

# Public Document Pack



## STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB  
Telephone 01453 766321  
www.stroud.gov.uk Email: [democratic.services@stroud.gov.uk](mailto:democratic.services@stroud.gov.uk)

Tuesday, 31 May 2022

## DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 14 JUNE 2022** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **6.00 pm**

Kathy O'Leary  
Chief Executive

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

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

### AGENDA

1. **APOLOGIES**  
To receive apologies of absence.
2. **DECLARATIONS OF INTEREST**  
To receive Declarations of Interest in relation to planning matters.
3. **MINUTES (Pages 3 - 8)**  
To approve the minutes of the meeting held on 3 May 2022.
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 **PARCEL H13, H14 & H15 LAND WEST OF STONEHOUSE, GROVE LANE, WESTEND, STONEHOUSE S.21/2814/DISCON** (Pages 15 - 24)  
Discharge of condition 46 on permitted application S.14/0810/OUT – Area Masterplan Document for Areas H13, H14 & H15.

4.2 **PHASE 4B LAND WEST OF STONEHOUSE, GREAT OLDBURY DRIVE, GREAT OLDBURY, GLOUCESTERSHIRE S.21/2815/REM** (Pages 25 - 38)  
Phase 4B Primary Infrastructure (Highway).

4.3 **LAND AT, PIKE LANE, NAILSWORTH, GLOUCESTERSHIRE S.21/1523/VAR**  
(Pages 39 - 48)  
Variation of Condition 1 of S.17/0883/REM – Changes to detailed house designs of plots 1 & 8.

5. **FUTURE DETERMINATION OF APPLICATIONS RELATING TO OUTLINE PLANNING PERMISSION S.14/0810/OUT - LAND WEST OF STONEHOUSE**  
**(Pages 49 - 50)**  
To consider the future determination of applications resulting from conditions attached to outline planning permission S.14/0810/OUT.

#### **Members of Development Control Committee**

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

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

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

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



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## DEVELOPMENT CONTROL COMMITTEE

03 May 2022

6.00 - 7.46 pm

Council Chamber

Minutes

### Membership

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

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

\*= Absent

#### **Councillor Trevor Hall (Vice-Chair)**

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

### Officers in Attendance

Head of Development Management  
Majors & Environment Team Manager

Democratic Services & Elections Officer  
Principal Planning Lawyer, One Legal

### Other Member(s) in Attendance

Councillors

#### **DC.053 Apologies**

Apologies for absence were received from Councillors Patrick, Smith and Gray.

#### **DC.054 Declarations of Interest**

There were none.

#### **DC.055 Minutes**

**RESOLVED** That the Minutes of the meeting held on 29 March 2022 were approved as a correct record.

#### **DC.056 Planning Schedule and Procedure for Public Speaking**

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

1. S.21/2758/REM	2. S.21/2759/REM
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**DC.057**      **Unit 1 Parcel E4 Land West of Stonehouse, Grove Lane, Westend, Stonehouse (S.21/2758/REM)**

The Majors and Environment Team Manager introduced the application and explained that it was a reserved matters application for employment use. He further informed the committee of the following:

- The site location within the larger Great Oldbury development including residential dwellings.
- This application was to finalise the appearance, landscaping, layout and scale of the building.
- What the building would look like with a modern appearance and different shades of grey cladding.
- The landscaping plans included a line of oak trees along the highway access and some planting at the frontage of the building near to the roundabout.
- Late pages were circulated which included a revised comment from Highways and updated conditions.

Ms Kambites, Parish Councillor, spoke on behalf of Stonehouse Town Council against the application. She asked the committee to reject the application for the following reasons:

- The footpath diversion was unclear although this was in the process of being resolved.
- The number of bike parking and electric vehicle (EV) charging points was inadequate for the size of the development.
- The energy statement to prevent solar panels being put on the roofs was not in line with the emerging local plan policy SO5 – climate change and environmental limits.
- Concerned with the size and height of the unit as it was in close proximity to residential dwellings.
- Unit would obstruct views when looking across from Oldends Lane Playing Field.
- The planting scheme was unimaginative.

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

- The application related to a 2,192m<sup>2</sup> employment building at the southern end of the site.
- This parcel was the first of the employment area to be delivered as part of the wider mixed use allocation.
- The principal of the employment use was established as part of the outline application which also included parameters for the scale and height of the buildings.
- Details of building height, layout and setting were further approved by Members as part of condition number 46 on the outline application.
- Due to the legally binding site wide restriction on energy production, they were unable to put solar panels on the roof of the unit, therefore they had taken a fabric first approach to minimise the demand for electricity and heating.
- The existing Public Rights of Way were involved with an ongoing wider application through Gloucestershire County Council to vary the routes.
- During the course of the application all of the consultee comments had been addressed by the applicant.

2021/22

- This proposal would deliver important local employment possibilities and would bring growth to the area.

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

- The contract the agent had entered into with the energy supplier was not a material planning consideration.
- The outline planning application included maximum heights and size of buildings.
- This application was to look at the layout and the design.
- The layout plan showed two EV charging points with the potential for an additional two points if they were required.

The Head of Development Management confirmed in response to Councillor Jones that the decision to request solar panels on the roof would need to have been made in the outline application stage. She further informed the committee that the emerging local plan did not carry any weight at that point in time as it still needed to pass through the examination in public stage. The policies in the draft plan would need to have received no objections in order to begin to carry weight at an earlier stage, if objections were received then the policies still would carry little weight until the inspectors written views were received.

Further questions were asked and the following responses were given by the Majors and Environment Team Manager:

- The Officer recommendation was to approve based on the evidence provided which included consideration of the comprehensive objections from the Town Council.
- The outline permission had a longer period of time between the approval date and the commencement of work which explained the length of time between the outline application and this application.
- The late pages included comments from Highways for the gate to be set back 15m from the highway. It was believed that this had been updated in the plans where the gate could be seen to be set back from the dotted line of the highway. It was agreed to get this checked outside of the meeting.

Councillor Fenton questioned the 8 bicycle spaces provided and asked how many employees were likely to be using the unit in order to ascertain what proportion of bicycle spaces were available. The Majors and Environment Team Manager explained that the use of the building was currently unknown, it was likely to be either office use or warehouse use which would vary in the number of employees.

Councillor Schoemaker raised concerns with the unknown use of the building and questioned whether they could get any more detail. The Head of Development Management drew attention to condition 11 on page 38 of the document pack which stated that the development would not be brought into use until details of the bicycle parking and changing facilities had been submitted. They explained that at this time they should know more information regarding the use of the building which would allow some flexibility to request further bicycle parking should there be a larger workforce. It was confirmed that this was the same case with the EV charging which was covered by condition 12.

## Agenda Item 3

2021/22

In response to Councillor Brown the Head of Development Management explained that the discharge of a condition wouldn't normally come back to Committee, the exception to this was made when outline planning permission was granted however, this discharge of condition would not fall under that exception.

The Head of Development Management recommended the use of an informative for the Committee to show their views on maximising both the bicycle parking and the EV charging points.

In response to Councillor Jones, the Principal Planning Lawyer confirmed that the conditions were based on an assessment of the site from a Highways Authority and would require approval from the Local Planning Authority before the buildings could be used. He further mentioned that should the Committee feel strongly enough, they would need to provide justification in order to go against the Officers recommendations.

Councillor Ryder questioned condition 13 and the fact that there was no mention of construction working hours. The Majors and Environment Manager confirmed that they could add that the construction hours needed to be agreed as part of the Construction Management Plan under condition 13.

Councillor Ryder proposed the Officer recommendation with the amendment to condition 13 and an added informative relating to maximising the bicycle and EV charging spaces. Councillor Schoemaker seconded.

Councillor Schoemaker expressed support for the development.

Councillor Jones expressed concerns with the energy supplier contract and frustrations with the limited powers they had available to them due to the outline approval.

Councillor Brine expressed his wish to support the Town Council with their objections however, due to the outline approval he would be supporting this application. He debated how they could assist with changing people behaviours to cycle and walk to work and that they should try a soft approach and ask developers to consider their comments rather than trying to condition to a level that was outside their control.

Councillor Schoemaker debated setting up a charter for developers to sign up for minimum standards of sustainability.

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

**RESOLVED To PERMIT the application subject to the updates included in the late pages, the amendment to condition 13 to include the construction hours and the added informative to maximise the bicycle and EV charging provisions.**

**DC.058      Parcel E4 Land West of Stonehouse, Grove Lane, Westend, Stonehouse (S.21/2759/REM)**

The Majors and Environment Team Manager introduced the application and explained that it was for the second unit which was next to the first application. He drew the Members attention to the following:

- The site was in close proximity to residential properties.
- The building was facing away from the residential properties with the service yard on the other side of the building to mitigate noise.
- He showed the plans for the site and the proposed building which was similar in style to the previous applications.
- There was a landscape bund with additional planting to the rear of the building which included hedge planting on the top of the bund and tree planting proposed between the residential properties and the hedges.
- The building was larger than the previous application with a height of 14.5 metres.
- Late pages were released which updated the conditions.

Ms Kambites, Parish Councillor, spoke on behalf of the Stonehouse Town Council against the application. She asked the committee to reject the application for the same reasons as listed in the previous application and the additional reasons listed below:

- This building was bigger than the previous and was a lot closer to residential dwellings.
- Concerned with how much the building and the bund would shelter the houses and deprive them of sunlight.

Mr Hooper, the applicant, spoke in favour of the application. He asked the committee to support the application for the same reasons as listed in the previous application and the additional reasons listed below:

- The application related to a 5,215m<sup>2</sup> employment building at the western side of the site.
- The outline application had already established a number of parameters for both the scale and the height of the building as well as its uses.
- The landscaping bund included additional planting which would break up the view of the building and would provide sufficient screening once maturity was reached.
- There was a potential occupier already in talks with the developer which couldn't be named at the time but was a local business looking for room to expand and grow their business.

