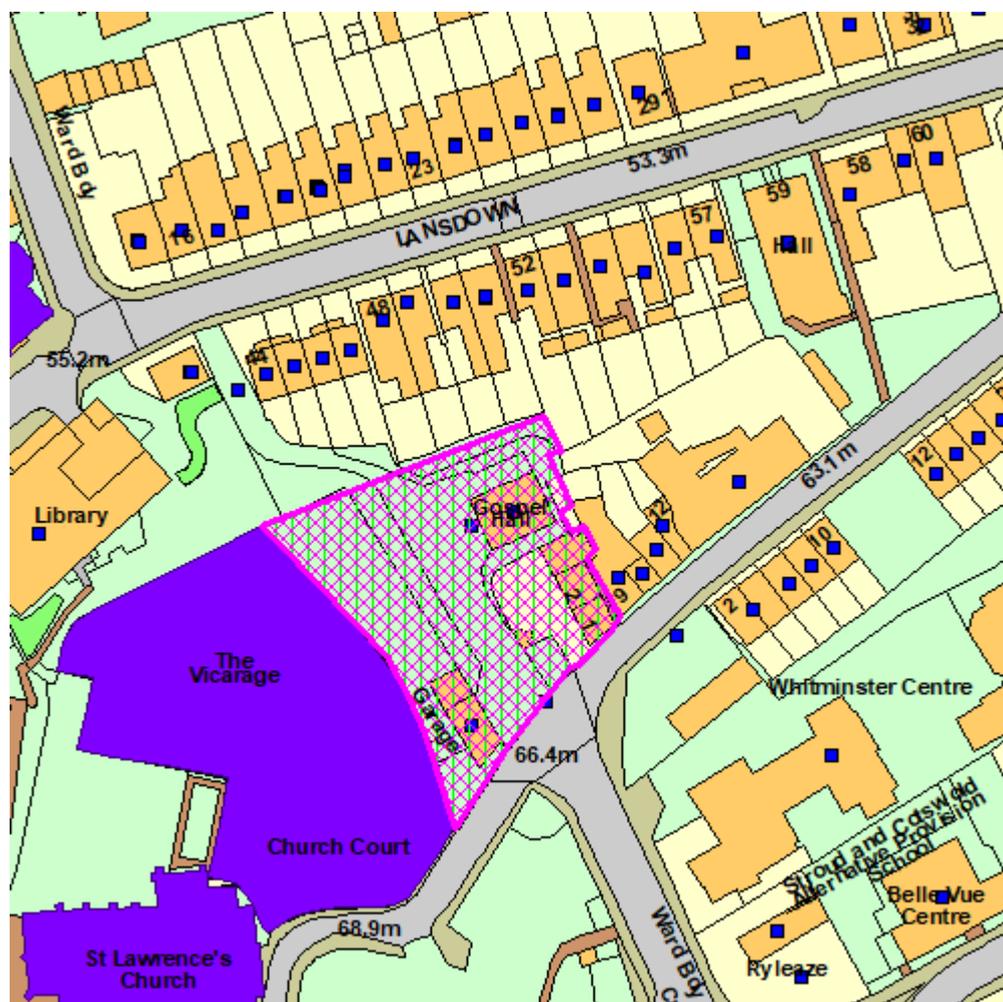




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Item No:	01
Application No.	S.20/2473/VAR
Site Address	Gospel Hall, Church Street, Stroud, Gloucestershire
Town/Parish	Stroud Town Council
Grid Reference	385281,205349
Application Type	Variation of Condition
Proposal	Variation of Condition 2 (Approved Plans) of S.17/2622/FUL. All units' subject to increase in ridge height, increased steeping between units, insertion of catslide dormer and roof lights, reduced glazing unit to living room and internal alterations. Extended porch to units 1-6 and additional external door to lower ground floor to units 7-12.
Recommendation	Resolve to Grant Permission
Call in Request	Councillor Martin Baxendale





