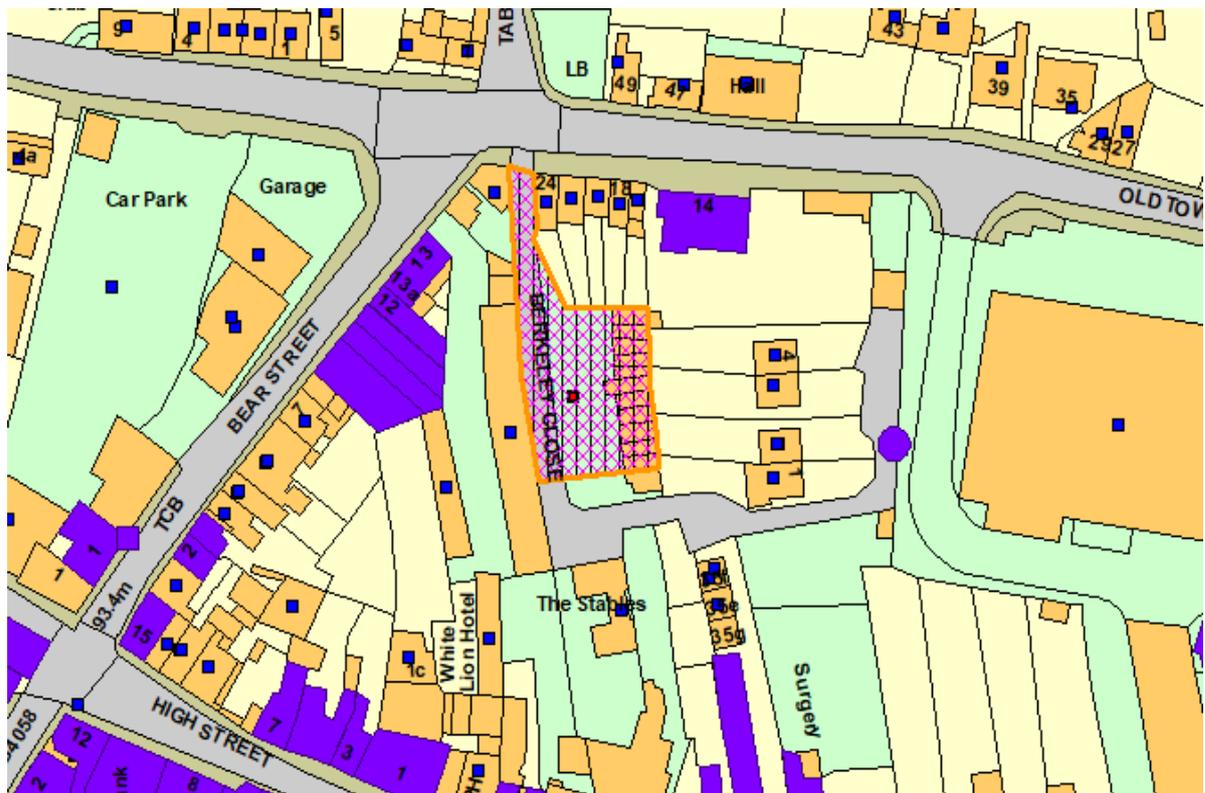




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Item No:	04
Application No. Site No.	S.19/1768/FUL
Site Address	Land At Berkeley Close, Old Town, Wotton-Under-Edge, Gloucestershire
Town/Parish	Wotton Under Edge Town Council
Grid Reference	375644,193378
Application Type	Full Planning Application
Proposal	Resubmission of S.18/2510/FUL - Demolition of 10 no. disused lock-up garages and erection of 3 no. dwellings and associated parking (375644-193378)
Recommendation	Permission
Call in Request	Parish Council





