



STROUD DISTRICT COUNCIL

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DEVELOPMENT CONTROL COMMITTEE

13 JANUARY 2009

10.00 am – 11.30 am

Council Chamber, Ebley Mill, Stroud

3

Minutes

Membership:

Graham Littleton **	P	Ken Stephens	P
Timothy Frankau *	P	Barbara Tait	P
Dennis Andrewartha	P	Len Tomlins	P
John Jones	P	Les Williams	P
Fi Macmillan	P	Mike Williams	P
John Marjoram	P	Debbie Young	P

** = Chair * = Vice-Chair A = Absent P = Present

Officers In attendance

Head of Planning	North Area Team Manager
Principal Solicitor	Principal Planners
Senior Planner	Democratic Services and Elections
Conservation & Design Manager	Officer
Principal Appeals & Enforcement Officer	Planning Officer

Other Members In attendance

Elisabeth Bird	Elizabeth Peters
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DC.174 APOLOGIES

There were none.

DC.175 DECLARATIONS OF INTEREST

(a) Personal and Prejudicial Interests

Councillor	Application No. /Agenda Item	Nature of Interest (where disclosed)	Action taken in respect of disclosure
Ken Stephens	Agenda Item 1 S.08/2190/FUL Draycott Mills, Draycott, Cam, Dursley	Personal Interest non prejudicial. The Councillor knew one of the letter writers.	Took part in both the discussion and the voting.
Debbie Young	Agenda Item 2 S.08/2342/FUL Land adjacent to Thyme Cottage, Silver Street, Chalford Hill	Prejudicial Interest. Councillor considered the application at parish level.	Left the Council Chamber and took no part in the discussion or the voting.

(b) Section 106 of the Local Government Finance Act 1992

There were none.

DC.176 MINUTES

RESOLVED That the Minutes of the Development Control Committee meeting held on 9 December 2008 are accepted as a correct record and signed by the Chair.

DC.177 SCHEDULE OF APPLICATIONS

Representations were received and taken into account by the Committee in respect of the following applications: -

- | | | | | | |
|----|---------------|----|---------------|----|---------------|
| 1. | S.08/2190/FUL | 2. | S.08/2342/FUL | 3. | S.08/2258/FUL |
| 4. | S.08/2023/FUL | 5. | S.08/2163/FUL | | |

The Chairman requested that the Agenda Item 5 was requested prior to the Schedule of Applications. Members raised no objections to the request.

DC.178 MOTOCROSS, ASSOCIATED WORKS AND TEMPORARY STRUCTURES – LAND AT NEW BARN FARM, CIRENCESTER ROAD, MINCHINHAMPTON

The Principal Appeals and Enforcement Officer presented the report relating to associated works and temporary structures for the use of Motocross at New Barn Farm, Cirencester Road, Minchinhampton.

The Principal Officer informed the Committee that several representations had been received only a few days before the meeting. Some of these appear lengthy and involved. Their timing had provided insufficient opportunity to consider the points raised. In the interest of fairness it would be better to adjourn the item until the next Committee hearing in February.

A Motion to DEFER the item to the next meeting was proposed by Councillor Dennis Andrewartha and seconded by Councillor Barbara Tait.

The Chairman invited the Ward Member to address the Committee; the Ward Member declined the offer and informed the Committee that she would do so when the item returned.

On being put to the vote, the Motion was unanimously, CARRIED.

Accordingly, the Committee

RESOLVED To DEFER the report to the February 2009 meeting to allow the Officer time to consider all of the representation submitted.

DC.179 ITEM 1 - APPLICATION FOR FULL PLANNING PERMISSION AT DRAYCOTT MILLS, DRAYCOTT, CAM, DURSLEY S.08/2190/FUL

The Principal Planning Officer presented the application for full planning permission at Draycott Mills, Draycott, Cam, Dursley. The application sought permission for the installation of a new junction and access road with associated pedestrian and cycling facilities.

The application site included a length of the A4135 level with 1 Draycott Crescent in a southward direction as far as number 34. The application included land either side of the existing carriageway, which was in the ownership of Stroud District Council. The land had historically been earmarked for highway improvements. The application site also included land between Mastertaste and 60 Draycott in an eastwardly direction away from the A4135 level with the dismantled railway.

