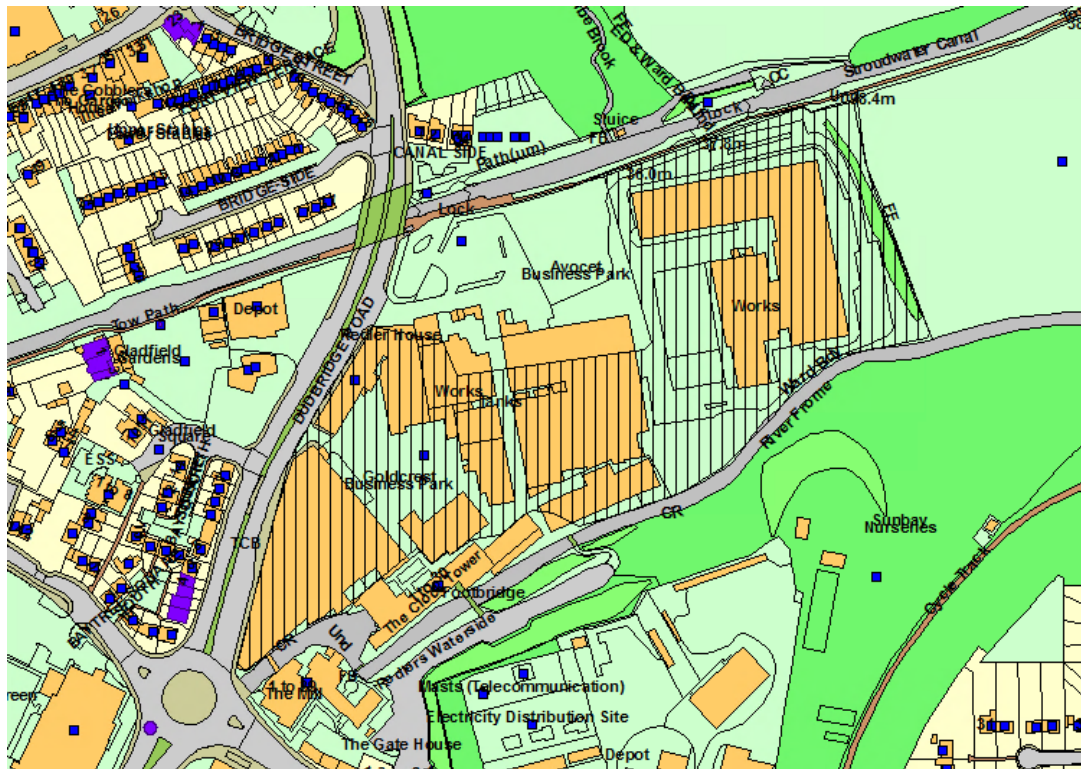




Development Control Committee Schedule 29/03/2022

Item No:	03
Application No.	S.21/1225/REM
Site Address	Dudbridge Industrial Estate, Dudbridge Road, Stroud, Gloucestershire
Town/Parish	Cainscross Town Council
Grid Reference	383590,204751
Application Type	Reserved Matters Application
Proposal	Details of appearance, landscaping, layout and scale pursuant to the grant of outline planning consent under hybrid planning permission (S.17/1987/OUT dated 25th May 2018) for the retrofit of Building A (Redler), Building B and Building J, providing 30 apartments, historic archive, cafe and associated bin and bike stores.
Recommendation	Approval
Call in Request	Requested by Head of Planning





Development Control Committee Schedule 29/03/2022

Applicant's Details	Avocet Industrial Estates LLP C/O Walsingham Planning, 1 Gas Ferry Road, Hotwells, Bristol, BS1 6UN
Agent's Details	Miss S Bridges Walsingham Planning, 1 Gas Ferry Road, Hotwells, Bristol, BS1 6UN
Case Officer	Ranjit Sagoo
Application Validated	14.05.2021
CONSULTEES	
Comments Received	Contaminated Land Officer (E) Mr M Taylor - South Cotswold Group Development Coordination (E) Contaminated Land Officer (E) Mr M Taylor - South Cotswold Group SDC Water Resources Engineer Contaminated Land Officer (E) Mr M Taylor - South Cotswold Group Public Rights Of Way Officer
Constraints	Adjoining Canal Affecting the Setting of a Cons Area Consult area Conservation Area Flood Zone 2 Flood Zone 3 Glos Centre Env Records - Species Key Employment Land (LP) Key Wildlife Sites - Polygons Within 50m of Listed Building Cainscross Parish Council Affecting a Public Right of Way Rodborough 3km core catchment zone Settlement Boundaries (LP)
OFFICER'S REPORT	

