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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

Monday, 5 June 2023

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 13 JUNE 2023** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **6.00 pm**

Kathy O'Leary
Chief Executive

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

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

AGENDA

1. **APOLOGIES**

To receive apologies for absence.

2. **DECLARATIONS OF INTEREST**

To receive Declarations of Interest in relation to planning matters.

3. **MINUTES (Pages 3 - 14)**

To approve the minutes of the meeting held on 25 April 2023.

4. **PLANNING SCHEDULE AND PROCEDURE FOR PUBLIC SPEAKING (Pages 15 - 20)**

(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 **LAND SOUTH OF, SYMN LANE, WOTTON-UNDER-EDGE, GLOUCESTERSHIRE S/23/0525/VAR (Pages 21 - 32)**

Variation of condition 2 (approved plans) & 4 (landscaping) from S.19/1722/VAR to provide additional landscaping in lieu of parking.

- 4.2 **RICHMOND COTTAGE, ROCKSTOWES, ULEY ROAD, DURSLEY**
S.23/0335/HHOLD (Pages 33 - 42)
Erection of first floor extension, alterations to existing house, new rear terrace & external car port/ battery store.
- 4.3 **THE LODGE, MOOR COURT, RODBOROUGH COMMON, STROUD**
S.23/0295/HHOLD (Pages 43 - 52)
Single storey rear extension (Resubmission of S.22/2421/HHOLD).
- 4.4 **LAND AT 24, OLDENDS LANE, STONEHOUSE, GLOUCESTERSHIRE**
S.23/0480/FUL (Pages 53 - 68)
Demolition of existing outbuilding/canopy and erection of single bungalow.
- 4.5 **6 WEIR GREEN, ELMORE, GLOUCESTER, GLOUCESTERSHIRE**
S.22/2771/HHOLD (Pages 69 - 74)
Erection of two storey extension, single storey extension and new garden room (resubmission of S.20/2403/HHOLD).
5. **PLANNING AND ENFORCEMENT KPI STATISTICS (Pages 75 - 88)**
To provide planning and enforcement Key Performance Indicator Statistics for information.

Members of Development Control Committee

Councillor Martin Baxendale (Chair)

Councillor Martin Brown
Councillor Victoria Gray
Councillor Haydn Jones
Councillor John Jones
Councillor Gary Luff

Councillor Helen Fenton (Vice-Chair)

Councillor Jenny Miles
Councillor Loraine Patrick
Councillor Martin Percy
Councillor Mark Ryder
Councillor Lucas Schoemaker



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DEVELOPMENT CONTROL COMMITTEE

Tuesday, 25 April 2023

6.00 - 10.29 pm

Council Chamber

Minutes

Membership

Councillor Martin Baxendale (Chair)

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

Councillor Helen Fenton (Vice-Chair)

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

Officers in Attendance

Majors & Environment Team Manager
 Development Team Manager
 Principal Planning Lawyer, One Legal

Planning Officer
 Senior Planning Officer (Majors)
 Democratic Services & Elections Officer

DCC.109 Apologies

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

DCC.110 Declarations of Interest

Councillor Jones declared a non-pecuniary sensitive interest in Items 4.5, S.22/2098/VAR and 4.6, S.22/1157/FUL, he left the meeting after Item 4.4 had been determined.

DCC.111 Minutes

RESOLVED That the Minutes of the meeting held on 7 March 2023 were approved as a correct record.

DCC.112 Planning Schedule and Procedure for Public Speaking

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

| | | | | | |
|---|-----------------|---|---------------|---|---------------|
| 1 | S.22/2596/HHOLD | 2 | S.17/0798/OUT | 3 | S.21/2860/OUT |
| 4 | S.23/0188/VAR | 5 | S.22/2098/VAR | 6 | S.22/1157/FUL |

Late Pages relating to Scheduled Item 4.2 had been circulated to Committee prior to the meeting which confirmed that the Item had been withdrawn from the Agenda.

DCC.113 Follow-up report for planning application S.22/2596/HHOLD at 32 Wharfdale Way, Hardwicke, Gloucester

The Development Team Manager introduced the report and explained that the application was deferred from the last meeting due to the need for an additional site visit. He re-introduced the proposal, showed Members the plans for the site and highlighted the key points which included:

- The site was within the defined settlement limits of Hardwicke.
- The proposed garage would replace one of the original parking spaces and extend over the gravelled drive resulting in 2 parking spaces within the building and a further 2 parking spaces to the front.
- HC8 was the principal policy used to determine the application and ES3 had also been considered.
- Concerns had been raised on the impact of the garage on the outlook from nearby properties however the shortest distance would be approximately 12 metres which exceeded the guidance provided in the Residential Design Guide.

Councillor Schoemaker proposed the Officer recommendation to permit and the Chair, Councillor Baxendale seconded.

Councillor Schoemaker debated that the proposal met the design guides, and the views would be mitigated by the conifer trees on site.

Councillor Brown debated that there were no material planning considerations that would allow refusal as the proposal exceeded the distance required.

Councillor Cornell stated that the site visit was very informative to see the surrounding garages in the area and stated she would support the proposal.

The Chair, Councillor Baxendale, echoed Councillor Cornell's comments regarding the site visit.

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

RESOLVED To permit the application.

DCC.114 ITEM WITHDRAWN - Land at Sharpness Docks, The Docks, Sharpness, Gloucestershire (S.17/0798/OUT)

This item was withdrawn from the agenda as detailed in the [late pages](#).

DCC.115 Land Adjacent To, Dozule Close, Leonard Stanley, Gloucestershire (S.21/2860/OUT)

The Senior Planning Officer (Majors) introduced the report and explained that the application was an outline application for 13 dwellings, 9 of which would be custom build and the remaining 4 would be affordable housing. He highlighted the following information:

- Access to the site was proposed at the top of Dozule Close.
- The site was identified as a draft allocation (sites PS42 & PS16) of the Draft Local Plan.

- It was adjacent to an established settlement.
- The site would bring benefits by the way of social housing, and it was felt that outweighed any harm.
- There would be approximately 30m distance between the nearest proposed dwelling and the existing dwellings on Dozule Close.
- Access to the rear gardens would remain accessible for drain maintenance.
- There were no objections raised from Gloucestershire County Council (GCC) Highways or from Biodiversity Officers however, they had included some recommended conditions.

Councillor Studdert-Kennedy, Ward Councillor, asked the committee to refuse the application for the following reasons. The Parish Council and the local residents directly affected were not in favour of the application being approved. It was felt that sufficient development within the village had already taken place. The buildings proposed would be higher than the existing dwellings which caused concern. Further concerns were raised over the drainage of the land. Page 85 stated that full weight was given to the 2015 Local Plan however the report mentioned weight given to the draft allocations within the new draft Local Plan. The examiners had stated that the draft Local Plan would not be approved without amendments which questioned the weight attributed to it. After the development at Mankley Field was approved, the Inspector gave assurances that the application site should not be built on.

Ms Summers, a local resident, spoke against the application and asked the Committee to reject the application for the following reasons:

- There was a local consultation hearing scheduled for the 18 May to discuss the site being included in the draft local plan as a development allocation.
- The Parish Councillors objected to the development and the Parish Council had requested for Leonard Stanley to be re-classified as tier 4 settlement due to its lack of employment opportunities, services and facilities.
- The planning permission for this application shouldn't be granted ahead of the consultation and approval of the draft Local Plan.
- The entrance to the site was near an entrance to the local primary school which children also utilised to walk to the Church.
- The roads were not suitable for the construction traffic. If permission was granted, she asked Councillors to consider a shorter access.
- Consideration should be given to the mental health and wellbeing of residents who had already experienced 3 years of noise pollution from the Mankley Field development and were assured at that time that this land would not be built on.
- The construction of two storey dwellings next to single storey bungalows would be overbearing.
- The proposed drainage system was not sustainable and would require regular maintenance to avoid flooding.
- Concerns for local wildlife utilising the site as a wildlife corridor or habitat as the site was allocated in the Mankley Field Proposal to support displaced wildlife.
- The land was cleared in February 2022 before any ecological surveys could be carried out in the appropriate seasons.

Mr Davis, the Agent, spoke in favour of the application and asked the Committee to support the proposal for the following reasons. The application consisted of 13 dwellings, 9 of which were proposed to be custom build. Due to this, the outline application had been brought forward in order to allow individual purchasers to design and develop their homes. The layout of the site had been designed to prevent overlooking, the two storey houses

were proposed adjacent to the playing field with no first-floor windows facing west towards existing properties. And next to the existing single storey properties were proposed dormer bungalows. There were four affordable houses proposed within the applications, 2 two-bed and 2 three-bed semi-detached properties. They had worked with an ecologist to ensure a bio-diversity net gain of over 10% within the site. The scheme engineers had carried out robust testing and consultation with Severn Trent regarding the flooding concerns which would be monitored under condition 8. A land drain was proposed across the western side of the site to address any flooding issues from heavy rainfall. Any concerns regarding the construction traffic would be managed under condition 10.

Ms Litton, a Parish Councillor, spoke on behalf of Leonard Stanley Parish Council and asked the Committee to reject the application for the following reasons:

- Loss of a valuable green field.
- The Parish and District Councils objected to the Mankley Field development being developed which was later overturned during appeal. This was due to not having a Local Plan in place at that time and being unable to demonstrate a 5-year land supply.
- The Parish Council was given assurance during the Mankley Field development that this land would not be built on.
- The site was important to Biodiversity prior to being cleared with a mechanical digger which would have destroyed the ancient hedgerow growing along the boundary without intervention.
- A housing needs survey in 2018 identified that Leonard Stanley needed 7 affordable houses. The Mankley Field development had provided 50 additional affordable houses therefore the target had been exceeded.
- The field was outside the settlement boundary and the application did not meet the criteria for an exception site.
- The draft Local Plan was still undergoing its examination therefore full weight should be attributed to the current Local Plan.
- Concerned with vehicles travelling to and from the proposed site as they would need to navigate through the entire village and pass by the footpath leading to the primary school which would be unsafe and bad for the environment.
- Large concerns regarding flooding on the site and the conditions mentioned would be unenforceable.
- Leonard Stanley village character was being destroyed by the large number of developments in the area and the loss of green spaces.

The Senior Planning Officer (Majors) advised that the application was on a greenfield site adjacent to a settlement but it was not a green belt location.

Members of the Committee then had the opportunity to ask technical questions of the Officers. In response to queries it was confirmed that:

- Limited weight could be given to the Draft Local Plan due to where it was in the process. The current Local Plan still carried full weight regarding planning applications.
- The application was a departure from the current Local plan however, the site was considered to be in a sustainable location.
- The application site was within the allocations for development in the draft local Plan.
- The application did not qualify as an exceptions site as it was not 100% affordable houses.
- A custom build property was a dwelling designed and built by the developer and then personalised for the customer.

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- This was an outline application which established the principle for development, if approved the reserved matters application would follow which was where the detail of plot sizes and other matters could be considered.
- Each application was assessed on its own merits, and the reasons listed for granting this application shouldn't set a precedent for development of other sites outside of settlement boundaries.

Councillor Cornell questioned whether the construction traffic could be restricted around the primary school hours. The Senior Planning Officer (Majors) confirmed that there was a requirement for a construction management plan to be submitted under condition 9.

Councillor Jones proposed to refuse the application as it directly contradicted policy CP15 of the current Local Plan. The application site was outside of the settlement boundary, was not an exception site and did not meet any of the qualifying criteria. Councillor Green seconded.

Councillors debated the possible additional refusal reasons which included; Loss of open space, loss of wildlife corridor, contradiction to Local Plan Policies CP2, CP3, ES8, ES13 and ES15.

The Principal Planning Lawyer informed the Committee of the NPPF paragraph 12 which stated that proposals contrary to a Local Plan would be refused unless material considerations indicated otherwise; therefore he urged them to identify the harm caused by the conflict with the local plan policies as part of their refusal reasons.

Councillor Schoemaker stated that in order to represent the community the Parish Council and the residents' thoughts and feelings should be considered.

Councillor Brown echoed Councillor Jones' comments regarding Local Plan Policy CP15.

Councillor Schoemaker debated whether the proposal was being considered too soon.

The Chair highlighted encroachment into the countryside as potential harm.

Councillor Jones stated that the proposal did not meet any of the 6 exceptions within Policy CP15 therefore the additional criteria was irrelevant.

The Majors & Environment Team Manager explained that identifying the harm would reinforce the refusal reason should the application go to appeal.

The Principal Planning Lawyer clarified that as the land was an unallocated site it would be classed as a green field site therefore it could amount to encroachment into the countryside. He further clarified that because the proposal was contrary to Policy CP15 it could be arguable that it potentially caused harm to the plan-led system. This would be contrary to the National Planning Policy Framework (NPPF).

Councillor Jones agreed that those were his initial feelings regarding the departure from the Local Plan and why he was looking to refuse.

Councillor Cornell debated the sustainability of the decision should the draft Local Plan be approved then this site was in a development allocation.

After being put to a vote, the Motion was Carried with 8 votes for and 1 vote against.

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

The meeting was adjourned for a period of 15 minutes.

DCC.116 Thomas Keble School, Eastcombe, Stroud, Gloucestershire (S.23/0188/VAR)

The Planning Officer introduced the application and explained that it was originally brought to committee in September 2022 and Members had requested an additional condition to restrict construction traffic. The proposal was a variation of that restriction to allow greater flexibility with delivery times but still avoiding the peak school drop off and pick up times. It would also decrease the restrictions when the school was closed.

Councillor Jockel, Ward Councillor, spoke against the variation and asked the committee to refuse. He explained that his reasons for refusal centred around Local Plan Policies CP14 and ES3 and were as follows. That there was no offer to mitigate the increased risk that the variation would create which highlighted the lack of concern for the community. The school's long-term relationship with the community was at risk of further damage from this variation. The current construction management plan was confusing and gave little confidence that the conditions would be met. The variation solely focused on the occupants of the school and didn't factor in work related traffic or the poor infrastructure of the area. There was no offer of offsite road safety measures, only onsite. There was little communication to the community regarding the restrictions and any variation proposed. He informed the committee of incidents already occurring with large vehicles parking for several hours on the road leading to the site.

Mr Cook, spoke on behalf of the applicant, in favour of the proposal and asked the Committee to permit the application for the following reasons:

- This was a department for education project.
- The current restrictions only allowed for deliveries between 9am – 3pm which was very limiting. The new proposal sought to expand delivery times whilst still avoiding peak hours of school drop off and pick up times and to eliminate restrictions during non-term time where volume of school traffic was limited.
- The construction time would take approximately 113 weeks during which time a lot of materials would be entering and leaving the site. Some materials have a much longer loading/unloading time therefore it would be more efficient to get the deliveries onsite prior to the peak school movements and then begin the loading/unloading process while the restrictions were in place.
- The current restrictions had a detrimental impact to the development and risked extending the construction period further.

In response to Councillor Brown, the Planning Officer confirmed that there would be no restrictions on construction deliveries before 8am and after 4pm with the new variation. However, there was a further condition (Condition 5) which would restrict construction hours for the whole site.

Councillor Schoemaker questioned whether there had been any traffic modelling completed around the road. The Planning Officer confirmed the key details would have been submitted for the original application and this was just a variation.

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Councillor Jones questioned whether Condition 5 would include dropping off materials. The Principal Planning Officer confirmed that it would not include deliveries to and from the site however it would include the loading and unloading of the lorries.

In response to Councillor Cornell, the Chair explained that the Head of Development Management called in the application to the Committee as it was a condition that the Committee had imposed at the time of approval and which the officers felt was not required.

Councillor Jones proposed and Councillor Brown seconded the Officer advise to grant permission.

Councillor Brown stated that the reason the condition was applied in the first place was to protect the children from construction traffic during pick up and drop off times and the new variation satisfied those concerns.

Councillor Jones echoed Councillors Browns comments.

Councillor Schoemaker expressed his concerns that there was no traffic modelling carried out and would like the variation to be extended to include work hours (4pm-6pm).

Councillor Miles expressed concerns with unnecessary restrictions and stated she would be supporting the proposal in hopes to improve the construction efficiency.

Councillor Fenton shared Councillor Shoemaker's concerns with work traffic.

After being put to a vote, the Motion was carried with 7 votes in favour and 2 votes against.

RESOLVED To permit the application.

Councillor Jones left the meeting.

DCC.117 Land Parcels A & B, Near Whitminster, Gloucestershire (S.22/2098/VAR)

The Planning Officer introduced the application and explained that it was a variation from the original S.21/0465/FUL application for a solar farm. The variation was for 2 masts to be erected in order to connect the solar farm to the grid. The original plan to utilise an underground cable had been found to be unviable. The key issues to consider were:

- Whether the variation would result in any significant adverse effects other than those previously mitigated by the original proposal.
- The masts would be sited next to an original pylon.
- The site was situated in proximity to the Industrial Heritage Conservation Area and a grade II* listed building (St Andrews Church).
- During the application process the masts were re-positioned in order to address Historic England's concerns.
- The applicant had advised that the noise would be no greater than that of the electricity line and pylon.
- There were no Biodiversity objections received, the proposal would remove existing planting at the location of the compound and this would be offset with additional planting to the west.
- Condition 5 would be amended to include the additional spare containers.

Councillor John Jones, Ward Member, spoke against the application and asked the Committee to reject the proposal for the following reasons. The application was not showing on the planning portal for Whitminster despite the masts being located within the Parish, it was only showing on the Moreton Valance portal. The applicants should have been aware of these issues at the time of the original application, and this should have been considered all together. The proposal was more than a variation, it was the erection or two significant masts along with the additional containers and redeployment of the solar panels, it should warrant its own separate application. The addition of the masts would create extra lorry movements through the narrow village roads and would cause a greater disruption during the construction period. At the very least he asked the committee to defer the application for further investigation to be completed.

Mr Paynter, Parish Councillor, spoke on behalf of Whitminster Parish Council against the application. He echoed the concerns raised by Councillor John Jones and asked the Committee to reject the application for the following reasons:

- The original application was approved despite the objections raised by the Parish and its residents.
- The proposed masts would be located in close proximity to listed buildings, farms and the newly renovated Whitminster Lock.
- It was not a minor variation but a significant, visually impacting element and should it have been included in the original application the decision to approve may not have been made.
- English Heritage had been consulted and responded with their objection.
- The site was situated next to a 14th century church.
- The addition of the masts would further diminish the landscape, character and heritage of the village and impact the views from the church and the canal.
- The Parish Council was happy to support a more sustainable site closer to the M5.

Ms Younger, a local resident, spoke against the application and asked the Committee to refuse the proposal for the following reasons. Residents wanted to know why the masts were not included within the original application and why the method of connection was not altered during the consultation period. The application was purely for financial gain with no local benefits to the community. It had been reported that at peak times the solar farm would produce approximately one third over the approved megawatts thus producing additional profits. The application was not included on the Whitminster Planning Portal disadvantaging the residents of Whitminster. This variation would result in additional traffic on the country lanes and the added disruption may have had an impact on the determination of the original application. The additional visual impact alone may have influenced the decision taken. The masts would be visible from residential dwellings, Whitminster Lane, School Lane, Stroud Canal and the listed church. The visual impact could not be mitigated by trees or hedges due to their height. The application would give the rural setting an industrial look for the developer's profit.

Mr Baker, on behalf of the applicant, spoke in favour of the application and asked the Committee to approve the proposal for the following reasons:

- It would support Stroud District Councils (SDC) carbon neutral 2030 strategy.
- The solar farm would lead to the displacement of 20,000 tonnes of CO₂ annually whilst providing the electricity demand for over 15,000 homes.
- In order to do that it would need to be connected to the national grid. Since permission was gained, they had carried out further checks and found it would be unlikely for the Distribution Network Operator (DNO) to connect the cable onto the grid utilising the single compound as planned.

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- This was largely due to the type and condition of the existing pylon and would most likely need an additional pylon to be erected by the DNO in order to allow connection.
- The location of the masts was changed after the initial consultation with consultees at a greater cost to the developer.
- The variation would not have an effect on the amount of electricity generated by the farm.
- There would be less HGV movements as it would be two masts instead of a more complicated connection compound.
- Screening had been introduced to mitigate the visual impact from the canal.

In response to Councillor Green, it was confirmed:

- After consent for the original application had been granted, the engineer had attended the site and found the underground cable to not be viable.
- Legislation asked for a public benefit from planning applications not necessarily a local benefit, the renewable energy was seen as a public benefit.

Councillor Schoemaker questioned whether Community Infrastructure Levy (CIL) payments would apply. The Majors & Environment Team Manager explained that as the application would not add pressure to the infrastructure, CIL would not be applicable.

Councillor Prenter questioned whether it would be grounds for refusal for not being advertised on the Whitminster Planning Portal. The Planning Officer confirmed that it was an IT issue from the system developer, and they had asked for it to be addressed. She also highlighted that it had been advertised in the local newspaper and a site notice had been displayed to raise awareness.

In response to Councillor Brown, the Planning Officer confirmed that the approximate distance from the church to the proposed masts was 345m.