The application proposed to create a new access road and a signal controlled junction. The alterations would include the widening of the access to allow both a left and right hand turn lanes. A swale would be created to accommodate road surface run off to alleviate any potential flooding issues.

The Environment Agency had raised no objection to the proposal subject to conditions contained within the late pages (attached). Condition 2 of the report had been deleted and replaced with a new condition also contained in the late pages.

The Principal Planning Officer drew Members attention to the comments made by the Highways Authority in the third paragraph of the report. The Highways Authority stated that due to access points and street furniture such as bus stops a pedestrian crossing could not be sited less than 150 metres away from the position of the proposed crossing and that it may not reasonable to insist that the developer provides a crossing so far from the new junction. A letter written by Gloucestershire County Council was circulated at the meeting (attached to the late pages).

Officers requested delegated authority to modify the proposed conditions in line with comments from the Environment Agency, County Highways and Ecology Officer.

The Principal Planning Officer also stated that a unilateral undertaking was being drafted by the applicants relating to the maintenance of trees and replacement planting and the provision of surface water ponds. This will need to be checked by Legal Services, and the figures agreed before it is accepted

Members requested that further negotiations were held with the County Council with a view to reducing the speed limit.

A Motion to ACCEPT the Officer's recommendation including delegated authority to vary conditions was proposed by Councillor Dennis Andrewartha and seconded by Councillor Timothy Frankau. The Proposer included additional conditions which included the provision of an adequate boundary for the most significantly affected property (60 Draycott) and to further consider a safe effective road crossing was installed to the south of the junction.

The Ward Member, Councillor Dennis Andrewartha informed the Committee that the area was a cornerstone in the areas employment. The road crossing would have the potential for 20,000

pedestrians. 99 percent of the people live to the south which was why the proposed crossing should be located there. The aim of the development was to create a sustainable employment site, with local people being employed that would cycle or walk to work. In order to make it safer for pedestrians and cyclists the Member called for either speed reductions or a raised table.

The Head of Planning informed the Committee that the statutory time period expired on 3 February and in order to deal with the application within the 13 weeks deadline suggested for determining the application that the Chairman, Ward Member and Officers communicated to agree the condition regarding the crossing prior to any permission being granted.

On being put to the vote, the Motion was unanimously, CARRIED.

Accordingly, the Committee

RESOLVED To GRANT PERMISSION subject to the receipt of an acceptable unilateral undertaking and that the Head of Planning be delegated authority to agree appropriate additional conditions following consultations with the Chairman and the Ward Member in respect of the matters referred to in Appendix A to these Minutes.

DC.180 ITEM 2 – APPLICATION FOR FULL PLANNING PERMISSION ON LAND ADJACENT TO THYME COTTAGE, SILVER STREET, CHALFORD HILL, STROUD (S.08/2342/FUL)

The Principal Planning Officer presented the application for full planning permission at Thyme Cottage, Silver Street, Chalford Hill, Stroud. The application sought permission for the erection of one dwelling, double garage and home office.

The site was located within the Chalford Hill Conservation Area. The site was overgrown and would be accessed by an unclassified track known as the Donkey Track. A section of dry stone boundary wall would need to be removed to create the access.

The Highways Agency had recommended refusal as the proposed access lane was substandard, very narrow and would be detrimental to highway safety.

The Principal Planning Officer informed the Committee that the materials and design would be in keeping with the surrounding properties and would enhance the area. The proposed development would be dug into the bank by 3 metres.

A number of objections had been raised concerning the natural springs and the narrow access lane. The Ward Member, Councillor Elizabeth Peters also raised these concerns.

The Head of Planning confirmed that he had called the item to Committee in anticipation of the Highways Agency's comments and the number of objections submitted.

A Motion to REFUSE the application was proposed by Councillor John Marjoram and seconded by Councillor Timothy Frankau. The reasons given for refusal were contrary to Local Plan Policies GE5, GE1 and NE8, these policies related to highway safety, massing, overbearing effect on neighbouring properties and height of the proposed dwelling.

On being put to the vote, there were 9 votes for the Motion, no votes against and 1 abstention, and it was declared, CARRIED.

Accordingly, the Committee

RESOLVED To REFUSE application S.08/2342/FUL for the reasons stated in the Minutes and in Appendix A to these Minutes.