MAIN ISSUES

- * Principle of development
- * Reserved matters compliance
- * Appearance
- * Landscaping
- * Layout
- * Scale

DESCRIPTION OF SITE

The site comprises of 3.11ha of land (approx.) to the west of Stroud town centre. The site lies between the Stroudwater Canal to north and the River Frome to the south. To the west is Dudbridge Road (the A419) that provides site access. Directly to the east of the boundary is relatively flat land that is the new build element of the Dudbridge Industrial Estate



Development Control Committee Schedule 29/03/2022

regeneration (pending reserved matter application for the erection of 94 residential units). Further east is the Marling School playing field.

The adjacent site, on the other side of the river, is Dudbridge Mill, which is of late 19th century brick-built mill with close associations with the nearby watercourses and road network. The Mill has since been converted to residential use.

The existing site comprises three buildings be retained and refurbished to the north of Dudbridge Industrial Estate access road. The north-west part of the site (under the hybrid application) lies the retail foodstore.

The site is located within the Industrial Heritage Conservation Area (IHCA) and is an integral part of the industrial heritage of the Stroud Valleys.

As defined by the Stroud Local Plan (adopted 2015), the site is allocated as a regeneration site under Policy E12 (Regenerating existing employment sites).

Based on the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 3 (high probability of flooding).

RELEVANT PLANNING HISTORY

Planning application ref: S.17/1987/OUT granted (25th May 2018) as a hybrid consent. The full planning permission related to the retail foodstore and flood mitigation measures. The outline (particularly relevant to this application) concerned outline permission for residential development to the east and south of the site area. The outline consent element requires the submission of reserved matters, the basis of this application.

Condition 21 of the hybrid application requires the approval of a Design Code for the outline element. This was approved on 11th January 2019 under planning application ref: S.18/2270/DISCON. This informs the design and detailing of this reserved matters application.

It is noteworthy that the applicant has also submitted a reserved matters application for appearance, landscaping, layout and scale (under ref: S.21/1152/REM) - presented at Committee today as well. The proposal relates to the erection of 94 no. residential units and associated infrastructure.

PROPOSAL

This proposal seeks approval of the reserved matters (details of appearance, landscaping, layout and scale) pursuant to the grant of outline planning consent under hybrid planning permission (S.17/1987/OUT) for the refurbishment and conversion of the existing buildings to comprising 30 no. apartments, historic archive and café.

Development relates to the following buildings onsite:

Building A (Redler) - (ground floor 8 units; first floor 8 units) 16 units

Building B - (ground floor 7 units) 7 units

Building J - ground floor 5 units; first floor 2 units) 7 units



Development Control Committee Schedule 29/03/2022

A total of 30 units comprising of 1 bedroom x2 and 2 bedroom x28.

As indicated on the Masterplan and drawings, the proposal shows an access road off the Dudbridge Road Industrial Estate running south-east boundary towards the carpark.

REVISED DETAILS

Revised drawings have been submitted following extensive consultations undertaken on the design details between the applicant and the Conservation Officer.

An Addendum will be issued when the applicant has submitted revised plans to address concerns raised relating to highways. The highways issues are explained further below:

- 1051-ARD-APG-XX-ZZ-0012-COMPARATIVE SOUTH & SOUTH-EAST ELEVATIONS (rev P05)
- 1051-ARD-APG-XX-ZZ-0013-COMPARATIVE NORTH & NORTH-WEST ELEVATIONS (rev P05)
- 1051-ARD-APG-XX-ZZ-0014-PROPOSED ELEVATIONS (rev P04)
- 1052-DBB-APG-XX-01-0001-GROUND FLOOR AND ROOF PLAN (rev P09)
- 1052-DBB-APG-XX-ZZ-0002-PROPOSED ELEVATIONS (rev P08)
- 1052-DBB-APG-XX-ZZ-0003-COMPARISON TO OUTLINE PERMISSION (rev P02)
- 1063-DBJ-APG-XX-ZZ-0001-GROUND FLOOR PLAN (rev P12)
- 1063-DBJ-APG-XX-ZZ-0002-FIRST FLOOR PLAN (rev P10)
- 1063-DBJ-APG-XX-ZZ-0003-ROOF PLAN (rev P10)
- 1063-DBJ-APG-XX-ZZ-0004-PROPOSED ELEVATIONS (rev P07)
- 1063-DBJ-APG-XX-ZZ-0005-COMPARISON TO OUTLINE PERMISSION (rev P07)
- 1065-0014 Dudbridge-Redlar House Bldg_J-HARD_LANDSCAPE_PLAN (rev C)
- 1065-0015 Dudbridge-Redlar House Bldg_J-BOUNDARY_TREATMENT (rev D)

MATERIALS

External alterations are minimal and primarily related to roof covering, reclaimed windows and new doors, below lists main external materials relating to the buildings:

- Building A (Redlar) - roof covering, window and door material / colours
- Building B - roof covering, window, door, reclaimed red brick wall, example of blue / black brick to frame window, render colour
- Building J - roof covering

REPRESENTATIONS

Statutory Consultees:

Revised drawings have been submitted following discussions with the applicant. As a consequence, consultees have been notified of revised information and an opportunity to make any further comments. Changes have primarily been to the detailed materials, external elevations, landscaping and access from the main route towards the parking garage at the south of the site.

Rodborough Parish Council (24.06.2021) - Rodborough Planning Committee make neutral comments but note concerns with increase in traffic and already high levels of pollution. Active Travel should be promoted and swift bricks to be installed in the buildings.

Cainscross Parish Council (25.05.2021) - application noted.

Stroud Town Council (25.05.2021) - following concerns raised:



Development Control Committee Schedule 29/03/2022

No detail relating to bin storage, bike stores and electric charging points
Lack of permeable surface, open space and landscaping
A high density development
Therefore, contrary to Policies CP5, CP8 and HC1 of the SDC Local Plan

SDC Environmental Health Officer (12.05.21 and 29.09.2021) - no objection. Attention drawn to Condition 47 of the hybrid application (ref: S.17/1987/OUT). This relates to the safeguarding of any noise from the supermarket service yard impacting upon future occupiers of the development.

SDC Contaminated Land Officer (26.05.2021 and 21.09.2021) - no objection. Attention drawn to Part C (Remediation Statement) of Condition 31 that has not been discharged for residential development.

SDC Conservation Officer (24.08.2021 and 13.09.2021) - detailed plans considered acceptable with the exception of the corner of the lower entrance. The glazed element rising straight up from the boundary wall on the crank is a striking structure within the Conservation Area, and one of the key buildings in the development. The building as proposed, set back from the boundary on the corner, has none of the impact of the original, and cannot be deemed to preserve or enhance the character of the conservation area.

The applicant has subsequently provided amendments to the design which has now addressed the concerns raised above. No objections.

Local Highway Authority (GCC) (13.05.2021) - application is deferred based on the following reasons:

Location

The site is located to the east of the A419 Dudbridge Road, a dual carriageway classified road with a 30mph speed limit which is bound to the south by the River Frome and to the north by the Lidl foodstore approved under S.17/1987/OUT and the Stroudwater Navigation.

Access

Access to the site will be gained from A419 Dudbridge Road which was approved under application S.17/1987/OUT. The site is split into 2 area with Building A Redler House and Building B being located to the north of the access road and Building C being located to the south of the Building B to the south.

Access to Building C is shown on DBL-APG-XX-DR-A 0021 PO1 Site Layout and is taken from a point approximately 15m west of the A419 in a location which is likely to be an acceptable length to allow vehicle to wait to turn into the site without impacting on A419 Dudbridge Road and will be acceptable.