Councillor Green questioned the mitigation for the close proximity to the conservation area. The Planning Officer explained that the mitigation had already been considered as part of the original application and this was just a variation.

Councillor Brown proposed the Officer recommendation to permit the application and Councillor Cornell seconded.

Councillors debated the benefit of the application and that it would not be beneficial if it could not be connected to the national grid.

Councillor Green stated that at the site visit her attention was drawn to the existing pylon and personally felt that two additional masts would be more harmful to the nearby listed building and conservation area.

The Chair clarified that the Officer recommendation included the amendment to condition 5 to include the spare containers and reminded the committee that this was not a permanent change and had a lifespan of 40 years.

After being put to a vote, the Motion was carried with 6 votes in favour and 2 against.

RESOLVED To permit the application.

**DCC.118 Land North East Of, Kingston Road, Slimbridge, Gloucestershire
(S.22/1157/FUL)**

The Planning Officer introduced the report and explained that it was for a 36MW battery storage facility for a period of 40 years. She then highlighted the following key considerations:

- The proposed location was an agricultural field.
- It was in close proximity to a national cycle route and the Wildfowl and Wetlands Trust (WWT).
- The site would be connected to an existing substation via an underground cable.
- The battery cells would use lithium-Ion battery technology and would be able to store energy when it was in excess and release it back onto the grid when there was demand. This technology would help prevent power outages and surges.
- The site was in the open countryside
- Locational factors such as provision of access to the national grid and point of connection, availability of suitable land and proximity of point of access to the highway network. This site met the criteria.
- The majority of the site was in flood zone 1.
- There were a number of concerns raised regarding loss of agricultural land, impact on landscape, noise pollution and impact on highways network, all statutory consultees had been consulted and no objections were raised.
- There would be Biodiversity enhancements secured through planting.
- The proposal was over 290m away from the nearest listed building and it was not considered to have an impact on the setting of the listed building.
- Key concern raised regarding the fire risk and the following risk of toxic fumes from the batteries. Further concerns were raised regarding evacuation from the nearby WWT. Further details of the fire safety precautions had been received from the applicant and condition 14 requests for a battery safety management plan to be received prior to any power switch on.

Mr Stayte, Parish Councillor for Slimbridge Parish Council, spoke against the proposal and asked the Committee to reject the application for the following reasons. They believed that the facility was not suitable for the area due to its size, the cables required, and the tracks required for access and would be better suited to a brownfield site. The facility would harm the visual amenity of the area. Stroud District Council promoted the use of brownfields sites and development to be sited away from the Severn in their strategic objectives. In addition, the site was prone to flooding and the noise pollution from the facility and from construction would have an effect on local residents. The access route would have a high volume of tourist traffic for the WWT site, Tudor Arms, caravan park and the Canal. To add construction traffic into this mix would impact on road safety. The road also formed part of the national cycle route and was used by pedestrians and horse riders. Concerns had been raised over fire safety and evacuation from the tourist places as they all utilise the same access road.

Ms Brown, a local resident, spoke against the application and asked the Committee to reject the proposal for the following reasons:

- There were more suitable locations for this facility.
- The applicant appointed consultants to engage with the Parish however those in attendance found the presentation to be ill informed.
- We understand the need for renewable energy however there is also a need to site potentially hazardous structures away from large tourist areas.
- Concerned that this application was purely for profit due to many changes in the company.

- There were many errors in the paperwork which impacted on the credibility and professionalism of the developer.
- There was no consultation for the local surrounding businesses.
- In the event of a large-scale evacuation from the local tourist spots, the evacuation route was a single track lane which initially led towards the proposed site.
- A similar site in Liverpool suffered a 'thermal runaway' after a fire which led to an explosion and the release of toxic gas in a residential area. There is still a lack of knowledge of this technology.
- Gloucestershire Fire and Rescue had highlighted the risk of such a situation and referenced the impact of pollution to the environment. Residents were concerned for their rural location and its many water courses adjacent to a Site of Special Scientific Interest (SSSI).

Mr Murray, spoke in favour of the application on behalf of the applicant. He asked the Committee to approve the proposal. The UK energy system was currently undergoing a transformation and battery storage would be the enabler for this. Fossil fuel powered generators were being phased out and the UK was transitioning towards a self-sufficient, green energy future. Battery storage would be essential for the network to operate using clean sources of power. The proposed site comprised of predominately lower grade agricultural land, the scheme would provide acceptable screening and significantly enhance the biodiversity benefits. The compound was in flood zone 1, was a viable distance away from the substation and had a valid grid connection. A construction management plan had been submitted to limit any adverse effects on the local road network. Once the construction phase was completed the site would only need to be accessed occasionally by small work vans. A detailed noise assessment report had also been submitted and no objections were received from the councils Environmental Health department. Permission for this application would require a full battery safety management plan to be submitted before development could take place. This would address any safety concerns and was conditioned in the application. There had been a huge leap forward in battery storage systems in recent years since the incident mentioned in Liverpool. They would also look to install water misting shields to form a barrier and limit any smoke escaping from the site in the event of a fire.

Members of the Committee then had the opportunity to ask technical questions of the Officers. In response to queries it was confirmed that:

- The site was either a grade 2 or 4 agricultural land however a classification had not been completed due to the size of the development.
- Page 177 referenced that the site involved essential community facilities. Electricity was seen as an essential community facility.
- Part of the battery safety management plan would involve the applicant to engage with Gloucestershire Fire and Rescue Service to agree any safety features such as fire hydrants.
- There was grid capacity within the substation which was a key locational factor.
- There were no designated areas for these types of development within the Local Plan.
- The construction period was due to take around 6 months and the developer would need to engage with Gloucestershire County Council Highways in order to manage any disruption when laying the underground cable.
- If the Committee was minded, they could add an informative for the developer to engage with the WWT to keep them updated with the battery safety management plan.

The Planning Officer reminded the Committee that any conditions applied would need to pass the 6 tests in order to be justified.

In response to Councillor Green, the Planning Officer confirmed that there were no flood lights proposed.

Councillor Green proposed to refuse the application as it directly contradicted policy CP15 of the current Local Plan. The application site was outside of the settlement boundary. Councillor Schoemaker seconded.

Councillor Green stated that it was development in the open countryside on what was possibly grade 2/4 agricultural land which would industrialise the character of the area.

The Majors and Environment Team Manager asked Councillor Green clarified that the harm identified for the refusal reason would be to the character of the area and the landscape character. Councillor Green agreed.

Councillors debated further refusal reasons.

The meeting was adjourned for a short break from 10:06 - 10:12pm.

The Chair asked Councillors Green and Schoemaker if they would be happy for the final wording of the refusal reasons to be agreed in consultation with the Chair and Vice-Chair. They both agreed.

Councillor Prenter weighed up the comments made and stated he would vote against refusal.

Councillor Brown debated the need for renewable energy storage and expressed concerns for the access of the site as the road was single track and very narrow.

Councillor Cornell echoed Councillor Browns comments and raised concerns that if the proposal was refused then the substation could continue to be under capacity and therefore the storage would need to be nearby whilst avoiding the higher flood risk areas.

Councillor Green summed up by stating that the application was outside of the settlement boundary, on agricultural land. It would cause significant harm to the countryside, landscape character, health and wellbeing of local residents and potential harm to local businesses as well as the other reasons already discussed.

After being put to a vote there were 4 votes for and 4 votes against. On the use of the Chairs second and casting vote, the Motion to refuse permission was lost.

Councillor Cornell proposed the Officer advice to permit the application and Councillor Miles seconded.

After being put to a vote there were 4 votes for and 4 votes against. On the use of the Chairs second and casting vote, the Motion to grant permission was carried.

RESOLVED To permit the application.

The meeting closed at 10.29 pm

Chair

Planning Schedule 13.06.2023

Stroud District Council

Planning Schedule

13th June 2023

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

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DEVELOPMENT CONTROL COMMITTEE

Procedure for Public Speaking

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

1. Scheduled DCC meetings

2. Special meetings of DCC

Introduction

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

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

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

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

Before the meeting

You must register your wish to speak at the meeting. You are required to notify both our Democratic Services Team democratic.services@stroud.gov.uk and our Planning Team planning@stroud.gov.uk in advance and you have until noon one clear working day before the day of the meeting to let us know.

At the meeting

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

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

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1. Scheduled DCC Meetings

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

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

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

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

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

- They will be recorded and broadcast as part of the Council's webcasting of its meetings.
- Webcasts will be available for viewing on the Council's website and may also be used for subsequent proceedings e.g. at a planning appeal.
- Names of speakers will also be recorded in the Committee Minutes which will be published on the website.
- Speakers will not be allowed to ask questions of the Councillors or Officers; Committee Members are not able to question speakers directly but can seek points of clarification through the Chair with responses delivered by Officers.
- Minutes of the meeting will be taken, and these will record the names of all speakers on all applications and the decision made.

The order for each item on the schedule is:

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

Planning Schedule 13.06.2023

Special DCC meetings

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

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

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

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

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

- They will be recorded and broadcast as part of the Council's webcasting of its meetings.
- Webcasts will be available for viewing on the Council's website and may also be used for subsequent proceedings e.g. at a planning appeal.
- Names of speakers will also be recorded in the Committee Minutes which will be published on the website.
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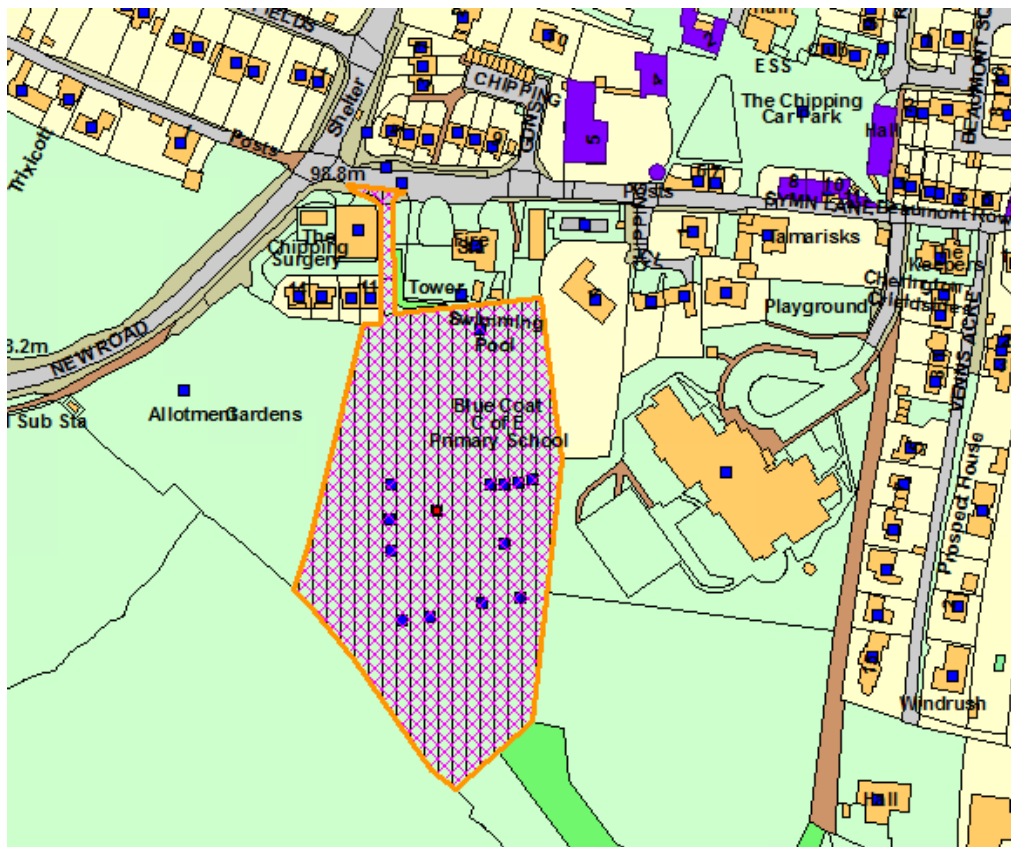
| Parish | Application | Item |
|-----------------------------------|---|------|
| Wotton Under Edge Town Council | Land South Of, Symn Lane, Wotton-Under-Edge. S.23/0525/VAR - Variation of condition 2 (approved plans) & 4 (landscaping) from S.19/1722/VAR to provide additional landscaping in lieu of parking | 01 |
| Uley Parish Council | Richmond Cottage, Rockstowes, Uley Road. S.23/0335/HHOLD - Erection of first floor extension, alterations to existing house, new rear terrace & external car port/ battery store. | 02 |
| Minchinhampton Parish Council | The Lodge, Moor Court, Rodborough Common. S.23/0295/HHOLD - Single storey rear extension (Resubmission of S.22/2421/HHOLD) | 03 |
| Stonehouse Town Council | Land At 24, Oldends Lane, Stonehouse. S.23/0480/FUL - Demolition of existing outbuilding/canopy and erection of single bungalow. | 04 |
| Elmore Parish Council | 6 Weir Green, Elmore, Gloucester. S.22/2771/HHOLD - Erection of two storey extension, single storey extension and new garden room (resubmission of S.20/2403/HHOLD) | 05 |

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Development Control Committee Schedule 13/06/2023

| | |
|-------------------------|---|
| Item No: | 01 |
| Application No. | S.23/0525/VAR |
| Site Address | Land South Of, Symn Lane, Wotton-Under-Edge, Gloucestershire |
| Town/Parish | Wotton Under Edge Town Council |
| Grid Reference | 375482,192983 |
| Application Type | Variation of Condition |
| Proposal | Variation of condition 2 (approved plans) & 4 (landscaping) from S.19/1722/VAR to provide additional landscaping in lieu of parking |
| Recommendation | Resolve to Grant Permission |
| Call in Request | Head of Development Management |





Development Control Committee Schedule 13/06/2023

| | |
|------------------------------|--|
| Applicant's Details | GHR Developments Ltd C/o Agent |
| Agent's Details | Mr J Ayoubkhani Highlight Planning, Office 33, 14 Neptune Court, Vanguard Way, Cardiff CF24 5PJ |
| Case Officer | John Chaplin |
| Application Validated | 22.03.2023 |
| | CONSULTEES |
| Comments Received | Wotton Under Edge Town Council Development Coordination (E) |
| Constraints | Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Berkeley Safeguard Area Consult area Neighbourhood Plan Wotton under Edge Town Council Settlement Boundaries (LP) Single Tree Preservation Order Points Single Tree Preservation Order Points Single Tree Preservation Order Points Village Design Statement |
| | OFFICER'S REPORT |

MAIN ISSUES

- o Principle of development
- o Planning considerations

DESCRIPTION OF SITE

The application site is located on the edge of Wotton adjacent to the allotments, doctors surgery, the fire station and the Blue Coats School.

Work has progressed on the approved car park scheme and associated housing with the new access road provided between the doctors and the fire station.

On the site to the rear of the Fire station training tower is located a mature horse chestnut tree. This is protected by a Tree Preservation Order.

The site is located outside the defined settlement of the town but is within the Cotswold Area of Outstanding Natural Beauty.

PROPOSAL

This proposal seeks to vary the approved scheme S.19/1722/VAR (a variation of the original S.17/2307/FUL). The proposal removed a bay of parking spaces adjacent to the access road and replaces it with fence and landscaping/planting.



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REVISED DETAILS

Revised Landscape plan submitted adding hedge and fence - received 24/05/2023.

REPRESENTATIONS

Statutory Consultees:

Wotton under Edge Town Council: Wotton-under-Edge Town Council wishes to support this application on the understanding that the developer agrees to install additional parking spaces within the main parking area if suitable locations can be found.

GCC Highways: have raised no objection.

Public:

3 Support comments have been received.

Need for as much parking as possible in town to support town centre

Having landscaping instead would soften appearance and reduce overlooking.

Reduces the impact on nearby neighbours.

The planting of additional trees can only be a good thing to combat climate change.

8 Objection comments received.

This is a breach of contract with the residents and tradespeople of Wotton to allow the developer to provide (perhaps cheaper) landscaping rather than the promised car parks.

Erodes the benefits. Can't see the justification.

Spaces were in the original plan.

Concern about loss of spaces nearest to doctor's surgery.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

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

Local Plan policies considered for this application include:

CP1 - Presumption in favour of sustainable development.

CP2 - Strategic growth and development locations.

CP3 - Settlement Hierarchy.

CP4 - Place Making.

CP5 - Environmental development principles for strategic growth.

CP6 - Infrastructure and developer contributions.

CP7 - Lifetime communities.

CP8 - New housing development.

CP9 - Affordable housing.

CP12 - Town centres and retailing.



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CP13 - Demand management and sustainable travel measures.
CP14 - High quality sustainable development.
CP15 - A quality living and working countryside.

EI12 - Promoting transport choice and accessibility.

ES1 - Sustainable construction and design.
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 SPG Residential Design Guide (2000), SPG Stroud District Landscape Assessment, SPD Planning Obligations (2017).
Cotswolds AONB Management Plan 2013-2018.

PRINCIPLE OF DEVELOPMENT

The principle element of this development relates to the provision of a town car park. Parking to support the town has been an issue in Wotton for many years and following extensive work, various working groups, Town Council reviews and various Wotton Community Plans this scheme sought to address the shortage of parking to help support town centre activities.

The provision of additional parking within the town would potentially provide some longer stay facilities allowing short stay closer to the town centre, allowing greater 'churn' of visitor/shoppers rather than single use. Coach parking was also another benefit to make it easier for visitor trips to support local businesses in the town with visitor numbers.

The Development Control Committee (DCC) assessed the merits of providing a public car park with the enabling housing back in 2018 and granted permission. This was difficult and challenging with differing opinions about the merits of the scheme and balancing these against the impacts. However, Members at the time considered the public benefits of providing the car park along with the 3 affordable housing units created a positive planning balance and approved the scheme.

Therefore, the principle of development has already been established by the previous original permission.

This variation seeks to remove a section of parking from the approved scheme. This would result in a loss of about 12 car parking spaces from the original scheme that sought to provide 80 car spaces and 2 coach spaces. The scheme has planning permission and with work commenced on site the permission has been implemented. Therefore, the overall principle of whether a car park should have been approved is not open for debate during this application as the applicant can rely on the fallback position of the existing permission.



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This application seeks to vary what has approval and therefore does require an assessment of the merits and harms to come to a planning balance. Are the merits of the reduced scheme still sufficient to provide a positive planning balance?

The affected spaces were originally added in this location to reduce pressure on the horse chestnut tree within the site and avoid parking within the root protection zone and under the branches whilst still providing the maximum amount of parking. The Town Council have supported this variation but suggested that the developer installs spaces elsewhere in the main car park. This is noted and further discussions have taken place to see if it is possible to reduce the space around the tree but even with alternative methods like no dig and geotextiles the LPA's specialist advice has been that it is not possible.

As work has progressed concerns have also been raised by the adjacent neighbours about overlooking from the scheme. The section of parking proposed to be removed would extend out further than the pavement and would provide a greater opportunity for views towards the nearby neighbours. The removal of these spaces therefore does enable this element to be reduced. The additional hedge planting and fence line would also provide a boundary and discourage people from entering this area.

The removal of these few spaces and the required supporting structures will be replaced by the sloping bank and meadow grassed area with a hedge and fence line along the pavement edge. Whilst it does reduce the number of spaces it does provide a softer edge to this part of the development. It is therefore considered that this would be an improvement in visual terms compared to the potential parked cars on this edge of the site.

The Town Council have raised concerns about the stability of the bank. Whilst this remains the responsibility of the developer and landowners, the agent has submitted a Slope stability design check for the geogrid system used on the slope to provide stability and structure to the soil and grass landscaping. The removal of these parking bays also removes the maintenance risk of the bank and retaining section from the car park which the Town Council is currently progressing to take on.

CONCLUSION AND PLANNING BALANCE

Whilst the reduction in parking capacity is a shame the variation does allow for other improvements to the scheme to reduce the impacts that this section of the development may have.

The removal of the parking bay and required retaining structure and replacing it with landscaping provides a soft edge and when compared to a row of park cars, provides a visual improvement to this section of the site when viewed from the wider area, above the allotments and also from the nearby residential properties.

The provision of three affordable houses is still part of the scheme. These dwellings have been constructed and the developer is at an advanced stage of negotiations with a registered provider to take them on. This benefit to the scheme is unaffected by this proposed variation and therefore remains a benefit within the planning balance.



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The reduction in the number of parking spaces does reduce the overall benefit of the scheme. However, the improvement of this section of the scheme helps mitigate the impact of the proposal particularly on nearby residents and views towards this element.

Whilst the development is visible it is considered that the proposal will provide a significant community benefit in helping to support the town centre which outweighs the limited mitigated local harm to the wider landscape character and this part of the AONB.

The scheme still provides a town car park, including coach parking within the main area of the car park to meet the overall objective and still provides a significant public benefit to the local community. The scheme still provides a mix of housing including affordable houses on site.

Therefore, given the current stage of the development it is considered that the specific circumstances of the proposal and the merits to the town can still be afforded significant weight as material considerations to justify a positive planning balance which outweigh the landscape impact.