DC.181 ITEM 3 – APPLICATION FOR FULL PLANNING PERMISSION AT 4 HIGH STREET, UPTON ST LEONARDS, GLOUCESTER (S.08/2258/FUL)

The North Area Team Manager presented the application for full planning permission at 4 High Street, Upton St Leonards, Gloucester. The application sought permission for the demolition of an existing cottage and erection of a new replacement cottage.

The site consisted of a detached cottage in a road-side position. The property was in a poor condition with no parking provision on the site. Revised plans had been submitted removing off road parking for two vehicles and changes to the gable width. The footprint and scale of the proposed dwelling would be similar to the existing property. The dwelling would be set back slightly from the road with a boundary wall; the existing dwelling was situated right against the road. The proposed boundary wall would be conditioned to ensure that the correct materials and height were adhered to.

A Motion to ACCEPT the Officers' recommendation was proposed by Councillor Dennis Andrewartha and seconded by Councillor John Jones.

On being put to the vote, the Motion was unanimously, CARRIED.

Accordingly, the Committee

RESOLVED To PERMIT application S.08/2258/FUL subject to the conditions stated in the report and in the Late Pages.

DC.182 ITEM 4 – APPLICATION FOR FULL PLANNING PERMISSION AT THE COACH HOUSE, TOWER HOUSE, HIGH STREET, SOUTH WOODCHESTER (S.08/2023/FUL)

The North Area Team Manager presented the application for full planning permission at The Coach House, Tower House, High Street, South Woodchester. The application sought permission for the creation of one dwelling.

The site was located within the settlement boundary and was accessed via a single track driveway. It was proposed to create a dwelling in place of the detached single storey garage. The garage was a mixture of stone and render with interlocking tiles. The site was located within the settlement boundary, the Conservation Area and in the Cotswold Area of Outstanding Natural Beauty.

The proposed dwelling would be a one and a half storey house formed over the existing footprint of the garage. A single parking space would be provided together with domestic curtilage located to the rear.

The Ward Member, Councillor Stephen Glanfield was invited by the Chairman to address the Committee. The Ward Member drew Committees attention to the cramped area and the fact that there was very little amenity space. Tower house was a multi occupancy property and produced many vehicle movements via a narrow road. The Ward Member asked Members to pay regard to comments made by the County Highways.

A Motion to ACCEPT the Officers' recommendation was proposed by Councillor John Marjoram and seconded by Councillor Len Tomlins.

On being put to the vote, there were 8 votes for the Motion, 1 against and 2 abstentions, and it was declared, CARRIED.

Accordingly, the Committee

RESOLVED To PERMIT application S.08/2258/FUL subject to the conditions stated in the report.

DC.183 ITEM 5 - APPLICATION FOR FULL PLANNING PERMISSION AT COLD HARBOUR, RUSCOMBE ROAD, WHITESHILL, STROUD (S.08/2163/FUL)

The North Area Team Manager presented the application for full planning permission at Cold Harbour, Ruscombe Road, Whiteshill, Stroud. The application sought permission to raise the boundary along Ruscombe Road, with the erection of a wooden gate.

The proposal sought to increase the height of a natural stone roadside wall from 0.5-0.9m to an overall height of 1.9m for approximately 20 metres. The purpose of the increase was to protect the occupants' privacy. The application was a re-submission following the refusal of an application to erect closed board fencing.

A Motion to ACCEPT the Officers' recommendation was proposed by Councillor John Jones and seconded by Councillor Timothy Frankau.

On being put to the vote, the Motion was unanimously, CARRIED.

Accordingly, the Committee

RESOLVED To PERMIT application S.08/2163/FUL subject to the conditions stated in the report.

DC.184 ITEM 6 – APPLICATION FOR FULL PLANNING PERMISSION AT 2 THE STREET, COALEY, DURSLEY (S.08/1844/FUL)

The Planning Officer presented the application for full planning permission at 2 The Street, Coaley, Dursley. The application sought permission for the erection of a rear extension and internal alterations.

The Planning Officer informed the Committee that the proposed development would replace the existing extensions. The proposed development would be a pitched roof replacement with a single window facing out to the rear. The extension would be constructed using more natural materials than those present.

A Motion to ACCEPT the Officers' recommendation was proposed by Councillor Barbara Tait and seconded by Councillor Debbie Young.

On being put to the vote, the Motion was unanimously, CARRIED.

Accordingly, the Committee

RESOLVED To PERMIT application S.08/1844/FUL subject to the conditions stated in the report.