Drawing ARD-APG-XX-ZZ-L 0014A Hard Landscape Plan shows the access as a bellmouth which will not be acceptable. A dropped kerb footway crossing will be required to maintain pedestrian priority which should be shown on an amended drawing. The access road within the site is 4.1m wide at the junction with the main access road which is acceptable but narrows to 3m as it approaches the undercover parking area which will not be wide enough to allow 2 cars to pass and should be amended to provide a 4.1m length for the entire length.



Development Control Committee Schedule 29/03/2022

Access to Building A and Building B is not clearly defined on the submitted drawings. A priority crossing for pedestrians and cyclists to provide access will be required and should be shown on amended drawings.

Whilst outside of the red line of both sites it should be noted that the drawing shows footways on either side of the access road which will need to be amended to provide to provide tree lined streets and foot/cycleways to LTN 1/20 with priority crossings for pedestrians to comply with Manual for Gloucestershire Streets (MfGS) Addendum (October 2021) Concerns are also raised regarding the location of the bin store which will require the refuse vehicle to wait on the main access road at the junction of A419 Dudbridge Road which will be detrimental to highway safety and will not be acceptable.

Highway Capacity

Vehicle movements generated by the site have been previously considered under application S.17/1987/OUT and are considered to have minimal impact on the capacity and safety of the highway network which will be acceptable.

Layout and Parking

The Design and Access Statement describes the site as providing 29 flats, a café and historic archive. The letter from Walsingham Planning seeks to amend the description of the proposal to Details of appearance, landscaping, layout and scale pursuant to the grant of outline planning consent under hybrid planning permission (S.17/1987/OUT dated 25th May 2018) for the retrofit of Building A (Redler), Building B and Building J, providing 30 apartments, historic archive, café and associated bin and bike stores.

Drawing DBB-APG-XX-01-DR-A 0001/P07 Ground Floor and Roof Plan shows that Building B will now have 7 flats replacing Drawing DBB-APG-XX-01-DR-A 0001/P03 Ground Floor and Roof Plan which comprised 6 flats and a 100m² café. It is noted that some flats have 1 bedroom plus a 'study', however, these are large enough to be used as a bedroom and as future use by tenants cannot be secured the 'studies' must be considered as bedrooms Building A and Building B are located on the northern side of the main access road.

Building A will provide 16 x 2 bedroom flats. Building B will provide 7 x 2 bed flats. DBL-APG-XX-DR-A 0021 PO1 Site Layout shows a bank of 6 parking spaces and 1 remote space. The layout of the spaces is not acceptable as the remote space will be vulnerable and should be relocated.

Building J is located to the south of the main access road and will provide 7 x 2 bedroom flats. The Site Layout drawing shows 11 parking spaces and a car parking area. 9 spaces are laid out to the front of Building J which will be acceptable. 2 spaces at the side of the Building J do not have a 6m manoeuvring area to the rear and will therefore be inaccessible and unacceptable. Drawing ARD-APG-XX-ZZ-DR-L 0014A Hard Landscape Plan shows the internal layout of the car parking area which will accommodate 18 spaces.

Stroud District Local Plan Appendix 2 Table B requires an average 1.5 car parking spaces/dwelling. MfGS Addendum (October 2021) requires a minimum of 1 car parking space for a 1 or 2 bedroom dwelling which is summarised below:

Building A: 16 x 2 bed flats 7 (provided); 24 (SDLP); 16 (MfGS)



Development Control Committee Schedule 29/03/2022

Building B: 7 x 2 bed flats 7 (provided); 11 (SDLP); 7 (MfGS)

Building J: 7 x 2 bed flats 9 (provided); 11 (SDLP); 7 (MfGS)

Covered Parking: 18

Total: 41 (provided); 46 (SDLP); 30 (MfGS)

The site therefore provides an acceptable level of parking, however, the spaces in the covered parking area by Building J will not be acceptable parking for vehicles from the Buildings A and B as the walk distance is too far which will encourage indiscriminate parking on the highway to the detriment of will be required and should be shown on a revised drawing with a visitor hoop being provide close to the entrance of each building.

The Highway Authority therefore submits a response of deferral until the required information has been provided and considered.