RECOMMENDATION

Therefore, it is recommended that committee **resolve to grant** Planning Permission subject to the planning conditions as set out in this report and the applicant first voluntarily entering into appropriate legal agreements.

OBLIGATIONS

The existing requirements with the S106 the provision of the affordable housing and the management and trigger for the provision of car park and open spaces can still be controlled via a updated legal agreement/deed of variation and the conditions.

HUMAN RIGHTS

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



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Subject to the following conditions:

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

Site Location Plan of 10/10/2017 (S.17/2307/FUL)

Revised Site Plan of 12/08/2019 (S.19/1722/VAR)
Plan number = 7734/1 F

Proposed Elevation drawings of 10/10/2017 (S.17/2307/FUL)
Plan number = House type A 7734/10
Plan number = House type B 7734/3
Plan number = House type C 7734/4
Plan number = House type C1 7734/5
Plan number = House type D 7734/6

Proposed Section drawings of 10/10/2017 (S.17/2307/FUL)
Plan number = 7734/9

Proposed Elevation drawings of 22/06/2018 (S.17/2307/FUL)
Plan number = 7734/11

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.
2. The materials to be used in the development shall be in accordance with the details approved by application S.19/1664/DISCON and retained in perpetuity unless otherwise approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to ensure the satisfactory appearance of the development, in accordance with Policies CP14 and HC1 of the adopted Stroud District Local Plan, November 2015.
3. The development hereby permitted shall be undertaken in strict compliance with the revised scheme of soft landscaping Drg No. 18097.101 Rev E revised marked up version received on 24/05/2023.

Reason: In the interests of the visual amenities of the area in accordance with Policies CP14 and ES7 of the adopted Stroud District Local Plan, November 2015.
4. The approved landscaping scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building(s) or the completion of the



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development whichever is the sooner. All planting shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless otherwise approved by the Local Planning Authority.

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

5. No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted to and approved by the Local Planning Authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation and have regard for the ecological implementations.

Reason: In the interests of the amenities of local residents and the surrounding area and to minimise light pollution and adverse ecological effects in accordance with Policies CP14, ES3 and ES4 of the adopted Stroud District Local Plan, November 2015.

6. The Construction Method Statement approved by application S.19/1664/DISCON shall be adhered to throughout the construction period.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, and reduce the potential impact on the public highway in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.

7. The streets shall be maintained in accordance with the management and maintenance details approved by application S.19/1664/DISCON until such time as the road has been adopted by the local highway authority.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the National Planning Policy Framework and Policies CP13 and CP14 of the adopted Stroud District Local Plan, November 2015.



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8. The cycle storage facilities approved by application S.22/1158/DISCON shall be provided prior to first occupation of the dwelling to which each facility serves and shall be maintained thereafter.

Reason: To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 35 of the National Planning Policy Framework and Policies CP13, ES3 and EI12 of the adopted Stroud District Local Plan, November 2015.

9. The publicly accessible cycle parking located within the car park with a minimum of 2 cycle stands shall be provided in accordance with the details approved by application S.19/1664/DISCON or an alternative scheme that has been submitted to and approved by the Local Planning Authority, upon first opening of the car park for public use.

Reason: To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 35 of the National Planning Policy Framework and Policies CP13, CP14, ES3 and EI12 of the adopted Stroud District Local Plan, November 2015.

10. The dwellings hereby permitted shall not be occupied until the vehicular parking including any garages, turning facilities and the public car park have been provided in accordance with the submitted Revised Site Plan drg no. 7734/1 D received on 31 May 2018, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the Paragraph 35 of the National Planning Policy Framework and Policies CP13, ES3 and EI12 of the adopted Stroud District Local Plan, November 2015.

11. Prior to works commencing on the public car park, details of electric vehicle charging points and maintenance schedule shall be submitted to and approved by the Local Planning Authority. The approved electric charging points shall then be provided in accordance with the approved plan and made available upon the opening of the car park for public use and maintained available thereafter.



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| | <p>Reason: To ensure that the development incorporates facilities for charging plug-in and other ultra-low emission vehicles and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 35 of the National Planning Policy Framework and Policy CP14 of the adopted Stroud District Local Plan, November 2015.</p> <p>12. The preferred pedestrian route signage shall be provided in accordance with the signage scheme approved by application S.22/1364/DISCON prior to the occupation of the 7th residential dwelling or the opening of the car park to public use, whichever is sooner.</p> <p>Reason: To ensure priority is given to pedestrian and cycle movements in accordance with section 4 of the National Planning Policy Framework and Policies CP13, CP14, ES3 and E112 of the adopted Stroud District Local Plan, November 2015.</p> <p>13. Prior to the opening of the car park to public use, a scheme for the hours of opening shall first be submitted to and approved by the Local Planning Authority. This shall include the hours of opening and details of the control mechanism. The car park shall then be operated in accordance with the approved details thereafter unless an alternative scheme has been approved by the Local Planning Authority.</p> <p>Reason: To protect the amenity of the locality, especially for people living nearby in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.</p> <p>14. The development hereby approved shall adhere to and be carried out in strict accordance with the approved Ecological Appraisal, by AD Ecology, dated June 2016 and the Reptile Survey, by AD Ecology, dated July 2017.</p> <p>Reason: To ensure the protection of biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and NERC Act 2006.</p> <p>15. The ecological mitigation and enhancements contained with the ecological design strategy (EDS) approved by application S.19/1664/DISCON shall be implemented and maintained in accordance with approved details.</p> <p>Reason: To protect and enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy</p> |
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Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

16. The scheme for the surface water drainage (SUDS) shall be carried out in accordance with the drainage plan SYMN/ICS/01/XX/DR/C/040/Rev T3 (which includes exceedance flows) and SYMN/ICS/01/XX/DR/C/045/Rev P2 before the development is first occupied and retained for the duration of the development.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding and minimise the risk of pollution in accordance with Policies CP14, ES3 and ES4 of the adopted Stroud District Local Plan, November 2015.

Informatives:

1. Article 35 Statement In dealing with the application we have worked with the applicant in a positive and pro-active manner and have implemented the requirement in the National Planning Policy Framework in this regard.
2. This application is subject to a legal agreement and the applicant's attention is drawn to the requirements and obligations contained there in and the need to ensure compliance as the development progresses.

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| Item No: | 02 |
| Application No. | S.23/0335/HHOLD |
| Site Address | Richmond Cottage, Rockstowes, Uley Road, Dursley |
| Town/Parish | Uley Parish Council |
| Grid Reference | 378017,197865 |
| Application Type | Householder Application |
| Proposal | Erection of first floor extension, alterations to existing house, new rear terrace & external car port/ battery store. |
| Recommendation | Refusal |
| Call in Request | Cllr Martin Pearcy |





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| Applicant's Details | Mr & Mrs D & R Jones Richmond Cottage, Rockstowes, Uley Road, Dursley, Gloucestershire GL11 5AF |
| Agent's Details | Thomas Dean Architects Ltd Rhyne Cottage, Moreton Valence, Gloucester, Gloucestershire, GL2 7NA |
| Case Officer | Isobella Wise |
| Application Validated | 20.02.2023 |
| | CONSULTEES |
| Comments Received | Uley Parish Council Contaminated Land Officer (E) Biodiversity Team Public Rights Of Way Officer |
| Constraints | Area of Outstanding Natural Beauty Consult area Nympsfield Airfield Zone Uley Parish Council Village Design Statement |
| | OFFICER'S REPORT |

MAIN ISSUES

- o Design and Appearance
- o Residential Amenity
- o Landscape Character
- o Highways
- o Biodiversity
- o Heritage Assets

DESCRIPTION OF SITE

The application site comprises a detached Victorian period dwelling with walls finished in stone and render; the wider setting is rural in character with the topography rising and falling into valleys.

The original dwelling is shown on historic mapping dated 1880 and, whilst not listed, is considered to be a non-designated heritage asset. Later additions include the attached flat roof double garage with parapet detailing, conservatory, and detached outbuildings within the rear amenity area.

In addition to the rear amenity area, the site benefits from amenity area to the front that includes off-street parking provision, accessed via classified B-road 'Uley Road'. Boundary treatments at the site are predominantly low-level natural stone walls, with sporadic tree and hedge planting seen mostly to the roadside.

The grassland to the east of the dwelling serves an existing public right of way [PROW] 'Uley Footpath 27' that runs parallel to the dwelling; the topography of this neighbouring parcel rises from south to north. The wider topography and low-level boundary treatments at the site



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result in the front, rear and side (east) of the existing dwelling being highly visible to the public in both short and far-reaching views.

The site is within the Cotswolds Area of Outstanding Natural Beauty [AONB] and outside of any defined settlement development limits, so is 'working countryside' for planning purposes.

PROPOSAL

Planning permission is sought for the erection of a first-floor extension to the side (above the flat roof garage), alterations to the existing house, new rear terrace & an external car port/battery store to the front.

It should be noted that there is an extant planning permission (S.21/2806/HHOLD) at the site. This permission includes a traditional designed first-floor extension with pitched roof dormers above the garage to the side. A glazed link separates this extension from the main house to provide a visual separation. The permission also includes a large balcony area to the rear elevation and the erection of a modest, detached, battery store outbuilding to the front of the dwelling.

PRE-APPLICATION DISCUSSIONS

Pre-application advice was sought for an earlier scheme and as part of that guidance, officers expressed that the subservience of any extension at the site would be important and that the design and detailing would need to ensure that the proportions of a side extension were appropriate. Furthermore, it was expressed clearly that, given the building line of the site and neighbouring property to the west, plus the open countryside location, a double garage to the front of the house would not respect the appearance of the site and local area and would not therefore be supported.

No meaningful pre-application guidance was sought to discuss the proposed design and scale of this scheme now under consideration.

REVISED PLANS

Following concerns raised by the case officer in February 2023 that the proposed scheme in respect of the design, form, materials, and scale was out of keeping with the original dwelling, a revised scheme was received on 10.03.2023 shown as 'proposed elevations' and 'proposed street side perspective' drawings. These revised drawings were not considered to sufficiently address the concerns raised by officers. Notwithstanding, the revised scheme was considered a marginal visual improvement to the original submission and a full suite of revised drawings were accepted by officers and added to the case file on 17.04.2023.

MATERIALS

Walls: Vertical laid larch cladding

Roof: Standing seam - grey

Doors: Composite - grey

Windows: Composite aluminium- grey

Brise soleil: Wood

Balustrading: Steel and glazing

Decking: Composite



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RELEVANT PLANNING HISTORY

S.22/2203/MINAM for an *amendment to consist of keeping existing garage door to front, omit rear steps and add rear door/ramp to rear of garage* was withdrawn on 17.10.2022

S.21/2806/HHOLD for the *erection of first floor extension, rear terrace and external battery store* was permitted on 03.02.2022

S.19/1307/HHOLD for the *conversion of existing garage into annexe* was permitted on 14.08.2019

S.01/1366 permitted the *erection of new conservatory* on 21.08.2001

S.97/1530 permitted a *replacement double garage and timber shed* on 26.11.1997

REPRESENTATIONS

Statutory Consultees:

Parish Council: *Uley Parish Council Supports this application.*

Contaminated Land: *No comments.*

Biodiversity: *The site comprises mostly hardstanding and an existing dwelling which appears to be in good condition. No preliminary assessment for the potential of the dwelling and other structures on site to support the roosting bats has been provided. On the periphery of the site, there are trees and a small hedgerow, which may provide suitable habitat for common bird species. In the absence of any ecological information or assessment in support of this application, informatives related to birds and baths are [recommended]*

PROW: *The application does not appear to affect the nearby public right of way CUL27, as long as this route remains unaffected, with no changes with the current access e.g. new Gates etc, we offer no objections. [...]*

Public: At the time of writing, 6 public comments of support have been received.

3 supporting comments have been made by residents who live in proximity to the dwelling, the other 3 reside within the Stroud District, distant from the application site. At the time of writing, no public representation has been received from occupiers of the neighbouring dwelling.

The majority of representations received use the same wording and relate to consideration around the potential ecological advantages of the proposed scheme when compared to the approved scheme (S.21/2806/HHOLD). The following is a summary of all comments received:

- The only visible difference between this scheme proposed and the scheme approved is the materials.
- The size of the extension proposed is not different to that which has been permitted.
- Once the timber weathers it will be much less conspicuous.
- The materials to the front do not complement the existing building.
- Contemporary styling will blend well



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- Likely possible for the existing dwelling to be insulated internally to allow for passivhaus aspirations.
- Existing permission does not address ecological factors; the new proposal should allow for passiv design.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

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

Local Plan policies considered for this application include:

- CP1 - Presumption in favour of sustainable development
- HC8 - Extensions to dwellings.
- ES1 - Sustainable construction and design
- ES3 - Maintaining quality of life within our environmental limits.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape Character
- ES10 – Valuing our historic environment and assets
- ES12 - Better design of places.
- CP14 - High Quality Sustainable Development.

The Stroud District Landscape Assessment SPG was made in November 2000 and identifies the wider AONB setting affecting the application site as having the 'secluded valleys' landscape type. The SPG is available to view on the Councils website: <https://www.stroud.gov.uk/media/1070964/stroud-district-landscape-assessment-spg-november-2000.pdf>

The Uley and Owlpen Community Design Statement was made on 15.09.2016 and is available to view on the Councils website: <https://www.stroud.gov.uk/media/182760/uley-and-owlpen-cds-adopted-web-20160916.pdf>

PLANNING CONSIDERATIONS PRINCIPLE OF DEVELOPMENT

Policy HC8 allows extensions to dwellings and the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria.

The principle of some development at the site has been established as acceptable by the granting of permission under application S.21/2806/HHOLD.



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DESIGN/APPEARANCE/IMPACT ON THE AREA

Richmond Cottage is an attractive, well-proportioned and detailed Victorian property that is positioned close to the B4066 Uley Road in a pastoral setting. It has intricately carved stone walls and a modest horseshoe driveway. It has been extended to the side and rear however these have not interfered with the charming symmetry of the existing house. Although not statutorily protected the building has historical architectural merit and contributes to this part of West Uley.

This current proposal proposes a significantly altered and enlarged scheme when compared with the previously approved extant scheme. The proposal includes:

- A first floor flat roof extension above the existing double garage and secondary 'hallway' area is proposed that would be fully clad in timber.
- The replacement conservatory with single storey rear timber extension and external staircase
- Further groundworks to the rear and small area of walling (to match the existing parapet detailing) proposed adjacent to the existing external staircase (to be retained).
- Balcony/deck connected to retained external staircase.
- A large double carport/outbuilding to be finished in timber and located to the front elevation and to include enclosed bike storage and EV charging area.

Whilst the plot size of the existing property is large enough to accommodate some development without resulting in a cramped or overdeveloped site, the height and scale of the proposed extension and carport/outbuilding are not considered to be appropriately in keeping with the scale or character of the original dwelling and would not appear appropriately subservient. The public comments received have been duly noted; however, it is important to express that the suggestion that all development proposed is no larger or different from that which was permitted is incorrect.

The bulk and scale of the extension proposed is significantly larger and the scheme includes a large double carport/outbuilding to the front of the building which further increases the massing of the development proposed. This would sit forward of the established building line facing the highway and appear out of keeping with the immediate surrounding area. The domineering appearance of the proposed extension is further exacerbated by the lack of any visual break between the proposed new extension and the existing dwelling. The previously permitted scheme, in contrast, allowed for an appropriate visual break with a glazed link to break up the bulk.

Richmond Cottage is explicitly mentioned within the adopted Uley and Owlpen design guide, as being a *Victorian stone house behind an intricately carved stone wall*. The design guide expresses under section 4.9 that *new buildings and alterations need to have regard to the context of the distinctive nature and styles of the particular character area in which they are planned to be sited*. Section 5.2 further expresses that *whilst each proposal should be considered in its specific context [...] extensions to buildings should use similar materials to the original*.



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Given the applicant's comments that the design has passivhaus aspirations, section 5.3 of the design guide is of particular note as it addresses Green Design. The following extracts from that section of the guide are relevant to the proposal:

- *The application of green technology should be as unobtrusive as possible and blend with the architectural character of surrounding buildings and landscapes, avoiding unsightly or unsympathetic appearance.*
- *New buildings or extensions should observe locally distinctive detailing, proportions and scale [...]*
- *Walls of new buildings and extensions should be constructed in appropriate materials. Natural Cotswold stone will 'fit' anywhere [...] In certain locations wood cladding may also be a suitable building material [however] building materials should be chosen to reflect the neighbouring streetscape [...] with particular attention to how (and if) these materials weather and reflect the local stone colour palette and texture.*

The previously approved scheme included rendered walls, wooden doors, wooden windows, and roof tiles to match the dwelling which are appropriately in keeping with the original dwelling and the streetscape. The roof had a low traditional shape with small, pitched roof dormers to break up the length of the extension. In contrast, this scheme proposes timber walling material for all new development.

Public comments received have expressed mixed opinions that the timber proposed does not complement the front elevation and that the choice in material would weather allowing for the extension to be less conspicuous. Whilst it is accepted that some timber at the site would likely be acceptable and that a condition could reasonably be attached to any permission granted restricting the finish of the timber; given the expanse of area that would be finished in the timber, it is not considered that a condition could mitigate the overall visual harm of the timber becoming the predominant finish at the site.

Although Richmond Cottage has been extended to the side and rear, these are set back. This ensures that the well-detailed and well-proportioned original Victorian property is still clearly legible. Paragraph 203 of the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The proposed first floor extension represents an unsympathetic addition that fails to preserve the proportions and detailing that make the Victorian Richmond Cottage architecturally special. Its block form, with no visual separation finished entirely in timber creates a monolithic block that would dominate the house.

To the front, the proposed car port would also intrude into both the street scene and interrupt the simplicity of the setting of Richmond Cottage when viewed from the road.



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RESIDENTIAL AMENITY

The site is in a rural location, with no neighbouring dwellings to 3 elevations, and ample amenity area separating the host dwelling and the neighbouring dwelling 'Longmead' which is located to the west. As such, it is considered that the residential amenity of neighbouring occupiers would be adequately preserved.

PASSIVHAUS DESIGN

Public comments of support refer to the passivhaus aspirations of the proposal. The supporting statement provided, received on 22.02.2023, indicates that the extension is *targeting to be as close to zero carbon as possible and will adopt many passive house principles including an air-tight design.*

Whilst this is noted, the floor plans provided clearly show that the proposed development that the extension would be linked to the existing house and there have been no specific details submitted to demonstrate that the existing historic building, when extended, is capable of allowing for the development to meet those aspirations, particularly in regard to aspirational air-tight design. The supporting statement also suggests that air source heat pumps would be included; however, no details have been provided.

Although the supporting statement indicates that there are aspirations around sustainable construction which broadly align with the Local Plan and the Council's Climate 2030 Strategy aims. The sustainable qualities of an extension to an existing house are limited in the context of these wider strategies.

HIGHWAYS

The proposed development would not alter the existing access and sufficient off-street parking provisions would remain at the site.

PLANNING BALANCE

The property is a very attractive, well-proportioned and detailed Victorian house. There is a 'fallback position' of an extant approved scheme that must therefore be given significant weight. It must be noted that this approved scheme was negotiated to reduce the harm to Richmond Cottage.

Whilst contemporary design can be an appropriate way to extend a traditional building, the extension as proposed in this case is of a scale and form that does not respect the main house and competes with it. This reduces the legibility of Richmond Cottage and would harm its intrinsic detail and charm. The proposed car port and battery store is also of a scale and position that is unsympathetic. This harm is given significant weight.

Whilst the sustainable merit of the proposed extension has much to commend it, it is simply an extension to a much larger home and therefore is given limited weight.

In weighing up these material considerations it is concluded that the harm from the poor design and position of the first-floor side extension and car port/battery store elements of the proposal is sufficient that planning permission should be refused. The proposal is materially



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more harmful than the extant permission and therefore the previous planning permission does not outweigh the design harm.

RECOMMENDATION

For the reasons outlined above, the scheme does not comply with the relevant policies of the 2015 Stroud District Local Plan, or any other material considerations and is therefore recommended for refusal.