DC.185 ITEM 7 – APPLICATION FOR A CHANGE OF USE OF A BARN AT CHURCH END, FRAMPTON-ON-SEVERN (S.08/1588/COU)

The North Area Team Manager presented the application for a change of use of a barn at Church End, Frampton-on-Severn. The application sought permission to change the use of an agricultural barn into a dwelling.

The North Area Team Manager informed the Committee that the site was located in a flood risk zone 3. Although a Flood Risk Assessment had been submitted the Environment Agency had deemed the location to be inappropriate on the grounds of flood risk. Listed Building consent had previously been granted. The North Area Team Manager informed the Committee that if Members were minded to permit the application it would have to be referred to the Secretary of State.

Members questioned when the the area had been flooded last and were informed that the risks were assessed by the Environment Agency of 1 to 100 years basis. The occupants of the proposed development would not have the means of escape to higher ground in event of flooding; the Environment Agency also took into consideration the floor levels of the dwelling.

A Motion to ACCEPT the Officers' recommendation was proposed by Councillor Fi Macmillan and seconded by Councillor John Marjoram.

During the debate local Members confirmed that during the July 2007 floods Frampton-on-Severn had not been flooded, this had been attributed to the fact that during the worst of the weather there had not been a high tide. Members accepted that a tidal flap ran under the canal had but were minded in the interests of safety to accept the Officers' recommendation.

On being put to the vote, there were 10 votes for the Motion, no votes against and 1 abstention, and it was declared, CARRIED.

Accordingly, the Committee

RESOLVED To REFUSE application S.08/1558/COU for the reasons stated in the report.

DC.186 ITEM 8 – APPLICATION FOR LISTED BUILDING CONSENT AT ST MARYS CHURCH, BENEFICE OFFICE, LYNCHGATE ROOMS, STROUD ROAD (S.08/1969/LBC)

The Conservation and Design Manager presented the application for Listed Building Consent at St Marys Church, Benefice Office, Lynchgate Rooms, Stroud Road, Painswick. The application sought permission for the removal of steps and the installation of a ramp.

The Church of St Mary was a Grade I Listed Building. The Conservation and Design Manager informed the Committee that usually the application would be dealt with by the Ecclesiastical Exemption Order, due to the unusual ownership of the land the Diocese of Gloucester thought that the application should be dealt with under secular control.

Members questioned whether the application sought permission for the removal of the steps for disabled access and were informed that there were other means of access for wheelchair/pushchair users.

The Parish Council had objected to the application as they considered that the installation of the ramp would have an adverse effect on the setting of the Listed Building. The Principal Solicitor explained the requirements for disabled access under the Disability Discrimination Act and advised that this matter should be decided on planning merit only the Head of Planning concurred with her comments.

A Motion to REFUSE the application on the grounds that the proposed changes would be artificial and contrived and would detract from the beauty of the Listed Building, as set out in PPG15 by Councillor John Jones and seconded by Councillor Dennis Andrewartha.

On being put to the vote, there were 8 votes for the Motion, 1 vote against and 1 abstention, and it was declared, CARRIED.

Accordingly, the Committee

RESOLVED To REFUSE application S.08/1969/LBC for the reason set out in the Minutes.

DC.187 ITEM 9 – RETROSPECTIVE APPLICATION FOR LISTED BUILDING CONSENT AT LONDON HOUSE, WEST END, MINCHINHAMPTON (S.08/2064/LBC)

The Conservation and Design Manager presented the application for retrospective Listed Building consent at London House, West End, Minchinhampton. The application sought permission for the retention of the branded signage.

The Parish Council had objected to the signage stating that the sign should be a painted timber sign. They had also objected to the vinyl covering in the side windows.

The C18 Town House was a Grade II Listed Building and was situated at the junction of West End and Well Hill in Minchinhampton.

The Conservation and Design Manager informed the Committee that the new signage had been well designed and merged well with the Listed Building. He confirmed that removal of the vinyl coverings was included in the application and as such should be removed from the ground floor sash windows. Members questioned whether the signage was illuminated and it was confirmed that it consisted only of raised painted aluminium boards.

A Motion to ACCEPT the Officers' recommendation was proposed by Councillor Barbara Tait and seconded by Councillor Debbie Young.

On being put to the vote, the Motion was unanimously, CARRIED.

