

04 August 2016

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **TUESDAY, 16 AUGUST 2016** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **18:00**.



David Hagg
Chief Executive

Please Note:

- i This meeting will be filmed for live or subsequent broadcast via the Council's internet site (www.stroud.gov.uk). By entering the Council Chamber you are consenting to being filmed. The whole of the meeting will be filmed except where there are confidential or exempt items, which may need to be considered in the absence of the press and public.
- ii The procedure for public speaking which applies to Development Control Committees is set out on the page immediately preceding the Planning Schedule.

AGENDA

- 1 **APOLOGIES**
To receive apologies of absence.
- 2 **DECLARATIONS OF INTEREST**
To receive declarations of interest.
- 3 **MINUTES - 12 JULY 2016**
To approve and sign as a correct record the minutes of the Development Control Committee meeting held on 12 July 2016.
- 4 **DEVELOPMENT CONTROL PLANNING SCHEDULE**
(Note: For access to information purposes, the background papers for the applications listed in the above schedule are the application itself and subsequent papers as listed in the relevant file.)
- 4.1 **THE FULL MOON, MOUNT PLEASANT, WOTTON-UNDER-EDGE, GLOS (S.14/2430/FUL)**
Proposed demolition of existing public house and erection of 11 new dwellings with access and parking.

4.2 MILL COTTAGE, MILLEND MILL, MILLEND LANE, EASTINGTON, GLOS (S.16/1081/FUL)

Retrospective application for alterations to dwelling permitted under (S.13/2578/FUL).

4.3 LAND TO THE REAR OF 38/40 GLOUCESTER ROAD, STONEHOUSE, GLOS (S.16/1032/FUL)

Erection of terrace of three x 2 bed dwellings, formation of vehicular access and landscaping.

Members of Development Control Committee

Councillor Tom Williams (Chair)
Councillor John Marjoram (Vice-Chair)
Councillor Dorcas Binns
Councillor Chris Brine
Councillor Miranda Clifton
Councillor Nigel Cooper

Councillor Jim Dewey
Councillor Haydn Jones
Councillor Jenny Miles
Councillor Dave Mossman
Councillor Gary Powell
Councillor Mark Reeves

DEVELOPMENT CONTROL COMMITTEE

12 July 2016

 6.00 pm – 7.40 pm
 Council Chamber, Ebley Mill, Stroud
3**Minutes****Membership**

Councillor Tom Williams **	P	Councillor Jim Dewey	P
Councillor John Marjoram *	P	Councillor Haydn Jones	P
Councillor Dorcas Binns	P	Councillor Jenny Miles	P
Councillor Chris Brine	P	Councillor David Mossman	P
Councillor Miranda Clifton	A	Councillor Gary Powell	A
Councillor Nigel Cooper	P	Councillor Mark Reeves	A

** = Chair * = Vice Chair

P = Present A = Absent

Officers in Attendance

Planning Manager	Solicitor
Planning Team Manager	Democratic Services Officer
Principal Planning Officers	

DC.010 APOLOGIES

Apologies for absence were received from Councillors Miranda Clifton, Gary Powell and Mark Reeves.

DC.0011 DECLARATIONS OF INTEREST

There were none.

DC.012 MINUTES – 7 JUNE 2016

RESOLVED That the Minutes of the Development Control Committee held on 7 June 2016 are accepted as a correct record.

DEVELOPMENT CONTROL PLANNING SCHEDULE

Representations were received and taken into account by the Committee in respect of applications:

1	S.13/2668/OUT	2	S.16/0127/REM
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DC.013 WIMBERLEY MILL, KNAPP LANE, BRIMSCOMBE, STROUD, GLOS (S.13/2668/OUT)

The Chair outlined the above application that had been granted permission in January 2016, subject to a Section 106 Agreement, following a long debate and deliberation.

Late pages had been circulated to all committee members prior to the meeting and hard copies were available at the meeting in respect of the above item. Members' attention was drawn to the revised education contribution from the County Council and also a modification to planning condition 22.

Mr Bill Harvey, local resident and Sue Lux, a neighbour raised their concerns regarding the attitude of the Highways Authority, flooding, conservation of the trees.