HUMAN RIGHTS

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

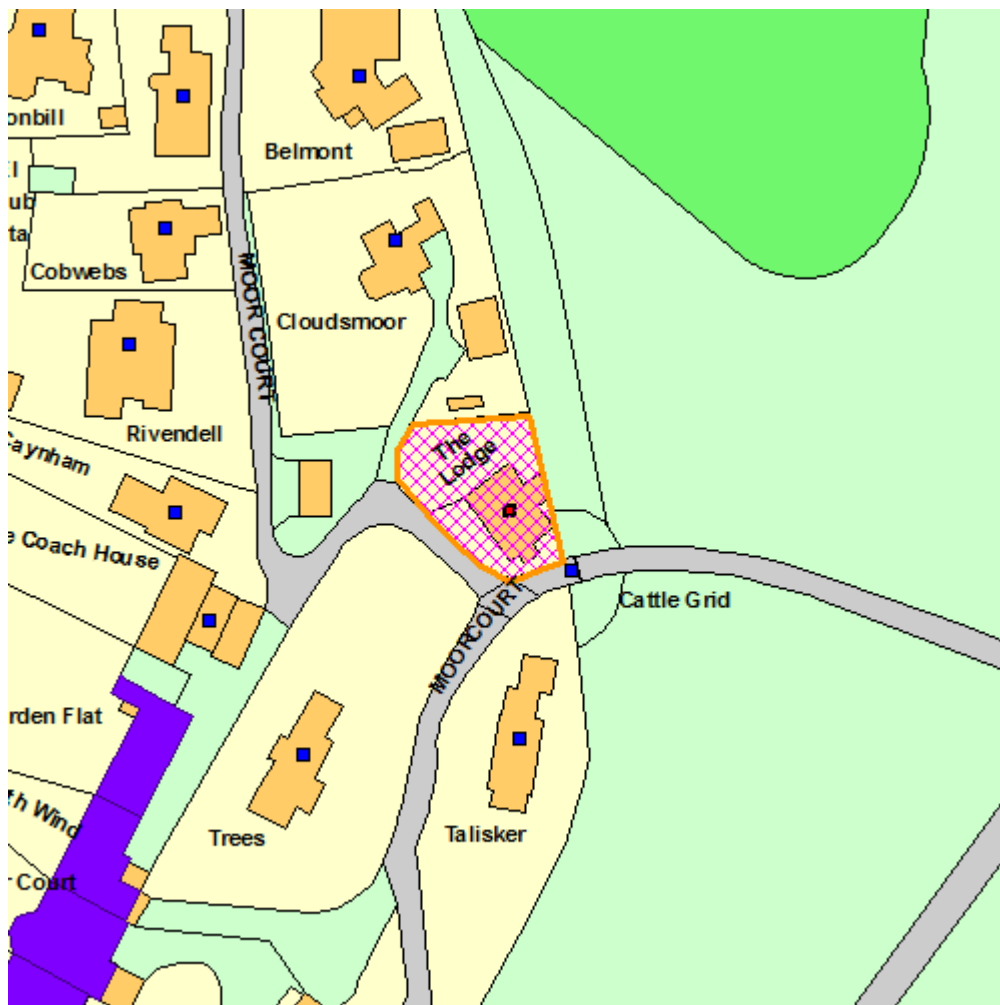
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| For the following reasons: | <ol style="list-style-type: none"> 1. The proposed first floor extension by reason of the scale, design and materials and the detached car port by reason of its scale and position would appear as incongruous, dominating and competitive additions that would be harmful and out of keeping with the existing well-proportioned and detailed Victorian property. As such the proposal would be contrary to policies CP14(5), ES7(1), ES10 and HC8(2) of the adopted Stroud District Local Plan (2015). <p>Informatives:</p> <ol style="list-style-type: none"> 1. Article 35 Statement - Unfortunately this application represents a scheme that is contrary to previously provided pre-application guidance and was made without any meaningful pre-application discussions regarding the revised design and scale of the proposal. For the reasons given above the application is recommended for refusal. The applicant/agent has been contacted and the issues explained. Furthermore, the case officer has suggested that the application be withdrawn so that the project can be fully discussed. |
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| Item No: | 03 |
| Application No. | S.23/0295/HHOLD |
| Site Address | The Lodge, Moor Court, Rodborough Common, Stroud |
| Town/Parish | Minchinhampton Parish Council |
| Grid Reference | 385367,202095 |
| Application Type | Householder Application |
| Proposal | Single storey rear extension (Resubmission of S.22/2421/HHOLD) |
| Recommendation | Permission |
| Call in Request | Cllr N Hurst |





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|------------------------------|--|
| Applicant's Details | Mr M Cheale Box Lodge, Balls Green, Minchinhampton, Stroud, Gloucestershire GL6 9AR |
| Agent's Details | Mr Chris Davies CMD Architects Ltd, Southbank House, Wood End Lane, Nailsworth, Stroud Gloucestershire GL6 0RH |
| Case Officer | Mykola Druziakin |
| Application Validated | 10.02.2023 |
| | CONSULTEES |
| Comments Received | Minchinhampton Parish Council Conservation South Team |
| Constraints | Area of Outstanding Natural Beauty Kemble Airfield Hazard Neighbourhood Plan Minchinhampton Parish Council Rodborough 3km core catchment zone Single Tree Preservation Order Points |
| | OFFICER'S REPORT |

MAIN ISSUES

Principle of Development
Design and Appearance
Residential Amenity
Highways
Landscape
Heritage Assets
Public Rights of Way

DESCRIPTION OF SITE

The application site relates to a two-storey detached property known as The Lodge, situated within Moor Court development. The site is located adjacent to Minchinhampton Common and is within the Cotswolds AONB. The dwellinghouse is located some 55m northeast from South Moor Court, North Wind, and Moor Court (all Grade II listed).

The property is positioned immediately past the cattle grid at the entrance to the estate. It is unclear what the exact age of the original property is, but based on the historic mapping it dates back from at least the 1880s.

PROPOSAL

It is proposed to erect a single storey rear extension. This planning application follows a previously withdrawn S.22/2421/HHOLD, which was seeking to erect a two-storey rear extension.



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MATERIALS

Walls: Timber cladding
 Roof: Slates
 Windows: Painted timber
 Doors: Painted timber, aluminium

REPRESENTATIONS

Statutory Consultees:

Minchinhampton Parish Council: Having considered the amendments made to previous applications in this new application, Minchinhampton Parish Council's opinion remains unchanged. It believes the proposal is contrary to Stroud District Council's Local Plan Policy HC8 (2) (3), 'Extensions to Dwellings'. The proposal is overdevelopment, not in keeping with the scale and character of the original dwelling and leaves insufficient space for parking. This will result in occupants leaving their cars on the Common. It is the Council's understanding that this dwelling is currently used as an Airbnb and the proposed extension may therefore require Change of Use going forward. Should Stroud District Council be minded to approve this application, councillors would advise that an occupancy condition be imposed, restricting use to the applicant as the scale and design of this proposal lends itself to operating as additional, self-contained holiday accommodation. The council would again further comment that this building should be listed in its own right, not just within the curtilage of Moor Court. If the LPA are minded to approve this application then the Parish Council would wish to see this application being reviewed by the Development Control Committee.

Conservation Specialist: The site is located within 50m of a listed building. However, due to the degree of separation between the application site and the historic asset, it is considered that no harm will arise to the setting of the listed building. The application has been assessed in accordance with paragraphs 199 - 208 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Public:

A number of objections have been received from a total of 13no households. Also, support comments were received from what appears to be the applicant replying to the objections. The main points of the objections have been summarised below:

- No site notice has been displayed;
- The parking would be reduced, even though on the application form it states it would be unaffected;
- The location plan is out of date and does not show all the properties which would be impacted;
- The proposal is overdevelopment of the plot;
- The extension is too tall;
- The proposed design is out of character with the surrounding area;
- Only 2no cars would be able to park on site;
- The proposal would cause overlooking and loss of privacy to the houses around it;
- Negative impact on a listed building;



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- Negative impact on Minchinhampton Common as it would change the outlook from the common to the west;
- The proposal would cause issues with the electricity and mains water supply to several surrounding houses;
- Additional window and skylight would cause significantly more light pollution;
- Concern about safety during the works;
- The dwellinghouse has a covenant in the title restricting its use to a single dwellinghouse;
- Outlook from The Coach House to the northeast would be eroded forever;
- The extension could have a mezzanine or second floor installed in the future;
- Trees within falling distance from the property are not shown on the plan;
- The building work is likely to increase the problem of localised flooding;
- Potential ground slippage;
- Loss of privacy and overlooking of Cloudsmoor;
- Proposed timber would be unsympathetic to the existing property;
- Permitted development rights should be removed if the permission is granted;

The comments in full are available on the Council website.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1). If impact on or setting of listed building.

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

Local Plan policies considered for this application include:

HC8 – Extensions to dwellings.

ES3 – Maintaining quality of life within our environmental limits.

ES6 – Providing for biodiversity and geodiversity.

ES7 – Landscape character.

ES8 – Trees, hedgerows and woodlands

ES10 – Valuing our historic environment and assets.

ES12 – Better design of places.

CP14 – High quality sustainable development.

Minchinhampton Neighbourhood Development Plan (July 2019):



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MP Env 1 – Landscape Conservation
MP Dev 1 – New Development
MP Parking 2

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:

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

Policy HC8 allows extensions to dwellings and the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria.

DESIGN/APPEARANCE/IMPACT ON THE AREA

The property is located immediately to the right of the access to the Moor Court development. The house dates back to approximately mid-19th Century. The property appears single-storey from the front elevation, with the ground level sloping down to the rear, where property becomes two-storey in appearance.

It is proposed to erect a single storey extension to the rear of the property, towards the northeast corner of the plot. The proposed additional footprint would amount to approximately 38 sqm. The extension would have a dual pitch roof with a flat roof connection to the existing property. The overall height of the extension would be 4.85m. There are no windows proposed to the rear of the extension. 2no windows would be installed to the southwest (side) elevation which would broadly match the style of windows within the existing property on that elevation. 2no windows would be installed on the northeast (side) elevation and would not be visible from the public realm. The extension would be finished in timber cladding, with the connection part being finished in render.

A number of objections have been received in regards to the appearance of the proposed development. The main concern is that the design of the extension is out of keeping with the property and the surrounding area. It is considered that the proposed design of the extension is acceptable, as it is of a common shape and size, relative to the host dwelling. The timber cladding as the finishing material is also considered acceptable. While there is no timber cladding present on The Lodge, it is considered that it would not appear unsympathetic towards the dwellinghouse or the wider area. It is not uncommon to see timber cladding as a finishing material throughout the district.

Further concerns were raised regarding the height of the extension and the potential that it would be turned into a two-storey extension in the future. At 4.85m tall the proposal is not considered to be too tall, as it still appears subservient to the host dwelling. It is accepted that from a purely structural point of view the owners could introduce a mezzanine/second floor in the future. However, planning applications must be assessed based on what is proposed and not based on what may or may not be done in the future. Mezzanine floors of certain size might not require planning permission. But the potential introduction of the mezzanine floor in the future does not affect the current design considerations.



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It was also mentioned that the proposed extension would amount to overdevelopment of the plot. It is accepted that some open space within the plot would be taken up by the extension. However, given the overall size of the plot and the size of the proposed extension relative to the host dwelling, it is not considered that it would result in overdevelopment of the plot.

It is also proposed to replace and rearrange some existing fenestration to the southwest (side) and northwest (rear) elevations. There is no concern with this part of the proposal.

Overall, it is considered that the proposal is acceptable from the design and visual appearance points of view.

HERITAGE IMPACT

The property is situated about 55m northeast from Grade II listed Moor Court. The objection comments mention the potential negative impact on the listed building. Given the degree of physical and visual separation, there would be no harm to the special character and setting of Moor Court.

RESIDENTIAL AMENITY

A number of objections raise concerns regarding the loss of privacy and overlooking. The proposed extension would be single storey, therefore there would be no opportunity to introduce additional overlooking points towards the neighbouring properties. A larger window would be installed on the first floor rear elevation, replacing 2no smaller windows. Whilst the area of the window would increase, there would be no fundamental change, as the occupiers of The Lodge can already look out in the same direction from the same floor. Therefore, given the proposed changes, it is not considered that they would cause detrimental levels of overlooking. Also, given the nature and scale of the proposed extension, it is not considered that the privacy of the residents of neighbouring properties would be decreased to unacceptable level.

The objection comments also mention that the private amenity to the rear of The Lodge would be detrimentally affected due to the extension and the parking provision taking up that space. Whilst the space to the rear would be reduced, there would still be at least 35sqm of private amenity space left, which includes the garden to the rear and the courtyard to the side. This is above the required minimum of 20 sqm for new residential properties. It is also worth noting the proximity of the property to Minchinhampton Common. It is considered that any loss of the private amenity space would be adequately offset by the proximity to Minchinhampton Common and Rodborough Common.

HIGHWAYS

The proposed development would essentially turn the property into a 5-bedroom dwelling, taking into consideration rooms marked as snug and home office on the proposed plans. Given the existing size of the plot and the submitted proposed block plan, it is evident that there is enough space on site to provide off-street parking for 3no cars. This is considered adequate in numerical terms, as it exceeds the required minimum as per the Local Plan Parking Standards. Some objection comments mention that the residents of The Lodge would potentially park on the common. The issue of unauthorised parking on common land rests with landowner.



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Given the above, it is considered that the parking provision post-development would be adequate and there would be no detrimental impact on highway safety.

LANDSCAPE

The site is located within the Cotswolds Area of Outstanding Natural Beauty, adjacent to Minchinhampton Common. Several public footpaths run close to the site, the closest of which is Minchinhampton Footpath 5. The submitted objection comments mention the potential negative impact on Minchinhampton Common as the outlook to the west would be affected. It is accepted that part of the proposed extension would be visible from the common when looking west. In the immediate context the extension would be noticeable. However, from the wider point of view, the outlook from the common looking west would remain largely unaffected, as there are many vantage points in the vicinity.

Therefore, it is considered that the proposed development would not have a harmful impact on the wider landscape within this part of the AONB.

REVIEW OF CONSULTATION RESPONSES

Regarding the inaccuracy of the submitted location plan. It is accepted that the location plan is not up to date. However, its purpose is to show the exact location of the site, which it does. Therefore, it is considered sufficient for the purposes of this planning application.

Officers can confirm a site notice was correctly displayed.

Regarding the comment that the proposal would cause issues with the electricity and mains water supply to several surrounding houses, this is not a material planning consideration.

Regarding the increase in the light pollution. It is accepted that the 3no roof lights and a replacement window would increase the levels of light pollution. However, this increase is not considered to be significant, as the scale of the works is well within what would be expected in such residential setting.

Regarding the concern about safety during the works, this is not a material planning consideration.

Regarding the covenant in the title restricting the use of the property as a single dwellinghouse only and the suggestion that The Lodge is currently being rented out as a tourist accommodation. This is a legal matter and therefore no weight has been given to it during the assessment.

Regarding the outlook from The Coach House being eroded. The loss of a private view is not a material planning consideration.

Regarding the trees within falling distance from the property not being shown on the plan. It does not appear that the trees in question would be affected by the proposed development. Therefore, there is no requirement to have them shown on the plan.



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Regarding the claim that the building work is likely to increase the problem of localised flooding. No evidence was provided to support this claim. Based on the internal flood management mapping, the area does not appear to be within the risk of surface water flooding (1 in 30 or 1 in 100 years events).

Regarding the potential ground slippage, this is not a material planning consideration.

Regarding the request that the permitted development rights should be removed in the event the planning permission is granted. Paragraph 54 of the NPPF states that 'planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so'. Given the location of the site within the AONB, as well as the previous additions to the property, it is very unlikely that a significant increase in footprint would be possible without applying for planning permission. Therefore, it is considered that on this particular occasion the condition to remove permitted development rights would not be reasonable or necessary.

Regarding the imposition of an occupancy condition due to the potential that the property would be rented out as a tourist accommodation long-term. In most cases a change of use application would not be required as the class use of the property would not change (Class C3). Therefore, it is not considered justifiable to impose such a condition. The earlier concerns regarding the occupancy and the covenant in the title is a legal, not a planning matter.

CONCLUSION

For the reasons outlined above, the proposal is considered to accord with policy.

RECOMMENDATION

Permission

HUMAN RIGHTS

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



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Subject to the following conditions:

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

Reason:

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

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

Location Plan – Drawing No TLMC-SUR-01-A, Rev A – Received 10.02.2023

Proposed Site Plan – Drawing No TLMC-LAY-10-C, Rev C – Received 10.02.2023

Proposed Lower Ground Floor Plan – Drawing No TLMC-LAY-11-C, Rev C – Received 10.02.2023

Proposed Upper Ground Floor Plan – Drawing No TLMC-LAY-12-C, Rev C – Received 10.02.2023

Proposed South East & South West Elevation – Drawing No TLMC-LAY-13-C, Rev C – Received 10.02.2023

Proposed North West & North East Elevation – Drawing No TLMC-LAY-14-C, Rev C – Received 10.02.2023

Proposed Section A-A – Drawing No TLMC-LAY-15-C, Rev C – Received 10.02.2023

Proposed Sections B-B – Drawing No TLMC-LAY-16-B, Rev B – Received 10.02.2023

Reason: To ensure that the development is carried out in accordance with the approved plans.

Informatives:

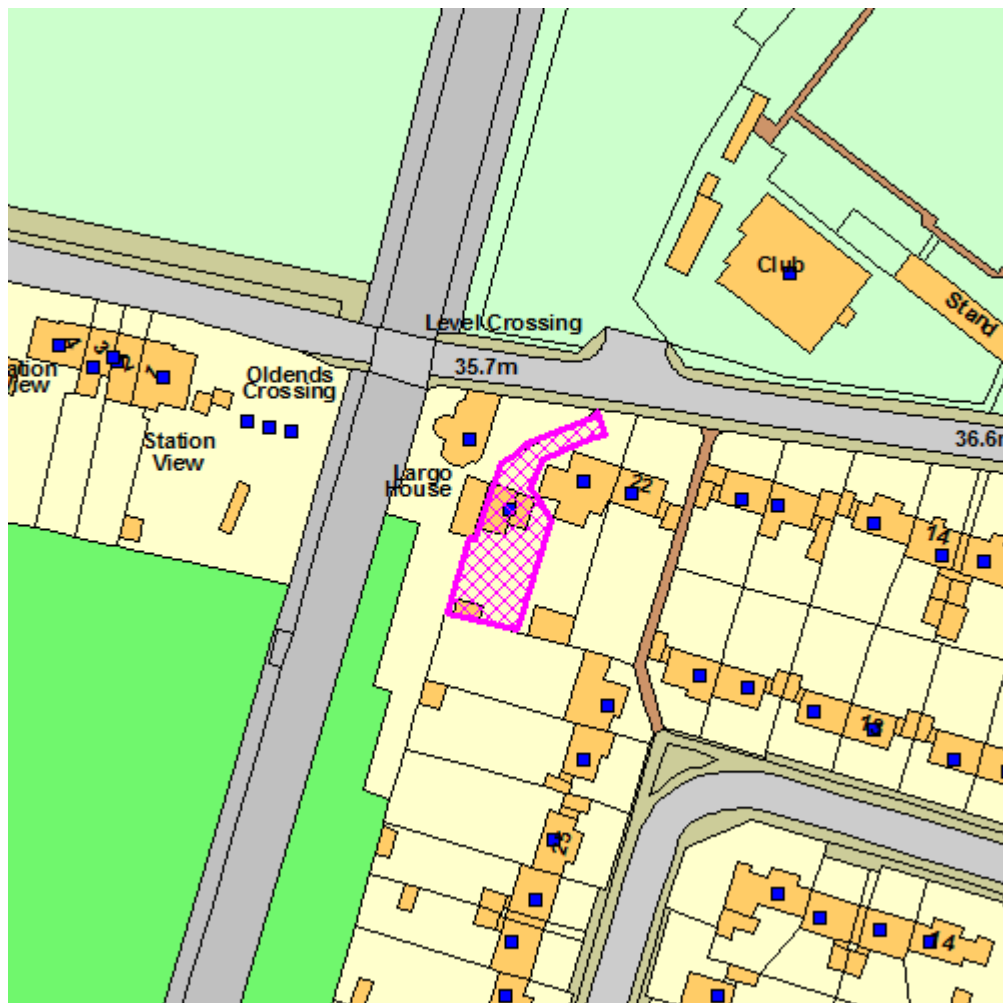
1. ARTICLE 35 (2) STATEMENT - Whilst there was little, if any, pre-application discussion on this project it was found to be acceptable and required no further dialogue with the applicant.

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Development Control Committee Schedule 13/06/2023

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| Item No: | 04 |
| Application No. | S.23/0480/FUL |
| Site Address | Land At 24, Oldends Lane, Stonehouse, Gloucestershire |
| Town/Parish | Stonehouse Town Council |
| Grid Reference | 380066,205963 |
| Application Type | Full Planning Application |
| Proposal | Demolition of existing outbuilding/canopy and erection of single bungalow. |
| Recommendation | Refusal |
| Call in Request | Cllr Nicholas Housden |



| | |
|--|--|
|  | <p align="center">Development Control Committee Schedule 13/06/2023</p> |
| Applicant's Details | Mr B Murray 20 Festival Road, Stonehouse, Gloucestershire, GL10 2DP, |
| Agent's Details | Mr Justin Dean Thomas Dean Architects Ltd, Rhyne Cottage, Moreton Valence, Gloucester, Gloucestershire GL2 7NA |
| Case Officer | Gemma Davis |
| Application Validated | 06.03.2023 |
| CONSULTEES | |
| Comments Received | Contaminated Land Officer (E) SDC Water Resources Engineer Development Coordination (E) Environmental Health (E) Network Rail(E) Stonehouse Town Council |
| Constraints | Consult area Neighbourhood Plan Stonehouse Town Council Railway land with 10m buffer SAC SPA 7700m buffer Settlement Boundaries (LP) Surface flooding 1 in 100 years Surface flooding 1 in 30 years Surface flooding 1 in 30 years Village Design Statement |
| OFFICER'S REPORT | |

MAIN ISSUES

- o Principle of development
- o Design layout and appearance
- o Residential Amenity
- o Highways
- o Landscape
- o Ecology
- o Affordable Housing and obligations
- o Flood risk and drainage

INTRODUCTION

The application site consists of an outbuilding and an area of amenity space that serves No.24 Oldends Lane.