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Applicant's Details	Mr L Bales Bales Homes, 265A London Road, Cheltenham, GL52 6YG
Agent's Details	Nick Mills Vision Mill Architects Limited, 15 Gloucester Street, Stroud, GL5 1QG,
Case Officer	Nick Gardiner
Application Validated	24.11.2020
	CONSULTEES
Comments Received	Stroud Town Council Conservation North Team Arboricultural Officer (E) SDC Water Resources Engineer Archaeology Dept (E) Environmental Health (E) Contaminated Land Officer (E) Development Coordination (E) Biodiversity Officer
Constraints	Affecting the Setting of a Cons Area Consult area Conservation Area Listed Building Within 50m of Listed Building Neighbourhood Plan Stroud Town Council Rodborough 3km core catchment zone Settlement Boundaries (LP) Stroud Town Centre Boundary (LP)
	OFFICER'S REPORT

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is the former Gospel hall site and 2 adjacent cottages on Church Street/Brickrow. The site main frontage is onto Church Street/Brickrow with a narrow access onto Lansdown. The site slopes down from Church Street with the neighbouring properties on Lansdown being significantly lower level.



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The site is located within the settlement boundary and is also near to the Conservation Area and Listed buildings including Church Court and St Lawrence's Church. The site is also within the catchment zone of the Rodborough Common SAC.

The site is currently under construction with the planning permission S.17/2622/FUL having been implemented.

PROPOSAL

This application seeks a Variation to condition 2 (approved plans) from planning application S.17/2622/FUL, which permitted the demolition of existing meeting hall, garage building, 2 cottages and outbuildings and then the construction of twelve new houses in two terraces of six each.

This application proposed the following alterations to the approved plans:

- Alterations to ridge height to all units
- Additional roof lights to all units including skylight catslide
- Alteration to stepping of units by 30mm
- Additional external door at lower ground floor level to units 7-12
- Extended porch area to units 1-6 onto Brick Row
- Internal layout changes to all units
- Reduction in bi-fold doors to living room on all units.

REVISED DETAILS

The original documents submitted for the application were not clear as to what the variation was seeking permission for, therefore, a suite of additional plans have been submitted, these did not alter what was being applied for so a full re-consultation had not been undertaken.

MATERIALS

Roof: Slate

Walls: Brick/coloured glazed bricks

Fenestration: Painted wood

REPRESENTATIONS

Statutory Consultees:

Stroud Town Council comment: We object on the grounds of:

- Increase in height which will create significant overshadowing and further loss of light and privacy to existing properties. This is contrary to SDC Local Plan policy GE1.
- The proposed Variation of Condition does not comply with SDC Local Plan policies CP5 and CP4 as it is not in keeping with neighbouring historic buildings and the surrounding conservation area.
- The proposal does not comply with NDP policy AP6 as it will effect preservation views of surrounding landscapes which provide an important setting to the town centre.



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Environmental Heath have no comments on this application.

SDC's Contaminated Land Officer has no comments on this application.

GCC Highways comment: Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objection. The justification for this decision is provided below:

There is no highway implication shown on the supporting material.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained. The Highway Authority therefore submits a response of no objection.

SDC's Tree Officer Comments: I have no objection to the application subject to the following condition.

A scheme of hard and soft landscaping for the development must be 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/ densities, and management to aid establishment.

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 revised National Planning Policy Framework paragraphs 15, 170(b) & 175 (c) & (d).

GCC Archaeology: Thank you for consulting the archaeology service on this application. The county Historic Environment Record informs that the proposed development is located within the medieval settlement area of Stroud, referred to as 'la Strode' in 1221. Also St Lawrence's Church lies approximately 40m from the proposed development which is a Grade II* Listed Building (NHLE no.1267652), founded as a chapel-of-ease to Bisley before 1279.

Due to its potential for archaeological remains dating to the medieval period our advice on S.17/2622/FUL was that a condition be attached to planning permission to allow for archaeological monitoring during all belowground construction work. This advice remains current for this variation application:

'No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority'.



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Reason: It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The

archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 199 of the National Planning Policy Framework. I have no further observations.

SDC's Conservation Team comment: Section 72 of the 1990 Planning (Listed Buildings and Conservation Areas) Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Section 66(1) requires that regard should be given to the setting of listed buildings. These requirements extend to all powers under the Planning Acts.