The Chair questioned how long ago the bund was planted and what species it included. The Majors and Environment Team Manager confirmed it had been there for longer than 2 years and consisted of a mix of native species such as: Hawthorne, Hazel, Holly, Blackthorne and Wild Privet which all have great biodiversity value.

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

- The species were not evergreen however, they were dense hedges which would drop their leaves at different times which meant there would be sufficient coverage.
- There was very little room between the bund and the proposed building, not enough room to plant a row of Leylandii. If it were planted on top of the bund it would be likely that it would kill off the native species.

Councillor Ryder questioned the maintenance of the hedge and what was in place for this. The Majors and Environment Team Manager confirmed as part of condition 8 there was a request for a landscape ecological management plan where the maximum hedge height could be included.

Councillors debated the colour of the building and whether it was the best choice to blend in with its surroundings. The Majors and Environment Team Manager confirmed they had originally chosen a neutral non-descript colour in order for the building to not stand out.

Councillor Schoemaker raised concerns over the number of electric vehicle spaces as in the previous application. The Head of Development Management confirmed that the conditions they discussed on the previous application were also relevant to this one therefore they were hoping for the flexibility to amend these at the discharge of the condition stage.

In response to Councillor Schoemaker the Majors and Environment Team Manager confirmed that the site had always been a mixed use residential and employment site.

Councillor Brine proposed and Councillor Ryder seconded the Officers recommendation with the addition of the informative as above in the previous application, the amendment to condition 13 to include construction hours and the amendment to condition 8 to include the hedge height maintenance and maximise the bicycle and EV charging spaces.

Councillor Brine reminded Councillors that this was a mixed use site and therefore would always be difficult however, they could try to mitigate the noise and the views as best as they could. He further reminded them that if there were noise or other issues after the build then there were other ways to manage those such as Environmental Health.

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

**RESOLVED To PERMIT the application subject to the updates included in the late pages, the amendment to condition 13 to include the construction hours and the amendment to condition 8 to include the hedge maintenance and the added informative to maximise the bicycle and EV charging provisions.**

**DC.059      Application and Enforcement Performance Statistics Q1 2022**

The Head of Development Management Advised the Committee that there would be a meeting of the Development Management Advisory Panel (D-MAP) tomorrow where they would be looking into the figures in more detail.

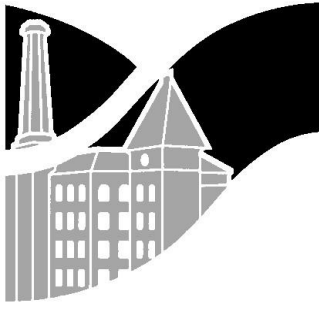
There were no questions or comments.

**RESOLVED To NOTE the report.**

The meeting closed at 7.46 pm

Chair





# **Stroud District Council**

## **Planning Schedule**

### **14<sup>th</sup> June 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 14/06/2022**

**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](mailto:democratic.services@stroud.gov.uk) and our Planning Team [planning@stroud.gov.uk](mailto:planning@stroud.gov.uk) by 12 noon 1 clear working day before the day of the meeting, exceptionally, the council will consider late representations if appropriate.

**At the meeting**

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

**Planning Schedule 14/06/2022****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 14/06/2022

### **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.
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6. Committee Member tabled and seconded
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**Planning Schedule 14/06/2022**

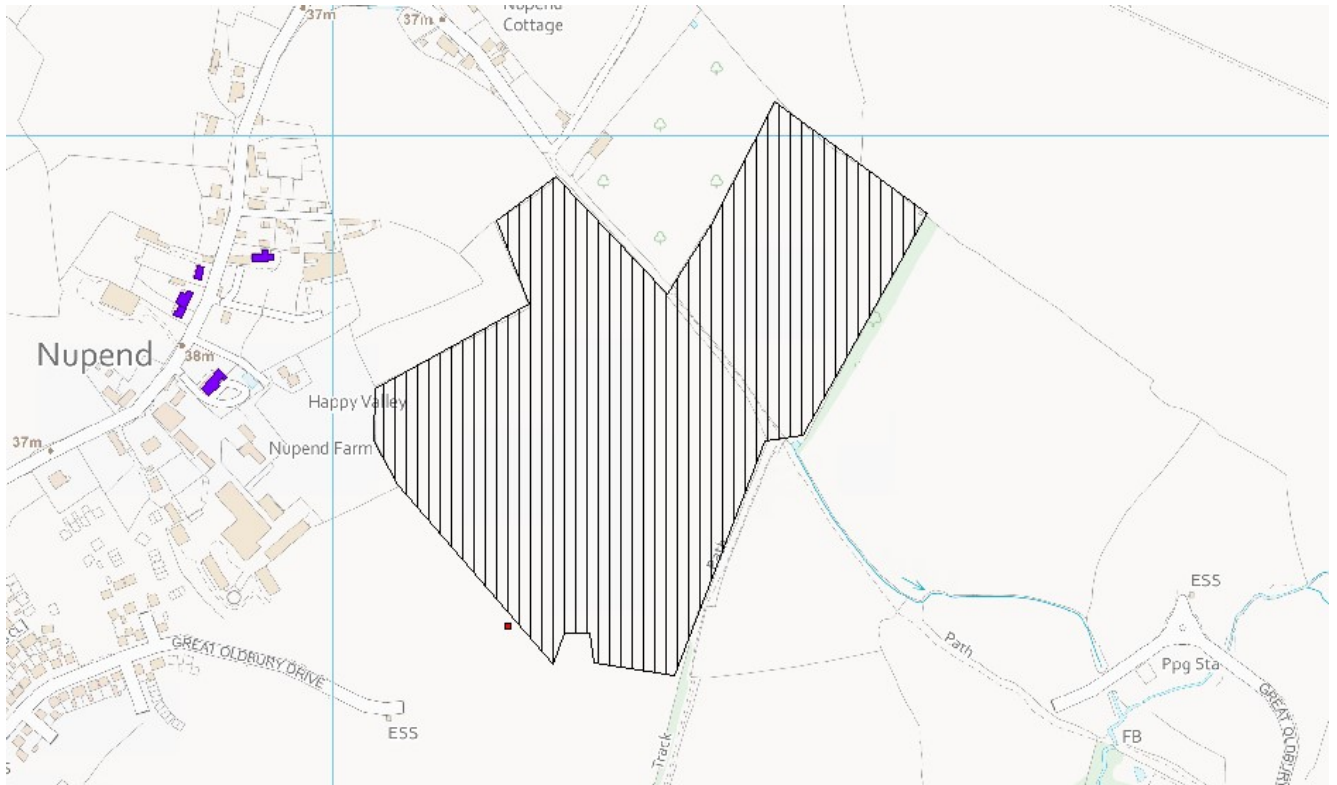
<b>Parish</b>	<b>Application</b>	<b>Item</b>
Eastington Parish Council	Parcel H13, H14 & H15 Land West of Stonehouse, Grove Lane, Westend. S.21/2814/DISCON - Discharge of condition 46 on permitted application S.14/0810/OUT - Area Masterplan Document for Areas H13, H14 & H15	01
Eastington Parish Council	Phase 4B Land West of Stonehouse, Great Oldbury Drive, Great Oldbury. S.21/2815/REM - Phase 4B Primary Infrastructure (Highway)	02
Nailsworth Town Council	Land At, Pike Lane, Nailsworth. S.21/1523/VAR - Variation of condition 1 of S.17/0883/REM - Changes to detailed house designs of plots 1 & 8	03

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**Development Control Committee Schedule  
14/06/2022**

<b>Item No:</b>	<b>01</b>
<b>Application No.</b>	S.21/2814/DISCON
<b>Site Address</b>	Parcel H13, H14 & H15 Land West of Stonehouse, Grove Lane, Westend, Stonehouse
<b>Town/Parish</b>	Eastington Parish Council
<b>Grid Reference</b>	379163,206543
<b>Application Type</b>	Discharge of Condition
<b>Proposal</b>	Discharge of condition 46 on permitted application S.14/0810/OUT - Area Masterplan Document for Areas H13, H14 & H15
<b>Recommendation</b>	Approval
<b>Call in Request</b>	Land West of Stonehouse Application



## Agenda Item 4.1

	<h3>Development Control Committee Schedule</h3> <h3>14/06/2022</h3>
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<b>Applicant's Details</b>	Robert Hitchins Limited The Manor, Boddington Lane, Cheltenham, Gloucestershire, GL51 0TJ
<b>Agent's Details</b>	None
<b>Case Officer</b>	Simon Penketh
<b>Application Validated</b>	02.12.2021
<b>CONSULTEES</b>	
<b>Comments Received</b>	Biodiversity Officer SDC Water Resources Engineer Arboricultural Officer (E) Development Coordination (E) Eastington Parish Council
<b>Constraints</b>	Key Wildlife Sites - Polygons Neighbourhood Plan Eastington Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer Surface flooding 1 in 100 years Surface flooding 1 in 30 years
<b>OFFICER'S REPORT</b>	

### 1 MAIN ISSUES

- o Principle of development
- o Local Character, Design and Appearance
- o Highway Impact and Accessibility
- o Landscaping

### 2 DESCRIPTION OF THE SITE

2.1 The site is part of the emerging Great Oldbury (Land West of Stonehouse) new neighbourhood development as approved under Outline Planning Permission (S.14/0810/OUT). The whole development includes consent for up to 1350 dwellings, 9.3 hectares of employment land and a mixed-use local centre and new primary school.

2.2 The site is made up of part of the land parcels reserved for housing and formal recreation, provision of children's play areas and informal public open space/green infrastructure. The site also contains the next section of infrastructure highway linking the existing Great Oldbury Drive with remaining land parcels to be developed. The site is located immediately to the North of housing land parcel H11.

2.2 The development approved under the outline planning permission is well underway with several residential parcels and community infrastructure consented, nearing completion or complete and occupied. Significant infrastructure is already in place including water management, primary routes, public transport facilities, cycle and walking routes and open space facilities.