The Chair confirmed that the committee could vote against the officer's recommendation but because outline permission had already been granted the Council would lose on appeal.

In reply to members' questions officers' clarified the following points:-

- The Council were currently meeting their 5 year land supply and this particular site had been included.
- If the application was not granted then another suitable site would have to be found within the District.
- The culvert would be opened up and a condition had been placed upon the application to raise floor levels to address future flooding.
- No objections had been received from the Environment Agency or the Council's Water Engineer.
- The use of an overage clause to secure affordable housing would not be appropriate because we are not currently in recession.
- The developer would not have enough profit to provide affordable housing on this site.
- The Local Plan specifies 1.5 parking spaces per dwelling, if members wished more spaces to be provided on this site they would need to have the evidence to back this up.
- The location was in a sustainable location and had a bus stop nearby.

A motion to **ACCEPT** the Officer's recommendation was proposed by Councillor Dave Mossman and seconded by Councillor Nigel Cooper.

Whilst debating the application members expressed their differing opinions on this site but were unhappy about there being no affordable housing and traffic movements were also of major concern.

Whilst summing up the proposer and seconder confirmed that there had been no change in the application since January regarding affordable housing. Members had no option but to take a pragmatic approach.

On being put to the vote there were, 6 votes in favour, 2 votes against and 0 abstentions.

RESOLVED To GRANT PERMISSION for application S.13/2668/OUT, as set out in these Minutes.

**DC.014 MAYOS LAND OFF A38, BRISTOL ROAD, HARDWICKE, GLOS
(S.16/0127/REM)**

The Chair outlined the main concerns regarding the above site relating to access.

The Principal Planning Officer introduced the above application which had been granted outline permission in January 2015 and now a decision had to be made on reserved matters, as outlined within the Officer's report. The main concerns were that the access onto the site was difficult as there was a shared space for pedestrians and vehicles, with no pavements at the point of access.

The officer would be working with the applicant on a detailed Construction Management Plan whereby the developer would be fined for non compliance. The size of the delivery vehicles was also of concern on this difficult site. Damage to the current road surface was also an area of concern.

Emma Parry spoke on behalf of tenants from Foxhelp Way and Meerbrook Way outlining their many concerns regarding traffic control and heavy lorries using the site.

Rhian Powell, Planning Manager from Bellway Homes confirmed that they had experience in building on such sites. The use of a temporary access had been explored but had not been successful.

In response to member's questions the following points were clarified:-

- The fines had been agreed.
- The discussion on vehicles size on the site was ongoing, the officer wanted to limit vehicles to 18 tonnes and the developer wanted to use 32 tonne vehicles.
- The underground water tanks to produce a SUDS scheme would be the responsibility of the residents who would be part of a Management Company.
- The applicant would be asked to consider the installation of appropriate ecological sources of power.
- The last 50m of the development was shared space and the officer would pursue the installation of footpaths.
- Signs would be erected in Hardwicke in July 2016 on the B30 lowering the speed limit from 40 mph to 30 mph.
- The estate road had not yet been adopted by the County Council so was the responsibility of the land owner.
- The owners of the potential temporary accesses off Bristol Road did not want to negotiate their use.
- An application for a compulsory purchase order would not pass the public interest test.

Councillor Chris Brine proposed that the application be **DEFERRED** because we must arrange negotiation with the two residents and come back to committee next month with the evidence on the negotiations. This was seconded by Councillor Dorcas Binns.

Members debated the application and agreed that the access point should be made as safe as possible. Councillor Dave Mossman had tried both as a District and Parish Councillor to do his best for residents, negotiations had been tried and had so far failed. The landowners just are not interested.

A motion to **ACCEPT** the officer's recommendation, subject to conditions, Deed of Variation, delegate powers to Officers to amend the Construction Management Plan, request the use of solar panels and negotiate the maximum size of vehicles to 18 tonnes was proposed by Councillor Dave Mossman and seconded by Councillor Haydn Jones.

On being put to the vote there were 5 votes in favour, 3 against and 1 abstention.

