

Development Control Committee

31st March 2021

Late Pages

Item 2: S.18/2697/OUT

Parish Council Response

The officers report states that no response has been received by Cam Parish Council in regards to this application. Cam Parish Clerk has subsequently emailed into the department to state two objections were submitted into the Local Planning Authority. Both objections have been copied below:

Parish Objection #1

CAM PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE HELD ON

WEDNESDAY 16 JANUARY 2019 AT 6.30PM AT CAM COUNCIL OFFICE, 4 NOEL LEE WAY

OBJECT/CALL IN TO DEVELOPMENT CONTROL

Land owner did not follow Pre-application protocol. No discussions have been had with the developers regarding this application.

Proposal is outside of the settlement boundary, contrary to HC1.

1.5 spaces per unit is not adequate.

Highway concerns in relation to the proposed mini roundabout, contrary to CP8.

MINUTES OF A VIRTUAL MEETING OF THE PLANNING & HIGHWAYS COMMITTEE ON WEDNESDAY 9 DECEMBER 2020 at 6.30pm

Revised Consultation on a Planning or Associated Application

Application Number: S.18/2697/OUT

Location: Land South of Railway Line, Box Road, Cam, Gloucestershire.

Application Type: Outline Planning Application

Description: Outline Planning Permission, with all matters reserved except means of access, for; up to 42 residential dwellings; open space and landscaping; roads, parking and new access off Box Road; SuDS; and associated ancillary and infrastructure works.

<https://publicaccess.stroud.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Objection – Would like to request a 10% area allocated for car park adjoining the existing train station car parking and Box Road with footpath connectivity to improve access to the station. Previous objections still relevant

Amended Conditions List

Please see below for a full list of amended conditions for the above application.

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. Before any development is commenced, approval shall be obtained from the Local Planning Authority in writing of the details of the appearance, landscaping, layout and scale; (hereinafter called "the reserved matters").

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

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

Site Location Plan - HLM012-013

Existing Services Location Plan - 10531-SU-01

Illustrative Surface Water - 10531-DR-01 E

Development Framework Plan - HLM012-012 REV F

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

5. Notwithstanding the illustrative layout and details submitted with this application, the reserved matters required by condition 3 above shall include a schedule of the mix of type and size of market dwellings proposed within the development that aligns with and reflects the relevant figures and requirements of the Strategic Housing Market Assessment for the area.

Reason: To ensure that the housing mix of the proposed scheme has taken into account the identified District's housing needs in accordance with Policies CP7 and CP8 of the Stroud District Local Plan, adopted 2015.

6. No above ground work shall start on the construction of dwellings hereby approved until samples of the facing and roofing materials have been submitted to and approved by the Local Planning Authority. The submission of material samples shall include a series of sample panels constructed on site, composed of the major facing materials. The sample panel shall show the make, type, size, colour, bond, pointing, coursing, jointing, profile and texture of the external brick facing materials, as well as any joins or joint details for any cladding panels and render. All works shall be carried out in accordance with the approved details.

Reason: To ensure a positive and well planned appearance to the development in accordance with Policy CP14 of the adopted Stroud District Local Plan, November 2015.

7. The development hereby permitted shall not be brought into use until details of a scheme of hard and soft landscaping for the site have been submitted to and approved by the Local Planning Authority. Where planting is to be proposed adjacent to the railway boundary, these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Development shall then be carried out in strict accordance with the approved details.

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

Reason: In the interests of the visual amenities of the area and to ensure the integrity and safety of the adjacent railway line.

8. No above ground work shall start on the construction of dwellings hereby approved until details of boundary treatments, including fencing, retaining walls (where applicable), gates or other means of enclosure to be erected in or around the development are submitted to and approved by the Local Planning Authority. This must include details of a trespass proof fence adjacent to the network rail boundary

and make provisions for its future maintenance and renewal without encroachment upon Network Rail's land. The development then take place in accordance with the approved details.

Reason: To ensure the adjacent railway line is suitably protected from the development due to its close proximity to the Network Rail boundary, and to ensure the safe operation of the railway and/or the stability of the adjoining railway land in accordance with Policy CP13 of the adopted Stroud District Local Plan, November 2015.

9. The reserved matters shall include details of a scheme for the provision of a refuse and recycling storage for the dwellings hereby approved. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter maintained for the life of the development.

Reason: In the interests of amenity and sustainability to ensure the effective implementation of waste minimisation in accordance with Policies CP8, CP14 and ES1 of the adopted Stroud District Local Plan, November 2015 and Core Policy WCS2 of the Gloucestershire Waste Core Strategy.

10. The development hereby permitted shall not commence until drainage plans for the disposal of foul water flows have been submitted to and approved by the Local Planning Authority. The development shall therefore be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure the development is provided with satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

11. No building works hereby approved shall be commenced until surface water drainage works have been implemented in accordance with details submitted to and approved by the Local Planning Authority. The information submitted shall be in general accordance with the illustrative principles set out in the approved drainage strategy specifically Technical Note: Storm Drainage Strategy Rv1 (2nd June 2020) and the illustrative surface water plan 10531-DR-01 Rev F. . Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of sustainable urban drainage system (suds) in accordance with the principles set out in the SUDS manual (CIRCA c753, or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall;
 - i) Provide information on the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and measures taken to prevent pollution of the receiving ground waters and/or surface water;
 - ii) Include a timetable for its implementation;
 - iii) Provide a 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; and

iv) Ensure a minimum separation distance of 5m from adjacent railway boundary. The approved management and maintenance plan shall be implemented in full in accordance with the approved details.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

12. The development hereby permitted shall not begin until a scheme to deal with ground contamination, controlled waters and/or ground gas has been submitted to and approved by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:

1. A Phase I site investigation carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice.

2. If identified as required by the above approved Phase 1 site investigation report, a Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. Where required, the report shall include a detailed quantitative human health and environmental risk assessment.