## Development Control Committee Schedule 14/06/2022

### **3 PROPOSAL**

3.1 For the avoidance of doubt, this application is submitted to the Local Planning Authority pursuant to the discharge of Condition 46 of outline planning consent granted under S.14/0810/OUT. Condition 46 is concerned with the 'master planning' of the development and reads as follows;

*Prior to the submission of Reserved Matters on each particular phase, an Area Master Plan for that particular phase shall be submitted to and approved by the Local Planning Authority. Each Reserved Matters application shall broadly accord with the approved accompanying Area Master Plan. The Area Master Plans shall include details of strategic landscaping within that part of the site, the landscaping along the boundaries of the site, open spaces, building frontages, road hierarchy, public realm, pedestrian/cycling movements, identify key buildings and plot views in/out.*

*Reason:*

*To provide a more detailed working of the Design Strategy December 2015 to allow a quality development, which is also sympathetic to the surrounding hamlets and landscape, in accordance with NPPF paragraphs 58-64 and Stroud District Local Plan (19th November 2015) Policy CP1.*

3.2 The submission is the 'Area Master Plan' for land parcels H13 to H15 and recreation provision which lie in the Northern area of the Great Oldbury Development and North and West of the recently completed primary school. The Area Master Plan sets out the design code or framework for residential development that will come forward under reserved matters applications; together with continued development of the central formal/informal open space/recreation areas. If approved, this would guide the detailed design and layout of each specific land parcel as it becomes available for development. The Western section of the primary infrastructure highway (linking land parcels H13 to H20) is also included within this Area Master. A separate reserved matters application has also been submitted specifically in respect of the new section of highway (S.21/2815/REM) and this also appears on this agenda. This is for consideration in parallel to this condition application.

### **4 REVISED DETAILS**

4.1 Revised Master Plan submitted addressing initial concerns raised by the Highway Authority.

### **5 MATERIALS**

5.1 Materials are for consideration at the reserved matters stage.

### **6 REPRESENTATIONS**

6.1 It should be noted that there is no legislative obligation on the Local Planning Authority to carry out formal consultations in respect of an application to discharge a condition imposed



### **Development Control Committee Schedule 14/06/2022**

upon a planning consent. However, in order to ensure transparency and to allow input to the Master Planning process, Eastington Parish Council has been consulted.

#### **6.1 - Parish/Town Councils:**

##### **6.1.1 - Eastington Parish Council**

6.1.1.1 Eastington Parish Council has raised objection with the proposed Master Plan as follows;

6.1.1.2 The plans on pages 14 very poorly represent the location of the existing definitive footpaths and imply that there are new proposed paths when in fact the site is already riddled with public rights of way, the detail and amenity of which are being confused and eroded by this scheme. Examples for page 14 are as follows but the Masterplan mixes up existing alignment and proposed amendments throughout the plan;

i) Existing footpath EEA15 is shown in the wrong colour - by their key it should be orange(not purple for proposed). The parish asked that this footpath be extended south to meet the link road as the footpath EEA13 was proposed to be extinguished as part of the school proposals and the parish want to see separation of walkers off the bridleway for safety and amenity reasons. Creation of a multi user path between Great Oldbury Drive and the footpath EEA15 would also encourage cycles to avoid the bridleway, leaving it more enjoyable by its primary user (horses as cycles should give way).

ii) Footpath EEA10 skirts the west of the field boundary but this is then depicted on the east of the hedge.

iii) The plans show an existing footpath where it does not exist to the north of the attenuation pond and no indication that in the same field two footpaths cross the field from corner to corner.

iv) The bridleways are shown approximately correct

6.1.1.3 It is respectfully suggested that the plan drawer starts with the definitive public rights of way map from Gloucestershire County Council and very clearly shows how they propose to use the original alignment or divert if necessary, the footpath network. Colour changes between maps is also confusion issues.

6.1.1.4 The Parish Council has been advised that local horse riders are preparing to submit a Public Rights of Way Definitive Map Modification Order related to additional rights and new routes in the fields forming part of this application. The Parish Council would therefore like to see provision for horse riders through and around the fields forming part of this application.

6.1.1.5 There is some concern that an area of housing is shown to be restricted to two stories high but this could still have a ridge of 10m with a tolerance of two metres according to page 30. This will not be effective at limiting impact on Nupend and a more



## Development Control Committee Schedule 14/06/2022

specific, robust planting scheme is needed to be part of the Masterplan at page 20/21. This would show oaks and other native field boundary trees in an open green edge and envisaged in the Environmental Statement for S.14/0810/OUT drawing H.0324\_08\_3F and the approved Green Infrastructure plan STH.P.6.WS.01 rev A from application S.17/2212/DISCON.

### **6.2 - Stroud District Council Technical Officers**

#### 6.2.1 - Bio-Diversity Officer

6.2.1.1 Confirms 'no objection' and that the proposed master plan layout for these phases, represent the Green Infrastructure master plan agreed at the outline stage.

#### 6.2.2 - Arboricultural Officer

6.2.2.1 Confirms that there is no objection to the application.

#### 6.2.3 - Water Resources Engineer

6.2.3.1 Defers to the Lead Local Flood Authority (Gloucestershire County Council).

### **6.3 - Gloucestershire County Council Technical Officers**

#### 6.3.1 - Highway Authority

6.3.1.1 The Highway Authority has confirmed that it has **no objection** to the proposed Master Plan following revisions to address its initial concerns.

#### 6.4.2 - County Archaeologist

6.4.2.1 The County Archaeologist has not been consulted at this stage as this is not a detailed planning application.

#### 6.4.3 - Lead Local Flood Authority LLFA

6.4.3.1 The Lead Local Flood Authority has not been consulted at this stage as this is not a detailed planning application.

### **6.6 - Public**

6.6.1 No comment has been received.

## **7 RELEVANT DEVELOPMENT PLAN POLICIES**

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

#### *Strategic Objectives and Allocations*

- SA2 Site Allocation Land West of Stonehouse
- SO1 Accessible Communities
- SO4 Transport and Travel
- SO5 Climate Change and Environmental Limits



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### *Core Policies*

- CP1 Presumption in favour of Sustainable Development.
- CP2 Strategic Growth and Development Locations.
- CP3 Settlement Hierarchy.
- CP4 Place Making

### *Core Policies - Homes and Communities*

- CP6 Infrastructure and Developer Contributions
- CP7 Lifetime Communities
- CP8 New Housing Development
- CP14 High Quality Sustainable Development

### *Delivery Policies - Homes and Communities*

- HC1 - Residential Development in Urban Areas

### *Delivery Policies - Economy and Infrastructure*

- EI11 Promoting Sport, Leisure and Recreation
- EI12 Promoting Transport Choice and Accessibility.
- EI13 Protecting and Extending our cycle routes

### *Delivery Policies - Environment and Surroundings*

- ES3 Maintaining Quality of Life Within Our Environmental Limits
- ES4 Water Resources, Quality and Flood Risk
- ES6 Biodiversity and Geodiversity
- ES7 Landscape Character
- ES8 Trees and Hedgerows and Woodlands
- ES10 Valuing Historic Environment and Assets
- ES12 Better Design of Places.
- ES14 Provision of Semi-Natural and Natural Green Space with New Residential Development
- ES15 Provision of Outdoor Play Space

### 7.2 - Eastington Neighbourhood Development Plan (2019)

- EP1 Sustainable Development
- EP2 Protect and Enhance Biodiversity and the Natural Environment.
- EP4 Siting and Design of New Development and Conservation.
- EP8 Traffic and Transport
- EP9 Public Rights of Way and Wildlife Corridors

## **8 PRINCIPLE OF DEVELOPMENT**

8.1 This application submits details in pursuance of condition 46 of outline planning permission S.14/0810/OUT. The condition requires that an Area Master Plan is provided prior to the submission of reserved matters for each respective area of the Great Oldbury Site (land parcels). In this instance, the submission relates to residential land parcels H13 to H15, formal and informal open space and recreation areas and primary highway infrastructure. It is



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not a planning application but it is required to ensure that the associated reserved matters applications come forward consistently with an agreed set of parameters for issues such as design and layout, green infrastructure, and accessibility/movement.

8.2 The principle of the development is established by virtue of the extant outline planning permission and the purpose of this application is not to re-address the planning merit of that approval. The key issues for consideration relate to the objectives of the condition and whether the submitted information is consistent with those objectives. The Area Master Plan provides indicative information and does not provide a detailed layout of the development. The final detail would be secured under specific reserved matters approvals and as such is not a matter for consideration at this stage.

### **9 LOCAL CHARACTER, DESIGN AND APPEARANCE**

9.1 The reason given for the condition is focussed on delivering a quality development, which is also sympathetic to the surrounding hamlets and landscape. In that regard, the Area Master Plan provides an indicative layout that will inform the detailed reserved matter applications to follow in respect of the associated parcels of development land.

9.2 The associated area of land is in the Northern part of the Great Oldbury Development. This will have a close relationship with the rural area beyond and the existing rural hamlet associated with Nupend.

9.3 The Great Oldbury development is well under way. The general design parameters have been informed by several agreed Area Master Plans (under previous condition applications) which in turn have been informed by the overall Indicative Master Plan agreed at the outline planning permission stage. As a result, Great Oldbury has begun to form its own distinctive character with a substantial area of open space and green infrastructure establishing to frame the development parcels. Most notable are the areas around the Eastern parts of the development (towards Oldends Lane) and in the East (close to the A419 roundabout junction with Great Oldbury Drive). These areas are the earliest parts of the development to be implemented and are well established.

9.4 Residential Development - The submitted Area Master Plan concentrates on residential parcels H13, H14 and 15, new sports pitch/recreation facilities and the main infrastructure highway. The principles of the submitted Area Master Plan are consistent with the broad approach to the whole development set out in the approved Indicative Master Plan (outline stage). There are three residential 'character areas', namely, CA1 - Main Street, CA2 - Core Housing and CA3 - Green Edge.