Accordingly, the Committee

RESOLVED To PERMIT application S.08/2064/LBC subject to the conditions stated in the report.

The meeting closed at 11.30 am

LATE PAPERS

ITEM No: 01 – DC.179	Application: S.08/2190/FUL
Address: Draycott Mills, Draycott, Cam, Dursley	

Letters of Comment

S Newson, Colt Cars Midwest Ltd, Draycott – standard response form returned without comment.

Environment Agency raises no objection in principle subject to conditions.

Conditions

1. No development approved by this permission shall be commenced until a scheme for the provision and implementation of compensatory flood storage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details and completion prior to the completion of works associated with this permission.

Reason

To alleviate the increased risk of flooding.

2. There shall be no storage of any materials including soil within that part of the site liable to flood as shown by the light blue line on the copy of drawing No. B392/56 or within the completed compensation areas.

Reason

To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

3. Development shall not commence until full drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted in full to and approved by the local planning authority. Any approved scheme shall be implemented in accordance with the approved details before the development is completed or occupied.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.

Amend proposed condition 5 of the report to include protection for otters and provision of a mammal tunnel to be installed in accordance with the Highways Agency's Design Manual for Roads and Bridges (DMRB HA, 2001) volume 10.

4. No instream works are to be undertaken between 1 October and 30 April each year.

Reason

To minimise the risk of disturbing spawning gravels and contravening fisheries legislation by ensuring instream works are carried out between May and September.

Delete proposed condition 2 as set out in report and replace with:

Notwithstanding the landscaping details submitted with the application, prior to the commencement of development a landscape management plan shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species)
- detail of compliance with floodplain compensation requirements
- details of maintenance regimes
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies

Reason

To protect and enhance biodiversity whilst ensuring a suitable floodplain compensation scheme.

Informative:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the River Cam, which is designated a 'main river'.

ITEM No: 02 - DC.180	Application: S.08/2342/FUL
Address: Land Adjacent To Thyme Cottage, Silver Street, Chalford Hill, Stroud	

Letters of Objection

Sian Hughes & Andrew Rees, 1 The Orchard, Silver Street
Mrs J Banstead, Cyprus Villa, Silver Street
Mr & Mrs M Cleere, The Old Forge, Silver Street
Louise & Sean Bailey, The Little House, Silver Street
J D Baldwin, 2 Baytree Cottages, Skiveralls
L Cain, Rose Cottage, Silver Street
J David, Dei Gratia, Silver Street

- A previous application for housing on this site was refused pertaining to the unacceptability of Watery Lane for vehicular access.
- Loss of light and privacy.
- To allow access, a large section of dry stone wall would have to be knocked down. The character of the village would be greatly affected as it is well known for its stone walls and narrow lanes.
- Watery Lane was originally a donkey/sheep track used as a footpath and occasionally by small vehicles to access Commercial Road. Additional vehicles accessing the property everyday seems unbelievable.
- Buildings not appropriate for location. Style and character of house does not look to be of a vernacular type.
- Loss of remaining open space.

- Springs throughout village. Building over them means loss of character and potential flooding problems.
- The character of an old donkey track, Watery Lane would be lost. Highway issues.
- Area already overloaded with traffic.
- Another inappropriate application for a huge house with double garage and office on a small site.
- There are bats, birds, toads and hedgehogs living in and around the springs.
- Out of keeping with row of weavers cottages.
- No access other than Watery Lane.
- Highway safety.
- Damage to old stone walls.
- Such a large building is unsuitable in an area made up of cottages built in the 1700's and 1800's. Springs under the area could create a problem, if disturbed.

Additional condition:

Prior to the commencement of the development hereby permitted a wildlife survey and recommended mitigation measures shall be carried out by a qualified ecologist and submitted to the Local Planning Authority for approval in writing. The approved mitigation measures shall be fully implemented prior to commencement of development and maintained as such thereafter.

Reason:

To enable proper consideration of the development on the contribution of nature conservation interests to the amenity of the area in accordance with Policies NE4, NE6, NE8 of the adopted Stroud District Local Plan, November 2005 and Planning Policy Statement 9: Biodiversity and Geological Conservation.

Additional informative:

The protection afforded by the species on site is explained in Part IV and Annex A of ODPM Circular 06/2005 to PPS9 "Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System". This planning permission does not absolve the applicant or his/her agent from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06/2005.

