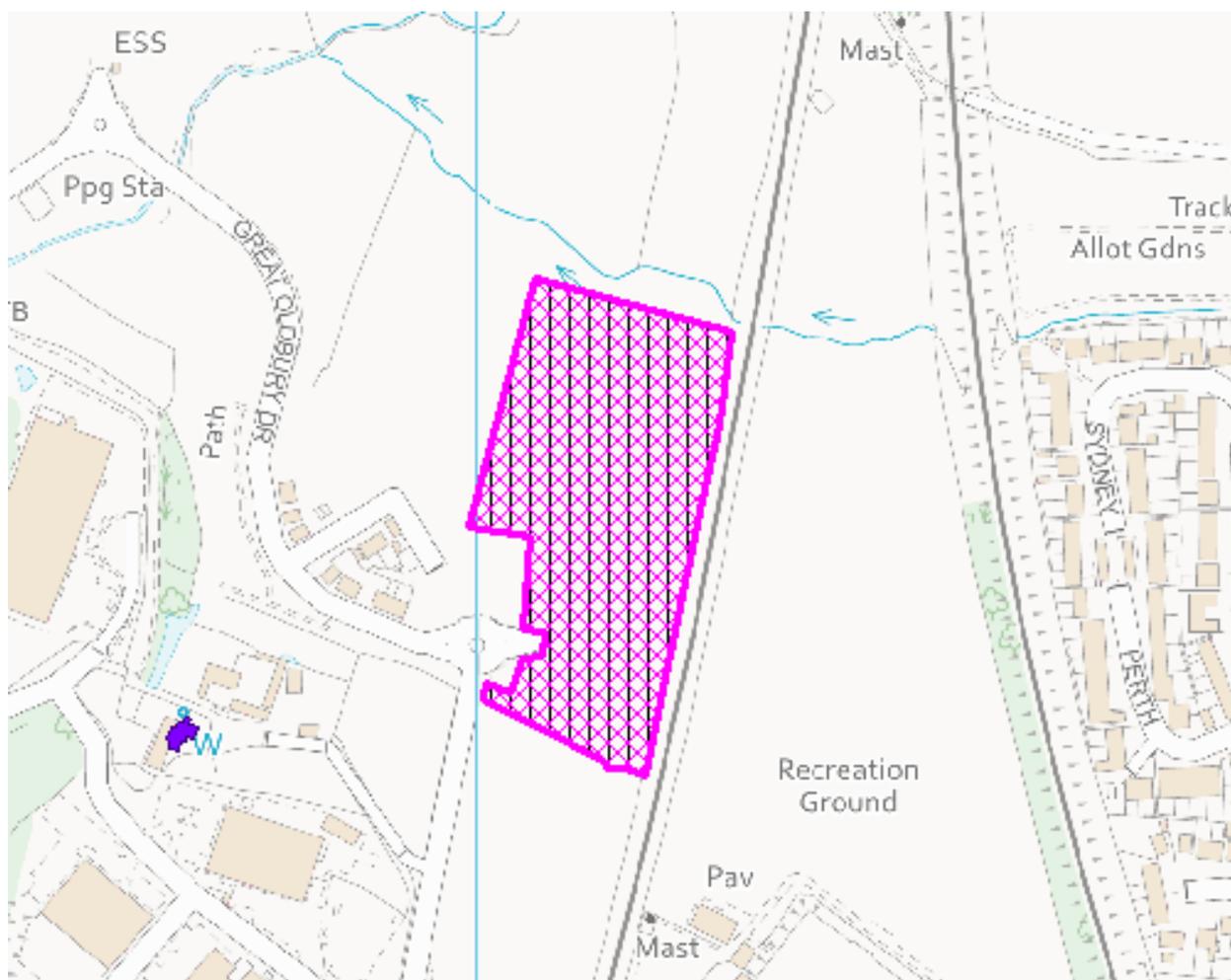




## Development Control Committee Schedule 13/10/2020

<b>Item No:</b>	<b>04</b>
<b>Application No.</b>	S.20/0983/DISCON
<b>Site Address</b>	Parcel E4 Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
<b>Town/Parish</b>	Stonehouse Town Council
<b>Grid Reference</b>	380077,206360
<b>Application Type</b>	Discharge of Condition
<b>Proposal</b>	Discharge of Condition 46 - Area Masterplan - from approved application S.14/0810/OUT.
<b>Recommendation</b>	Refusal
<b>Call in Request</b>	Requested by DCC for all LWoS applications