Public Rights of Way (GCC) (25.01.2022) - This development does not appear to affect any public right of way, however if there is any suggestion that it will, whether through a need for a temporary closure or permanent diversion then contact should be made with the PROW team at the earliest opportunity.

Lead Local Flood Authority (GCC) (17.05.2021) - landscaping shown in this proposal is in agreement with the requirements of the agreed drainage scheme, the LLFA recommend that this information is suitable to satisfy the reserved matters for this development from the perspective of flood risk management.

Environment Agency (14.06.2021 and 22.09.2021) - no objection.

SDC Water Resources Engineer (07.06.2021) - the proposals are sited within FZ3 - applicant to submit a flood risk assessment.

County Archaeologist (GCC) (01.06.2021) - no objection, subject to archaeological works being carried out under the approved Written Scheme of Investigation that forms part of the outline consent.

Historic England (27.05.2021 and 08.02.2022) - initial comments from Historic England and follow up discussions below:

The application site is located within the Stroud Industrial Heritage Conservation Area and specifically the Dudbridge Hub Character Area. This Conservation Area has been designated to protect the industrial components of the built heritage associated with the mill industry. Dudbridge Mill is a coherent example of a late 19th century brick-built mill and has close associations with the watercourses and road networks that surround it. Brick built mills are relatively rare in Stroud and as such this holds particular heritage significance. The buildings retained as part of the outline approval are locally important heritage assets and define the overall character of the site and should be seen as steering the design approach for the details of the Reserved Matters application.

The proposed layout of the site has evolved during previous iterations of the outline application and the current application seeks approval for the detailed design of the new residential development, as highlighted within the dotted boundary on the submitted site plan. Pertinent to this application is the approved Design Codes, submitted as part of



Development Control Committee Schedule 29/03/2022

S.18/2270/DISCON. We advised at the time that the codes represented a design tool that would will help deliver a development that would knit well into the existing historic industrial fabric. These codes would also ensure a character of development that would be interpreted as locally distinct, while not slavishly aping to the industrial aesthetic or presenting a pastiche of the surviving structures.

While the reserved matters details follow the massing and form of the residential units, as approved in the design code submission, there are some general changes, principally to fenestration that, in our view, have compromised the industrial aesthetic that the design codes secured. Windows on principal elevations have generally been reduced in size and depth, often resulting in overly squat proportions, presumably an adjustment to provide standard internal sill heights? Also, a degree of introduced asymmetry (for example units 75-77) creates a more domestic aesthetic which moves away from the more successful arrangement, as prescribed by the design codes. This is a general observation which is found throughout the proposed detailed elevational treatments. The overall result will not deliver the quality of place-making that we envisaged for this site and we therefore advise a closer approach to the approved design codes.

Central to our consultation advice is the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990. In Section 72 of the act refers to the council's need to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of their duties.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 200 of the NPPF. In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Follow up conversations and revised drawings presented to Historic England, confirmed no objection and the elevation treatment would be positive aligning with the outline consent.

Ramblers Association (21.09.2021) - no objection

Public

Two letters of objection have been received from local residents, comments make reference to Stroud Civic Society objections. An objection has also been raised by Cllr Bloxsom relating to pedestrian safety as there would be no crossing at Dudbridge Road. Additional comments



Development Control Committee Schedule 29/03/2022

relate to the canal tow path does not link to Queen Elizabeth II Park with no towpath directly onto the west side of Dudbridge Road.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework (NPPF) July 2021

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

Specific reference to, but not limited:

- Paragraph 11 - Presumption in favour of sustainable development
- Paragraph 110 - promoting sustainable transport
- Paragraph 119 - making effective use of land
- Paragraph 129 - use of design guides and codes in support of an application
- Paragraph 130 - achieving well-designed places
- Paragraph 131 - new street trees
- Paragraph 158 - Climate change and flooding
- Paragraph 130 - achieving well-designed places
- Paragraph 174 - contribute to and enhance the natural local environment
- Paragraph 183 - Pollution
- Paragraph 197 - heritage assets and determining applications

Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 66(1).

Stroud District Local Plan

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

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

CP1 - Presumption in favour of sustainable development.

CP4 - Place Making.

