



STROUD DISTRICT COUNCIL

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Monday, 17 April 2023

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 25 APRIL 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 - 10)**
To approve the minutes of the meeting held on 7 March 2023.
4. **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING (Pages 11 - 16)**
(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 **FOLLOW-UP REPORT FOR PLANNING APPLICATION S.22/2596/HHOLD AT 32 WHARF DALE WAY, HARDWICKE, GLOUCESTER** (Pages 17 - 26)
Erection of double garage to side of main house. Following the resolution of this committee at their meeting on 7 March 2023 to defer a decision on this planning application until a further site inspection had taken place, this report will reintroduce the planning application and summarise the decision-making options for the committee.

- 4.2 LAND AT SHARPNESS DOCKS, THE DOCKS, SHARPNESS, GLOUCESTERSHIRE (S.17/0798/OUT)** (Pages 27 - 74)
Mixed use development which includes up to 300 dwellings (C3), industrial and distribution development (B1c,B2,B8) on 6.6 hectares of land 2 no. marinas, up to 1250m² of ancillary retail / food and drink uses (A1,A2,A3 and A4) up to 7,000m² of commercial floor space (B1 office/light industrial of which no more than 4300m² to be B1 office), up to 100 holiday lodges/camping pitches, hotel, public open space, landscaping, visitor parking, new access road and associated infrastructure.
- 4.3 LAND ADJACENT TO, DOZULE CLOSE, LEONARD STANLEY, GLOUCESTERSHIRE (S.21/2860/OUT)** (Pages 75 - 98)
Outline application for 13 houses of which 9 are custom build houses and 4 affordable together with associated access, parking & amenity spaces with all matters reserved except access (amended description).
- 4.4 THOMAS KEBLE SCHOOL, EASTCOMBE, STROUD, GLOUCESTERSHIRE (S.23/0188/VAR)** (Pages 99 - 120)
Variation of Condition 25 (Construction Delivery times) of planning permission S.22/0918/FUL (as amended by S.22/2197/VAR).
- 4.5 LAND PARCELS A & B, NEAR WHITMINSTER, GLOUCESTERSHIRE (S.22/2098/VAR)** (Pages 121 - 152)
Section 73 Variation of Condition 2 (Approved Plans) of Permission S.21/0465/FUL (The construction, operation, maintenance and decommissioning for a renewable energy scheme of up to a 49.9 megawatt (MW) solar farm and up to a 49.9MW battery storage facility). Variation to consist of two point-of-contact masts required to connect solar farm to electricity grid, reconfiguration of solar arrays and addition of spare containers.
- 4.6 LAND NORTH EAST OF, KINGSTON ROAD, SLIMBRIDGE, GLOUCESTERSHIRE (S.22/1157/FUL)** (Pages 153 - 194)
Installation and operation of a 36MW battery storage facility.

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