

LATE PAPERS FOR DEVELOPMENT CONTROL COMMITTEE
26th November 2019

Item: 01	Application: S.19/0810/REM
Address: Land North West of Box Road, Cam	

Highways

Late representations from Gloucestershire County Council Highways Department have been received. These have raised technical concerns about the internal layout and recommend refusal of the application (a copy attached).

Updated recommendation

Given the above, Officers recommend the application is **deferred** in order to allow further discussions and input from the applicant's highway consultant and potential revisions to the scheme to address the comments raised.

Item: 03	Application: S.19/1122/REM
Address: Parcel PS1 Land West of Stonehouse	

Update to condition 7

Condition 7 of the updated recommendation outlined on the agenda required the submission of a statement to outline all the sustainable measures proposed. To avoid any delays the agent has submitted a statement (copy attached). This outlines the practical measures which are included within the scheme as part of the 'fabric first' approach.

This is considered acceptable but implementation of the outline measures is still required. The recommended condition 7 is therefore updated as follows:

The approved sustainability and energy measures as outlined on the submitted Additional Sustainability Details - November 2019 Document Ref: STH.PS.LPA.SUS.01 Rev A received on 21st November 2019 shall be fully implemented prior to first occupation of the development and shall thereafter be permanently retained to serve the development and maintained in a working order in accordance with the approved details.

Reason:

To encourage sustain design and construction, maximise energy efficiency and a reduction of CO2 emissions in accordance with Policies CP14 and ES1 of the adopted Stroud District Local Plan, November 2015 and paragraph 148 of the revised National Planning Policy Framework.

Item: 05	Application: S.19/1404/HHOLD
Address: 16A South Street, Uley, Dursley	

Consultation responses

Uley Parish Council: Concerns have arisen over the tree within the plot. The application form states no trees will be removed as part of the proposal and the submitted block plan identifies the tree to be removed. The felling of the conifer will make the building much more prominent.

Revised Plans

Revised site location and block plan - Drawing 01 Rev B received on 08/11/2019 – This shows that the tree will be retained and front boundary wall will be no higher than the existing wall.

The Tree

The removal of the tree on site is not proposed as part of this application and clarification from the agent along with the above revised plans have been received. As the site is within the Conservation Area any tree removal/works would need to be addressed in a separate application.

Due to concerns raised during the application the Council's Arboricultural Officer and Enforcement Officer have visited the site and made the following comments:

An inspection of the tree as disclosed took place this morning. The tree has been subject to damage having been contacted by an external force. It would seem probable from the evident 'tracking' across the land below it that contractors involved in the demolishing of existing structures attached to the bungalow have been the cause of this.

The tree is subject of aphid disease. It was on the decline before the damage arose. Were it to be the subject of a conservation application for its removal it would likely receive support as the tree would not be made subject of a TPO.

The way forward would be for a 'conditioned' landscaping scheme to include suitable planting in replacement of the tree presently indicated as 'to be' retained. Its removal would not be harmful to the conservation area of Uley.

If the owner holds reservations on this approach there will still need to be a tree application made to address the damaged tree limbs as the damage as noted will have a consequence to the health of the tree on top of its disease status. It will need addressing by a qualified tree surgeon.

It would seem sensible for the owner to remove it and replant another or others as part of a suitable landscaping condition.

Report

In the first paragraph the glazing referred to in the (north) and rear, should read, (west) and rear.

Updated conditions

The drawing numbers outlined in conditions 2 are updated to reflect the above revised drawings.