RESOLVED To APPROVE application S.16/0127/REM, as set out in these Minutes.

The meeting closed at 7.40 pm.

Chair



Stroud District Council

Planning Schedule

16th August 2016

In cases where a Site Inspection has taken place, this is because Members felt they would be better informed to make a decision on the application at the next Committee. Accordingly the view expressed by the Site Panel is a factor to be taken into consideration on the application and a final decision is only made after Members have fully debated the issues arising.

DEVELOPMENT CONTROL COMMITTEE

Procedure for Public Speaking

The Council have agreed to introduce public speaking at meetings of the Development Control Committee.

Public speaking is only permitted on those items contained within the schedule of applications. It is not permitted on any other items on the Agenda. The purpose of public speaking is to emphasise comments and evidence already submitted through the planning system. Speakers should refrain from bringing photographs or other documents as it is not an opportunity to introduce new evidence.

The Chair will ask for those wishing to speak to identify themselves by name at the beginning of proceedings. There are four available slots for each schedule item:-

Ward Councillor(s)
Town or Parish representative
Spokesperson against the scheme and
Spokesperson for the scheme.

Each slot (with the exception of Ward Councillors who are covered by the Council's Constitution) will not exceed 3 minutes in duration. If there is more than one person who wishes to speak in the same slot, they will need either to appoint a spokesperson to speak for all, or share the slot equally. Speakers should restrict their statement to issues already in the public arena. Please note that statements will be recorded and broadcast over the internet as part of the Council's webcasting of its meetings; they may also be used for subsequent proceedings such as an appeal. Names may be recorded in the Committee Minutes.

The order for each item on the schedule is

1. Introduction of item by the Chair
2. Brief update by the planning officer.
3. Public Speaking
 - a. Ward Member(s)
 - b. Parish Council
 - c. Those who oppose
 - d. Those who support
4. Member questions of officers
5. Motion
6. Debate
7. Vote

A copy of the Scheme for Public Speaking at Development Control Committee meetings is available at the meeting.

Parish	Application	Item No.
<p>Wotton Under Edge Town Council</p> <p>Link to website</p>	<p>The Full Moon , Mount Pleasant, Wotton-Under-Edge. S.14/2430/FUL - Proposed demolition of existing public house and erection of 11 new dwellings with access and parking.</p> <p>http://www.stroud.gov.uk/docs/planning/planning_application_detail.asp?AppRef=S.14/2430/FUL</p>	<p>01</p>
<p>Eastington Parish Council</p> <p>Link to website</p>	<p>Mill Cottage, Millend Mill, Millend Lane. S.16/1081/FUL - Retrospective application for alterations to dwelling permitted under S.13/2578/FUL.</p> <p>http://www.stroud.gov.uk/docs/planning/planning_application_detail.asp?AppRef=S.16/1081/FUL</p>	<p>02</p>
<p>Stonehouse Town Council</p> <p>Link to website</p>	<p>Land To Rear Of, 38/40 Gloucester Road, Stonehouse S.16/1032/FUL - Erection of terrace of three x 2 bed dwellings, formation of vehicular access and landscaping.</p> <p>http://www.stroud.gov.uk/docs/planning/planning_application_detail.asp?AppRef=S.16/1032/FUL</p>	<p>03</p>



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Item No:	01
Application No.	S.14/2430/FUL
Site No.	PP-03748937
Site Address	The Full Moon , Mount Pleasant, Wotton-Under-Edge, Gloucestershire
Town/Parish	Wotton Under Edge Town Council
Grid Reference	376285,193211
Application Type	Full Planning Permission
Proposal	Proposed demolition of existing public house and erection of 11 new dwellings with access and parking.