If a protected species (such as any bat, great crested newt, reptile, barn owl or any nesting bird) is discovered using a feature on site all work at the locality should cease. A suitably qualified ecological consultant or Natural England should be contacted and the situation assessed before operations can proceed. This action is necessary to ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation (Natural Habitats & c.) Regulations 1994 (as amended) and/or the Protection of Badgers Act 1992.

This advice note must be passed on to any contractors carrying out the development

The Highway Authority recommend refusal for the following reason:

The site is served by a network of, poorly aligned roads that form poor junctions where visibility is restricted. This is particularly so in respect of the road along which vehicular access to the development would create additional hazards, dangers and inconvenience for road users, to the detriments of highway safety.

ITEM No: 03 – DC.181	Application: S.08/2258/FUL
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Address:

4 High Street, Upton St Leonards, Gloucester, Gloucestershire

Additional condition

Prior to occupation of the new dwelling, a boundary wall minimum height 1.0 metre, shall be erected around the north east and south west boundaries of the site, except for a pedestrian opening of up to 1.2 metre wide. The boundary wall shall be built to details, specification and materials agreed by the Local Planning Authority beforehand. The wall shall be maintained in accordance with thereafter.

Reason:

To ensure that no hazardous vehicular parking and turning on this confined site and in the interest of amenity, in accordance with PPS1, PPG13.

Change to condition 9.

The existing hedge along the north EASTERN boundary of the site shall be retained and maintained at a minimum height of 1.8m unless otherwise agreed in writing with the Local Planning Authority.

Neighbour comment**Comment on App S.08/2258 4 High Street Upton St Leonards**

(Response from Mr and Mrs Hunt , Clovelly, High Street, Upton St Leonards)

1. The revised application does not provide adequate information on boundary treatments particularly around the footprint of the old cottage.

The applicant appears to be suggesting that parts of the existing walling should be retained at heights varying from 0.9m to 1.8m. We are very concerned about how this will look (as shown in the photo montage already submitted-please ensure that Members see this) The issue is that the end result, as proposed will look far from pleasant, giving the appearance of a half demolished cottage with evidence of old window apertures etc, clearly seen. We believe that the boundary treatment along the highway and at the juncture with our property access is very prominent from the public viewpoint, in a sensitive location at the heart of old Upton and should therefore be given proper consideration. This issue needs to be given as much thought and care as the design of the replacement cottage.

Our strong preference would be to see the old cottage substantially demolished and removed from the site with perhaps, where appropriate, the stonework kept as a base for a close boarded fence, to ensure privacy.

It is noted that further details are required by condition and we would ask that full opportunity is given for interested parties to make comment before a final decision is made on this.

2. The replacement cottage is shown in relation to the adjacent house, No5 High Street. Although the floor slab is indicated as lower than No5, the eaves of both houses are shown at the same level. I assume this cannot be correct. We note that a condition requires further details of this matter. Our previous comments on this point have been that the new cottage should form a transition in height between no 5 and the old cottage being replaced. If consent is to be given for the application submitted it should be made clear that this is not permitting the cross section shown on the latest drawing, marked Revised Plan

3. The Revised Plan shows no parking on site and therefore the previously expressed strong Highway Objections have been withdrawn.. However we believe this does not resolve the issue, as the Applicant has a car in frequent use. (The previous owner did not) It will not be possible to park a car in safety outside the property, on the public highway. The road is also used on a regular, daily basis by heavy agricultural machinery from Portway Farm. Our view was that a parking area might be achieved within the site with modification to the layout to achieve an improved access and we had anticipated that the Planning and Highway Authority could negotiate with the Applicant to achieve this.

4. As the above matters are of considerable importance in achieving an environmentally acceptable solution on this sensitive site we would respectfully suggest that a deferment of decision would be a better way forward, to enable the applicant to submit the required further details and to enable Members to make a site visit.

Director of Planning
 Stroud District Council
 Council Offices
 Ebley Mill
 Stroud
 Gloucestershire
 GL5 4UB

Neil Troughton
 42452-

01452-

S.08/2190/19683 /NT

P Moore

12/01/2009

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
 HIGHWAY RECOMMENDATIONS**

Location : Draycott Mills, Draycott, CAM

Proposal : New junction and access road with associated pedestrian and cycling facilities

The proposed access arrangements have been fully assessed by the Highway Authority and subject to minor amendments to show 90m y-distances to the east of the proposed side roads, the Highway Authority is satisfied that a safe and appropriate highway layout is being proposed.