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<b>Applicant's Details</b>	Robert Hitchins Limited The Manor, Boddington, Cheltenham, GL51 0TJ,
<b>Agent's Details</b>	Osian Roberts DPP Planning, Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ
<b>Case Officer</b>	Amy Robertson
<b>Application Validated</b>	14.05.2020
	<b>CONSULTEES</b>
<b>Comments Received</b>	Biodiversity Officer Eastington Parish Council Development Coordination (E) Stonehouse Town Council Arboricultural Officer (E) Stonehouse Town Council Mr M Taylor
<b>Constraints</b>	Stonehouse Town Council
	<b>OFFICER'S REPORT</b>

### MAIN ISSUES

- Principle of Development
- Layout, Design and Highways Structure
- Landscape and Ecology
- Public Open Space
- Residential amenity

### DESCRIPTION OF SITE

The application site relates to parcel E4 of outline permission S.14/0810/OUT for Land West of Stonehouse. The outline application was for a mixed use development of up to 1350 houses, employment land, primary school, open space, landscaping etc. This section of the outline development constitutes employment land.

The parcel is located towards the south eastern edge of the development.

### PROPOSAL

The application proposes the discharge of condition 46 of the application S.14/0810/OUT application, which requires the submission and agreement of the area masterplan for this phase of the development.

An area masterplan has been prepared for the site and is submitted to discharge this condition. In accordance with the condition, it is only at a masterplan level and therefore only shows key features such as arterial road networks, indicative positioning of buildings, parking and landscape areas. As per standard outline and reserved matters applications, the detailed design, layout and appearance will be subject to a reserved matters application.



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### **RELEVANT PLANNING HISTORY**

The application site forms part of a wider allocated development with outline planning permission for: "A mixed use development comprising up to 1,350 dwellings and 9.3 HA of employment land for use classes B1, B2, and B8; a mixed use local centre comprising use classes A1, A2, A3, A4, A5, D1, D2 and B1; primary school, open space and landscaping, parking and supporting infrastructure utilities; and the creation of new vehicular accesses from Grove Lane, Oldends lane and Brunel Way".

Parcel E4, as the subject of this application, is designated as employment land under the above permission.

### **REPRESENTATIONS**

#### **STATUTORY**

Eastington Parish Council - Thank you for consulting Eastington Parish Council about the above. Further to a planning meeting yesterday evening the following amended response following sight of the masterplan document was agreed:

No objection to PL01 REV B as a route provided that GCC Highways are satisfied that highway safety is acceptable. Consideration should be given to how a single 14.5m high building will impact on the new homes being erected approximately 25m from the building.

Objection to plan PL02 REV B as it appears to necessitate the removal of mostly green infrastructure at the crossing point into land parcel E5.

Stonehouse Town Council - The diversion of public footpath Stonehouse MST2 is noted. Has the Local Authority received monitoring reports on the use of the crossing where MST2 goes across the railway line as required by condition 31 of 14/0810/out?

The proposed size and possible height for unit 2/Parcel E4B is concerning; it could overlook and reduce light into the housing and gardens close by to the North of this parcel. It could also be visually oppressive and out of character when viewed from the Oldends Lane area recreation ground. Consideration should be given to smaller units in this area more suited to the residential and semi-rural context.

SDC Biodiversity - It is recommended that preferred scheme would be option A Plan PL01 B, due to the least green infrastructure being removed to allow access through to parcel of land E5. In order to enable the discharge of condition 46, we would like to see a more robust buffer along the railway line on the eastern boundary. The railway corridor acts as a wildlife corridor for many species and as such this needs to be buffered in order to retain this functionality.

SDC Arboriculture- I have no objection to the scheme subject to the following condition:

No development shall take place in connection with development until details of a scheme of hard and soft landscaping for the development has been submitted to and approved by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping areas and boundary treatments (including the type and colour of materials), written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant size and proposed numbers/density.



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Reason: to preserve trees and hedges on the site in the interests of visual amenity and the character of the area in accordance with Stroud District Local Plan Policy ES8 and with guidance in the revised national planning policy framework paragraphs 15, 170(b), and 178 (c) and (d).

GCC Highways - No objections subject to conditions.

Ramblers Association - "the Ramblers object to this application since no provision has been made for Stonehouse public footpath MST2 which runs directly through the site.

### **PUBLIC**

At the time of writing, no representations from the public had been made.

### **PLANNING CONSIDERATIONS - NATIONAL CONSIDERATIONS AND LOCAL PLANNING POLICIES**

#### **NATIONAL**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Stroud District Local Plan, November 2015 is the development plan for Stroud District. Due weight should be given to policies in this plan according to the degree of consistency with the National Planning Policy Framework (NPPF). The NPPF 2.2 is a material consideration in planning decisions. The NPPF was revised in February 2019.