Site Allocation SA1a - Land at Dudbridge

CP7 - Lifetime communities

CP8 - New housing development

CP14 - High quality sustainable development.

ES1 - Sustainable construction and design.

ES3 - Maintaining quality of life within our environmental limits.

ES4 - Water resources, quality and flood risk.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character.

ES10 - Valuing our historic environment and assets.

ES11 - Maintaining, restoring and regenerating the District's Canals.

ES12 - Better design of places.

EI2 Regenerating existing employment sites

Neighbourhood Plan

Cainscross Parish does not have a Neighbourhood Plan.



Development Control Committee Schedule 29/03/2022

Draft Local Plan

At the time of producing this report, the Council have submitted draft Local Plan to the Planning Inspectorate for Examination.

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 development has been established with the approval of the hybrid application.

As mentioned above, the applicant has submitted a separate application for the erection of 94 dwellings with associated infrastructure.

Under Policy EI2 of the adopted Stroud Local Plan, the site is identified as a regeneration site and is allocation under SA1a - Land at Dudbridge. The commercial/retail part of the hybrid (full planning application) is the built and operational Lidl store. Therefore, the principle of development has already been established.

RESERVED MATTERS COMPLIANCE

The approved hybrid application specifies several planning conditions which must be adhered to as part of any reserved matters submission:

-Condition 1 - 'For those parts of the development which are hereby permitted in Outline, details of the access, layout, scale, external appearance of the buildings, and the landscaping (hereinafter called the "reserved matters") within each part of the development shall be submitted to the local planning authority for approval.'

-Condition 2 - 'Applications for the approval of reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.'

-Condition 5 - 'development hereby permitted shall be carried out in accordance with the following drawings but only in respect of those matters not reserved for later approval:

- a. Site Location Plan - ref. 1689/PA01
- b. Existing Site Plan Based on Topographical Survey - ref. 1689/PA02
- c. Proposed Lidl Floor and Roof Plan - ref. 1689/PA06
- d. Proposed Lidl Elevations - ref. 1689/PA07
- e. Existing Redler House Survey 1689/PA08
- f. Proposed Demolitions Plan - ref. P16-1427_04 Sheet No: 02 Rev: B
- g. Proposed Demolitions Plan Contact Sheet - ref. P16-1427_04 Sheet No: 04 Rev: A
- h. Indicative Site Layout - ref. P16-1427_01 Sheet No: 02 Rev: J
- i. Indicative Building Heights Plan - ref. P16-1427_06 Sheet No: 01
- j. Indicative Street Scenes - ref. P16-1427_02 Sheet No: 02 Rev: H,
- k. Façade Retention Plan - ref. P16-1427_05'

-Condition 18 - 'The Reserved Matters applications submitted pursuant to condition no.1 shall be in substantial accordance with the Indicative Site Layout - ref. P16-1427_01 Sheet No: 02 Rev: J'



Development Control Committee Schedule 29/03/2022

-Condition 19 - 'The Reserved Matters applications submitted pursuant to condition no.1 shall be in substantial accordance with the Indicative Building Heights Plan - ref. P16-1427_06 Sheet No: 01.'

-Condition 20 - 'The Reserved Matters applications submitted pursuant to condition no.1 in relation to the buildings fronting on to the canal shall be in substantial accordance with the Indicative Street Scenes - ref. P16-1427_02 Sheet No: 02 Rev: H.'

-Condition 21 - 'Notwithstanding the approved plans, a Design Code for the outline element of the development hereby approved shall be submitted to the local planning authority either prior to or alongside the first application for approval of reserved matters which includes the erection of a new building. The Design Code shall be in substantial accordance with the approved Indicative Site Layout - ref. P16-1427_01 Sheet No: 02 Rev: J, Indicative Building Heights Plan - ref. P16-1427_06 Sheet No: 01 and Indicative Street Scenes - ref. P16-1427_02 Sheet No: 02 Rev: H except where other planning conditions require otherwise and shall include a set of Design Principles including:

- a. the principles for determining the design, form, and external appearance of the buildings;
- b. potential arrangements for car parking;
- c. the principles for the design of the public realm;
- d. the principles for the laying out of the green infrastructure including the approved Flood Channel at the southern part of the site
- e. The location and general extent of the areas of play;
- f. Existing landscape features to be retained;
- g. Boundary treatments
- h. The palette of materials to be used
- i. The phasing or sequencing of the development.