The proposed development site is out of the Stroud Town Centre Conservation Area and a reasonable distance away from the listed Church Court and St Laurence's church, therefore any detrimental impact on their setting might not appear to be immediately obvious. However, the setting of heritage assets is often complicated and subtle.

From Ryeleaze Road, there are spectacular views across the proposed development site, allowing an unbroken appreciation of visual relationship between the town, the Painswick Valley, including the planned planting at Grange Fields, then out across to the distant Whiteshill and beyond. The towns close association with its surrounding agricultural land, parkland and neighbouring settlements, near and far, is readily appreciable; this gives the conservation area and the listed buildings their historic context and therefore contributes to the understanding of their significance.

Following concerns over the ridge height of the originally submitted 2017 proposals, the height and mass of the scheme was reduced to maintain the key views. The proposed amendments do not come close to the height of the originally unacceptable 2017 proposals, and would not be so great a variation that they would undermine acceptability of the permitted scheme. Key views would be maintained and no harm would be done to the identified heritage assets.

SDC's Biodiversity Team comment: After reviewing the variation of condition 2 (approved plans), it is felt that additional biodiversity implications will not arise as a result of this variation. Therefore, the previously recommended and agreed conditions under S.17/2622/FUL still apply.

Public:

There have been 17 public comments received by the LPA at the time of writing, (02/02/21). All comments have been in objection and surround the following material planning considerations:

- Loss of privacy and overlooking impact
- Overshadowing impact and loss of light
- Development too big in terms of footprint and height
- Alter the character of the area
- Impact to the Conservation Area



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- Construction noise and impact to neighbouring properties
- Development being carried out in breach of the approved plans

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at:

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

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) & Section 72(1).

Local Plan policies considered for this application include:

CP1 - Presumption in favour of sustainable development.

CP2 - Strategic growth and development locations.

CP3 - Settlement Hierarchy.

CP4 - Place Making.

CP7 - Lifetime communities.

CP8 - New housing development.

CP9 - Affordable housing.

CP13 - Demand management and sustainable travel measures.

CP14 - High quality sustainable development.

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

EI6 - Protecting individual and village shops, public houses and other community uses.

EI12 - Promoting transport choice and accessibility.

EI13 - Protecting and extending our cycle routes.

ES1 - Sustainable construction and design.

ES3 - Maintaining quality of life within our environmental limits.

ES4 - Water resources, quality and flood risk.

ES5 - Air quality.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character.

ES8 - Trees, hedgerows and woodlands.

ES10 - Valuing our historic environment and assets.



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Stroud Town Council Neighbourhood Development Plan (2016) and specifically the following policies:

AP4 - General Housing
AP6 - Setting

The proposal should also be considered against the guidance laid out in SPG Residential Design Guide (2000), SPG Residential Development Outdoor Play Space Provision, SPG Stroud District Landscape Assessment, SPD Planning Obligations (2017) Heritage Strategy SPA (2018) and IHCA SPD.

PLANNING CONSIDERATIONS PRINCIPLE OF DEVELOPMENT

The application site falls within the defined settlement development limits of Stroud, however of most relevance is the extant planning permission (S.17/2622/FUL), that this application seeks to vary that establishes the principle of development.

DESIGN/APPEARANCE/IMPACT ON THE AREA

The proposal is for amendments to the approved plans from planning permission S.17/2622/FUL and the consideration of the application is limited to those amendments. The proposed layout of the site, orientation of the buildings, amenity areas for example are deemed to be acceptable by virtue of the extant planning permission and are not proposed to be altered as part of this application, and therefore fall outside the scope of consideration of this application.

All units are proposed to be increased in ridge height over the approved plans. The land levels across the site are complex which has also resulted in the stepping of the units to be increased 30mm to 300mm rather than 270mm.

The units raise from east to west, meaning that the western units are the tallest. The proposed increase to the ridges are as follows:

- 330mm to Units 6 and 12
- 360mm Units 5 and 11
- 390mm Units 4 and 10
- 420mm Units 3 and 9
- 450mm Units 2 and 8
- 480mm Units 1 and 7

The North Block, units 7 to 12 set within the site are currently under construction with the developer building to the heights proposed within this variation. They have provided the LPA with the exact ridge heights of these units as built currently within a table in drawing PA022J.