The site is served by an access from Oldends Lane. The host property forms part of a pair of two storey semi-detached rendered units that is positioned at the end of the row.



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The site is located within the defined settlement limits for Stonehouse.

The site does not lie within any landscape designation.

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

"A Pre-App was previously undertaken on the site in respect of two dwellings.
Planning application for two dwellings (withdrawn based on comments of overbearing overlooking, highways etc)
Revised proposal addresses all the Pre-App concerns.
Large amount of surrounding support for the application
The garden to No 24 is very large.
Existing Garden Contains large canopy structures, sheds etc.
The design has considered overlooking design,
A bungalow being less dominant.
All Consultees have supported the application (Town Council, Highways Drainage officer etc)
There is a need for Bungalows in the area, specifically the owner is wishing to build this for his mother for age-appropriate living and ill health and to accommodate family or a carer visit stay.
There is a need for small family dwellings in the area across Stonehouse, Stroud etc
The design meets all nationally prescribed space standards.
Council supplementary design guide - in respect of size, amenity space etc - vehicle parking, manoeuvring to meet GCC highways Acceptance."

PROPOSAL

The application seeks permission for the demolition of the existing outbuilding / canopy and the erection of a single storey detached bungalow in the rear garden.

MATERIALS

Walls: White render
Roof: Tiles to match host property
Doors/windows: Dark grey UPVC

REPRESENTATIONS

Statutory Consultees:

Environmental Health Officer

Standard conditions and informatives

Contaminated Land Officer

No comments

Town Council

No objections as long as none from neighbours



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Network Rail

Thank you for your email dated 9 March 2023 together with the opportunity to comment on this proposal. Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact assetprotectionwestern@networkrail.co.uk.

LEVEL CROSSINGS

As there is a level crossing in the vicinity then no part of the development shall cause any existing level crossing road signs or traffic signals or the crossing itself to be obscured. Clear sighting of the crossing must be maintained for the construction/operational period and as a permanent arrangement. The same conditions apply to the rail approaches to the level crossing, this stipulation also includes the parking of vehicles, caravans, equipment and materials etc, which again must not cause rail and road approach sight lines of the crossing to be obstructed. At no point during construction on site or after completion of works should there be any deterioration of the ability of pedestrians and vehicles to see the level crossing and its signage. There must be no reduction in the distance that pedestrians and vehicles have sight of the warning signs and the crossing itself. Network Rail reserves the right to provide and maintain existing railway signals/signs (whistle boards etc) and level crossing equipment along any part of its railway.

DEMOLITION

The demolition works on site must be carried out so that they do not endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures and land. The demolition of the existing building, due to its close proximity to the Network Rail boundary, must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from the Network Rail Asset Protection Engineer before the development and any demolition works on site can commence.

PLANT, SCAFFOLDING AND CRANES

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

GROUND LEVELS

The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.



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FOUNDATIONS

Network Rail offers no right of support to the development. Where foundation works penetrate Network Rail's support zone or ground displacement techniques are used the works will require specific approval and careful 3 monitoring by Network Rail. There should be no additional loading placed on the cutting and no deep continuous excavations parallel to the boundary without prior approval.

GROUND DISTURBANCE

The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels - if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.

FENCING

If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

Nature Space - newt officer

I have no objection to the below application: S23/0480/FUL Demolition of existing outbuilding/canopy and erection of single storey bungalow | Land At 24 Oldends Lane Stonehouse Gloucestershire. However, as these application sites lie in the red or amber impact zone as per the modelled district licence impact map, which indicates that there is



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highly suitable habitat for GCN within the area surrounding the application site I recommend the use of the following informative:

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

Local Highway Authority

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions Provision of Vehicular Visibility Splays

The development hereby approved shall not be occupied/brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for the distance on submitted plans in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety according to CP13 of the Local Plan, Local Transport Plan and paragraph 110 and 112 of the National Planning Policy Framework.

Provision of Pedestrian Visibility Splays

The Development hereby approved shall not be occupied/brought into use until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway / edge of carriageway shall be provided on both sides of the access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety according to CP13 of the Local Plan, Local Transport Plan and paragraph 110 and 112 of the National Planning Policy Framework.

Informatives Impact on the highway network during construction

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at



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Network&TrafficManagement@gloucestershire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

No Drainage to Discharge to Highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Protection of Visibility Splays

The applicant's attention is drawn to the need to ensure that the provision of the visibility splay(s) required by this consent is safeguarded in any sale of the application site or part(s) thereof.

Construction Management Statement (CMS)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says: Constructors should give utmost consideration to their impact on neighbours and the public

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

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

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

Water Resources Engineer

Detail design Condition:

No development shall commence on site until a detailed design, maintenance & management strategy and timetable of implementation for the surface water drainage strategy (e.g. Sustainable Drainage System - SuDS) presented in the Flood Risk Assessment/Drainage Strategy (document name or reference number and revision) has been submitted to and approved in writing by the Local Planning Authority. The detail must demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for



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the life time of the development. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Maintenance Condition: No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding

Public:

One letter of objection received raising the following concerns:

- o Overbearing impact
- o Invasion of privacy
- o Construction disturbance

Six responses received supporting the proposed development.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

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

Stroud District Local Plan.

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

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

Local Plan policies considered for this application include:

- CP1 - Presumption in favour of sustainable development.
- CP3 - Settlement Hierarchy.



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CP9 - Affordable housing.
CP14 - High quality sustainable development.

HC1 - Meeting small-scale housing need within defined settlements.
ES3 - Maintaining quality of life within our environmental limits.
ES4 - Water resources, quality and flood risk.
ES6 - Providing for biodiversity and geodiversity.
ES12 - Better design of places.

The proposal should also be considered against the guidance laid out in SPG Residential Design Guide (2000), SPG Residential Development Outdoor Play Space Provision, SPG Stroud District Landscape Assessment, SPD Affordable Housing (Nov 2008) and SPD Housing Needs Survey (2008).

Stonehouse Neighbourhood Development Plan
H1 - Local housing needs (dwelling type and size)
ENV7 - High quality design

The Stonehouse Neighbourhood Development Plan made on 22 February 2018 and forms part of the statutory Development Plan for the District of Stroud.

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:

PRINCIPLE OF DEVELOPMENT

The principle of residential development on this site is acceptable; the site is within the defined settlement limits where infill development is supported by policies CP1, CP3, and HC1.

However, while acceptable solely in broad locational terms, the proposal must be subject to detailed assessment, as set out below, including reaching a good standard of design and appearance.

DESIGN, LAYOUT AND APPEARANCE

It is proposed to demolish an existing single storey outbuilding and canopy and to erect a single storey detached dwelling in the rear garden. The site is accessed from Oldends Lane. One parking space is proposed to serve the unit and two spaces to serve the existing property.

Local Plan Policy HC1 requires that proposal for small-scale housing development within defined settlements are of a scale, density, layout and design compatible with the character and appearance of the surrounding area; and provide appropriate private amenity space.

This part of Oldends Lane comprises of part of a post war dense housing estate located within the defined settlement limits for Stonehouse. The estate comprises of a mixture of semi-detached and terraced properties that are two storeys in height. Each property within



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the immediate vicinity sits within a reasonable sized plot that is proportionate to the size of the unit.

There is a particularly ordered and balanced layout to this part of Oldends Lane. Numbers 6 to 24 Oldends Lane demonstrate a building line that staggers the units back into the plot in an east to west direction. While the building line is staggered, it does identify a strong consistent layout. The layout comprises of a pair of semi-detached units, followed by a terrace of four units followed by two pairs of semi-detached units in an east to west direction. The semi-detached dwellings at each end of the terrace form clear and distinctive ends to the terrace. Each of the dwellings have good sized private rear gardens and are set back from the road by front gardens and parking areas with low walls, fences and hedges to the boundary.

The existing plot is an end plot of the housing estate development. The site has an irregular boundary with its adjoining neighbour Largo House. Largo House appears as a former Railway property. Due to the irregular boundary, this results in the application site being a shape and is contorted, therefore constrained. The drawings show that the footprint of the new property would take up a large proportion of the subdivided site. There would be a garden to the rear, however this is limited in size due to the site boundaries.

The proposal would introduce development on a constrained plot that would dominate the space resulting in the site appearing cramped and overdeveloped. The development of a detached dwelling on this site would not be consistent with the layout and streetscene of the surrounding area and would cause harm to the overall character and appearance of the area. Consequently, the development would not comply with Local Plan Policy HC1 which amongst other things, seeks to ensure the proposed housing is of a layout and design that is compatible with the character and appearance of the part of the settlement in which it would be located.

The proposal is out of character with the area and the constraints of the site. As a detached single storey dwelling, the building would be notably at odds with the surrounding built form, which is predominately characterised by semi-detached pairs and terraced units. The proposed dwelling has been designed to appear as a subservient building to the existing house. It would provide a modest 2-bedroom dwelling. As such, it is considered that the proposal would not sit comfortably in the broad design character of Oldends Lane and wider area. It is evident that there are other examples of similar new dwellings in close proximity that are not consistent with the original character of the area, however now that these buildings have been built out, their impact on the character of the area is noticeable and do not exemplify good design or the wider characteristics of the vicinity.

This is not a justification to introduce more examples of poor design. If allowed, the proposal would further contribute to the ongoing erosion of the original character of the area. Therefore, it is considered that the proposal is not acceptable in design and visual appearance.



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In light of the above, the proposal cannot be considered to be of a scale, character, form and layout that is compatible with the area and is therefore the proposal conflicts with Local Plan Policies HC1(1, 4, 7,8,9) and CP14 (5,9) and Stonehouse Neighbourhood Development Plan Policy ENV7 (i).

Whilst it is acknowledged that the proposal would provide a small dwelling in a sustainable location, being close to facilities and amenities and Stonehouse Neighbourhood Development Plan Policy H1 supports bungalows as they would meet the needs of the ageing population in Stonehouse, this does not over-ride the concerns raised above. Furthermore, it should also be noted that it is not possible to control the future occupiers of the dwelling.

Furthermore, while it is acknowledged that the back garden is large within the row along Oldends Lane and a substantial single storey ancillary outbuilding could be erected under the householders permitted development rights; the scale of the proposal is not considered comparable to this development and in addition, the proposal would require its own garden likely with associated paraphernalia, access and parking facilities and generate its own vehicular traffic, all of which would not be associated with an outbuilding.

RESIDENTIAL AMENITY

Due to the single storey height and orientation of the proposed dwelling, it would not result in any unacceptable impact on light levels for the occupiers of neighbouring dwellings.

The proposal has been designed to maintain privacy levels.

While the proposal would not create any impact on the surrounding dwellings in terms of amenity loss, the existing property (No.24) would be overbearing to the proposed property due to the relationship between the two, the limited separation distance and the fact that the existing property is two storey. The proposed dwelling is positioned approximately 6.5m from the rear wall of the side extension of No.24 and approximately 4.3m from the rear gable end of No.24 to the front wall of the proposed dwelling. The existing property would appear extremely dominating to the bungalow.

Furthermore due to the poor relationship, the first floor windows of the existing property would overlook the proposed bungalow, this would mean that the proposed property would suffer from an unacceptable level of amenity loss. As such, it demonstrates that the proposal has been shoehorned into the subdivided plot and therefore demonstrates poor quality design.

HIGHWAYS

The site is located and accessed from Oldends Lane. The site is located in a predominantly residential area. There is a footway to the front of the site and there are no parking restrictions on the highway.

The development is located within the settlement boundary and is in close proximity to a number of local facilities. It is also highly accessible, on a bus route with a bus stop located



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along this section of Oldends Lane. In this respect the proposal would be considered sustainable.

While the Local Highway Authority raise no objection to the proposal subject to conditions, Officers do raise some concerns.

The proposed site location and block plan submitted PL-23-466-02 identifies the red edge around the proposed development site and the blue edge around the site ownership. A small proportion of the red edge has been drawn up to the highway edge, however this red line does not identify a sufficient opening within the red line boundary of the proposed site to allow for a vehicle to pass. This could mean that in the future the site is inaccessible for a vehicle.

Whilst the proposed landscape and drainage plan does identify parking for both the existing and proposed dwelling (3 spaces) which would be in accordance with the Council's vehicle standards, the red edge line is not consistent across the submitted drawings and it is not clear if a modern day vehicle would be able to pass along the narrow gravel track that serves the proposed dwelling. The configuration of the plot appears tight.

While a plan stating a vehicle entering the site in a forward and reverse motion has been submitted, the drawing does not identify any tracking details / swept path analysis to demonstrate that all vehicle movements could be performed satisfactorily and given that the track is restricted. Furthermore, this drawing is also inconsistent with the red line boundary site plan.

The concerns largely relate to the application submission in terms of its accuracy. However, that notwithstanding, given that the proposal seeks to utilise an existing access and sufficient parking has been provided and a single dwelling does not require turning space, Officers would be unable to defend a refusal reason on this basis at appeal.

ECOLOGY

Under the Habitats directive, Stroud District Council has a duty to ensure that all activities the council regulates has no adverse effect on the integrity of any of the Natura 2000 sites.

The site is located within the core catchment areas of the Severn Estuary SAC and the Cotswolds Beechwoods SAC where mitigation is sought against the ecological impacts of new residential dwellings. These obligations have not been pursued due to the in principle objection to the scheme.

The site is located within the red or amber impact zone which highlights that there is suitable habitat for great crested newts. However, given the built dense area this matter has not been pursued and the applicant is reminded that should planning permission be forthcoming and great crested newts are found, development should stop and Natural England are contacted for advice.



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OBLIGATIONS / AFFORDABLE HOUSING

The Council has implemented a Community Infrastructure Levy (CIL). A completed CIL additional questions form has been submitted with the application.

Adopted Local Plan policy CP9 specifies that small scale residential schemes (1 -3 dwellings) for should pay a contribution to affordable housing of at least 20% of the total development value (where viable). Given that this policy has now been tested and it has been shown that the majority of these very small sites have been unable to support a payment towards affordable housing, the Council will only be pursuing an affordable contribution in respect of sites less than 4 units where the combined floor area of the units exceeds 1000m².

FLOOD RISK and DRAINAGE

The site is within Flood Zone 1 which is the area of the lowest risk of flooding. This means that the site is not at risk of river flooding. The scheme must also however consider the management of surface water.

This would not affect the principle of the development and therefore has not been pursued at this stage.

PLANNING BALANCE

The proposed site is within a settlement boundary where there is a presumption in favour of development subject to satisfactorily addressing all other material considerations.

However, Officers consider that the layout and design of the dwelling proposed is not appropriate in this location by virtue of its siting and type having a harmful impact on the character and appearance of this part of the settlement.

While the proposal would contribute to a range of house sizes within the area, this benefit alone would not outweigh the harm of the impact on the street scene.

While the application site lies within the defined settlement limits as prescribed within the Local Plan, the Council has a proven housing supply of over 5 years. This figure shows that the Council is able to provide its required housing numbers within other sites of the District, and strengthens its position in refusing applications lying within settlement limits that are ultimately unacceptable for other reasons.

In this regard, the application is recommended for refusal.

RECOMMENDATION

Refusal

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



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by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

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| <p>For the following reasons:</p> | <ol style="list-style-type: none"> 1. The proposal would introduce development on a constrained plot that would dominate the space resulting in the site appearing cramped and overdeveloped. The development of a detached dwelling on this site would not be consistent with the layout and streetscene of the surrounding area and would cause harm to the overall character and appearance of the area, contrary to Policies HC1 (criteria 1, 7 and 9) and CP 14 (criteria 5 and 9) of the adopted Stroud District Local Plan, November 2015. 2. The scale, form, and design of the proposed dwelling would not be in keeping with the scale and character of the original dwelling, as well as the original character of the area. The development would contribute to the ongoing erosion of the original character of the area. As such, the proposal is contrary to Policy HC1(1) and ES12 of the Stroud District Local Plan 2015. 3. Development within the 15.4km mitigation of the Cotswold Beechwoods Special Area of Conservation will have a significant likely impact on protected site. In the absence of either a bespoke mitigation scheme or a financial contribution to the council's mitigation scheme, the development fails to mitigate its impact on the Cotswold Beechwoods Special Area of Conservation. The development is therefore contrary to the Conservation of Habitats and Species Regulations 2017 and policy ES6 of the adopted Stroud District Local Plan (November 2015). 4. Development within the 7.7km mitigation of the Severn Estuary Special Area of Conservation will have a significant likely impact on protected site. In the absence of either a bespoke mitigation strategy or a suitable planning obligation to secure a contribution to the council's mitigation scheme, the development fails to mitigate its impact on Rodborough Common Special Area of Conservation. As a result, the proposal is contrary to policy ES6 of the Stroud District Local Plan 2015 and the Conservation of Habitats and Species Regulations 2017. <p>Informatives:</p> <ol style="list-style-type: none"> 1. ARTICLE 35 (2) STATEMENT - Pre-application advice was sought on this site for the erection of two dwellings. The advice provided was not favourable. However, the applicant sought to reduce the number and design of the dwelling and submit as a planning application. |
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2. Plans considered:

Proposed Block Plan of 06/03/2023

Plan number = PL-23-466-02 Version number = & Location plan

Proposed floor plan of 06/03/2023

Plan number = PL-23-466-05 Version number = GF

Landscape Layout of 06/03/2023

Plan number = PL-23-466-06 Version number = & Drainage plan

Proposed Elevations of 06/03/2023

Plan number = PL-23-466-07 Version number = & Perspectives

Street Scene of 06/03/2023

Plan number = PL-23-466-08

Vehicle Tracking Layout of 06/03/2023

Plan number = PL-23-466-09

Visability splays of 06/03/2023

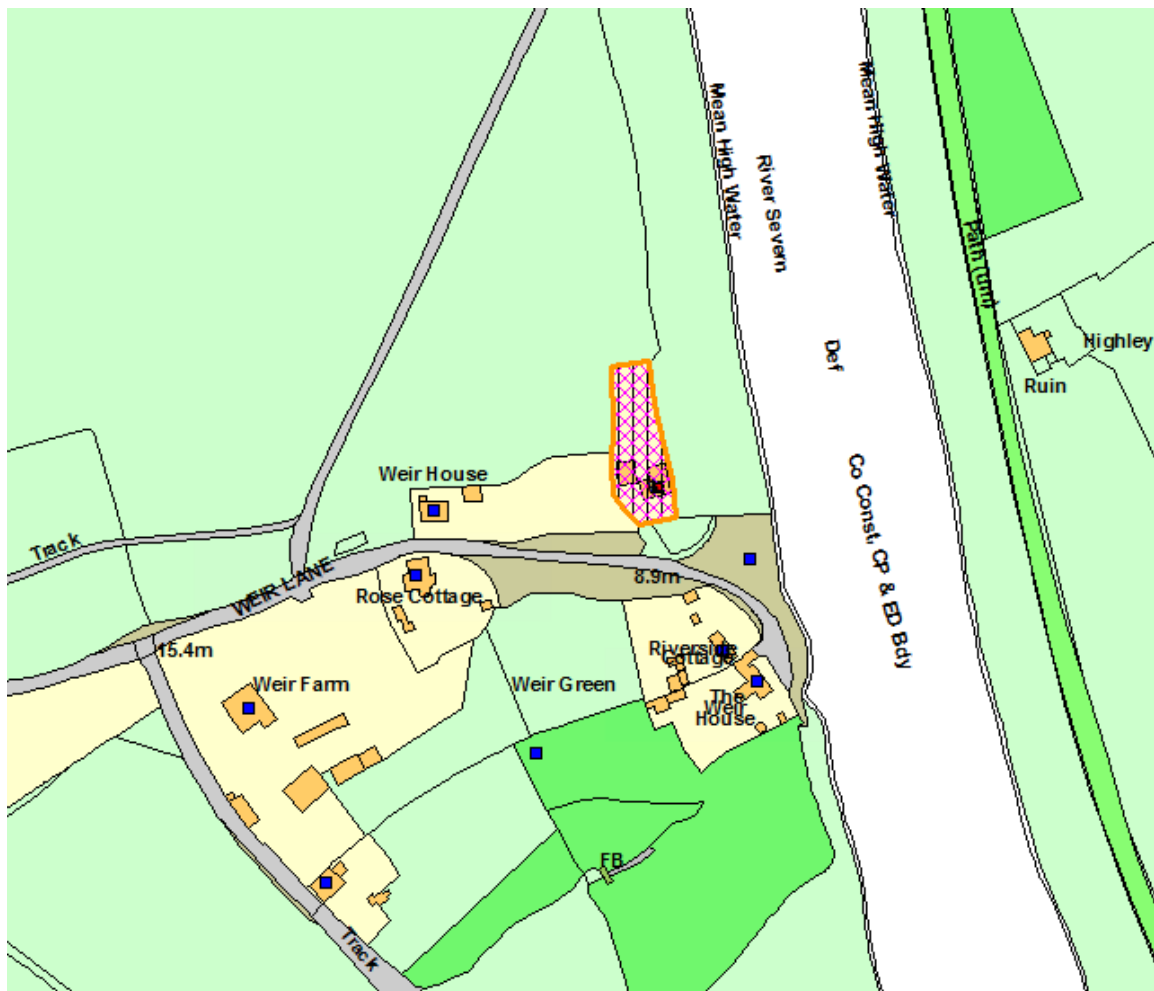
Plan number = PL-23-466-10

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| Item No: | 05 |
| Application No. | S.22/2771/HHOLD |
| Site Address | 6 Weir Green, Elmore, Gloucester, Gloucestershire |
| Town/Parish | Elmore Parish Council |
| Grid Reference | 379189,215398 |
| Application Type | Householder Application |
| Proposal | Erection of two storey extension, single storey extension and new garden room (resubmission of S.20/2403/HHOLD) |
| Recommendation | Permission |
| Call in Request | Requested by Head of Planning |





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| Applicant's Details | Sugars 6 Weir Green, Elmore, Gloucester, Gloucestershire, GL2 3WG |
| Agent's Details | Mr M Polovyy Cornerstone, Unit 3, Milton End, Arlingham, Gloucester GL2 7JH |
| Case Officer | Tom Fearn |
| Application Validated | 14.02.2023 |
| | CONSULTEES |
| Comments Received | SDC Water Resources Engineer |
| Constraints | Flood Zone 2 Flood Zone 3 Elmore Parish Council |
| | OFFICER'S REPORT |

INTRODUCTION

This application has been referred to the Development Control Committee by the Head of Development Management as the applicant is related to an elected councillor.

MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential amenity
- o Highways
- o Flood risk

DESCRIPTION OF SITE

The application site consists of a detached residential dwelling, which is located in a rural location off Weir Lane, close to the village of Elmore. The house has a traditional appearance to the front and is faced in red brick, but has a mixture of materials to the rear, with sections of white render and clad dormer windows. There is an existing single garage to the side of the dwelling which has a workshop to the rear, as well as driveway parking. There is no landscape designation at this site, but it does fall within flood zones 2 and 3 due to its proximity to the River Severn.

PROPOSAL

The application proposes the demolition of the existing garage and workshop and its replacement with a two storey extension which incorporates a new garage, as well as a single storey link at ground floor level to the rear of the property. A single storey garden room is also proposed to be located at the end of the rear garden. This application is a resubmission of a previously permitted scheme, dealt with under application number S.20/2403/HHOLD, which proposes design amendments.



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REVISED DETAILS

The originally submitted plans had a roof design with higher eaves which would have had a higher ratio of walling to roof. This has now been amended so that the eaves are lower to match the existing house, softening the impact.

MATERIALS

Walls: brick to match on extensions.

Roof: plain clay tiles to match.

Windows: powder coated aluminium.

Doors: powder coated aluminium.

REPRESENTATIONS

Statutory Consultees:

Parish Council - none received at the time of writing.

Public:

None received at the time of writing.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

Local Plan policies considered for this application include:

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES12 - Better design of places.

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

Policy HC8 allows extensions to dwellings and the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria. Therefore, the principle of development for an extension to this property as well as an outbuilding to serve it is deemed acceptable.

DESIGN/APPEARANCE/IMPACT ON THE AREA

The originally submitted plans for this application included an entire re-design of the roof of the two-storey extension, with much higher eaves which would have led to a higher walling to roof ratio. Officers raised concerns that the extension would not appear subservient to the main house and would have been akin to another house added to the side, appearing as a



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dominant addition. The plans have been amended to lower the eaves of the roof on the extension, to be similar to the previously approved scheme.

The proposal is relatively similar to that which was previously approved, but with changes to some of the design features on the two-storey extension. It also now includes a garden room at the end of the rear garden. The extensions will sit on a very similar footprint to the previously approved scheme. Despite the relatively large footprint, the dwelling sits within a generous plot which can accommodate the additions without appearing cramped or overdeveloped, leaving enough amenity space to serve the occupants. The extension replaces an existing garage and workshop, with the ground floor incorporating a replacement garage. The rest of the extension contains further living accommodation and will be linked to the house with a single storey extension which will house a new kitchen.

The amended roof form with the lowered eaves and more suitable pitch ensures that the extension sits better within the existing built form and appears somewhat subservient as it matches the pitch of the existing gables and the eaves height. The main design changes from the previous scheme are the use of a brick to match, reduced glazing on the north elevation, additional rooflights, open sided canopies to the front and rear and a reduction in the size of the east facing roof addition. These changes will give the additions a more traditional appearance than previously agreed and the standard of design is acceptable.

The application also includes a timber garden room and store to be located at the end of the garden. The building is set over a single storey and with a typical appearance for a residential outbuilding, being faced with materials which match the host dwelling. It has a reasonably large footprint but it is noted that an outbuilding of a large size could be built in the rear garden under permitted development legislation. The site on the whole is located within a rural, isolated setting, with good screening all around it. As such, the proposals will not cause harm to the surrounding vernacular.

Overall, the design changes to the extension and addition of a garden room are acceptable.

RESIDENTIAL AMENITY

There is one adjoining residential site to the west of the host dwelling, but there is a large degree of separation between the two properties, as well as mature vegetation which acts as screening. Due to this, the proposed extensions will have no adverse impact of the residential amenity of the occupants of nearby dwellings.

HIGHWAYS

The host dwelling is served by an access off Weir Lane and has off road parking space for multiple vehicles. The proposal includes a double garage which can provide two parking spaces and the existing access will be unaffected by the proposal. The development will have no impact on safety.

FLOOD RISK

The application site is located within flood zones 2 and 3 due to its proximity to the River Severn and as such a basic Flood Risk Assessment has been submitted with the application. It is acknowledged that the proposal involves an extension to a building which is already in



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residential use and the intended use will not change because of the proposal. Therefore, there will be no overall increase in risk. The submitted FRA contains suitable measures for the extension including: suitable floor levels no lower than existing, damp proof membranes and insulation and electrical sockets at 1 metre above ground level. This information is acceptable and a compliance condition will be added to the decision, as per the previous application.

RECOMMENDATION

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

HUMAN RIGHTS

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

| | |
|---|---|
| Subject to the following conditions: | <p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p style="padding-left: 40px;">Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:</p> <p style="padding-left: 40px;">Garden room floor plans of 22.12.2022 Plan number - PR 09</p> <p style="padding-left: 40px;">Existing and proposed block plans of 14.02.2023 Plan number - PR 01</p> <p style="padding-left: 40px;">Garden room floor plans of 14.02.2023 Plan number - PR 10</p> <p style="padding-left: 40px;">Revised ground floor plan of 05.05.2023 Plan number - PR 02 REV 1</p> <p style="padding-left: 40px;">Revised first floor plan of 05.05.2023 Plan number - PR 03 REV 1</p> <p style="padding-left: 40px;">Revised south elevations of 05.05.2023</p> |
|---|---|



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Plan number - PR 04 REV 1

Revised east elevations of 05.05.2023

Plan number - PR 05 REV 1

Revised north elevations of 05.05.2023

Plan number - PR 06 REV 1

Revised west elevations of 05.05.2023

Plan number - PR 07 REV 1

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

3. The development hereby permitted shall be carried out in strict accordance with the recommendations detailed in the submitted Flood Risk Assessment dated 26th January 2023.

Reason: To prevent increased flood risk, in accordance with Policy ES3 of the Stroud District Local Plan, November 2015.

Informatives:

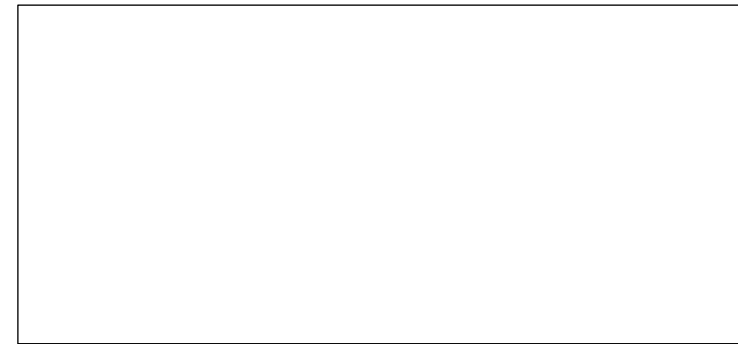
1. ARTICLE 35 (2) STATEMENT - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.

DEVELOPMENT MANAGEMENT SERVICE
APPLICATION & ENFORCEMENT PERFORMANCE STATISTICS Q1 2023

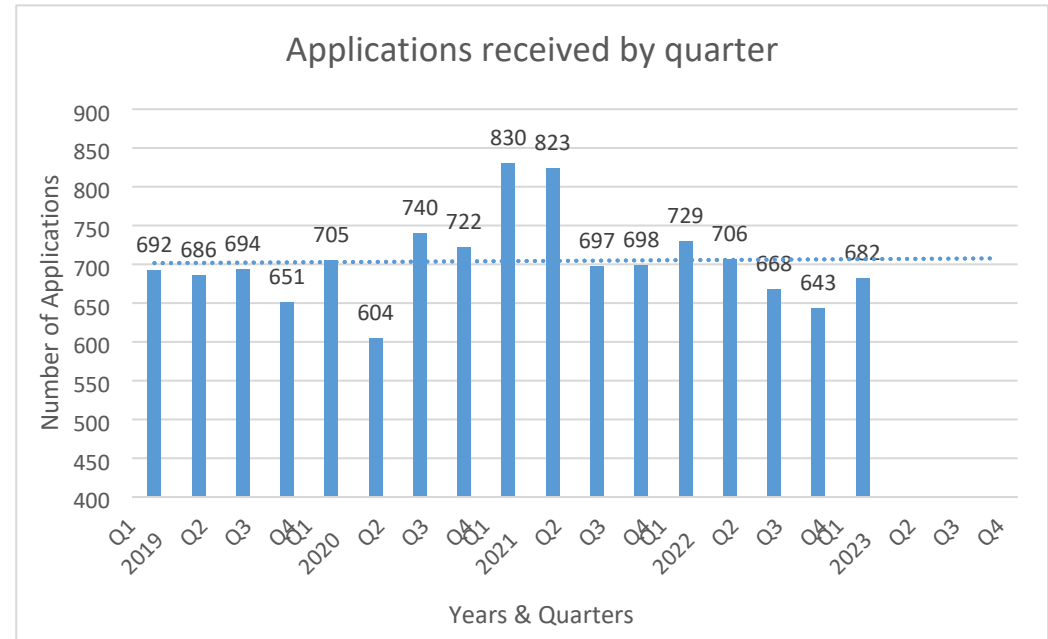
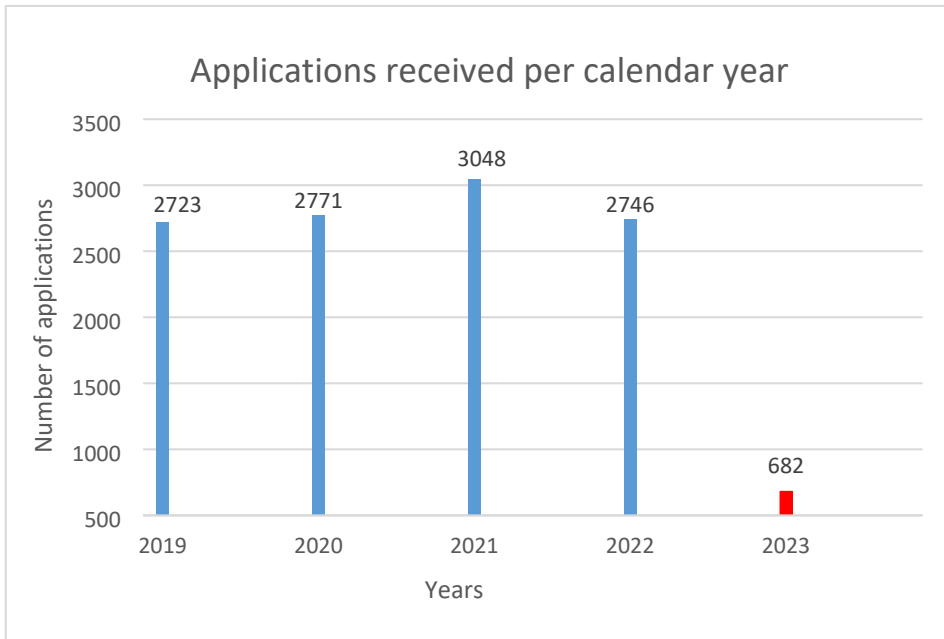
Development Management Applications

Table 1: Planning Applications – Received (includes all application types except pre applications)

| Development Management | 2023 | | 2022 | | 2021 | | 2020 | | 2019 | |
|---|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|
| | Q1 | 682 | Q1 | 729 | Q1 | 830 | Q1 | 705 | Q1 | 692 |
| No of applications received per quarter (Excludes Pre-applications) | Q2 | | Q2 | 706 | Q2 | 823 | Q2 | 604 | Q2 | 686 |
| | Q3 | | Q3 | 668 | Q3 | 697 | Q3 | 740 | Q3 | 694 |
| | Q4 | | Q4 | 643 | Q4 | 698 | Q4 | 722 | Q4 | 651 |
| | Total | 682* | Total | 2746 | Total | 3048 | Total | 2771 | Total | 2723 |

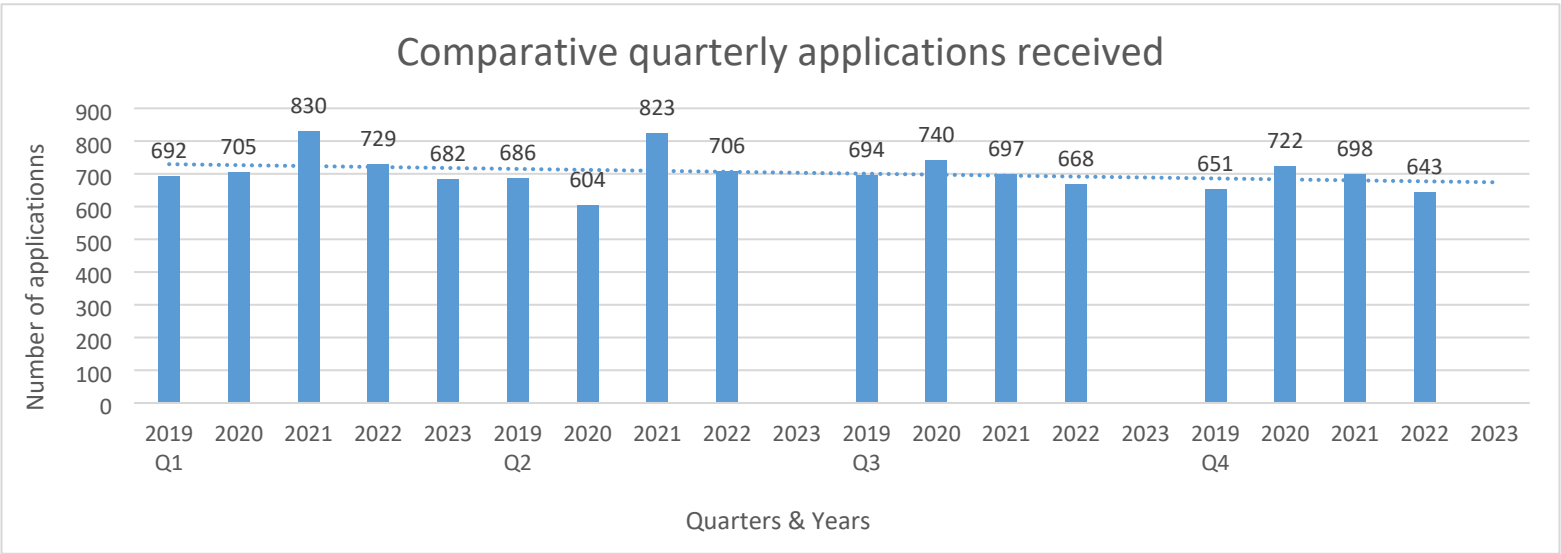


* Figures up to 31.03.2023

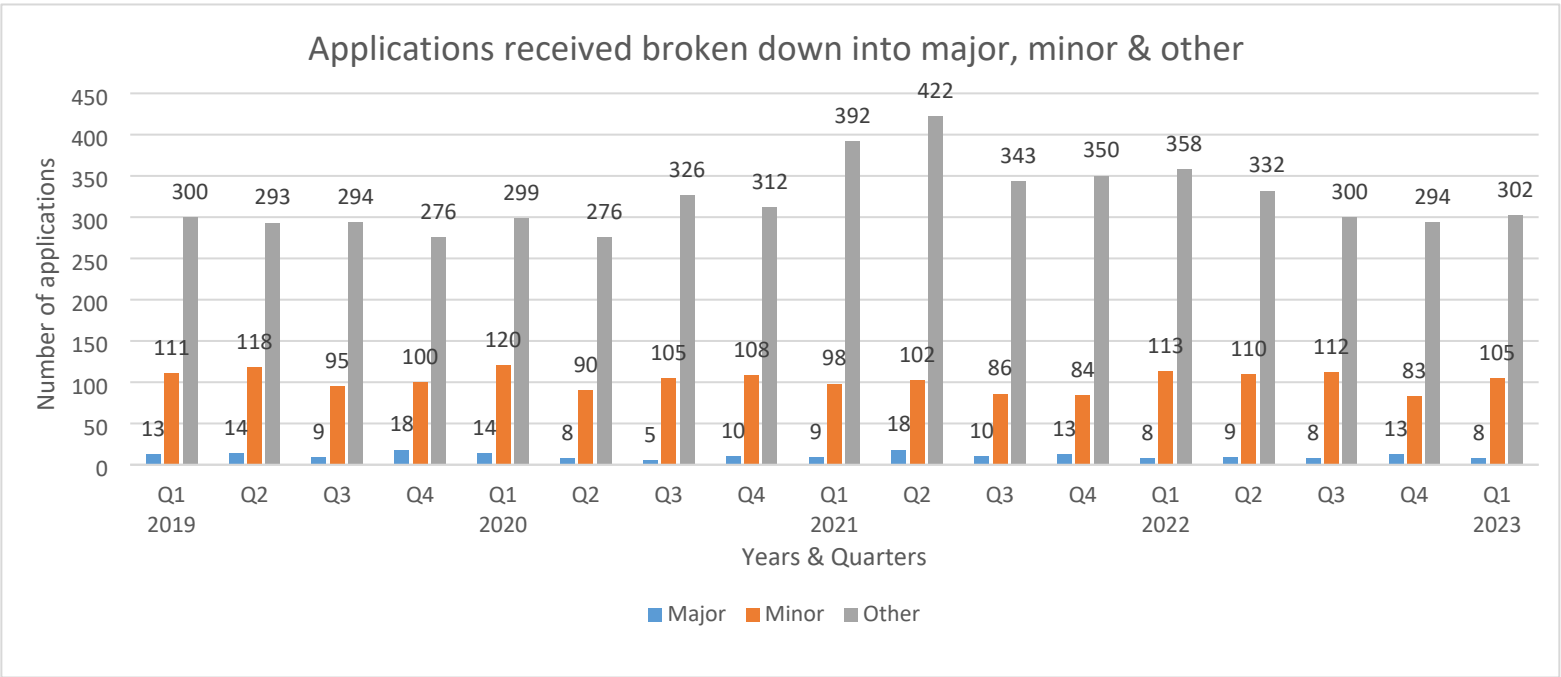


Graph 1.1

Graph 1.2



Graph 1.3

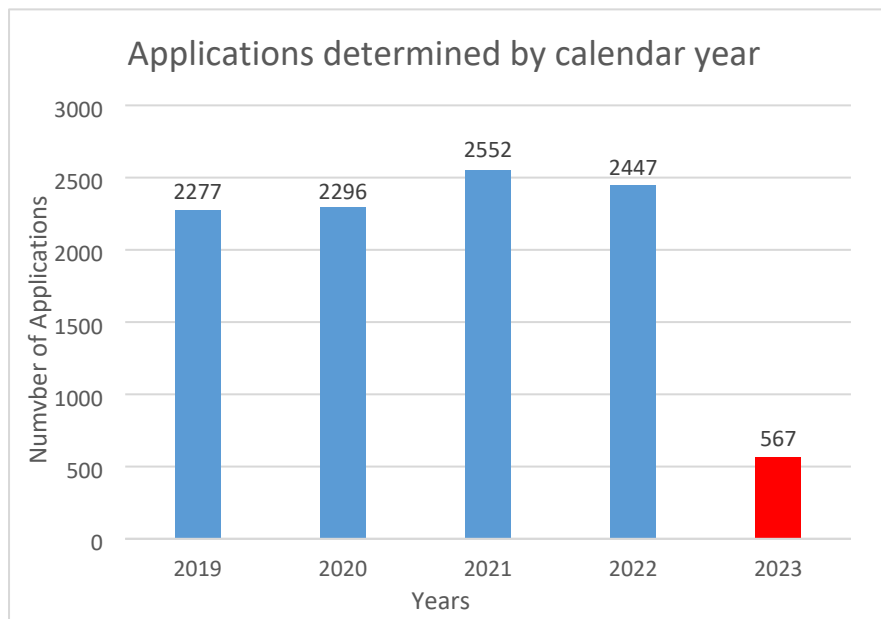


Graph 1.4- (Includes application types reported as part of PS2 Government stats)