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Applicant's Details	Bathurst Ltd PO Box 339, Stroud, Gloucestershire, GL6 7AY,
Agent's Details	David Foulkes Associates Ltd 10 Green Close, Uley, Dursley, Gloucestershire, GL11 5TH
Case Officer	Rachel Brown
Application Validated	12.09.2019
CONSULTEES	
Comments Received	Wessex Water (E) SDC Water Resources Engineer Development Coordination (E) Contaminated Land Officer (E) Archaeology Dept. (E) Environmental Health (E) Wotton Under Edge Town Council
Constraints	Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Article 4 Directive Consult area Conservation Area Within 50m of Listed Building Neighbourhood Plan Wotton under Edge Town Council Settlement Boundaries (LP) Village Design Statement
OFFICER'S REPORT	

MAIN ISSUES

- Principle of development
- Design and appearance
- Residential Amenity
- Highways
- Landscape
- Ecology
- Affordable Housing
- Flood risk
- Archaeology and Heritage Assets
- Obligations



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DESCRIPTION OF SITE

The site is located to the rear of the Malthouse, off Old Town and within the centre of Wotton under Edge. The site comprises 10 lock up garages and associated land, accessed off Old Town, close to its junction with Bear Street. The site is bordered to the north and east by residential properties. To the south is the rear of premises that front onto the High Street, and to the west is the Malthouse.

The site lies within the Wotton under Edge Conservation Area, and is within the Cotswold Area of Outstanding Natural Beauty. There are a number of listed buildings nearby.

PROPOSAL

The application seeks permission for the demolition of 10 garages and the erection of 3 dwellings. This is a revised application following a previous refusal S.18/2510/FUL.

MATERIALS

Walls: Cotswold natural stone, cream render and red brick details
Roof: Natural slate
Doors: Pastel green painted
Windows: White painted high performance timber

REPRESENTATIONS

Statutory Consultees:

WATER RESOURCES ENGINEER

"The applicant has overcome my previous concerns with regards to the culvert. The GPR information and subsequent excavations are conclusive and as such I no longer have any concerns regarding this.

I am happy with the proposed connection to the combined sewer, however further information is required, which can be obtained through a condition. The applicant has stated they will not allow the site to flood in the 1:30, however they also need to ensure that the site will not flood internally or flood where else in the 1:100. Storing up to the 1:100 is often the best way to achieve this. This detail needs to be submitted, and therefore the following condition is recommended:

Detail design Condition: No development shall commence on site until a detailed design, maintenance & management strategy and timetable of implementation for the surface water drainage strategy (e.g. Sustainable Drainage System SuDS) presented in the Drainage Strategy (Surface Water Drainage Strategy (S.19/1768/FUL)) has been submitted to and approved in writing by the Local Planning Authority. The detail must demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere in both the 3% AEP and 1% AEP (plus allowance for climate change) and the measures taken to manage the water quality for the life time of the development. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality."



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ENVIRONMENTAL PROTECTION MANAGER

"I would please request further details as to the construction of the garages to be demolished, in particular whether they contain asbestos containing materials.

Furthermore, I would recommend the following conditions and informative for this application:

Conditions:

1. No construction site machinery or plant shall be operated, no process shall be carried out and no construction-related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.
2. Construction/demolition works shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the Local Planning Authority.

Burning Informative:

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of smoke/fumes and odour during the construction phases of the development by not burning materials on site. It should also be noted that the burning of materials that give rise to dark smoke or the burning of trade waste associated with the development, are immediate offences, actionable via the Local Authority. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume or odour complaints be received."

In response to the receipt of additional information, the following comments have been received from the Environmental Protection Manager:

"I'm afraid that this does not address the issue. It would appear likely that the roofing is of corrugated asbestos cement construction and, given the description of it as (essentially) damaged, there is a strong likelihood that fragments are present in the area and/or could be released during demolition. Unless it can be shown that the roofs are not of asbestos cement construction, then the demolition/removal will need to be conditioned.