Full details of the NPPF is available to view at

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

#### **LOCAL**

For the full content of the Stroud District Local Plan policies above together with the preamble text and associated supplementary planning documents are available to view on the Councils website

[http://www.stroud.gov.uk/info/plan\\_strat/newlocalplan/PLAIN\\_TEXT\\_Local%20Plan\\_Adopted\\_November\\_2015.pdf](http://www.stroud.gov.uk/info/plan_strat/newlocalplan/PLAIN_TEXT_Local%20Plan_Adopted_November_2015.pdf)

The proposal should also be considered against the guidance laid out in SPG Stroud District Landscape Assessment.

Eastington Neighbourhood Development Plan & the adjacent Stonehouse NDP also form part of the development plan.

### **PRINCIPLE OF DEVELOPMENT**

The principle of development for this site was established under the outline application ref: S.14/0810/OUT with the land use parameters, building heights, character areas and indicative masterplan and green infrastructure considered. Therefore, the principle of development is not for consideration under this application.

This application seeks to address the requirement of condition 46 to provide a more detailed area masterplan for parcel E4.



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Condition 46 of the outline permission reads:

*Prior to the submission of reserved matters on each particular phase, an area masterplan for that particular phase shall be submitted to and approved by the Local Planning Authority. Each reserved matters application shall broadly accord with the approved accompanying masterplan. The area master plan shall include details of strategic landscaping within that part of the site, the landscaping along the boundaries of the site, open spaces, building frontages, road hierarchy, public realm, pedestrian/cycling movements, identify key buildings and plot views in/out.*

*Reason:*

*To provide a more detailed working of the design strategy December 2015 to allow a quality development, which is also sympathetic to the surrounding hamlets and landscape, in accordance with NPPF paragraphs 58-64 and Stroud District Local Plan (19th November 2015) policy CP1.*

### **LANDSCAPE AND VEGETATION**

The proposed application site is currently undeveloped land and therefore is viewed as an attractive part of the rural landscape. However, the site is subject to a large scale mixed-use development and so will be the subject to a fair amount of visual change.

The proposed illustrative landscape shows the key features proposed under this discharge of condition application.

As the site is currently undeveloped, and has an expansive amount of established vegetation in situ, the ecology on the site is of paramount importance to protect.

Throughout the consultation period of the application, the biodiversity officer highlighted the requirement for a more robust ecological buffer along the railway line boundary in order to satisfy local and national policies. Without such buffer, it is considered that the proposed area masterplans cannot be discharged as they would cause significant loss to the wildlife and ecology within this area.

Much discussion has been entered into surrounding the wildlife corridors and ecological buffers throughout the wider LWOS development. Notably, the most recent discharge of the neighbouring parcels H16-20 under planning application ref: S.19/2165/DISCON required amendments and enhancements to the ecological corridor and green buffer in order for it to be considered acceptable.

This application proposes the continuation of this green buffer, and as such, it is critical that it is maintained where absolutely possible in order to ensure the wildlife can travel throughout the whole of the strategic development.

The proposed levels of vegetation put forward within this area masterplan are not considered sufficient to maintain wildlife corridors and accessibility. A request was made by the LPA to see enhancements to this green buffers, however at the time of writing, no amendments have been forthcoming. As such, it is recommended that the application be refused in order to protect habitats and ecology within the development site.



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### **LAYOUT DESIGN AND HIGHWAY STRUCTURE**

Under the outline planning application and the subsequent approved masterplan, basic road layouts and infrastructure was put forward and approved. The section of land under consideration for this application, E4, was not indicated to have any spine road infrastructure contained within it. As such, the internal road layout indicated under this application is largely illustrative, and will be subject to final arrangement under the subsequent reserved matters application relevant to this parcel.

In any regard, the proposed road layout has been considered acceptable by the County Highways Authority and the proposed masterplan is considered acceptable in this regard.

Whilst the purpose of this application is not to put forward exact building locations, the proposed indicative layouts show a layout that would conform to the building heights and design standards as set out and approved under the outline masterplan.

### **RESIDENTIAL AMENITY**

The proposals put forward show compliance to the approved maximum building heights, as well as design parameters. Whilst the proposed development will be subject to further detailed scrutiny under the later required reserved matters application, it is not considered that the residential amenity of existing or future residents nearby the site will be negatively impacted as a result of this application.

### **PUBLIC OPEN SPACE**

No public open space is to be put forward within this development parcel as approved under the outline application.

### **PLANNING BALANCE AND RECOMMENDATION**

The proposed area masterplan is in general accordance to the approved masterplan under application ref: S.14/0810/OUT, however the green vegetative buffer towards the eastern boundary of the site is considered insufficient to be discharged in the interests of local wildlife and biodiversity.

Insufficient information has been submitted to adequately demonstrate biodiversity enhancements within this scheme. Planning applications should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks including wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation in accordance with paragraph 174 of the National Planning Policy Framework.

For the reason above, the information provided in support of this application does not satisfy condition 46 in relation to parcel E4 is not discharged and the application is recommended to be refused.

### **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



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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.