Applicant's Details	Woodbourne Homes Limited 16 Vernon Road, Birmingham, B16 9SH, ,
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Agent's Details	Bailey Design Limited 43A Mitchells Court, Lower Gungate, Tamworth, Staffordshire, B79 7AS
Case Officer	John Longmuir
Application Validated	23.10.2014
RECOMMENDATION	
Recommended Decision	If a sound Business Plan is received Officers will recommend refusal on grounds of being contrary to Local Plan Policy E16 and NPPF Paragraph 70. Unless the suggested amendments are made to the layout design that will also be a recommended reason for refusal, with reference to Local Plan CP14 and NPPF Paragraph 58.
CONSULTEES	
Comments Received	Parish / Town Development Coordination (E)
Not Yet Received	Cotswolds Conservation Board (E) Development Coordination (E)
CONTRIBUTORS	
Letters of Objection	T Collins, 14 Hentley Tor, Wotton Under Edge L And C Harrell, 7 The Green, Synwell Rr Davis, 33 Parklands, Wotton-under-Edge Ms S Hunt, 5 Oatground, Synwell J Motton, 5 Hentley View, Knapp Road Ms S Hunt, 5 Oatground, Synwell N F Todd, 9 The Green, Synwell R And D Saley, 24 Fountain Crescent, Wotton-Under-Edge P Luther, 4 Cherry Orchard, Wotton-Under-Edge Mr And Mrs Armor, 14 Cherry Orchard, Wotton-Under-Edge Dr John Cordwell, 13 Haw Street, Wotton-under-Edge Mr And Mrs K Browning, Victorianna, Coombe D Hedges, 39 Cotswold Gardens, Synwell J Hobson, Bramble Cottage, The Street S Young, 23 Cotswold Gardens Wotton Under Edge, GL12 7HH Mr T Luker, 2 The Green, Synwell S Hedges, 9 Fishers Road, Berkeley N Clement, 17 Synwell Lane, Synwell
Letters of Support	J Motton, 5 Hentley View, Wotton-Under-Edge, Mr And Mrs Harrell, 7 The Green,



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Letters of Comment	P Shanes, 43 Knapp Road, Synwell P Barton, 38 Mount Pleasant, GL12 7JR K Dulay, 16 Vernon Road, Edgbaston J Motton, 5 Hentley View, Synwell K Dulay, 10 Harborne Road, Edgbaston , Birmingham, Mr And Mrs Harrell, 7 The Green, Synwell S Young, 23 Cotswold Gardens Wotton Under Edge, GL12 7HH Mr Collins, 14 Hentley Tor, Wotton Under Edge
	OFFICER'S REPORT

THE SITE AND SURROUNDINGS

The site is a prominent corner formed by the junction of several roads. It largely consists of the vacant Full Moon pub, which has 281sqm floorspace and a 35 space car park. There are three mature trees on the edge of the site. To the north is a small public open space, to the south is a row of garages. There are three dwellings close to the eastern boundary.

THE PROPOSAL

This chiefly involves demolition of the pub. Originally 12 houses were proposed. Revised plans are being sought to reduce the extent of development and provide open space around the trees. The existing access is being utilised and the road would continue into the centre of the site.

CONSULTEES

Town Council: Object: Overdevelopment, too dense housing, lack of amenity space, visual impact of parking, question impact on tree roots, houses have no chimneys and are out of keeping, lack of affordable housing.

2 letters of support: Would make use of site, good design, parking levels welcome, welcome small houses

Objections (including Synwell Community Association): Loss of the pub, important community facility and accessible.

County Highways: No objection.

Policy Implementation Manager (affordable housing): No objection

SDC Arboriculture officer: Amended plans required.

PLANNING HISTORY

The pub was nominated as an asset of community value on 10-6-13



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LOCAL PLAN POLICIES

Delivery Policy ES7. Within the Cotswolds Area of Outstanding Natural Beauty (AONB), or on land that may affect its setting, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Major development will not be permitted unless it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.

In all locations development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District. Priority will be given to the protection of the quality and diversity of the landscape character. Development will only be permitted if all the following criteria are met:

1. The location, materials, scale and use are sympathetic and complement the landscape character; and
2. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.

Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

The Stroud District Landscape Assessment will be used when determining applications for development within rural areas.

Delivery Policy ES3. Permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of:

1. Noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect
2. Environmental pollution to water, land or air and an unacceptable risk to the quality and quantity of a water body or water bodies
3. Noise sensitive development in locations where it would be subject to unacceptable noise levels
4. Increased risk of flooding on or off the site, and no inclusion of measures to reduce the causes and impacts of flooding
5. A detrimental impact on highway safety
6. An adverse effect on contaminated land where there is a risk to human health or the environment.