A suitable condition would be something along the lines of "No demolition works shall commence unless and until a plan detailing methods, controls and management procedures relating to removal of Asbestos Containing Materials associated with the development site has been submitted to and approved in writing by the Local Planning Authority."

CONTAMINATED LAND OFFICER

"Thank you for consulting me on the above application. I have no comments."

GCC ARCHAEOLOGIST

"Thank you for consulting me concerning the above planning application. I wish to make the following observations regarding the archaeological implications of this scheme.

I advise that I have checked the application site against the County Historic Environment Record. No archaeology is known within the application site, which is located adjacent to, but outside, Wotton-under-Edge's medieval settlement area.

In my view there is a low risk that this development proposal will have any adverse impact on archaeological remains. For that reason I recommend that no archaeological investigation or recording should be undertaken in connection with this scheme.

I have no further observations."



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GCC HIGHWAYS

"I refer to the above application received on the 18th September 2019 submitted with application form, site plan ref 0572 100A, design and access statement and site layout ref 0572 101A.

The development is located adjacent to Old Tow, a class B highway subject to a sign posted limit of 30mph. It comprises close walking and cycling distances to various amenities and access points to sustainable means of transport.

For the purposes of this assessment, the highways impact of the proposed development will be assessed on a 'worst-case scenario' basis. The existing 11 no. garages could in principle generate on average between 44 no. and 55 no. daily trips. When compared to the proposal, the 3no. dwellings could in principle generate on average 15no. daily trips which would increase to an average of 20no. trips through the access when adding the possible trips generated by the retained 1no. garage (5no. daily trips).

The proposed development is therefore perceived to be subject to a reduction of multi-modal trips through the access, thus not to present a detrimental impact on the adjacent highway.

Recommendation:

The highway authority recommends no highway objection to be raised."

WESSEX WATER

"Thank you for the consultation in respect of the above. Please find attached a map showing the approximate location of our services near the site.

Wessex Water has no objections to this application and can advise the following information for the applicant:

The Planning Application

The planning application indicates that foul sewerage will be disposed of via the main sewer.

Rainwater running off new driveways and roofs will require consideration so as not to increase the risk of flooding. The current planning submission indicates that rainwater (also referred to as "surface water") will be disposed of via the main sewer.

Applying for new drainage connections

If your proposals require new connections to the public foul sewer, notes and application forms can be found here.

The water service provider for this location is Severn Trent Water.

Are existing public sewers affected by the proposals?

According to our records there are no recorded public sewers within the red line boundary of the development site. Please refer to the notes on the attached map for advice on what to do if an uncharted pipe is located.

Wessex Water note the comments made by nearby residents to this proposed site. In this instance, the additional predicted foul flows from the proposed dwellings will be minimal. The main cause of sewer flooding in our networks is by blockages caused by disposal of non-flushable items into the sewers such as wet wipes in the bathroom and fats, oils and grease in the kitchen. Information on how to dispose of these items correctly can be found here.

The surface water strategy

You have indicated that surface water will be disposed of via the main sewer.

We understand that infiltration testing has not been successful in this location and the SuDS Hierarchy has been considered. We can accept an attenuated rate of surface water to the existing combined sewer not exceeding 5 l/s.

The site must be served by separate systems of drainage until the last manhole before exiting the site boundary into the public combined sewer."



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Public:

At the time of writing this report 8 public comments (6 objections; 2 support) have been received.

Objections raised can be summarised as:

Impact from heavy traffic/plant movements during construction

Highway safety

Location of bin store adjacent to garden wall

Overlooking/loss of privacy

Lack of parking

Possible damage from removal of tree

Surface water run-off/flooding/drainage

Layout

Wildlife

Overdevelopment

Lack of detail regarding boundary wall and tree

Building height

Incorrect/inaccurate information submitted with application

Failure Highways Authority to properly consider impact

Lack of detail for moving power/BT lines

Removal of party wall without permission of neighbours

Fence not high enough to give privacy

No construction details

Right of access/covenants on the land

Wotton under Edge Town Council

Object and make the following comments:

"Wotton-under-Edge Town Council wishes to object to this application on the grounds of:

- The D&A statement claims that this application is "substantially similar" to that approved in 2015. It is not. One of the three properties, in height and scale is substantially different. Furthermore, the footprint of the proposed development moved 6 feet more towards the rear boundary of the Southernmost proposed property, resulting in overlooking onto neighbouring properties and affecting their privacy.
- The proposed car parking is insufficient - there are only 5 proposed spaces for the three properties. The 2015 SDC Local Plan specifies under section 5.67 that Wotton is a special case and Appendix 2 states that such cases need a minimum of 2 spaces per dwelling. Given the lack of alternative parking availability, and the narrowness of the access, a minimum of 2 parking spaces per dwelling must be provided.
- Access for neighbouring properties which require usage of this site must be maintained at all times during construction. It is known that 24 Old Town the property adjacent to the entrance is of an age not to have been built on proper foundations and could be damaged by construction traffic. Thus a construction method statement is required.
- More information is needed regarding the retention and protection of the existing walls which are important for maintaining the privacy of neighbouring properties. It is noted that the rear walls of the garages have been built on top of a tall retaining wall and consideration needs to be given to their retention for privacy purposes.
- Consideration must be given to safeguarding of the tall retaining wall behind the proposed properties to ensure its stability during garage demolition and subsequent construction. It is noted that the footprint of the proposed development has been moved closer to the wall which could affect its stability.
- The three roof windows facing Old Town look directly into the first floor windows of the neighbouring properties resulting in loss of privacy (ES3/1). Furthermore, can it be confirmed that the rear facing false first floor window will be permanently closed.



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- The two storey building will block afternoon/evening sunlight enjoyed by the neighbouring Old Town properties (ES3/1).
- Due to the neighbouring properties at the rear being much lower (typically 3m) than the development site, the proposed two storey building will be overbearing on these (ES3/1).
- The large tree (Ash?) on this site is a 'tree in a conservation area' and would need consent for any works/removal. Assurance is requested that any works to this tree would not result in the retaining wall becoming unstable. Any wall damage would need to be repaired.
- If planning officers are minded to approve this application then it is requested that this application is called in to Development Control Committee for a site visit (to observe the significant difference in levels (which are larger than shown on the plans), the likely effect of the development on neighbouring properties and access concerns) and for decision.
- This Council reminds planning officers of the long history of applications on this site (speculative or otherwise) and the constant attempts to overdevelop the site, in spite of the Planning Inspector's recommendation from a few years ago stating that 'single storey buildings only' should be built in this location."

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at:

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1).and Section 72(1).

Stroud District Local Plan.

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

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

Local Plan policies considered for this application include:

CP1 - Presumption in favour of sustainable development.

CP3 - Settlement Hierarchy.

CP9 - Affordable housing.

CP14 - High quality sustainable development.

HC1 - Meeting small-scale housing need within defined settlements.

ES3 - Maintaining quality of life within our environmental limits.

ES4 - Water resources, quality and flood risk.

ES7 - Landscape character.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

The proposal should also be considered against the guidance laid out in:

Residential Design Guide SPG (2000)

Stroud District Landscape Assessment SPG (2000)

Planning Obligations SPD (2017)



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NEIGHBOURHOOD DEVELOPMENT PLAN

Wotton under Edge has been designated as a neighbourhood; however as yet not submitted a Neighbourhood Development Plan.

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 site lies within the defined Settlement Boundary of Wotton under Edge, which is designated as a Second Tier settlement within the Local Plan. Wotton under Edge is a market town that has the ability to support sustainable patterns of living and where there is a presumption in favour of development subject to design and amenity considerations and to a satisfactory means of access being provided. The site is within walking distance of the town centre and is set amongst other residential properties. In this respect the principle of further residential development on the site can be supported, however, the further consideration of the design, layout and appearance of the scheme has to be assessed.