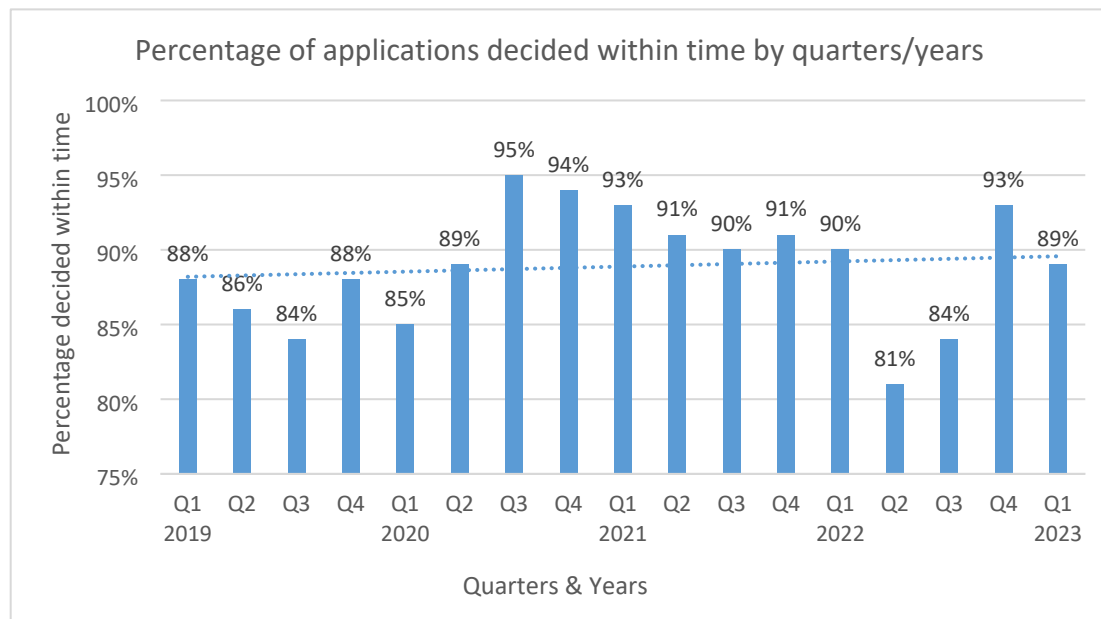
Table 2: Planning Applications – Determined (includes all application types except pre applications)

| Development Management | | 2023 | | 2022 | | 2021 | | 2020 | | 2019 | |
|---|---------------------------------------|-------------|------------|-------------|------------|-------------|------------|-------------|------------|-------------|------------|
| | | No | & in time | No | % in time | No | % in time | No | % in time | No | % in time |
| No of applications determined per quarter (Excludes Pre-applications) | Q1 | 567 | 89% | 560 | 90% | 604 | 93% | 520 | 85% | 513 | 88% |
| | Q2 | | | 646 | 81% | 698 | 91% | 442 | 89% | 578 | 86% |
| | Q3 | | | 606 | 84% | 667 | 90% | 635 | 95% | 591 | 84% |
| | Q4 | | | 635 | 93% | 583 | 91% | 699 | 94% | 595 | 88% |
| | Total & Average % for Year | 567* | 89% | 2447 | 87% | 2552 | 91% | 2296 | 91% | 2277 | 87% |

* Figures up to 31.03.2023

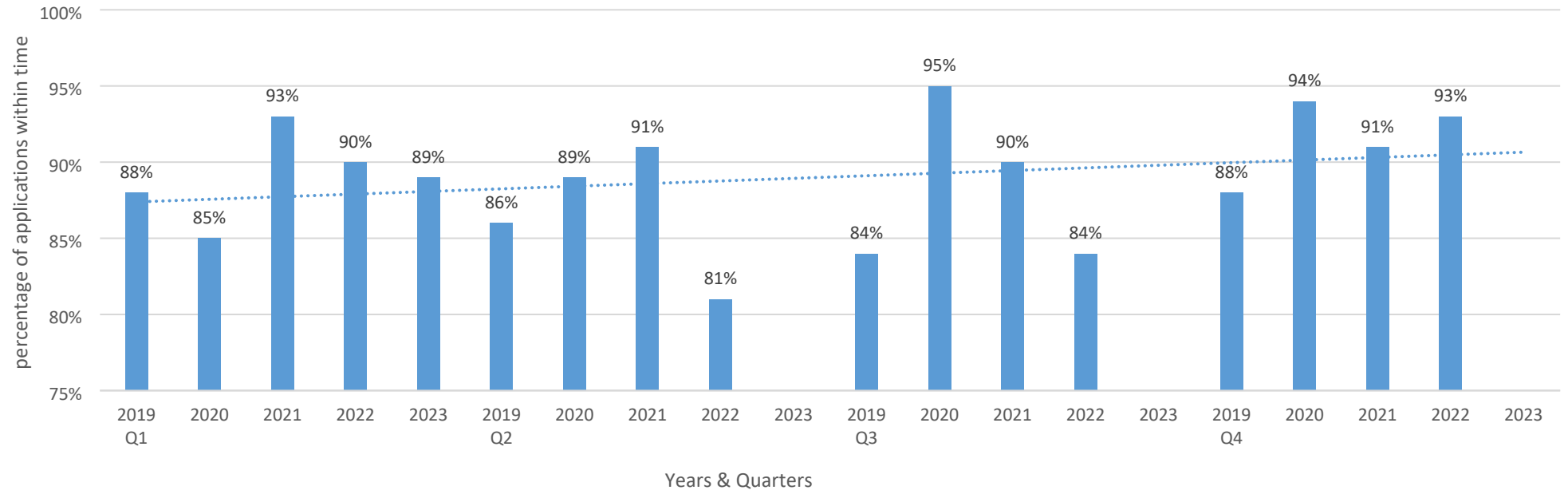


Graph 2.1



Graph 2.2

Comparative quarterly applications determined within time



Graph 2.3

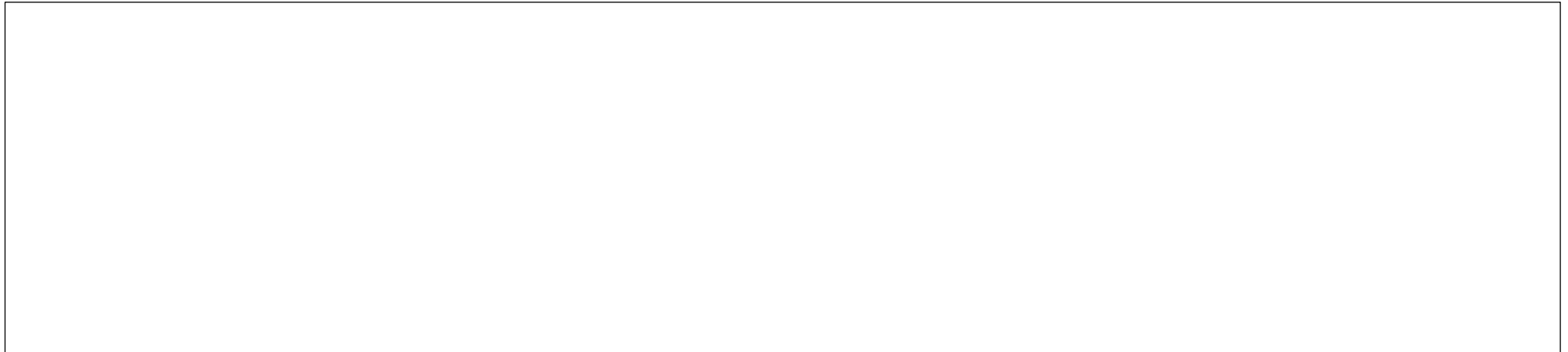
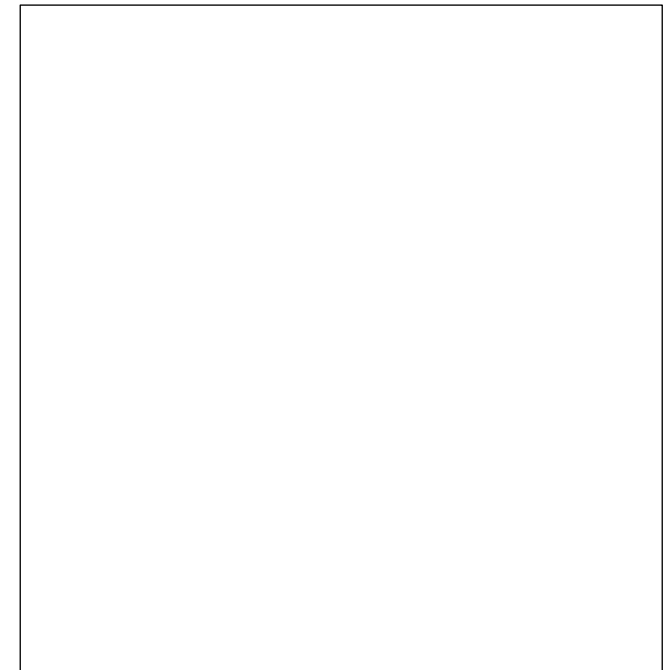
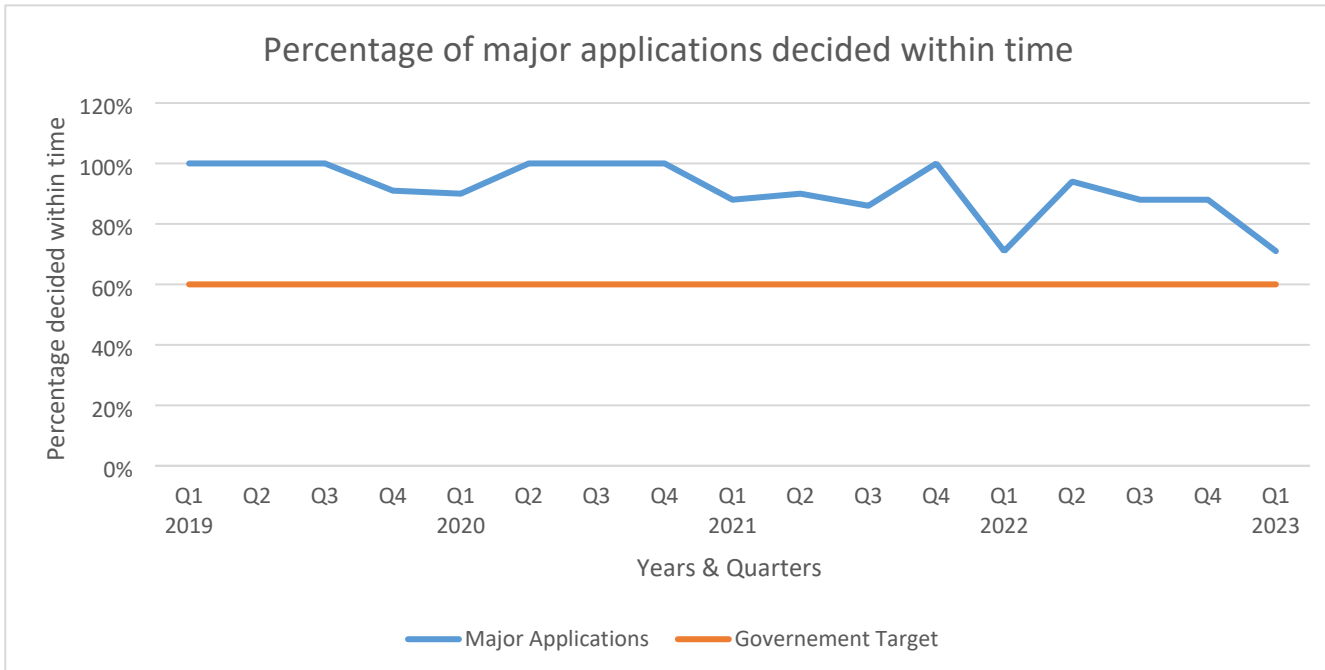
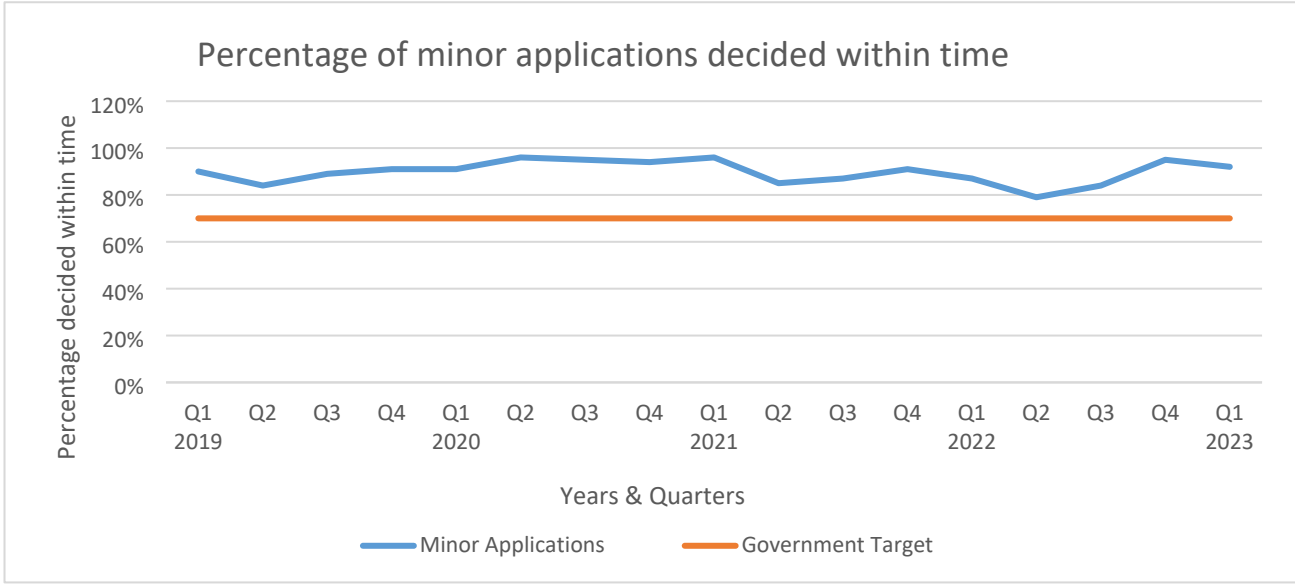


Table 3: Planning performance – Percentage of applications decided within time (Application types reported as part of PS2 Government stats)

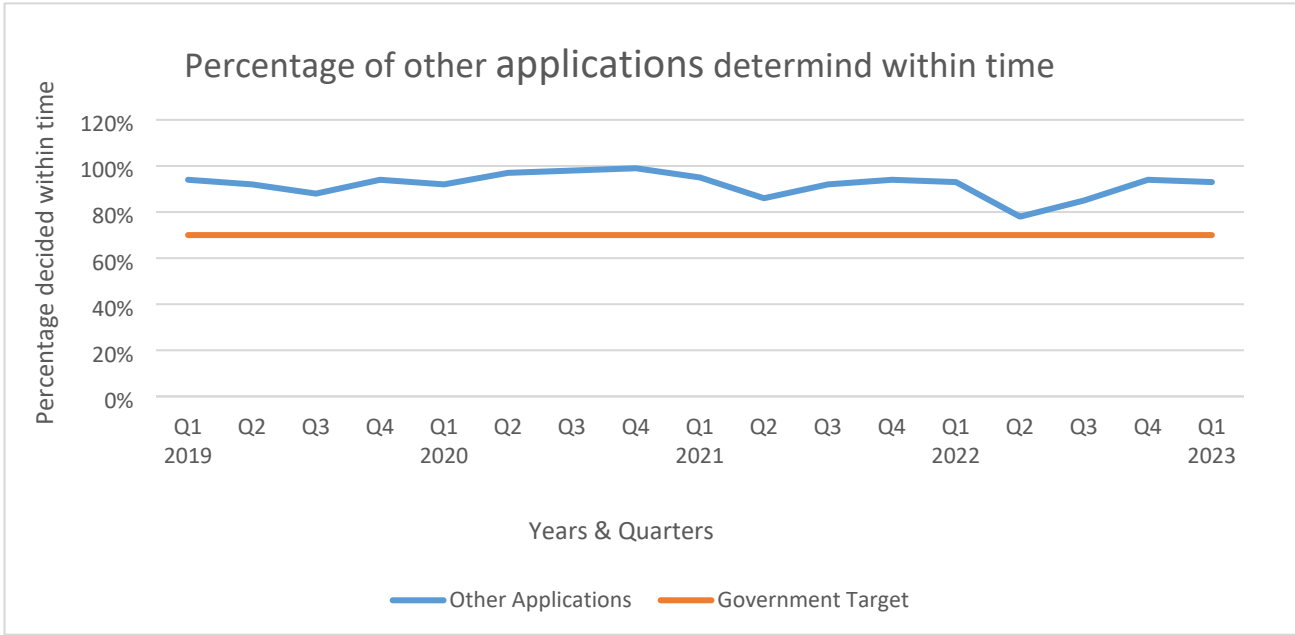
| Development Management | | 2023 | | | 2022 | | | 2021 | | | 2020 | | | 2019 | | |
|---|----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | Major | Minor | Other | Major | Minor | Other | Major | Minor | Other | Major | Minor | Other | Major | Minor | Other |
| percentage of applications determined per quarter | Q1 | 71% | 92% | 93% | 71% | 87% | 93% | 88% | 96% | 95% | 90% | 91% | 92% | 100% | 90% | 94% |
| | Q2 | | | | 94% | 79% | 78% | 90% | 85% | 86% | 100% | 96% | 97% | 100% | 84% | 92% |
| | Q3 | | | | 88% | 84% | 85% | 86% | 87% | 92% | 100% | 95% | 98% | 100% | 89% | 88% |
| | Q4 | | | | 88% | 95% | 94% | 100% | 91% | 94% | 100% | 94% | 99% | 91% | 91% | 94% |