9.5 The majority of the area subject of the application is residential and shown to fall into CA2 - Core Housing whilst the edges of parcels H14 and H15 fall into CA3 - Green Edge. Similar 'Green Edge' development has established well throughout the Great Oldbury Development. Its key characteristics are irregular/informal building lines to soften the transition from urban to rural area. Landscape treatment is also used to assist this transition and buildings in this character area would be no more than two storeys in height. Essentially, the Area Master Plan sets the principle that development at the edge of parcels H14 and H15





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would be set in informal landscaping framing the new dwellings. The overall density and height of development would be reduced.

9.10 This approach is consistent with surrounding implemented land parcels within the development - and is one that has been successful. Officers are satisfied that the Area Master Plan will ensure that the appropriate scale and layout can be secured at the detailed design (reserved matters stage) so preserving a positive relationship with the rural area and settlements beyond the Great Oldbury Development.

9.11 The Area Master Plan shows provides indicative parameters such that residential development would become more urban in character towards the centre of the development. Again, this is consistent with the Approved Indicative Master Plan at the outline stage. The Area Master Plan submitted also includes a new highway infrastructure. This would form a CA1 - Main Street character area. This would provide the main movement corridor through the land parcel that includes landmark buildings and distinctive groups associated with main access points and key spaces. A more formal building line would be introduced along with trees to line the main street.

9.12 Again, officers are satisfied that the Area Master Plan will ensure that the appropriate scale and layout can be secured at the detailed design (reserved matters stage) on the main routes through the development; and in such a way to ensure that the development coming forward on these land parcels will be consistent with the emerging development.

9.13 Open space and Recreation - The Area Master Plan also provides the basis for providing the second phase of the formal recreational sports pitches (the first phase was approved under planning permission S.21/1050/REM). It also provides the basis for formal and informal areas of open space (including children's play facilities). The informal open space would also include part of the surface water management for the wider development.

9.14 The detail of the sports pitches and associated detail is not for consideration at this stage, however, the Area Master Plan provides the basis for two further full size football pitches and consolidated changing room facilities (that would also serve the recently approved pitches) parking and access. This area would also include 'Neighbourhood Equipped Area for Play' (NEAP) and 'Local Equipped Area for Play' (LEAP) children's play area and indicative planting to the perimeter of the recreation area. Further LEAP provision and indicative is shown to the eastern part of the Area Master Plan within the informal open space.

9.15 Officers are satisfied that this forms the basis for the detailed design of those facilities and as such the Area Master Plan is acceptable in that regard.

## **10 HIGHWAY IMPACT AND ACCESSIBILITY**

10.1 Highway safety and amenity is not an issue for consideration under this condition's application. Similarly, access to the public rights of way network and the amenity of users is not under consideration. Whilst the comments made by Eastington Parish Council are noted,



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these are matters that will be considered at the detailed design (reserved matters) stage. For the purpose of this application, officers are satisfied that the existing public rights of way (including bridle ways) are shown to be retained as part of the development and this is consistent with the wider principle of the Great Oldbury Development.

10.2 Notwithstanding this position, the applicant has indicated that they are prepared to discuss access and enhanced use of existing bridle ways in liaison with equestrian groups and Gloucestershire County Council.

10.3 The submitted Area Master Plan provides a clear and logical hierarchy of routes and connections throughout the land parcels. These, in turn connect logically to the wider Great Oldbury Development and demonstrate a strong basis for securing access to sustainable methods of transport, local services and destinations within the development and beyond. The provision of cycle network as along these routes and connections would come forward at the detailed design stage (reserved matters).

10.4 Accordingly, officers are satisfied that the Area Master Plan is acceptable in this regard.

### **11 HUMAN RIGHTS**

11.1 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.

### **12 RECOMMENDATION**

12.1 Officers are satisfied that the submitted Area Master Plan is acceptable and is sufficient to discharge condition 46 (S.14/0810/OUT) in respect of land parcels H13 to H15 of the Great Oldbury Development.

12.2 It is therefore recommended that the application is approved.

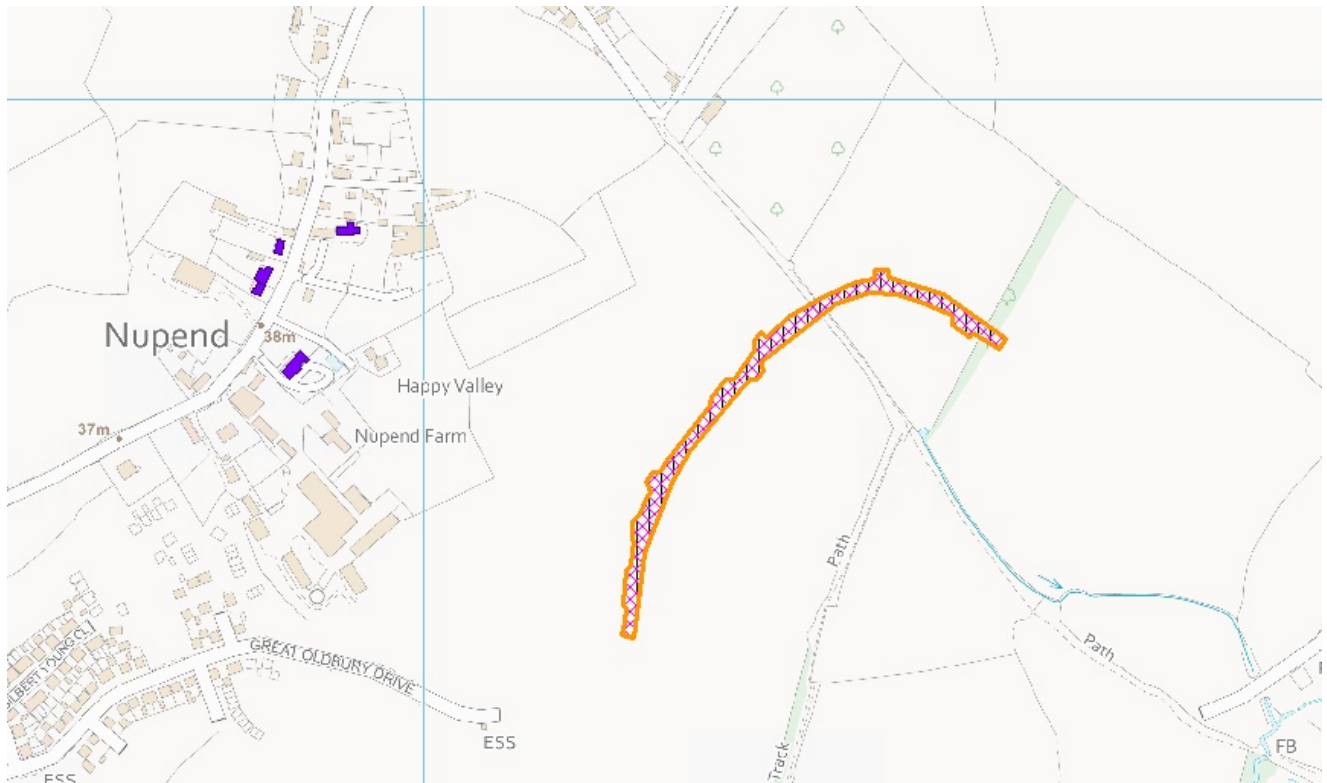
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<b>Item No:</b>	<b>02</b>
<b>Application No.</b>	S.21/2815/REM
<b>Site Address</b>	Phase 4B Land West Of Stonehouse, Great Oldbury Drive, Great Oldbury, Gloucestershire
<b>Town/Parish</b>	Eastington Parish Council
<b>Grid Reference</b>	379212,206692
<b>Application Type</b>	Reserved Matters Application
<b>Proposal</b>	Phase 4B Primary Infrastructure (Highway)
<b>Recommendation</b>	Approval
<b>Call in Request</b>	Land West of Stonehouse Application



## Agenda Item 4.2

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<b>Applicant's Details</b>	Robert Hitchins Limited The Manor, Boddington Lane, Cheltenham, GL51 0TJ,
<b>Agent's Details</b>	None
<b>Case Officer</b>	Simon Penketh
<b>Application Validated</b>	02.12.2021
<b>CONSULTEES</b>	
<b>Comments Received</b>	Eastington Parish Council Development Coordination (E) Mr M Taylor - South Cotswold Group Archaeology Dept (E) Flood Resilience Land Drainage SDC Water Resources Engineer Environmental Health (E) Contaminated Land Officer (E) Biodiversity Officer
<b>Constraints</b>	Neighbourhood Plan Eastington Parish Council Affecting a Public Right of Way SAC SPA 7700m buffer Surface flooding 1 in 100 years Surface flooding 1 in 30 years
<b>OFFICER'S REPORT</b>	

### 1 MAIN ISSUES

- o Principle of development
- o Local Character, Design and Appearance
- o Highway Impact and Accessibility
- o Landscaping

### 2 DESCRIPTION OF THE SITE

2.1 The application site is confined to the proposed route of further section of Primary Road Infrastructure associated with the Great Oldbury development. The site is linear in form and links the existing roundabout, immediately to the North of housing land parcel H11, to implemented road infrastructure associated with land parcels H16 to H20 in the East of the Great Oldbury development. The site is part of Outline Planning Permission S.14/0810/OUT which includes consent for up to 1350 dwellings, 9.3 hectares of employment land and a mixed use local centre and new primary school.

2.2 The development approved under the outline planning permission is well underway with a number of residential parcels and community infrastructure consented, nearing completion or complete and occupied. Significant infrastructure is already in place including a primary school, primary routes, public transport facilities, cycle and walking routes and open space facilities.



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### **3 PROPOSAL**

3.1 The application seeks approval of reserved matters under outline permission S.14/0810/OUT. The application details the provision of primary highway infrastructure to provide access from Great Oldbury Drive to future residential development coming forward on land parcels H13, H14 and H15 as well as the second phase of sports pitches (and associated facilities). The proposed development consists of the laying out of a new highway and access spurs leading from Great Oldbury Drive.