DESIGN AND LAYOUT

The proposal is for three new dwellings, two of which would be single storey and one two storey. Officers initially raised concerns over the height of the two storey property. Following discussions with the agent, revised plans were submitted reducing the overall eave and ridge height, with the first floor accommodation contained within the roof space. The reduced height of the building ensures that it would sit more comfortably adjacent to the single storey dwellings.

The proposed dwellings are of traditional design and would be finished in materials that would be in keeping with the immediate surroundings. The proposed development would not appear out of keeping or unduly prominent within the wider setting.

The plots are relatively small; however, each dwelling would have an adequate area of garden and would be compliant with the standards set out in the Council's adopted Residential Design guide. Furthermore, the plots would not appear cramped or overdeveloped.

RESIDENTIAL AMENITY

Immediate neighbouring properties are located to the north on Old Town, and to the east of the application site, Nos. 1-4 Berkeley Close. There is a separation distance of at least 15m to the north and approximately 23m to the east. The application site is level, but to the east there is a significant drop in land levels with the properties in Berkeley Close being at a much lower level. A substantial retaining wall forms the boundary between Nos. 1-4 Berkeley Close and the application site. Whilst the new dwellings would be slightly higher than the existing garages, the dwellings would be set into the site approximately 4m from the wall and given the degree of separation, the proposal would not give rise to significant loss of light or have an overbearing impact.

Views to the north and south from ground floor windows would be largely screened by the boundary wall, albeit given the lack of detail on the submitted drawings, a condition requiring the approval of boundary treatment is recommended. Plot 1 is a two storey property, albeit the upper floor accommodation is proposed within the roof space. Concerns have been raised of overlooking from the roof lights proposed in the north facing roof slope. Two of the roof lights serve bathrooms and the third a bedroom. The submitted drawings detail all the roof lights in the north elevation to be obscurely glazed; a condition is recommended to control this. Furthermore, a condition is recommended removing permitted development rights, including the insertion of windows. The proposed development has been designed to maintain privacy levels



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HIGHWAYS

The proposal encompasses the demolition of 9 No. discussed lock-up garages (2 No. to be retained) and the erection of three dwellings and associated parking.

The development is located adjacent to Old Town, a class B highway, subject to a sign posted limit of 30 mph. The site is within close walking and cycling distances to various amenities and access points to sustainable means of transport.

For the purposes of this assessment, the highways impact of the proposed development will be assessed on a 'worst-case scenario' basis. The existing 11no. garages could in principle generate on average between 44no. and 55no. daily trips. When compared to the proposal, the 3no. dwellings could in principle generate on average 15no. daily trips which would increase to an average of 20no. trips through the access when adding the possible trips generated by the retained 1no. garage (5no. daily trips).

The proposed development is therefore perceived to be subject to a reduction of multi-modal trips through the access, thus not to present a detrimental impact on the adjacent highway.

Whilst concerns have been raised over the lack of parking, the parking provision proposed meets the requirements of the Council's adopted Parking Standards. Moreover, the site is located within the defined settlement boundary and as such, the occupiers of the property would have easy access to local facilities without the need to travel by car.

LANDSCAPE

The site is located within the Cotswold Area of Outstanding Natural Beauty however is surrounded by built form and the residential development in this location would not have a harmful impact on the wider landscape within this part of the AONB.

TREES

The only significant tree on the land is an ash tree behind the garages. The tree is not protected by a Tree Preservation Order, however is protected by being within a conservation area. The lower branches are growing over the roofs, and the upper canopy close to the power cables. Notwithstanding this application, the tree needs to be crown lifted to clear the branches off the garages. Branch reduction pruning is also being required to stop the branches interfering with the power cables. This type of pruning would only be a temporary solution to contain the tree mass. The re-growth from the cut surfaces would form a dense canopy which would be counterproductive. The shoots that would form from the cut surfaces would be attached to a thin cambium layer increasing the risk of branch failure.