Concerns have been raised with regard to the location of the proposed pedestrian crossing points and requests made for the Developer to consider alternative crossing locations to the south of the proposed access. The Highway Authority are satisfied that the only suitable point for a crossing would be approximately 150m south of the access (taking into account existing driveways, bus stops and access to commercial premises) and that such a crossing would be so remote so as to be likely to fail the tests of Circular 1/2005, as a valid planning obligation.

O22: I refer to the Additional Information in respect of the above planning application received on 5 December 2008.

I recommend that no highway objection be raised subject to the following condition(s) being attached to any permission granted:-.

V 2: Notwithstanding that shown on the submitted plans, the proposed vehicular access shall not be brought into use until visibility splay lines to the east of the proposed side roads have been provided from a point 2.4m back from the edge of the Spine Road carriageway along the centre line of the side roads to a point on the nearside carriageway edge 90m distant in an easterly direction. Any new boundary, fence or other enclosure shall be erected on or behind the splay lines so defined, with the area in advance maintained permanently clear of obstructions to visibility at a height not exceeding 0.6m above the adjacent carriageway level.

REASON: To ensure that adequate visibility is provided and maintained in the interests of highway safety.

I 4: Prior to the commencement of any site construction works vehicle wheel cleaning facilities shall be provided on site in accordance with details to be submitted to and approved by the Local Planning Authority, and thereafter be maintained for the duration of the siteworks.

REASON: To ensure that mud and earth deposits are not brought onto the public highway in the interests of highway safety.

E11: No siteworks shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within the site in accordance with details to be submitted to and agreed in writing with the Local Planning Authority and that area shall be retained available for that purpose for the duration of building operations.

REASON: To ensure that the access roads in the vicinity of the site are kept free from construction traffic in the interests of highway safety.

C 5: The existing vehicular access to the site shall be stopped up, its use permanently abandoned and the verge/footway crossing reinstated in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such works shall be completed within 1 month of the new vehicular access hereby authorised being first brought into use.

REASON: In the interests of highway safety.

A25: =Prior to the use of the new vehicular access the proposed vehicular access shall be completed in all respects in accordance with the submitted details and shall be similarly maintained thereafter.

REASON: To ensure a satisfactory means of access is provided and maintained in the interests of highway safety.

14: NOTE 2: The Local Highway Authority will require the developer to enter into a legally binding agreement to secure the proper implementation of the proposed highway works including an appropriate bond.

N 7: NOTE 1: The proposed development shall be laid out and constructed strictly in accordance with the Gloucestershire County Council's 'Local Guidance and Standards' as contained in their document entitled 'Highway Requirements for Development' Issue No. 2. Copies of this document may be obtained by telephoning 01452-425559.

Yours faithfully

Neil Troughton

S.08/2190/19683

Amendments

Item 1: DC.179 - S.2190/FUL

Land at Draycott

New condition on boundary treatment to neighbour.

Agree a type of pedestrian crossing across A4135 east of access. Chairman and Ward Member to agree.

Change ecological conditions

Item 2: DC.180 - S.08/2342/FUL

Land Adjacent to Thyme Cottage, Chalford Hill

Change decision to refusal

- 1) The proposed dwelling by means of its position within the siting, mass and height would have an overbearing and unneighbourly impact on the residential amenities of occupiers of nearby residential properties contrary to policy HN8 of the adopted Stroud District Local Plan, Nov 2005
- 2) The proposed dwelling by means of its footprint, size and height would be out of keeping with the scale of development in the area contrary to policy HN8 of the adopted Stroud District Local Plan, Nov 2005.
- 3) Insufficient information has been received to demonstrate that adequate space has been provided to enable vehicles to turn on site. This could result in vehicles having to reverse onto the substandard road, which would increase danger to highway users and be contrary to policy GE5 of the adopted Stroud District Local Plan, Nov 2005.

Delete informative and conditions

Item 8: DC.186 - S.08/1969/LBC

St. Marys Church, Benefice Office, Lychgate Rooms, Stroud Road, Painswick

Change decision to refusal:

The proposed ramp would appear artificial, contrived, over engineered and thereby spoil the setting of the grade 1 listed church. The proposal would therefore be contrary to paragraph 3.5 of PPG15.

Delete informative.