

Item: 4.2	Application: S.22/2473/FUL
Address: Former Orchestra Works Site, Walk Mill Lane, Kingswood	

The application is recommended for approval subject to conditions and specified financial contributions. However, small amendments to the proposed conditions are necessary. The changes are as follows:

### **Condition 2 (approved plans)**

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

Site Location Plan drawing no. 875-01, as received 11/11/2022  
 Planning Layout drawing no. 875-05 Rev A, as received 12/06/2023  
 Proposed Street Scenes drawing no. 875-06 Rev A, as received 11/11/2022  
 S2 House Type Plans and Elevations drawing no. 875-10 Rev A, as received 12/06/2023  
 2B House Type Plans and Elevations drawing no. 875-11, as received 03/08/2023  
 S2 House Type Plans and Elevations drawing no. 875-12 Rev A, as received 12/06/2023

**FR2 House Type Plans and Elevations drawing no. 875-13, as received 11/11/2022  
 – This plan is to be removed from the list as this house type has been replaced**

FR2 (plot 26) House Type Plans and Elevations drawing no. 875-14, as received 11/11/2022  
 TE House Type Plans and Elevations drawing no. 875-15 Rev A, as received 12/06/2023  
 T3 House Type Plans and Elevations drawing no. 875-16 Rev A, as received 12/06/2023  
 CF House Type Plans and Elevations drawing no. 875-18, as received 11/11/2022  
 4B House Type Plans and Elevations drawing no. 875-20 Rev A, as received 12/06/2023  
 1B APR House Type Plans and Elevation drawing no. 875-21, as received 12/06/2023  
 Car Port Plan and Elevations drawing no 875-22 Rev A, as received 03/08/2023

Drainage and Finished Levels Layout drawing no. 875-142 Rev C, as received 12/06/2023  
 Swept Path Analysis drawing no. 875-144 Rev C, as received 12/06/2023  
 Parking Allocation drawing no. 875-145 Rev C, as received 12/06/2023  
 Refuse Strategy Plan drawing no 875-146 Rev C, as received 12/06/2023  
 Adoptable Highway Plan drawing no. 875-101 Rev B, as received 12/06/2023  
 Landscape Proposals drawing no. 22110.101 Rev C, as received 12/06/2023

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.

### **Condition 5 (obscured windows)**

Current wording:

***“All windows on the side elevations of the dwellings hereby permitted shall be glazed in obscure glass (to Pilkington Level 3 minimum standard) and maintained as such thereafter.***

*Reason:*

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

The proposed amendment to the wording:

***“Side elevation windows of dwellings hereby permitted on plots 18, 19, 28, and 29 shall be glazed in obscure glass (to Pilkington Level 3 minimum standard) and maintained as such thereafter.***

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

The wording of the condition now specifies plot numbers where the potential for direct overlooking has been identified. The condition is specific and enforceable.