Delivery Policy ES8 guards against the unacceptable loss of trees.



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Delivery Policy HC1. Within defined settlement development limits, permission will be granted for residential development or redevelopment, providing all the following criteria are met:

1. The proposed housing is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located and the density proposed is at as high a level as is acceptable, in terms of townscape, street scene and amenity.
2. where appropriate schemes should include a variety of dwelling types and sizes, which meet identified local needs.
3. On edge of settlement sites, the proposal would not appear as an intrusion into the countryside and would retain a sense of transition between the open countryside and the existing settlement's core
4. It would not cause the loss of, or damage to, any open space which is important to the character of the settlement.
5. it would not result in the loss of locally valued habitat which supports wildlife.
6. any natural or built features on the site that are worthy of retention are incorporated into the scheme.
7. an appropriate area of private amenity space is provided for the occupiers of each dwelling house. Where other types of residential accommodation are proposed, an appropriate level of amenity space to serve the scheme as a whole is provided.
8. It is not subject to any other over-riding environmental or other material planning constraint.
9. have a layout, access and parking appropriate to the site and its surroundings.

Delivery Policy E16: Protecting individual and village shops, public houses and other community facilities:

Where planning permission is required, development which involves the loss of individual shops, public houses, village halls and other community facilities will be supported where all the criteria below are satisfied:

1. there is no prospect of a contained community use (which is evidenced).
2. There are adequate similar use facilities either within that settlement or adjoining countryside and is accessible by walking or cycling- a distance of 800m.
3. The current or previous use is no longer viable, demonstrated by audited financial and marketing evidence over an agreed period.



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National Planning Policy Framework

Paragraph 47 Encourages the supply of new housing

Paragraph 70 Highlights the social function of public houses

Requiring Good Design: Paragraph 61: Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the Natural Environment -

Paragraph 109 relates to protecting valued landscapes and minimizing adverse impact on biodiversity Paragraph 115 Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

PLANNING CONSIDERATIONS

THE PRINCIPLE OF REDEVELOPMENT

The pub closed down several years ago.

The proposal does involve the loss of the pub, which has been the feature of most of the objections. Some of the responses questioned the viability of the pub and expressed a desire to take it over. Such sentiment is also reflected in the nomination for a community asset.

Its demolition and replacement with housing is one of the most important points for the consideration of this application. Local Plan Policy EI6 protects public houses unless there is no prospect of continued community use, there are adequate similar facilities within the settlement, and the use is unviable. The policy wording requires all these criteria to be met.

The application was submitted with a specialist viability report which looked at the trading position, facilities available and future prospects. The Council commissioned Bruton Knowles to provide their own advice. The Bruton Knowles report concluded the pub use was commercially unviable.

The application was originally considered at August 2015 DCC. At the last minute the community expressed a desire to take over the running of the pub. It was accordingly deferred for further consideration. Their intentions were confirmed at the DCC in February and the application was again deferred for 6 months to allow the community time to complete a business plan for the take over and running of the pub.

The community has been made aware of the timescales for the return to DCC. At the time of finalising this report, the case officer had just been advised that the business plan will be received during the w/c 1st August. This will be circulated direct to Members when received. The pub has been an important community facility. Many of the objections talk about their attachment to their "local". If the business plan is sound and reasonable then the loss of the pub would be contrary to Local Plan Policy EI6.



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The applicants have updated their viability report reflecting the economic situation including the costs of running of a pub and sales. There also has been a reported break in incident (from the neighbourhood wardens to the police). The register of the Community Value does not prevent the determination of the application. Merely it prevents the sale of the site for a 6 month period

DESIGN AND TREE IMPLICATIONS

There are three trees on or by the edge of the site, which are protected. A silver birch 17m high and a 16m high beech tree are on the north and a Norway Maple are on the southern edge. The birch and beech are extremely prominent and form the focus for views at a meeting point for numerous roads. As such the trees contribute greatly to the character of the area and also compliment the adjacent open space.