These heights are measured to the top of the roof sarking and still require the roof finishes (slates and battens) which would add a further 75mm to the heights specified.



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When taking the exact measurement of the North Block and adding the 75mm to finished ridge would give rise to following differences in relation to the heights being sought:

Unit 7 would be 15mm higher,
Unit 8 is 15mm lower,
Unit 9 is 5mm higher
Unit 10 and 11 are 65mm lower
Unit 12 is 105mm lower

Building tolerances could allow for variances of 300mm, so the area of margin from the built height to the proposed variation height falls within this potential tolerance, and on the most part falls lower than the ridge heights proposed.

The other external changes such as the cat slide dormer, additional Velux and altered entrance to the lower level are modest changes that do not alter the design fundamentally. The cat slide dormer works within the roofs cape and would not appear incongruous or visually strident within the wider site context.

The proposed landscaping has not been altered and will be subject to the conditions as found on the original permission.

Overall, the proposed external alterations do not undermine the overall design of the approved scheme with the amended scheme still considered to be acceptable in accordance with the policies within the Local Plan.

Similarly, the proposed changes are not considered to have harmful impact on the setting of the adjacent conservation area of listed buildings as later addressed in the report.

RESIDENTIAL AMENITY

The proposed layout does not change and therefore the amenity areas, dwelling orientation and location within the site and therefore their proximity to boundaries and surrounding properties remain as previously approved.

The proposed change in ridge heights being a maximum of 480mm over the approved plans is not such a significant change that the impact to residential amenity by overshadowing, overbearing, loss of light over the impact of the approved scheme to warrant refusal of the scheme.

The increase in ridge height simply relates to the roof height and does not alter the height, position, size or location of the proposed fenestration within the wall plate.

The agent has submitted a sun/shadowing study to demonstrate the limited impact on the neighbouring properties.

The additional roof lights to the third floor in the roof space do not increase the impact of overlooking to such a degree that would warrant refusal.



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ARCHAEOLOGY & HERITAGE ASSETS

GCC Archaeology have no additional comments in relation to this proposal over the suggested condition that was attached to the 2017 permission. This condition required a Written Scheme of Investigation for an Archaeological Watching Brief which was submitted and approved (S.20/1093/DISCON) meaning that the full condition is not required as work will continue in accordance with this and the approved watching brief.

The proposed development site is out of the Stroud Town Centre Conservation Area and a reasonable distance away from the listed Church Court and St Laurence's church. Therefore, any detrimental impact on their setting might not appear to be immediately obvious but it is acknowledged that the setting of heritage assets can be often complicated and subtle.

However, as the proposed amendments would not be so great a variation to the permitted scheme, they are considered acceptable. Key views would be maintained and no harm would be done to the identified heritage assets.

HIGHWAYS

The site layout and therefore the proposed access and parking provision does not alter with this variation. This application does not give rise to any detrimental impacts to highway safety GCC Highways have been consulted and confirmed that they have no objections to the proposed variation subject to the conditions suggested as part of the original consent are maintained.

LANDSCAPE IMPACT

The site is located within the built-up area of Stroud. Therefore, it is considered that the amended scheme will not result in harm to the character and appearance of the Cotswold AONB.

BIODIVERSITY

The amendments to the approved scheme S.17/2622/FUL do not give rise to any additional biodiversity implications and therefore subject to the previously agreed conditions, to which still apply are applied the application is deemed to be acceptable.

I would like to draw specific attention to the sites proximity to the Rodborough Common SAC as well as the Cotswolds Beechwoods. The original application was subject to a S.106 agreement for the mitigation contribution towards Rodborough Common SAC and a homeowner's pack prior to occupation in relation to the Cotswolds Beechwoods SAC, which the content to which is required to be agreed with the LPA.

The applicant has agreed to the same contributions and details to be secured by an amended S.106 specific to this application, which is currently with our legal team.



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FLOOD RISK

The application does not alter the drainage proposals and the proposed alterations will not have a detrimental impact to flood risk, as such the condition as per the original consent is sufficient.

OBLIGATIONS

SDC is a CIL Charging Authority.

The contribution towards Rodborough Common SAC mitigation (£200 per net dwelling) is addressed above.