### **4 REVISED DETAILS**

4.1 Additional plan showing extent cycle provision on the west side of the highway up to the area of the future recreation facilities.

### **5 MATERIALS**

5.1 Road will be metalled in accordance with Gloucestershire County highway Authority requirements.

### **6 REPRESENTATIONS**

#### **6.1 - Parish/Town Councils:**

##### **6.1.1 - Eastington Parish Council**

6.1.1.1 The application directly affects four public rights of way and yet they are not mentioned in the application or shown on the plans.

6.1.1.2 Consideration needs to be given to the public footpaths and bridleway on the site, particularly where they run alongside the hedges and attenuation pond and where engineering works affect their gradient/camber.

6.1.1.3 The Parish Council has been advised that local horse riders are preparing to submit a Definitive Map Modification Order related to additional rights and new routes in the fields forming part of this application. The Parish Council would therefore like to see provision for horse riders through and around the fields forming part of this application.

6.1.1.4 Details of the LEAP are not provided in this application how will they be secured?

#### **6.2 - External Agencies**

##### **6.2.1 - Ramblers Association**

6.2.1.1 Offer no comment.



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**6.3 - Stroud District Council Technical Officers**

**6.3.1 - Bio-Diversity Officer**

6.3.1.1 No ecological information has been submitted with this application. However, by cutting through hedgerows and other areas of vegetation there is potential that during construction of the proposed road harm to animals may occur. The Biodiversity Officer therefore recommends that the following condition is included in any granting of planning consent:

- a) No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:
- i) The locations of where machinery and materials will be stored,
  - ii) Details as to where excess spoil will be stored and distributed,
  - iii) Methods and Timings for the removal of vegetation likely to support breeding birds,
  - iv) Full details of measures that will be taken when clearing vegetation with potential to support reptiles and great crested newts,
  - v) The role and responsibilities on site of an ecological clerk of works ECOW or similarly competent person.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

**Reason**

To ensure that protected and priority species and priority habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and Policy ES6 of the Stroud District Local Plan 2015, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

**6.3.2 - Water Resources Engineer**

6.3.2.1 Defers to the Lead Local Flood Authority

**6.3.3 - Contaminated Land Officer**

6.3.3.1 Wishes to offer 'no comment'.

**6.3.4 - Environmental Health Officer**

6.3.4.1 Wishes to offer 'no comment'.



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### **6.4 - Gloucestershire County Council Technical Officers**

#### 6.4.1 - Highway Authority

6.4.1.1 Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 recommends that this application be deferred.

6.4.1.2 The justification for this decision is provided below.

6.4.1.3 I refer to the above planning application ref S.21/2815/REM which was received on 08 December 2021, previous application S.14/0810/OUT, revised drawings and Construction Method Statement and Transport Plan (Revised) received on 08 April 2022 and amended drawing STH.PH4B.SK01 received on 12 May 2022.

6.4.1.4 The site is located in Parcel 4B of the Stonehouse Grove development which received outline planning under application 14/0810/OUT.

6.4.1.5 The application proposes to provide the main access road which will link Phase 3A to Phase 4A and provide access to Parcels H13, H14 and H15. The route of the road complies with the Indicative Masterplan and will therefore be acceptable.

6.4.1.6 Parcel H13 will gain access from Road 04 and Road 05. Parcel H14 will gain access from Road 03 and Parcel H15 will gain access from Road 02 with an additional access being provided for the sports pitches. The locations of the proposed accesses will comply with the Indicative Masterplan and will therefore be acceptable. Drawing 273-PH4B-415 Rev C Visibility and Dimensions shows visibility from the proposed roads onto the main access road which will be acceptable.

6.4.1.7 The proposed access road will have a 6.5m wide carriageway which is widened in places to allow 2 buses to pass which will be acceptable. Previous drawings proposed that the carriageway would be flanked by 2m wide footways which did not comply with Manual for Gloucestershire Streets (MfGS) Addendum (October 2021) which requires that segregated walking and cycling infrastructure is provided on new roads to comply with LTN 1/20 Cycle Infrastructure Design. Drawing STH.PH4B.SK01 Sketch 01 - Proposed Cycleway Provision now proposes to provide a 2m footway to the southern/eastern side of the carriageway and a 3m wide shared foot/cycleway to the northern/western side, which, whilst not complying with the MfGS Addendum provides an acceptable compromise between current standards and the approved Masterplan avoiding the need for cyclists to cycle on the carriageway adjacent to the laybys where the risk of collisions is greater.

6.4.1.8 Drawing H.0324\_08-1F Indicative Masterplan which was approved under application



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S.14/0810/OUT shows that the proposed road is tree lined. MfGS Addendum (October 2021) and National Planning Policy Framework (NPPF) Paragraph 131 require that new streets are tree lined. Drawing STH.PH4B.SK01 Sketch 01 - Proposed Cycleway Provision shows trees which are within the open space on the north western side of the carriageway but not within the highway boundary and trees within residential gardens fronting the south/eastern side of the carriageway which, whilst providing a tree lined street raises concerns regarding future retention and maintenance to the trees. Further details will be required regarding the mechanism that will be used secure and retain the trees for the future.

6.4.1.9 Drawing STH.PH4B.SK01 Sketch 01 - Proposed Cycleway Provision does not show the connection to the roundabout junction with Phase 3A, however, it would appear that the bank of 3 spaces immediately north of the roundabout has been reduced to 2 spaces which will assist when vehicles are manoeuvring into and out of parking spaces and will be acceptable.

6.4.1.10 Whilst the highway authority does not seek to object to the proposals in principle, it considers that further attention should be given to the matters above. The Highway Authority therefore submits a response of deferred until the required information has been provided and considered.

#### 6.4.2 - County Archaeologist

6.4.2.1 All archaeological matters have been dealt with under the outline application and I have no further observations to make on this reserved matters application.

#### 6.4.3 - Lead Local Flood Authority LLFA

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

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

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

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

#### 6.5 - Other Interest Groups

##### 6.5.1 - The Ramblers Association

6.5.1.1 No objection. Recommend that the new footpaths proposed be added to the PROW network





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### **6.6 - Public**

6.6.1 One response has been received raising objection. The comments raise the following points for consideration;

6.6.2 Horse riders have been exercising their horses around the perimeter of this field for many years. Especially more so since the bridleway has been carved up by numerous road crossings and the influx of people from the estate walking their dogs. Dogs chasing/worrying horses has increased and so the riders use this field for trotting and cantering as they are able to clearly see any approaching dogs.

6.6.3 The Council have requested that cyclists be safely provided for so would it be possible to show the same consideration for local horse riders.

6.6.4 The writer has requested that Hitchins contact the local horse riders to discuss any alternative suitable areas of the new estate that may dedicated for local horse riders to safely exercise their horses in a gait faster than a walk.

## **7 NATIONAL AND DEVELOPMENT PLAN POLICIES**

### 7.1 - National Planning Policy Framework July 2021

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

#### *Strategic Objectives and Allocations*

- SA2 Site Allocation Land West of Stonehouse
- SO1 Accessible Communities
- SO4 Transport and Travel
- SO5 Climate Change and Environmental Limits

#### *Core Policies*

- CP1 Presumption in favour of Sustainable Development.
- CP2 Strategic Growth and Development Locations.
- CP3 Settlement Hierarchy.
- CP4 Place Making

#### *Core Policies - Homes and Communities*

- CP6 Infrastructure and Developer Contributions
- CP7 Lifetime Communities
- CP8 New Housing Development
- CP14 High Quality Sustainable Development

#### *Delivery Policies - Homes and Communities*

- HC1 - Residential Development in Urban Areas

#### *Delivery Policies - Economy and Infrastructure*

- EI11 Promoting Sport, Leisure and Recreation



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EI12 Promoting Transport Choice and Accessibility.

EI13 Protecting and Extending our cycle routes

*Delivery Policies - Environment and Surroundings*

ES3 Maintaining Quality of Life Within Our Environmental Limits

ES4 Water Resources, Quality and Flood Risk

ES6 Biodiversity and Geodiversity

ES7 Landscape Character

ES8 Trees and Hedgerows and Woodlands

ES10 Valuing Historic Environment and Assets

ES12 Better Design of Places.

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

ES15 Provision of Outdoor Play Space

#### 7.3 - Eastington Neighbourhood Development Plan (2019)

EP1 Sustainable Development

EP2 Protect and Enhance Biodiversity and the Natural Environment.

EP4 Siting and Design of New Development and Conservation.

EP8 Traffic and Transport

EP9 Public Rights of Way and Wildlife Corridors

#### 7.5 - County Level Development Plan

Gloucestershire Local Transport Plan (2020 to 2041)

Minerals Local Plan (2018 to 2032)

### **8 PRINCIPLE OF DEVELOPMENT**

8.1 The application seeks approval of reserved matters under outline permission S.14/0810/OUT. The application details the provision of primary highway infrastructure to provide access from Great Oldbury Drive to future residential development coming forward on land parcels H13, H14 and H15 as well as the second phase of sports pitches (and associated facilities). The proposed development consists of the laying out of a new highway and access spurs leading from Great Oldbury Drive.

8.2 The application site is part of land identified for strategic growth under policy SA2 (Land West of Stonehouse) of the Stroud District Local Plan (November 2015). Subsequently, outline planning permission was granted under application S.14/0810/OUT (14th April 2016) comprising up to 1350 dwellings, employment development and a mixed use local centre and new primary school. Development of the site as a whole is well under way.

8.3 The Area Master Plan for this area of the development has been submitted in parallel with this planning application and appears elsewhere on this agenda. The proposed development is consistent with the route identified in that document. The route is also consistent with the Indicative Master Plan for the whole of the Great Oldbury development that was approved at the outline stage.