The Council's Senior Arboriculture Officer has no objection to the removal of the tree subject to a landscaping condition. The submitted site layout plan includes an appropriate landscaping scheme.

FLOOD RISK

Local Plan Policy ES4 - water resources, quality and flood risk, requires the Council, when determining applications, to ensure flood risk is not increased elsewhere. The site is located in Flood Zone 1, and so is at low risk of fluvial flooding.

Local residents have reported a possible culvert running under the site and the previous application was refused in the grounds that the applicant could not demonstrably prove the absence of the culvert, and as such represented a flood risk that had not been adequately mitigated. A Surface Water Drainage Strategy has been submitted with this application. This reports that in order to



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establish if the culvert existed under the site or not, a ground penetrating radar survey was undertaken, followed by exploratory trenching in locations showing signal anomalies. Whilst the results of the radar survey were not definitive, no culvert or other drainage infrastructure was encountered during the exploratory trenching, and it has been concluded that it is unlikely to exist under the site. An infiltration test previously carried out on site indicated a very slow infiltration rate and reflects the clayey nature of the underlying fill material, exposed during the exploratory trenching. In view of this the report recommends that soakaways are not proposed for the drainage strategy.

Concerns have been raised by residents from within the cul-de-sac, over possible flooding from surface water run-off. Currently, rainfall run-off flows along the unmade track and down into the cul-de-sac. It is proposed that the proposals will act to divert a significant amount of this flow into the main sewer and so will provide a flood risk benefit to the local community. Wessex Water Services have accepted the proposals in principle subject to a restricted discharge rate and a 30 year return flood standard.

The Water Resources Engineer has confirmed that the applicant has overcome previous concerns with regards to the culvert. The GPR information and subsequent excavations are conclusive and as such no longer has any concerns regarding this.

The Officer is happy with the proposed connection to the combined sewer, however further information is required, which can be obtained through a condition. The applicant has stated they will not allow the site to flood in the 1:30, however they also need to ensure that the site will not flood internally or flood where else in the 1:100. Storing up to the 1:100 is often the best way to achieve this. This detail needs to be submitted, and therefore a condition is recommended requiring detailed design work to be submitted. It is considered that this development will amount to a betterment of the existing scenario.

ARCHAEOLOGY AND HERITAGE ASSETS

Gloucestershire County Council's Archaeologist has checked the application site against the County Historic Environment Record. No archaeology is known within the application site, which is located adjacent to, but outside, Wotton under Edge's medieval settlement area.

In his view there is a low risk that this development proposal will have any adverse impact on archaeological remains and for that reason it is recommended that no archaeological investigation or recording should be undertaken in connection with this scheme.

The application site is located in the Wotton under Edge Conservation Area. Special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area. It has to be remembered that the built environment derives its character as much from the spaces between and around the buildings as it does from the buildings themselves. The site is also within close proximity to a number of grade II listed buildings.

The proposal includes the demolition of garages that have no historic merit and in their current condition have a negative impact on the character and appearance of the Conservation Area.

The demolition of these buildings will enable the site to be re-developed in a manner that could be an enhancement to the character of the conservation area at this point. The proposed new dwellings are relatively lower key and, provided that the materials and detailing are carefully controlled, will have a positive impact on the character of the area. The proposed landscaping will be an enhancement on the current neglected site.



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Where listed buildings or their settings are affected by development proposals, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decision maker to have special regard to desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. The impact on the setting of the listed buildings will be negligible and will not cause them any harm.

The proposal would comply with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act, paras. 189-202 of the NPPF (The Framework); and Policy ES10 of the Stroud District Local Plan.