Graph 3.1

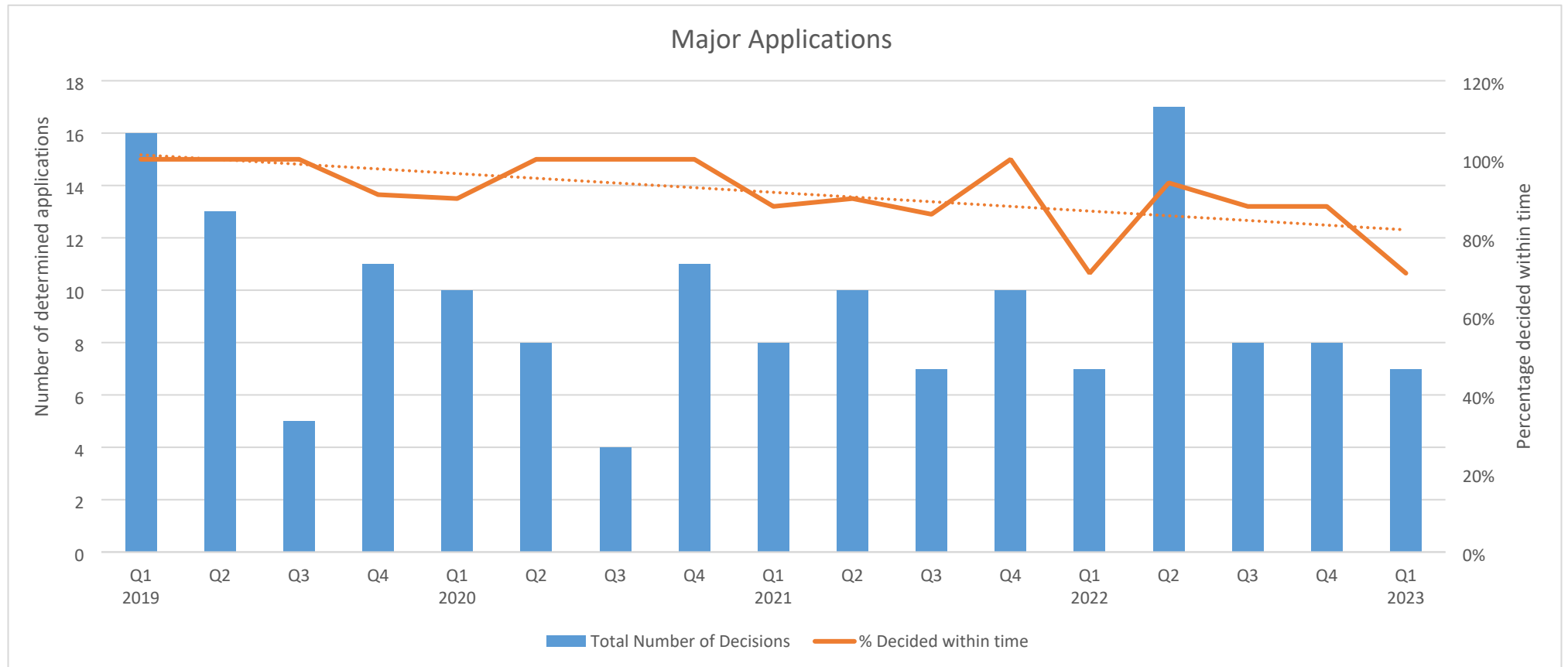


Graph 3.2

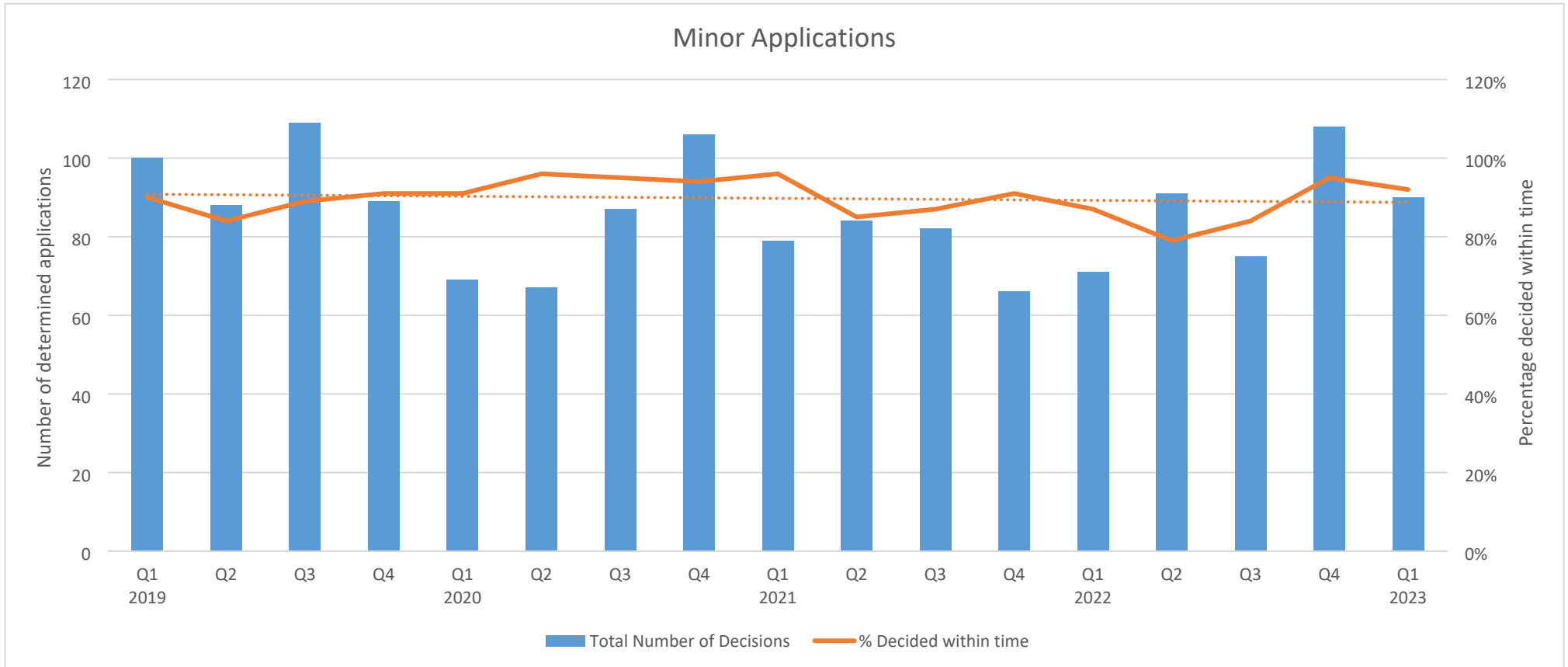


Graph 3.3

Graph 4.1- Planning performance –Number of major applications determined compared to the percentage within time (Includes application types reported as part of PS2 Government stats)



Graph 4.2: Planning performance –Number of minor applications determined compared to the percentage within time (Includes application types reported as part of PS2 Government stats)



Graph 4.3: Planning performance –Number of other applications determined compared to the percentage within time (Includes application types reported as part of PS2 Government stats)

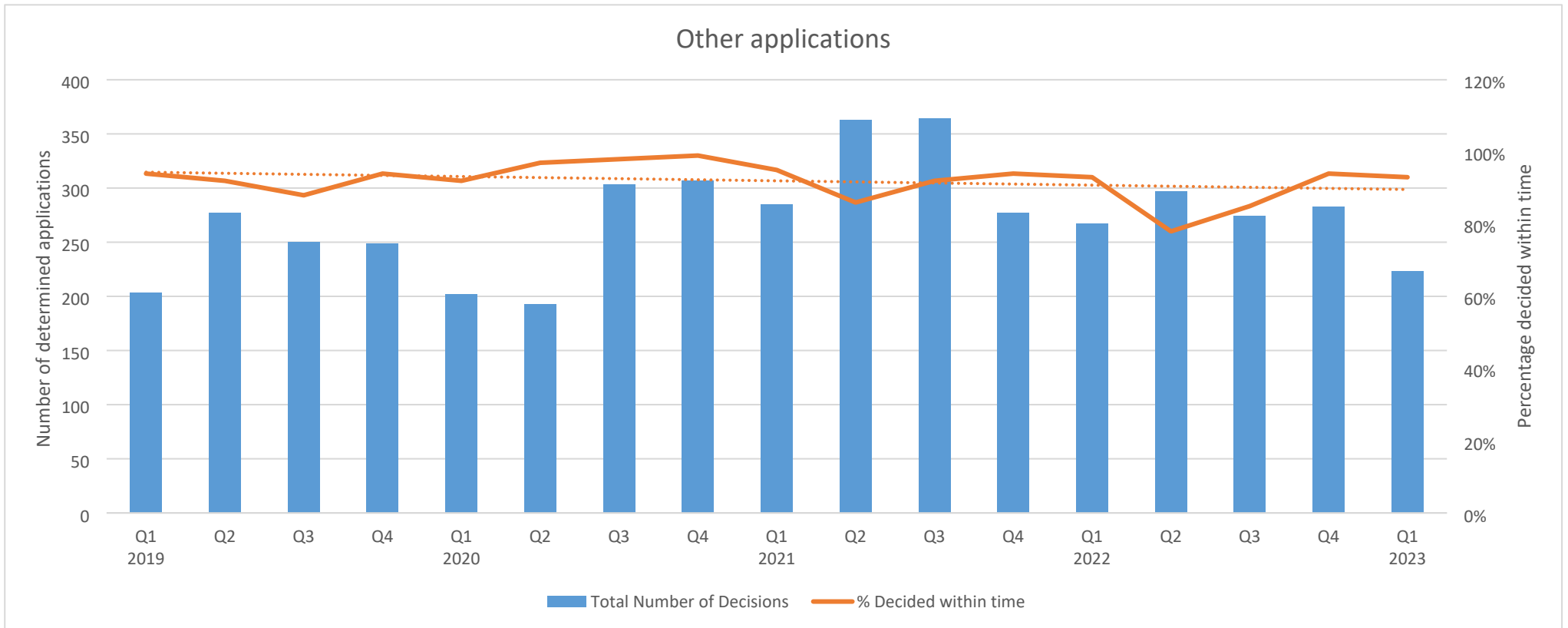
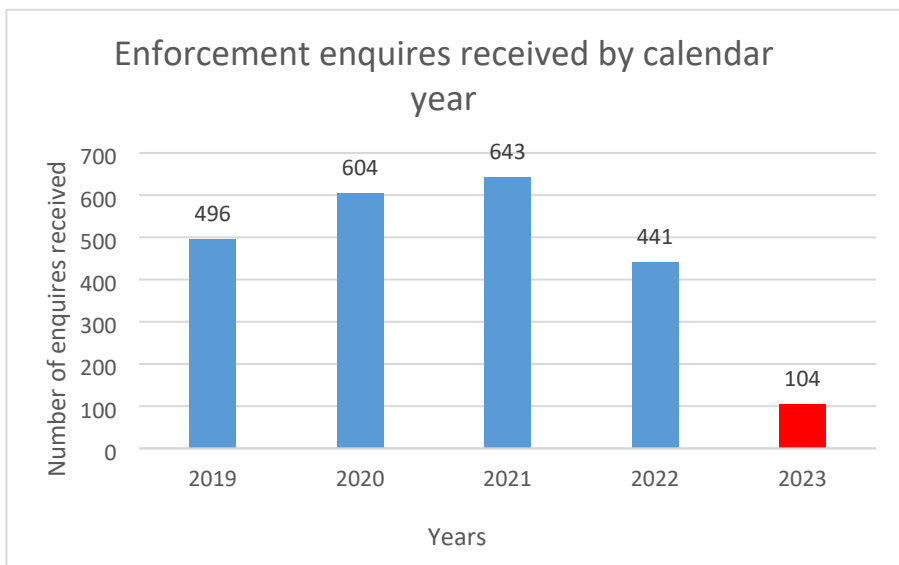
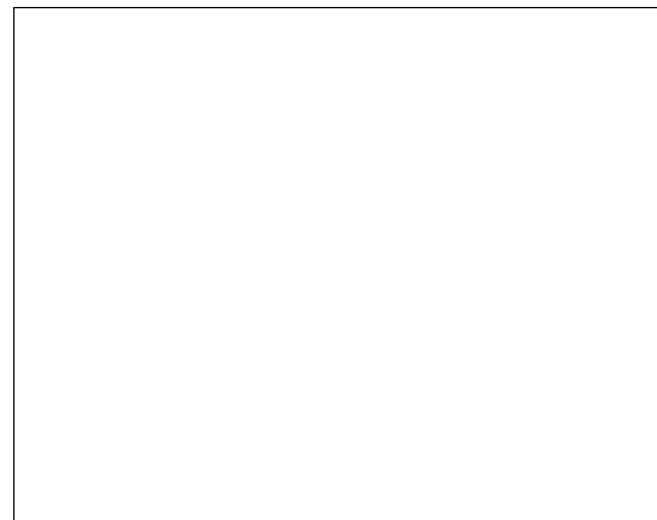


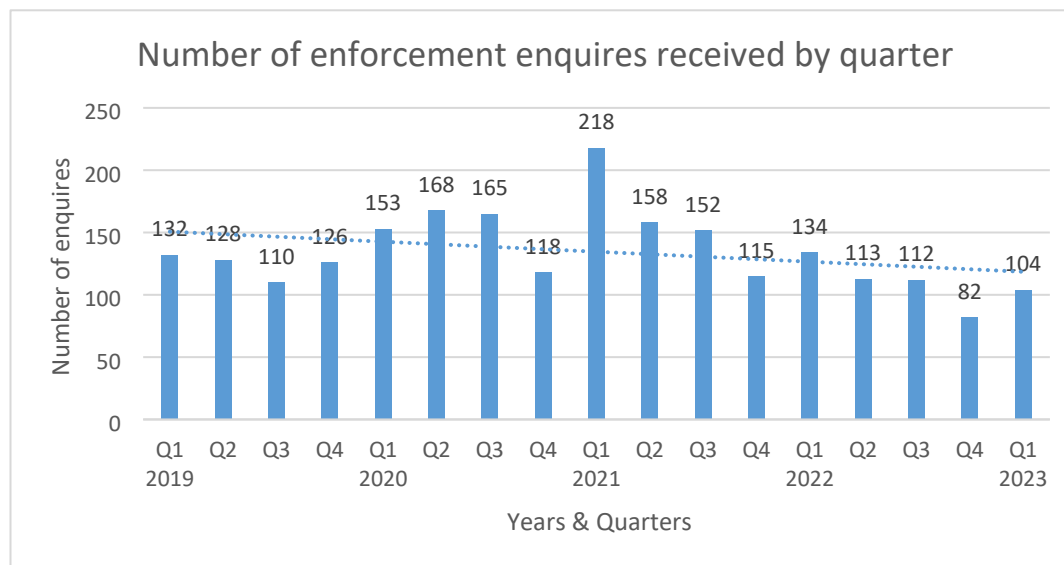
Table 5: Enforcement Enquiries – Received

| Enforcement | 2023 | | 2022 | | 2021 | | 2020 | | 2019 | |
|--|--------------|-------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|
| No of enquiries received per quarter (Excludes compliance & solicitor/estate agent queries) | Q1 | 104 | Q1 | 134 | Q1 | 218 | Q1 | 153 | Q1 | 132 |
| | Q2 | | Q2 | 113 | Q2 | 158 | Q2 | 168 | Q2 | 128 |
| | Q3 | | Q3 | 112 | Q3 | 152 | Q3 | 165 | Q3 | 110 |
| | Q4 | | Q4 | 82 | Q4 | 115 | Q4 | 118 | Q4 | 126 |
| | Total | 104* | Total | 441 | Total | 643 | Total | 604 | Total | 496 |
| Annual Percentage Increase/Decrease on previous year | | | ↓ 31% | | | ↑ 6% | | ↑ 22% | | ↑ 23% |

* Figure up to 31.03.2023



Graph 5.1



Graph 5.2

Table 6: Enforcement Enquiries- Quarter 1 of 2023 – Received, allocated & closed

| Enforcement | 2023 | | | |
|---|------|----|----|----|
| | Q1 | Q2 | Q3 | Q4 |
| Number of Case Received | 104 | | | |
| Percentage of Cases closed at Triage | 37% | | | |
| Number of cases allocated for further investigation | 61* | | | |
| Percentage of cases closed under 6 months | 43% | | | |
| Number of cases pending triage | 5* | | | |

* Figures based on records up to 31.03.2023

Table 7: Enforcement Enquiries – Summary of Enquiries Received/Closed

| (Excludes compliance & solicitor/estate agent queries) | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|------------|------------|------------|------------|------------|
| Enquiries Received | 104* | 441 | 643 | 604 | 496 |
| Of these the number closed in the same year | 45* 47% | 148 34% | 371 58% | 393 64% | 323 65% |
| Of those closed above the average working days taken to resolve | 17 | 47 | 32 | 26 | 34 |
| No of Open Enquiries at the end of the year | | 293 66% | 272 42% | 219 36% | 171 35% |
| No of Enquiries currently open as of 31.03.2023 | 59* | 253* | 177* | 63* | 49* |

* Figures based on records up to 31.03.2023

601 Total open cases as of the 31.03.2023

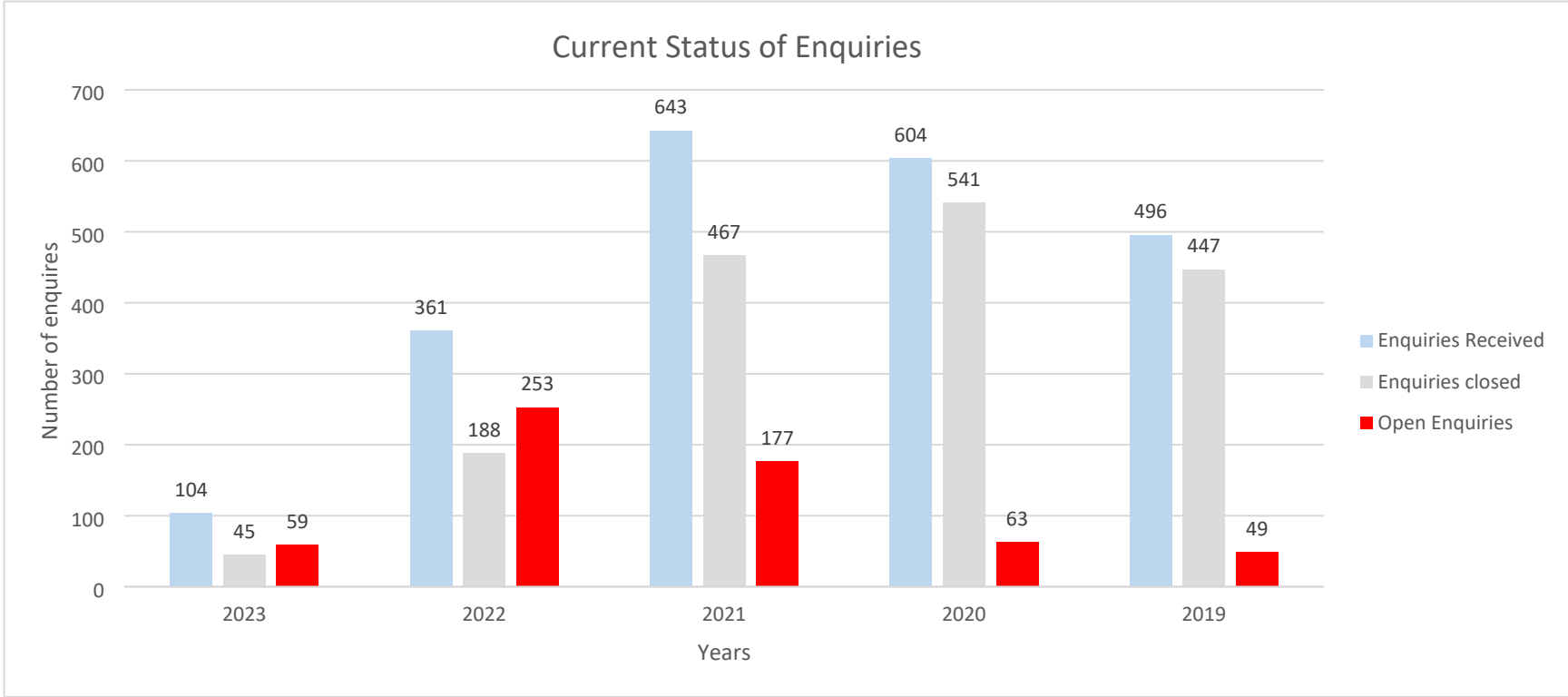


Table 8: Enforcement/Breach of Condition Notices – Served

| Notice Type | 2023 | 2022 | 2021 | 2020 | 2019 |
|--------------------------|------|------|---------------------------------|------|------|
| Number of notices issued | 0 | 4 | 10 (one withdrawn and reissued) | 4 | 2 |

* Figures based on records up to 31.03.2023

Breakdown of Enforcement/Breach of Condition Notices Issued in 2021-2023

| Case Reference | Address | Notice Type | Date issued | Compliance Date |
|-----------------|--|---------------------|-------------|-------------------------|
| S.21/0560/BRCON | 2 Dursley Road Woodfields Dursley | Breach of Condition | 05.10.2022 | |
| S.21/0560/BRCON | 2 Dursley Road Woodfields Dursley | Breach of Condition | 21.07.2022 | Withdrawn 04.10.2022 |
| S.21/0442/UENG | Land Adjacent to Rose Cottage Stroud Road Whaddon | Enforcement Notice | 18.05.2022 | Appeal in progress |
| S.20/0691/UNCHU | Yard and Premises Adjacent Halmers End Coaley | Enforcement Notice | 08.04.2022 | 16.11.2022 |
| S.20/0695/UNCON | 1 Fort View Terrace Stroud | Enforcement Notice | 07.12.2021 | Appeal in progress |
| S.20/0398/UENG | West of The Weighbridge Inn Avening Road | Enforcement Notice | 30.11.2021 | Appeal in progress |
| S.21/0054/UNCHU | Land Parcel at Tyley Bottom Coombe Wotton – Under-Edge | Enforcement Notice | 01.10.2021 | 06.05.2022 |
| S.21/0347/UNCHU | Gladwish Fields Farmhill Lane Stroud | Enforcement Notice | 30.09.2021 | Notice complied with |

| | | | | |
|-----------------|---|-----------------------|------------|--|
| S.21/0557/UNBWK | Ashen Plains Wood Waterley Bottom North Nibley | Enforcement Notice | 30.09.2021 | Appeal in progress |
| S.20/0680/UNBWK | New house at Site of Former Verona Cottage Sticky Lane Hardwicke | Enforcement Notice | 23.09.2021 | 29.07.2022 (subject to no appeal) |
| S.21/0033/UENG | Horizons Main Road Whiteshill | Enforcement Notice | 18.03.2021 | 16.07.2021 |
| S.19/0074/UNBWK | Land Opposite New Inn Waterley Bottom North Nibley | Enforcement Notice | 03.03.2021 | 21.04.22 (appeal dismissed) |
| S.19/0184/UNBWK | The Wad Damery Lane Berkeley | Enforcement Notice | 16.02.2021 | 05.04.22 (appeal dismissed) With enforcement to action. |