Submissions for the approval of the reserved matters shall accord with the Design Code, or any revised version of the Design Code which has been submitted to and approved in writing by the local planning authority.'

-Condition 36 - 'Applications for approval of Reserved Matters submitted pursuant to condition 1 shall ensure that there will be no less than 2no. 3m wide pedestrian links to the northern canal-side of the site. The links shall thereafter be retained and kept available for public use within the hours of 08:00 and 18:00 for 364 days of any year.'

-Condition 37 - 'The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment, including Surface Water Drainage Strategy, (FRA Dated Feb 2018 and Addendum dated 22nd Feb 2018). No development shall take place within a phase until details of foul and surface water disposal serving that phase has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and completed before any buildings within that phase are occupied.'

-Condition 43 - 'Applications for approval of Reserved Matters for any phase containing new buildings shall include details of finished floor levels for the buildings in that phase. The finished floor levels shall be set no lower than 600mm above the modelled 1 in 100 year flood level including an allowance for climate change. The development shall thereafter be carried



Development Control Committee Schedule 29/03/2022

out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.'

The reserved matters for which this application is concerned with relate to appearance, landscaping, layout and scale. Each of these reserved matters is discussed in turn below and demonstrates that the scheme accords with the principles established by the hybrid consent and embodied in the conditions, in particular, the ones listed above.

APPEARANCE

The conversion of buildings will involve re-roofing, however, the external material conversion of the buildings would have a similar design concept to the new buildings proposal and seeks to reflect the industrial feel of the previous use of the site but with a contemporary design approach. The concept (outline stage) through to reserved matters very much retains a varied architectural appearance that incorporates different colours, types of materials and built form / shape.

The development is based on four character areas / theme:

- Canal Boatyard - adjacent to the Canal at the northern boundary
- Sheet Metal - central area of the site
- Historic - south-east corner
- Woollen Mill - south-west

To name a few materials that have been used throughout:

- Brick (three colours - red, grey and slate blue)
- Render (four colours - cream, light green, blue and orange)

This incorporates a fusion of traditional brick built with pitched roof buildings and modern rendered external finish with external cladding roof adds a richness and interest. Single storey carports attached to the front of the units along the south-west have also been proposed.

As mentioned above, the original reserved matters drawings have been revised to address detailed design and to maintain the high standard of quality expected. This includes review and amendments to the glazed element rising straight up from the boundary wall.

With the conversion of the buildings and the design approach Officers are satisfied that the scheme preserves the character of the site and the wider setting and character of the Conservation Area.

LANDSCAPING

The main access into the site includes street trees to soften the hard road surface and built form.

The proposed grassed swale is located to the southern boundary that connects into the River Frome. To the north of the swale is built form with grassed linkages that lead onto the site access road.

The outdoor amenity space backs onto the swale and is enclosed by built form to the west and north which would provide overlooking of this space.



Development Control Committee Schedule 29/03/2022

It is noted that the access into the site is a 3-metre-high red brick acoustic wall required running along the fence of the superstore carpark at the north. However, this is required to mitigate against noise and disturbance from the car park. Its stark appearance will be softened with a row of street trees.

Hard surfacing materials include:

Access road - mid grey coloured asphalt

Footpath - black coloured asphalt

Parking spaces - either light grey asphalt or concrete grass paving system with amenity grass infill

Surface around buildings - block paving

Landscape improvements have been made to Building A (Redler) courtyard parking (drawings pending) which now defines the parking area with planting and a vehicle access gate to control vehicle access and parking.

This application is primarily the conversion of the existing buildings with the wider scheme providing further landscaping elements. Officers are therefore satisfied that the landscaping is acceptable.

LAYOUT

The built form has been dictated the access and the linear route into the wider parts of the site which then opens up into a relatively large rectangular site area towards the east where the new build element of the wider scheme are located.

Buildings overlook the public realm and are in terraced formation with one example of one block that has a back-to-back arrangement with a shared courtyard at either end of the block.