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8.5 Officers are satisfied that the proposed development under consideration is consistent with the development parameters set out in the approved Indicative Master Plan and as such the principle of the proposed development is established.

8.6 Accordingly, significant weight in favour is attributed to this factor. The assessment of this application should only consider those matters and issues pertinent to them. For the avoidance of doubt, the application is made only in pursuance of the proposed new highway. It is not submitted in respect of the open space/recreation facilities (including the LEAP's). The assessment is set out in detail below.

### **9 LOCAL CHARACTER, DESIGN AND APPEARANCE**

9.1 The existing site consists of an open area of land that rises to the North of the existing spine road. The site is former agricultural land set aside for the construction of new residential development and the second phase of recreational sports pitches (and associated facilities). The agricultural land is enclosed by hedging and field boundaries.

9.2 The development subject of this proposal is new highway. This would provide primary highway infrastructure that would open up land parcels H13 to H15 for development and would form the remaining part of the main Northern access road that links back to Great Oldbury Drive from the existing roundabout junctions in the centre and East of the wider development.

9.3 This application site is tightly confined to the area of the new highway. As such it does not include specific landscaping measures. The route of the new highway is such that it would cut through existing hedges associated with the agricultural land. It is not proposed to remove the hedges in their entirety, but some hedging will be lost where the route passes through. It should be noted that the proposed route aligns very closely (almost identically) with the indicative route agreed as part of the Indicative Master Plan approved at the outline planning permission stage. As such, this route is considered to be established in principle.

9.4 Whilst there is no specific landscaping details included with this application, the Indicative Master Plan (outline stage) and the Area Master Plan provides the basis for providing appropriate landscaping as part of further phases of the Great Oldbury Development associated with land parcels H13 to H15. In relation to this length of new highway, the master plans indicate that new street trees will be planted within the open space/recreational facilities and within front garden areas and verges that will provide a strong avenue of trees. This would be consistent with the wider Great Oldbury Development. It is noted that the applicant indicates that legal covenants will be secured on private property such that trees will be protected and maintained as part of the ownership of those properties. Similarly, front garden areas would also be protected from being lost to additional hard standing areas through legal covenants. Landscaping details are required to be submitted with future reserved matters applications for those phases and officers are satisfied that such detail is not required for this 'reserved matters' application.



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9.5 The appearance of the road will be functional. The road surface will be metalled (black top tarmac) and surface colour changes/features will be used to demarcate crossing locations. This is consistent with the wider Great Oldbury development.

9.6 Accordingly, officers are satisfied that the development detail under this reserved matters application is acceptable in this regard. iNeutral weight is attributed to this factor.

#### **10 ARCHAEOLOGY & HISTORIC ENVIRONMENT**

10.1 The Gloucestershire County Archaeologist has confirmed that there is no archaeological interest affected by the proposed development. Accordingly, officers are satisfied that the development is acceptable in that regard.

#### **11 ENVIRONMENTAL ISSUES**

11.1 *Ecology* - The Stroud District Council Biodiversity Officer has considered the proposed development in the context of ecological constraints associated with the application site. Officers are satisfied that the development is acceptable in ecological terms, subject to appropriate measures for the protection of ecology during the construction phase. The applicant has provided a detailed Construction Environmental Management Plan as part of this submission and officers are satisfied that this appropriately addresses this requirement. The measures can be secured via and appropriately worded condition in the event that this application is approved. iNeutral weight is attributed to this factor.

11.2 *Drainage/Hydrology* - The site is within Flood Zone 1 and as such is not itself at risk from flooding. Comprehensive engineering drawings have been provided with the application that set out the surface water mitigation and control methods. The Lead Local Flood Authority has confirmed that the proposed drainage engineering is acceptable. These measures can be secured via an appropriately worded planning condition in the event that this application is approved. Accordingly, officers are satisfied that the development would provide acceptable surface water drainage. iNeutral weight is attributed to this factor.

11.3 *Arboriculture* - The application site does not contain any individual or grouped Tree Preservation Orders. Whilst the land is criss-crossed by hedging including hedgerow trees, the site subject of this application is devoid of existing trees. This application does not propose specific landscaping or planting as it is confined to the proposed new highway. However, further reserved matters applications to come forward (such as residential parcels and recreational facilities) will include landscaping and new trees in the detail. Officers are satisfied that the opportunity to bring forward positive tree planting can be secured at that stage. i weight is attributed to this factor.

11.4 *Ground Conditions* The Contaminated Land Officer has confirmed that there are no specific contamination issues associated with the site or the development of the football pitches generally. *Neutral* weight is attributed to this factor.

11.5 *Public Rights of Way/Bridleways* - The comments of the Parish Council and local residents regarding equestrian issues are noted. As set out earlier in this report, the development area is confined to the extent of the new highway. The development will not



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result in the alteration or loss of existing bridleways (or other forms of public rights of way). This planning application does not provide the opportunity for wider equestrian activity improvements as such issues are beyond the remit of this application. However, the proposed road way will cross the existing bridleway (Eastington Bridleway 12) that follows a route from Nupend Lane in a South-easterly direction towards the new Primary School and Great Oldbury Drive. The application includes details of the crossing. This is similar to the crossing point already installed close to the Primary School and are satisfied that this is acceptable. Any approval of this application would include a specific condition to secure that detail. Accordingly, the proposed development is considered to be acceptable in this regard. *Neutral* weight is attributed to this factor.

11.6 During the construction phase, it may be necessary to temporarily close or divert the PROW. This is a matter for Gloucestershire County Highways (Public Rights of Way Team) under an appropriate highways legislation.

11.7 Notwithstanding the above, the applicant has indicated that they are prepared to discuss access and enhanced use of existing bridle ways/equestrian activities in liaison with equestrian groups and Gloucestershire County Council.

## **12 HIGHWAY IMPACT AND ACCESSIBILITY**

12.1 The Highway Authority has confirmed that the proposed development is acceptable in highway safety, access and amenity terms. It should be noted that the recommendation to defer does not relate to the planning merit of the proposal and this is addressed below. The development includes a new cycle route that provides for cycle access to the future recreational facilities without the need to cross parking laybys to be provided in the new highway. The new road is wide enough to accommodate future bus routes should there be demand and it is not necessary to provide bus shelters as these are only necessary on the main bus route which follows Great Oldbury Drive. As noted above, the development will provide a specific bridleway crossing. Informal Pedestrian crossing points/traffic calming is also to be provided as part of the new road.

12.2 The proposed highway will include the necessary junction spurs to allow access to future phases of the development. In particular, this would open up vehicular access to the future recreational facilities and parking associated with the sports pitches. The applicant has indicated that this phase would come forward quickly in response to local demand and to complete the facilities already installed immediately to the West.

12.3 The Highway Authority has noted that the final design of the highway will be subject to s.38 of the highways Act, and suggest that planning permission is subject to such an agreement (as such recommending deferral). However, it is important to note that the Local Planning Authority need only be satisfied that the development can be made safe through appropriate design. The Highway Authority has indicated clearly that the design of the road is acceptable and safe. The s.38 approval is a technical highway matter (focussed upon the construction of the highway for adoption purposes) and a separate procedural obligation. It is not appropriate or reasonable to with hold planning permission to accommodate separate highway authority approval under s.38. Notwithstanding this, officers are confident that s.38



### **Development Control Committee Schedule 14/06/2022**

approval will be given and necessary solutions resolved without the need to materially alter the planning merit of the development. Any approval of this planning application would be conditioned such that the development is implemented in accordance with the details submitted and considered to be acceptable by the Highway Authority.

12.4 Accordingly, officers are satisfied that the development is acceptable in this regard. *Neutral* weight is attributed to this factor.

### **13 CONCLUSION AND THE PLANNING BALANCE**

13.1 The proposed development is consistent with the wider masterplan for Great Oldbury and development that has already been implemented. The proposed development would provide an important link and open up development land for the next phases of development associated with parcels H13 to H15 including new recreational facilities designed to cater for wider demands of the local population and district. Officers attribute significant weight in favour to this factor.

13.2 Officers are satisfied that the proposed development would not lead to an unacceptable impact in highway safety terms or in terms of the amenity of the surrounding residential areas. Officers are also satisfied that future development phases of the development can provide appropriate landscaping and ecological mitigation consistent with the masterplan for the development.

13.3 Accordingly, officers consider that the benefits of the proposed development are not outweighed by any negative impact and as such the proposed development should be approved.

### **14 HUMAN RIGHTS**

14.1 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.

### **15 RECOMMENDATION**

15.1 That reserved matters consent is approved subject to the conditions set out in this report.



## Development Control Committee Schedule 14/06/2022

**Subject to the following conditions:**

1. Plans  
The development shall proceed strictly in accordance with the details shown on the following drawings;
 

273-PH4B-003	LOCATION PLAN
273-PH4B-330-01	HEADWALL DETAILS SHEET 1
273-PH4B-330-02	HEADWALL DETAILS SHEET 2

as received by the Local Planning Authority on 25th November 2021

273-PH4B-170 A	BRIDLEWAY CROSSINGS
273-PH4B-250-01 C	KERBING, SURFACING & MARKING-SHEET 1
273-PH4B-420 B	GULLY CATCHMENT PLAN
273-PH4B-550 B	MANHOLE SCHEDULES
273-PH4B-P-200 B	ROAD AND SEWER LONGSECTIONS

as received by the Local Planning Authority on 2nd March 2022

STH.PH4B.E.4 Rev B	SITE COMPOUND (REVISED)
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as received by the Local Planning Authority on 9th March 2022

STH.PH4B.SK01	PROPOSED CYCLE PROVISION
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as received by the Local Planning Authority on 17th May 2022

273-PH4B-100 REV H	GENERAL ENGINEERING
273-PH4B-150-01 REV F	DETAILED ENGINEERING-SHEET 1
273-PH4B-150-02 REV G	DETAILED ENGINEERING-SHEET 2
273-PH4B-150-03 REV G	DETAILED ENGINEERING-SHEET 3
273-PH4B-250 REV D	KERBING, SURFACING & MARKING-SHEET 2
273-PH4B-400 REV F	SECTION 38
273-PH4B-405 REV D	VEHICLE SWEEP PATH
273-PH4B-415 REV D	VISIBILITY AND DIMENSIONS
273-PH4B-500 REV F	SECTION 104
273-PH4B-510 REV C	FLOOD EXCEEDANCE
ROUTING	

as received by the Local Planning Authority on 20th May 2022

Reason: For the avoidance of doubt





**Development Control Committee Schedule  
14/06/2022**

2. In Accordance with CEMP

The development hereby approved shall be implemented strictly in accordance with the Construction Environmental Management Plan (CEMP) as received by the Local Planning Authority on 9th March 2022.

