

LATE PAPERS FOR DEVELOPMENT CONTROL COMMITTEE

2nd April 2019

ITEM No: 02	Application: <u>S.18/1351/FUL</u>
Address: Westend Courtyard, Grove Lane, Westend, Stonehouse	

SDC Conservation Team response:

The site is located within 50m of two listed buildings. However, there is a relatively substantial degree of separation between the assets and the site. Furthermore, the existing built form between Westend Farm and the site together with the road between Grove Cottage and the site give a further degree of separation thereby minimising the potential impact of the proposals.

It is considered that no harm will arise from the proposals and there will be no subsequent harm to the setting of the listed buildings.

The re-positioning of the proposed access would move it slightly further away from Grove Cottage and much further to the north of Westend Farm. As a result it is considered that no harm would arise to the setting of the listed buildings.

ITEM No: 03	Application: <u>S.18/2502/FUL</u>
Address: Land At Middle Lypiatt Cottage, Middle Lypiatt, Stroud, Gloucestershire	

SDC Conservation Team response:

The proposed glamping pods would be situated at a reasonable distance from the Listed Building and would sit at a lower level within the neighbouring field well outside the residential curtilage of the dwelling. As a result there would be no unacceptable impact upon the setting.

The driveway changes to serve the dwelling and the glamping pods appear to have been completed. The surface treatment is acceptable. However, the "looped" turning area and driveway planting are at odds with the simple status of the building and would benefit to being reduced to a simple turning area that would have a lesser impact upon the setting of the Listed Building.

Any resulting impact of the proposed development would not be so detrimental as to warrant a conclusion of harm. Accordingly no harm is identified to the listed building or its setting.