The routes and buildings do relate to one another and access is now indicated as shared space making use of the existing built form which is proposed to be converted and provides the strong industrial character of the site.

Pedestrian access can be achieved from the site onto the towpath at the north of the site via the new building element of the site. Given the location of these buildings access to the Dudbridge Road, to the foodstore and beyond is also available providing connectivity.

The access road to the southern building has also been widened to 4.1 metres which would address comments from the GCC Highways. Sufficient parking has been provided but has not been allocated. This is not considered to be a safety concern but could be addressed by appropriate management if this becomes an issue.

Officers therefore consider the layout is acceptable.

SCALE

The existing building heights range between 2/2.5 storey. Building A (Redler) is a rectangular building facing onto Dudbridge Road, north of the access. Building B (to the east of Building



Development Control Committee Schedule 29/03/2022

A) comprises of a mix of extensions and alterations with a height range between 2 / 2.5 storey. Building J appears to have a 2.5 / 3 storey height.

It is noted that the hybrid application included the demolition of the majority of the buildings at Dudbridge Road Industrial Estate and this has already taken place. Part of Building B and J have been demolished as part of the proposed development under the hybrid application.

The proposal does not involve alterations to the height, length or width of existing buildings which are retained and converted as part of the scheme. Therefore, the scale will be maintained and consistent with the approved hybrid application and Design Codes.

Therefore, Officers consider the scale of the scheme is acceptable.

REVIEW OF CONSULTATION RESPONSES

Comments raised by residents have been addressed above, summary of key points below:

Historic England - observations were made concerning the detailed design and compliance with the outline consent and design codes. Discussions held with the applicant and SDC with the involvement of the Conservation Officer have resulted in enhancements to key elevations. This has addressed Historic England's concerns relating to the Conservation Area.

Concerns have been raised regarding the need for a pedestrian crossing for the wider scheme and the connectivity. This application is for reserved matters, details of appearance, landscaping, layout and scale of the conversion element of the outline planning consent. Matters relating to off-site crossing at Dudbridge Road which has not been conditioned (within the decision notice) cannot be a material factor in the assessment and determination of this reserved matters application. The connectivity of the site links into the wider site, the towpath and the adjacent Dudbridge Road.

The scheme has incorporated cycle storage within the design and proposes to install electric vehicle charge points. GCC Highways have queried the level of provision. Officers are satisfied with the details submitted and also note that this is already addressed by the outline consent and condition 35.

Rodborough Parish Council make neutral comments but raised concerns with increases in traffic and pollution levels. With the principle already addressed at outline stage this stage does not seek to re-open the issue but does provide sustainable transport options along with the conditions of the outline planning permission.

The previous industrial use of the site and the landscaping and ecological enhancement the wider scheme proposed are noted to address the concerns raised.

The SDC Drainage engineer has queried that the site is located with Flood Zone 3. No objections has been received from the Environment Agency or GCC as LLFA relating to the proposal in terms of the site being within FZ3. The principle of development on this site has already been addressed at outline stage with proposed flood mitigation/compensation and the drainage being assessed and controlled via the approved details and conditions.



Development Control Committee Schedule 29/03/2022

CONCLUSION AND RECOMMENDATION

This proposal seeks to convert the existing retained buildings which form part of the wider regeneration of this site. Officers consider that this reserved matters application is consistent with the approved outline planning consent and that the details provided would maintain a high quality development.

Although, the initial objection from the GCC Highways is noted, it is felt that the subsequent amendments (pending) which includes widening the southern access to 4.1 m and demarcating the parking spaces within the courtyard of the Building A (Redler) with soft landscaping and showing the gate to provide a defined space for pedestrian would provide some pedestrian / cycle safety enhancements will address their safety concerns.

The proposal would create a scheme that balances the significance of the historical industrial character but converting these characterful buildings and provide a high quality development which relates to the wider development and its place within the Industrial Heritage Conservation Area.

Officers recommendation is therefore for Approval subject to minor revised drawings to address highways issue.

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:	<ol style="list-style-type: none"><li data-bbox="464 1420 1509 1749">1. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below: Listed to be updated Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.
---	--