Reason: To protect wider environmental interest in accordance with Policy ES3 and ES6 of the Stroud District Local Plan 2015

3. In Accordance with CMSTP

The development hereby approved shall be implemented strictly in accordance with the Construction Method Statement and Transport Plan (CMSTP) as received by the Local Planning Authority on 9th March 2022.

Reason: To reduce the potential impact on the public highway in accordance with Policies ES3 of the Stroud district Local Plan (November 2015)

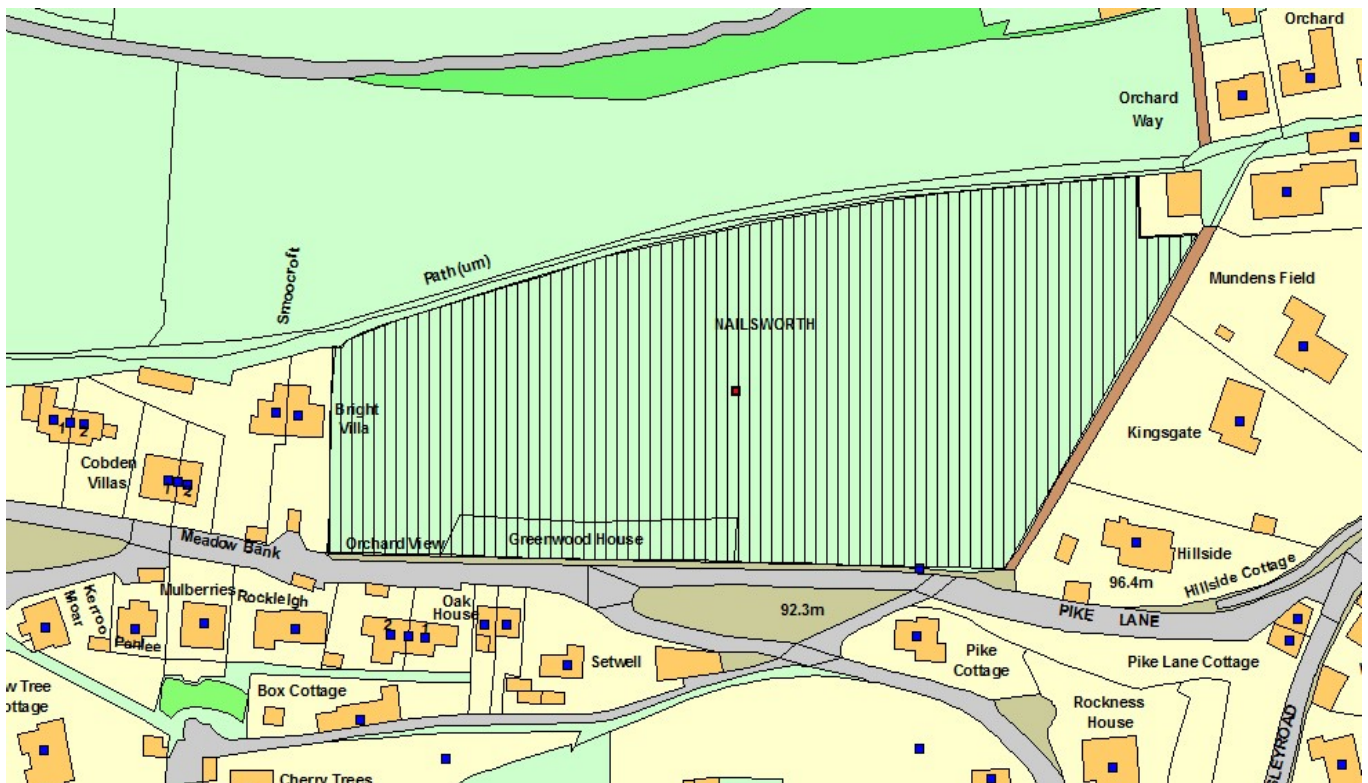
Informatives:

1. ARTICLE 35 (2) STATEMENT - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.



## Development Control Committee Schedule 14/06/2022

<b>Item No:</b>	<b>03</b>
<b>Application No.</b>	S.21/1523/VAR
<b>Site Address</b>	Land At, Pike Lane, Nailsworth, Gloucestershire
<b>Town/Parish</b>	Nailsworth Town Council
<b>Grid Reference</b>	384553,199348
<b>Application Type</b>	Variation of Condition
<b>Proposal</b>	Variation of condition 1 of S.17/0883/REM - Changes to detailed house designs of plots 1 & 8.
<b>Recommendation</b>	Permission
<b>Call in Request</b>	Nailsworth Town Council



## Agenda Item 4.3

	<h3>Development Control Committee Schedule</h3> <h3>14/06/2022</h3>
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<b>Applicant's Details</b>	Mr T Sheppard Newland Homes Ltd, Brighthouse Court, Barnett Way, Barnwood, Gloucester GL4 3RT
<b>Agent's Details</b>	None
<b>Case Officer</b>	John Chaplin
<b>Application Validated</b>	17.06.2021
	<b>CONSULTEES</b>
<b>Comments Received</b>	Nailsworth Town Council
<b>Constraints</b>	Affecting the Setting of a Cons Area Consult area Glos Centre Env Records - Species Kemble Airfield Hazard Neighbourhood Plan Nymphsfield Airfield Zone Nailsworth Town Council Rodborough 3km core catchment zone Settlement Boundaries (LP) Single Tree Preservation Order Points Village Design Statement
	<b>OFFICER'S REPORT</b>

### MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential Amenity

### DESCRIPTION OF SITE

The application site is a sloping field located to the West of Nailsworth town centre. The field has access from Pike Lane which continues into Shortwood Road. A large Oak tree is present to the bottom with a small group of trees along the Pike Lane boundary. The site is outside the Cotswolds AONB (National Landscape) but the boundary line located nearby. Work has started on the access for the approved 17 dwelling scheme on the site but not progressed further at this time.

### PROPOSAL

This application seeks to vary the approved plans for the dwellings in plots 1 and 8. Elevational details have been amended, internal layout changes and increase in height and additional floor space has been proposed.

### REVISED DETAILS

Revised elevation plans for Plot 8 - Drawing no 210-30 REV A received on 6th April 2022





## Development Control Committee Schedule 14/06/2022

### **MATERIALS**

Roof: Plain tiles and sedum

Walls: Render, Stone and timber cladding

### **REPRESENTATIONS**

#### **Statutory Consultees:**

Nailsworth Town Council:

Nailsworth Council object most strongly. It is very disappointing to see that the developer has submitted changes that degrade the design and increase the size and massing of the proposed buildings. NTC would like to remind the planning authority that the original planning application for this development was controversial and there were almost 1000 individual written objections from Nailsworth people. It was turned down by the LPA but was eventually given permission on appeal. One of the reasons for allowing the appeal was the claimed quality of the design. The developer is now seeking to degrade the design by changes to fenestration and building size and mass. This would have the effect of making this intrusion into the valley still more prominent. NTC oppose the changes very strongly. The original application went to DCC for determination. Is the case officer is minded to grant permission, we request that the application is referred to DCC.

Revised Plan consultation

Nailsworth Town Council:

Object. This application was opposed by over 1,000 people and was won on appeal. Development was given permission on the design quality and cohesion, and these variations degrade the design quality. The developers reasoning is that the changes are to make the engineering easier, however the original consultation drew attention to the need for heavy engineering work. Increasing the height of these buildings will make the development even more inappropriate in this setting. There continues to be much concern on how the developer will meet the access restrictions of the site during the construction phase. NTC request this application is called in for DCC decision should it be approved by the planning officer.

#### **Public:**

Approximately 29 objections received highlight the following issues:

Highlight the large number of objections to original application and noting appeal decision.

Downgrades the design, out of keeping, makes the intrusion into the valley still more prominent. Glazed gable has no local precedent.

No need for larger houses, unaffordable for local residents,

Causes overshadowing, overlooking and a loss of privacy.

Detrimental effect on outlook

Increased Noise and disturbance

Highway Issues: increase traffic generation, narrow nature of Pike Lane, highway safety and parking concerns.

Impact on ground stability.

Set a precedent for future changes.

Impact on oak tree and climate change.

Topography and slope know at outset. Changes to increase profits shouldn't be allowed.



### Development Control Committee Schedule 14/06/2022

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

National Planning Policy Framework 2.2.

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

- CP4 - Place Making.
- CP5 - Environmental development principles for strategic growth.
- CP6 - Infrastructure and developer contributions.
- CP7 - Lifetime communities.
- CP8 - New housing development.
- CP9 - Affordable housing.
- CP13 - Demand management and sustainable travel measures.
- CP14 - High quality sustainable development.
- CP15 - A quality living and working countryside.

- ES1 - Sustainable construction and design.
- ES2 - Renewable or low carbon energy generation.
- ES3 - Maintaining quality of life within our environmental limits.
- ES4 - Water resources, quality and flood risk.
- ES5 - Air quality.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape character.
- ES8 - Trees, hedgerows and woodlands.

The proposal should also be considered against the guidance laid out in:

- Residential Design Guide SPG (2000)
- Stroud District Landscape Assessment SPG (2000)

The Nailsworth Design Statement was adopted by the Council in 2009 and should be regarded as a material consideration in making any development control recommendations or decisions.