OTHER MATTERS

ASBESTOS

It is likely that the roofing of the garages is of corrugated asbestos cement construction and, given the description of it as (essentially damaged), there is a strong likelihood that fragments are present in the area and/or could be released during demolition. A condition is recommended for the submission and approval of a plan detailing methods, controls and management procedures relating to removal of asbestos containing materials associated with the development is recommended

OBLIGATIONS/AFFORDABLE HOUSING

The Council has implemented a Community Infrastructure Levy (CIL). A completed CIL additional questions form has been submitted with the application.

Adopted Local Plan policy CP9 specifies that small scale residential schemes (1 -3 dwellings) for should pay a contribution to affordable housing of at least 20% of the total development value (where viable). Given that this policy has now been tested and it has been shown that the majority of these very small sites have been unable to support a payment towards affordable housing, the Council will only be pursuing an affordable contribution in respect of sites less than 4 units where the combined floor area of the units exceeds 1000m².

REVIEW OF CONSULTATION RESPONSES

Letters of objection and comment have been received in response to the application and these are available to view on the electronic planning file.

The objections and comments raised have been duly noted and considered in full in the main body of this report.

RECOMMENDATION

In light of the above, it is considered that the proposal complies with the policies outlined and permission is recommended.

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.



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Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site Plan Proposed of 12/09/2019
Plan number = 0572 101 B

Proposed plans and elevations of 19/08/2019
Plan number = 0572 102 B

Reason:
To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.
3. Notwithstanding the submitted drawings, the development hereby permitted shall not be occupied until details of the bin storage facilities has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved bin storage facilities shall be made maintained thereafter.

Reason:
In the interests of the amenities of occupiers of adjoining residential properties.
4. No window or door openings other than any fenestration shown on the approved plans shall be formed in the dwellings hereby permitted.

Reason:
In the interests of the amenities of occupiers of adjoining residential properties.
5. Notwithstanding the submitted drawings, no window or door opening shall be formed in the first floor rear (east) elevation of plot 1.

Reason:
In the interests of the amenities of occupiers of adjoining residential properties.
6. The roof lights proposed in the north side elevation of the development hereby permitted shall be glazed in obscure glass and maintained as such thereafter.



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Reason:

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

7. Construction/demolition works shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the Local Planning Authority. Development shall then be carried in strict accordance with the approved details.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.

8. No demolition works shall commence unless and until a plan detailing methods, controls and management procedures relating to removal of Asbestos Containing Materials associated with the development site has been submitted to and approved in writing by the Local Planning Authority. Development shall then be carried in strict accordance with the approved details.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015 (or any order revoking and re-enacting that order with or without modification), no development permitted under Article 3 and described within Classes A to E of Part 1 of Schedule 2, shall take place.

Reason:

In the interests of the amenities of the local residents and the surrounding area and to comply with Policies HC1 and ES3 of the adopted Stroud District Local Plan, November 2015.

10. The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 1 bicycle per dwelling has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be made maintained thereafter.

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 National Planning Policy Framework.



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11. The dwellings hereby permitted shall not be occupied until the vehicular parking has been provided in accordance with the approved plans. The approved parking shall be permanently available and free of obstruction thereafter.

Reason:

To reduce potential highway impact by ensuring that parking is available within the site, in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.

12. Throughout the construction [and demolition] period of the development hereby permitted provision shall be within the site that is sufficient to accommodate the likely demand generated for the following:

- i. parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. provide for wheel washing facilities

Reason:

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

13. Prior to the occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before the dwellings are occupied and maintained as such thereafter.

Reason:

In the interests of the amenities of local residents and to ensure the satisfactory appearance of the development, in accordance with Policies HC1 and ES3 of the Stroud District Local Plan.

14. No construction site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.



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15. All planting, seeding or turfing comprised in the approval details of landscaping as detailed on the approved drawing No 0572 101 B, 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 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.

Informatives:

1. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of smoke/fumes and odour during the construction phases of the development by not burning materials on site. It should also be noted that the burning of materials that give rise to dark smoke or the burning of trade waste associated with the development, are immediate offences, actionable via the Local Authority. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume or odour complaints be received.