3. If identified as required by the above approved Phase II intrusive investigation report, a remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end-point of the remediation should be stated, such as site contaminant levels or a risk management action, as well as how this will be validated. Any ongoing monitoring should also be outlined. No deviation shall be made from this scheme without prior written approval from the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

4. Any previously unidentified contamination encountered during the works has been fully assessed and an appropriate remediation scheme submitted to and approved the Local Planning Authority.

5. A verification report detailing the remediation works undertaken and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology has been submitted to, and approved by, the Local Planning Authority. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

For further details, as to how to comply with this condition, please contact Katie Larner, Senior Contaminated Land Officer – tel: (01453) 754469.

Reason: To protect the health of future users of the site from any possible effects of contaminated land in accordance with the guidance within the NPPF, in particular, paragraph 120.

13. No above ground work shall start on the construction of dwellings hereby approved until a noise mitigation scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall detail measures to ensure that the residential properties meet the following standards: -

- a) sound levels within habitable rooms during the hours of 07:00 - 23:00 shall not exceed 35 dB LAeq,16hour, with windows closed but alternative means of ventilation provided;
- b) sound levels within bedrooms during the hours of 23:00 - 07:00 shall not exceed 30 dB LAeq,8hour and 45 dB LAmax with windows closed but alternative means of ventilation provided; and
- c) sound levels within garden areas during the hours of 07:00 - 23:00 shall not exceed 55 dB LAeq,1hour.

Reason: In the interests of the amenities of the occupiers of nearby residential properties in accordance with Policies ES3 and CP14 of the adopted Stroud District Local Plan, November 2015

14. No development shall take place until a Construction Method Statement has been submitted to and approved by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:
- i. The parking of vehicles of site operatives and visitors;
 - ii. The unloading and loading of materials;
 - iii. The storage of plant and materials used in constructing the development;
 - iv. Wheel washing facilities;
 - v. Measures to control the emission of dust and fine particulates during construction;
 - vi. A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - vii. Details of the site access/routeing strategy/signage during the construction period
 - viii. Details of how it is intended to utilise 'best practicable means to minimise noise and vibration levels;
 - ix. A commitment to prohibit bonfires on the site during the development;
 - x. construction hours;
 - xi. A scheme to demonstrate how it is intended to liaise with local residents during the construction process, including how complaints will be handled.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework and Policies CP14 (7) and ES3 (3) of the adopted Stroud District Local Plan (November 2015).

15. No works shall commence on site until the proposed access of Box Road has been provided in accordance with plan no. 18273 SK001P2, or in the event that the roundabout approved to serve development south of Box Road has been constructed, in accordance with plan no 18273 SK002P2 with the first 20m of the access road surfaced in a bound material. and the implementation of the proposed access set out in Plan 18273 SK001P2 shall require that the existing roadside

frontage boundaries shall have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 54m distant in both directions (the Y points). The area between these splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05 and 2m at the X point and between 0.26m and 2m and the Y point above the adjacent carriageway level.

Reason: To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the NPPF.

16. Notwithstanding the submitted details as shown on plan SK_001 Rev P2, no works shall commence on site until details of a pedestrian crossing facilities, comprising dropped kerbs and appropriate paving, at the junction with the site access and Box Road have been submitted and approved by the Local Planning Authority. The approved crossing facilities shall be completed in all respect prior to first use of the access.

Reason: To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the NPPF.

17. No dwelling on the development hereby approved shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic, pedestrians and cyclists in accordance with paragraphs 108 and 110 of the NPPF.

18. No above ground works shall commence on site until a scheme has been submitted to and approved by the Local Planning Authority, for the provision of fire hydrant (served by mains water) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason: To ensure that adequate water infrastructure provision is made on site for the local fire service to access and tackle any property fire in accordance with paragraph 110 of the NPPF.

19. The details to be submitted for the approval of reserved matters shall include vehicular parking and turning facilities within the site, and the dwellings hereby permitted shall not be occupied until those facilities have been provided in

accordance with the approved plans and shall be maintained available for those purposes for the duration of the development.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic, cyclists and pedestrians is provided in accordance with the NPPF.

20. Prior to the occupation of the proposed development, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the details as approved under the management and maintenance detail until such time as either a dedication agreement has been entered into or a private management company has been established.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic, cyclists and pedestrians is provided in accordance with the NPPF 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 127 of the NPPF.

21. Prior to the occupation of the development hereby approved, the proposed car parking spaces shall be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Reason: To ensure that the development incorporates facilities for charging plug-in and ultra-low emission vehicles in accordance with paragraph 110 of the NPPF.

22. The development hereby approved shall not be occupied until details of secure and covered cycle storage facilities have been made in accordance with details to be submitted and approved by the Local Planning Authority.

Reason: To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the NPPF.