Nailsworth has been designated a neighbourhood area. Any NDP is at an early phase of development and can be given very limited weight at this stage.

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



## Development Control Committee Schedule 14/06/2022

### PRINCIPLE OF DEVELOPMENT

Outline planning permission was granted for 17 dwellings with access from Pike Lane by the appeal decision in 2015 (APP/C1625/W/3053120). Following the appeal being allowed, the reserved matters with the remaining detailed of the appearance, landscaping, scale and layout were submitted and approved (S.17/0883/REM).

A large number of objections were received during the outline application and again this application has generated public interest and comments. The concern and level of feeling towards the scheme from local residents is appreciated, however, the principle of development on the site has already been established by the appeal decision which approved the 17 dwellings and open space on the site. The applicant has also obtained a Certificate of Lawfulness that established that work has started on the development within the required time limit.

This application therefore cannot seek to question the principle of whether permission for the whole development should have been granted. Consideration of this application should seek to address the merits of the alterations proposed to unit 1 and 8 only. These have to be considered in the context of the approved scheme but not look to assess the merits of the wider approved scheme.

### DESIGN AND APPEARANCE

#### Plot 1

Plot 1 is located into the site at the western end of the development. The proposal seeks to alter the elevation treatment. Whilst the oak frame detailing is retained a curtain walling system is used on the East elevation instead of more structural framing. Whilst the general design with large gable glazing is maintained it does alter the appearance slightly allows narrower and lighter weight frames. The approved profile louvers have also been removed from this elevation.

Internal alterations have resulted in additional windows in the South elevation facing towards Pike Lane. More useable space has been created within the lower ground floor/basement and the proposed building is also now slightly taller than previously approved.

The pallet of materials remains a mix of timber cladding and render under a clay plain tile roof with an area of sedum roofing.

It is also proposed to reorientate plot 1's garage. The garage door now faces directly towards to the road instead of having access from the side. The addition of the garage door to the East is does alter and add detail to the appearance of the plot as you approach from along the road within the site compared to the approved blank rendered wall, however the size and scale remains the same. Given the domestic appearance it is considered that this does not alter the character or significant harm the appearance.

When viewed from the valley side the amended plot 1 does appear taller than the adjacent house but this is seen with the built form behind and the other houses in the development. The agent has also highlighted other examples of in the nearby area with a mixture of height



### **Development Control Committee Schedule 14/06/2022**

buildings set at different heights into the local topography. It is therefore considered that this would not appear overly different to the wider area or be significantly prominent or harmful.

The loss of the chimney is a shame but does not significantly adversely affect the character or appearance.

#### Plot 8

The alterations to Plot 8 are greater. This house is located just into the site down from the main site access. The proposal seeks the addition of an additional floor and whilst the revised plans have reduced the height this is still an increase compared to the approved building. Internal layout alterations have also proposed.

The rubble limestone walls, cedar cladding under a plain tile roof remain.

With the use of dormers and lower eaves, the revised drawings have reduced the maximum height proposed compared to the first set of plans submitted on this application. However, the proposal does still change the appearance making the building taller. This again creates a greater difference to the adjacent property in the scheme.

The streetscene drawings look to demonstrate the difference between the approved scheme and this proposal. Again, when viewed from across the view this will be evident but is seen in the context of the other buildings that are part of the development.

When entering the development this altered dwelling will also appear taller and more prominent but due to the gradient will only appear a single storey.

The alterations do increase the size of the affected dwellings. These are already large 4 and 5 bedroom dwellings and therefore does not significantly affect the mix of sizes across the scheme.

Whilst the changes to both plots do affect the appearance of each plot it is considered that when viewed in the wider context of the scheme and taking into consideration the mixed height and level of the wider housing stock the alterations proposed do not have such a significant adverse impact of the design or appearance to warrant refusal.

#### **RESIDENTIAL AMENITY**

Plot 1 is located towards the western boundary of the site. Whilst the dwelling will be taller the position and gap between the building and the neighbouring property is maintained. No additional upper floor windows are proposed in the elevation facing the neighbour. It is therefore considered the scheme will not have a significant additional impact on the neighbouring property.

The more central location of plot 8 positions it away from the site boundaries. The alterations to this plot therefore do not result in a material change to the impact on the scheme on local residents.



## **Development Control Committee Schedule 14/06/2022**

### **OTHER ISSUES**

The other planning obligations to provide onsite affordable housing and the open space and orchard are not altered by this request.

Concerns about the increase size and alterations to the retaining walls will have a determinantal impact on land stability have been raised. As outlined in the NPPF (184) responsibility for a safe development and sites with land stability issues rests with the developer.

Although not a required of current planning policy or the planning permission already granted, the applicant has confirmed that they intend to construct these homes to be zero carbon energy, so utilising air source and solar, eliminating any fossil fuel use.

### **PLANNING BALANCE and RECOMMENDATION**

The proposed amendments to plot 1 and 8 do increase the size and height of these two houses and does alter how they site within the proposed streetscene. They will be taller than the adjacent neighbour properties and this will be evident from within the new road in the scheme. However, given the setting and backdrop of the wider scheme any wider landscape impact will be limited.

The alterations do increase the height and alter the appearance, but it is considered there will not be a significant adverse impact on neighbouring properties.

Given the above, it is therefore considered that permission should be granted for the proposed variation.

### **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.



**Development Control Committee Schedule  
14/06/2022**

**Subject to the following conditions:**

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

Site Location Plan of 18/04/2017 (under S.17/0883/REM)  
Plan number = 669-101 REV A

Site Plan Proposed of 07/11/2017 (under S.17/0883/REM)  
Plan number = SD200 REV F

Hard Surfaces of 07/11/2017 (under S.17/0883/REM)  
Plan number = 00202 REV C

Soft Landscaping Detail of 07/11/2017 (under S.17/0883/REM)  
Plan number = 00201 REV C

Proposed plans and elevations of 18/04/2017 (under S.17/0883/REM)

- Plan number = SD-202 REV D = Unit 2
- Plan number = SD-203 REV D = Units 3 & 5
- Plan number = SD-204 REV D = Units 4 & 9
- Plan number = SD-205 REV D = Unit 6
- Plan number = SD-206 REV D = Unit 7
- Plan number = SD-210 REV C = Unit 15
- Plan number = SD-211 REV C = Unit 16
- Plan number = SD-212 REV C = Unit 17

Proposed plans, sections and elevations of 13/06/2017 (under S.17/0883/REM)

- Plan number = SD-208 REV E = Units 10 & 11
- Plan number = SD-209 REV E = Units 12, 13 & 14

Proposed plans and elevations of 17 Jun 2021  
Plan number = 210-31 = Plot 1

Proposed plans and elevations of 06 Apr 2021  
Plan number = 210-30 REV A = Plot 8

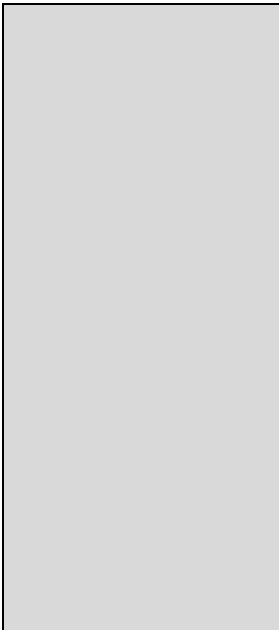
Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development permitted under Article 3, and described within Classes E; of Part 1 of Schedule 2 (includes Sheds and outbuildings), shall take place on plots 1, 3, 5-8, 16 & 17.





**Development Control Committee Schedule  
14/06/2022**



Reason: In the interests of the amenities of the area and in accordance with Policies CP8, CP14 and ES7 of the adopted Stroud District Local Plan, November 2015.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenities of the area in accordance with Policies ES7, HC1 and CP14 of the adopted Stroud District Local Plan, November 2015.

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

**TUESDAY, 14 JUNE 2022**

<b>Report Title</b>	Future determination of applications resulting from conditions attached to outline planning permission S.14/0810/OUT: Land West of Stonehouse – mixed-use development comprising up to 1,350 dwellings and 9.3 hectares of employment land for use classes B1, B2 and B8; a mixed use local centre comprising use classes A1, A2, A3, A4, A5, D1, D2 and B1; primary school, open space and landscaping, parking and supporting infrastructure and utilities; and the creation of new vehicular accesses from Grove Lane, Oldends Lane and Brunel Way.
<b>Decision(s)</b>	<b>The Committee RESOLVES That all future applications related to outline planning permission S.14/0810/OUT be determined under the officer scheme of delegation unless called-into committee under the current application call in procedure as set out in the Constitution.</b>
<b>Consultation and Feedback</b>	None.
<b>Report Author</b>	Geraldine LeCointe, Head of Development Management Email: <a href="mailto:Geraldine.LeCointe@stroud.gov.uk">Geraldine.LeCointe@stroud.gov.uk</a>

## 1. INTRODUCTION / BACKGROUND

- 1.1 When outline planning permission was granted for the above development at Development Control Committee (DCC) in January 2016, it was agreed that all reserved matters and details of relevant conditions be brought back to DCC for determination.

## 2. MAIN POINTS

- 2.1 This was to ensure that the committee retained control over the form and appearance of the development, particularly the masterplans submitted for the various development parcels making up the site.

## 3. CONCLUSION

- 3.1 Six years have now passed since the outline was granted and the majority of details to discharge the reserved matters and conditions have been submitted and approved by DCC. The remaining conditions to be discharged now have little impact on the overall character of the development. As a result, this report seeks the committee's approval to delegate the remainder of the applications submitted in respect of the outline consent to officers, unless they are called to DCC under the current call-in procedure. This will have the benefit of freeing up committee's time to concentrate on more important applications, as well as speeding up the determination of outstanding applications which are of no significance to the physical appearance or character of the overall scheme.

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