given.

Inconvenience from construction work

Any concerns regarding noise / working hours would be a matter that is controlled via Environmental Health legislation.

With regards to the construction of the extension i.e. foundations this is not a planning consideration, it is a matter that would be addressed by Building Control and the agreement of the two parties.



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In order to construct the proposed outbuilding, the applicant would have to enter into an agreement with the owners of the adjacent parking space. The applicant would also need to get their permission to maintain any guttering. This is a civil matter and cannot be controlled through the planning system.

Inappropriate location

Part of the site forms part of a parking forecourt that serves multiple properties, the wider estate demonstrates outbuildings located adjacent to properties and therefore it would not appear out of keeping within its setting.

Impact on natural light

Discussed within the main body of the report.

Interference to parking access

This would be a civil matter between the interested parties.

Surface water drainage

This is a matter that would be assessed by Building Control.

Whilst the objections and comments raised have been read and considered, it is concluded that in purely planning terms the proposed outbuilding is acceptable.

PROCEDURAL MATTER

The application has been submitted as a householder planning application rather than a full application. A section of the area where the proposed garage is to be sited forms a parking forecourt and therefore could be deemed to be outside of the property's domestic curtilage. While a different application type may have been more appropriate, it does not prevent the local planning authority determining this application and granting (or not) the necessary planning permission.

RECOMMENDATION

Permission is recommended.

HUMAN RIGHTS

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

Subject to the following conditions:

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

Reason:



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	<p>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.</p>
	<p>2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:</p> <p>22.11.07A Proposed elevations received 17.1.23 22.11.05A Proposed block plan received 13.1.23 22.11.06A Proposed plan and section received 13.1.23 22.11.01 The location plan received 28.11.22</p> <p>Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.</p>
	<p>3. The materials to be used in the construction of the external surfaces of the outbuilding hereby permitted shall match those used for the host dwelling No.32 Wharfdale Way, Hardwicke.</p> <p>Reason: In the interests of the visual amenities of the area.</p>
	<p>4. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority. The development shall continue in accordance with approved additional details.</p> <p>Reason: To protect the health of future users of the site from any possible effects of contaminated land in accordance with the guidance within the NPPF in particular, paragraphs 183 and 185.</p> <p>Informatives:</p>
	<p>1. ARTICLE 35 (2) STATEMENT - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.</p>

STROUD DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 07 MARCH 2023

Report Title	Budget Monitoring Report Q3 2022/23			
Purpose of Report	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.			
Decision(s)	The Committee RESOLVES to note the outturn forecast for the General Fund Revenue budget for this Committee.			
Consultation and Feedback	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.			
Report Author	Jon Coldridge, Principal Accountant Tel: 01453 754030 Email: jon.coldridge@stroud.gov.uk			
Options	None			
Background Papers	None			
Appendices	None			
Implications (further details at the end of the report)	Financial	Legal	Equality	Environmental
	No	No	No	No

1 Background

- 1.1 This report provides the third quarter 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 31 December 2022 shows a **projected net revenue loss of income of £356k** 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 **£278k** (Original Budget was **£220k**).
- 3.3 The monitoring position for the committee at 31 December 2022 shows a **projected net loss of income of £356k** against the latest budget, as summarised in Table 1.

- 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

		2022/23 Original Budget (£'000)	2022/23 Revised Budget (£'000)	2022/23 Forecast Outturn (£'000)	2022/23 Outturn Variance (£'000)
Community Services Committee	Para Refs				
Development Control		220	278	704	356
Development Control TOTAL		220	278	704	356

Note: table may contain rounding differences

3.5 Development Control - £356k – Loss of Income

The bulk of the variance £324k relates to a lower revised forecast of planning application fee income as the result of the cost-of-living crises.

There is also a £25k forecast overspend of consultant's fees including £14k in respect of the planning peer challenge.

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.

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4.2 Legal Implications

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

One Legal

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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.