RECOMMENDATION

In light of the above it is considered that the proposal complies with the policies outlined and therefore the recommendation is to Resolve to Grant subject to the completion of the S.106.

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.

Subject to the following conditions:

1. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Location and Proposed Block Plan of 21/01/2021
Plan number = 2016-36 PA 013E

Site Plan Proposed of 26/02/2018
Plan number = 2016-36 PA 014D

Proposed floor plan of 21/01/2021
Plan number = 2016-36 PA 015F
Plan number = 2016-36 PA 016E
Plan number = 2016-36 PA 017E
Plan number = 2016-36 PA 018G
Plan number = 2016-36 PA 019F

Roof plan of 21/01/2021
Plan number = 2016-36 PA 020E

Proposed North Block Elevations 1 Plots 7-12 of 21/01/2021
Plan number = 2016-36 D303E



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Proposed North Block Elevations 2 Plots 7-12 of 02/02/2021
Plan number = 2016-36 PA 022J

Proposed Southern Block Elevations 1 Plots 1-6 of 28/01/2021
Plan number = 2016-36 PA 023J

Proposed Southern Block Elevations 2 Plots 1-6 of 21/01/2021
Plan number = 2016-36 D301F

Section of 21/01/2021
Plan number = 2016-36 PA 024E

Proposed External Lighting Layout -dated 4 June 2020 (under
S.20/1093/DISCON)
Plan number = 1000 PS

Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

2. The development hereby permitted shall be carried out in accordance with the materials submitted and approved by the Local Planning Authority under S.20/1093/DISCON. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity unless otherwise approved by the Local Planning Authority.

Reason:

To enable the Local Planning Authority to ensure the satisfactory appearance of the development, in accordance with Policies CP8, CP14, HC1, ES7 and ES10 of the adopted Stroud District Local Plan, November 2015.

3. The development hereby permitted shall not be commenced until details of a scheme of hard and soft landscaping for the site (including boundary treatments) has been submitted to and approved by the Local Planning Authority. This shall include the type, height and position of the proposed boundary treatments, species and size of plant, planting distances/densities and details of how the planting will be undertaken.

Reason:

In the interests of the visual amenities of the area and to protect the amenities of local residents in accordance with Policies CP14, HC1 and ES3 of the adopted Stroud District Local Plan, November 2015.



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4. All hard and soft landscape works shall be completed in full accordance with the approved scheme, within the first planting season following first occupation of the development hereby approved, or in accordance with a programme submitted to and approved by the Local Planning Authority.

Reason:

In the interests of the visual amenities of the area and to protect the amenities of local residents in accordance with Policies CP14, HC1 and ES3 of the adopted Stroud District Local Plan, November 20

5. The development hereby permitted shall be carried out in accordance with the Written Scheme for Investigation for an Archaeological Watching Brief dated 4th June 2020 as approved by the Local Planning Authority under S.20/1093/DISCON.

Reason:

It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework.

6. Prior to the first occupation of plot 12, the first floor windows in the North (side) elevation of plot 12, shall be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass and shall remain so in perpetuity.

Reason:

In the interests of the amenities of the occupiers of the adjacent residential properties in accordance with Policies CP14 and ES3 of the Stroud District Local Plan, November 2015.

7. The development hereby permitted shall be carried out in accordance with the details of the submitted Construction Site Management Plan documentation submitted and approved by the Local Planning Authority under S.20/1093/DISCON. The approved Statement shall be adhered to throughout the construction period.



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Reason:

To reduce the potential impact on the public highway, accommodate the efficient delivery of goods and supplies and in the interest of the amenities of the surrounding area and local residents in accordance Policies ES3 and CP13 of the adopted Stroud District Local Plan, November 2015.

8. The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.5m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 22m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason:

To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance Policies HC1, ES3 and CP13 of the adopted Stroud District Local Plan, November 2015 and the National Planning Policy

9. The vehicular access hereby permitted shall not be brought into use until the existing vehicular access on Lansdown have been permanently closed, and the footway/verge in front has been reinstated, in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason:

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance Policies HC1, ES3 and CP13 of the adopted Stroud District Local Plan, November 2015 and the National Planning Policy Framework.

10. The dwellings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan, and those facilities shall be maintained available for those purposes thereafter.



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Reason:

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the granting of further specific planning permission from the Local Planning Authority.

Reason:

To retain garages/car spaces for parking purposes to provide an appropriate level of vehicular parking and avoid unacceptable increase in inappropriate and on-street parking which could be detrimental to highway and pedestrian safety in accordance Policies CP13, HC1, E112 and ES3 of the adopted Stroud District Local Plan, November 2015.

12. The development hereby permitted shall not be occupied until cycle storage facilities for minimum of 12 spaces have been made available for use and those facilities shall be maintained for the duration of the development.

Reason:

To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with Policies CP13 and E112 of the adopted Stroud District Local Plan, November 2015 and paragraph 32 of the National Planning Policy Framework.

13. No dwelling of the development hereby approved shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established and details of which submitted and approved by the Local Planning Authority.



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Reason:

In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies HC1 and ES3 of the adopted Stroud District Local Plan, November 2015 and the National Planning Policy Framework.

14. The development hereby permitted shall not be occupied until details of the tactile pedestrian crossing and pavement along the Church Street frontage of the site have been submitted to and approved by the Local Planning Authority. These works shall then be completed in accordance with the approved details prior to first occupation of the development to the satisfaction of the Local Planning Authority.

Reason:

In the interests of public safety and to improve connectivity and encourage pedestrian movements whilst minimises conflicts between traffic, cyclists and pedestrians in accordance with Policy CP13 of the adopted Stroud District Local Plan, November 2015 and paragraph 35 of the National Planning Policy Framework.

15. No dwelling of the development hereby approved shall be occupied until the carriageway (including surface water drainage/disposal and vehicular turning head) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway to surface course level.

Reason:

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework.

16. Prior to the first occupation of the dwellings hereby permitted, all ecological measures and works contained in the submitted Ecological Appraisal and Bat Emergence and Pre-Dawn Re-Entry Surveys (All Ecology dated August 2017 and September 2017) received on 18 November 2017 shall be carried out in accordance with the approved details unless an appropriate alternative ecological strategy has first been submitted to and approved by the Local Planning Authority. The approved ecological mitigation, including bat tubes, shall be maintained as approved thereafter.



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Reason:

To ensure the protection of biodiversity in the long-term in accordance with Policy ES6 of the adopted Stroud District Local Plan, November 2015.

17. No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been provided for approval by the Local Planning Authority, this should be in accordance with the proposal set out in the applicant's submission ("Church St Stroud FRADS V3, 20/03/2018"; "Church St Stroud Addendum V1, 04/04/2018" and "Drain Responsibilities Plan V2"). The SuDS Strategy must include a detailed design, maintenance schedule, confirmation of the management arrangements and a timetable for implementation. The SuDS Strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the life time of the development. The approved 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 for the lifetime of the development. 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.

Informatives:

1. ARTICLE 35 (2) STATEMENT - Whilst there was little, if any, pre-application discussion on this project it was found to be acceptable and required no further dialogue with the applicant.
2. The responsibility for the safe development and secure occupancy of the site rests with the developer. The local planning authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination. Your attention is drawn to the possibility that the building(s) to be demolished may have been constructed with materials that contain asbestos. It is a legal requirement that this work is either done by a HSE licensed contractor or a contractor complying with the Control of Asbestos Regulations 2012. Guidance on how to comply with these regulations can be found on the HSE website www.hse.gov.uk/asbestos/



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3. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works. The developer will also be expected to meet the full costs of supplying and installing the fire hydrants and associated infrastructure.
4. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise, dust, smoke/fumes and odour during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting, not burning materials on site and advising neighbours in advance of any particularly noisy works. It should also be noted that the burning of materials that gives rise to dark smoke or the burning of trade waste associated with the development, are immediate offences, actionable via the Local Authority and Environment Agency respectively. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume, noise or dust complaints be received. For further information, please contact Mr Dave Jackson, Environmental Protection Manager on 01453 754489.
5. This application is subject to a legal agreement and the applicant's attention is drawn to the requirements and obligations contained therein and the need to ensure compliance as the development progresses.