The current proposal shows gardens and hard standings underneath and close to the tree canopies which would jeopardise roots. Several houses are also close to the trees, which would put it under pressure for removal due to shadowing implications and the usability of gardens.

Officers have also concerns about the scheme in relation to streetscene as well as the impact on the trees. The site's surroundings are varied particularly its frontages. The western area is a semi formal regimented linear style. The northern and eastern areas are more informal, varied and organic. Officers have requested that the new houses are realigned more formally to the western boundary and that extent of development is reduced by one house to maintain the prominence of the trees and the green. At the northern frontage Officers have suggested a bigger set back to one house and the removal of one house in favour of a FOG (flat over garage) on the southern boundary. Such a FOG would help surveillance of the car park. This segregation of the dwellings into several distinct groups would reduce the dominance of the originally submitted scheme.

These changes will also help the long term survival of the birch and beech trees, especially if their immediate environs could be dedicated as public open space. This would also reinforce the sense of openness offered by the existing open space. It is hoped that amended plans will be submitted soon after finalising this report.

Conditions would still be required to ensure that the tree roots are still undisturbed and that the construction process is appropriately managed.

The Norway Maple (southern most tree) is shown for removal but is not felt to overly significant.

The elevational design of the houses is simple and unfussy. They are relatively narrow gable width and 2 storey. Officers would need to discuss materials, but rustic multi stock bricks with a slate or plain tile would be particularly appropriate. Similarly boundary treatments will be critical.

Whilst the site is within the AONB, its relationship with the countryside is limited due to the intervening substantial housing. Development would be visible from distant viewpoints but



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would be seen in conjunction with other houses. The layout should allow for outward views which are a feature of the site.

HIGHWAY/PARKING

The access is largely unchanged and has reasonable visibility onto a 30 mph area. Traffic generation would be similar to that of the existing pub. Sufficient turning/manoeuvring on site for cars has been allowed. Parking can be provided for 20 cars. These would not be on plot, which is not ideal but the retention of the trees is a major design constraint.

RESIDENTIAL AMENITY

There are 3 houses immediately to the east of the site in broadly a "7" shape. These will be indicated at the Sites Inspection Panel visit. The anticipated amended scheme would give good separation for the most southerly dwelling. The northern most, gable end on, dwelling is largely within the same building line although there is an offshoot which could be slightly affected but not enough to cause significant shadowing/overbearing. Privacy in terms of window-window distances is according to Council standards. The removal of the pub building would help their outlook. There may also be a perceived benefit of removing a source of potential noise/disturbance.

The new dwellings would have their own garden space and reasonable privacy as well as avoidance of shadowing/overbearing implications.

ECOLOGY

Much of the site is hard surfaced and one of the trees on site is being retained. The pub has been boarded up and the potential for protected species is therefore felt to be limited. The creation of garden areas should be an ecological improvement.

HYDROLOGY

The site is above any areas at risk from flooding. The site is covered by hard surfacing and the creation of the gardens will help absorb run-off. A SUDS scheme could be conditioned.

AFFORDABLE HOUSING

The Vacant Buildings Credit in NPPG paragraph 22 gives an allowance for an existing footprint to offset affordable housing requirements. This applies on brownfield land, where the building is vacant. The pub has an extensive size, and it is not felt that an affordable contribution is therefore justifiable. Whilst this is regrettable at least the proposal is for small dwellings albeit market orientated.

HERITAGE

The site is significantly distanced from the Conservation Area, and similarly there are no Listed Buildings in the affected vicinity.

CONCLUSION

A business plan is expected w/c 1st August from the community detailing the takeover and running of the pub. If this is reasonable and sound the pub should be given a fresh chance, to be run by the community for the community. This would make the principle of residential development unacceptable, but Members will still need to consider all other matters including



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the design. Layout changes are required to sympathise with the surroundings and safeguard the existing trees.

It is hoped that Officers will be able to elaborate on both of these aspects in late pages.

ARTICLE 35 (2) STATEMENT

There has been some discussion on this project, which led to changes to the scheme.

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 the report, warranted any different action to that recommendation.

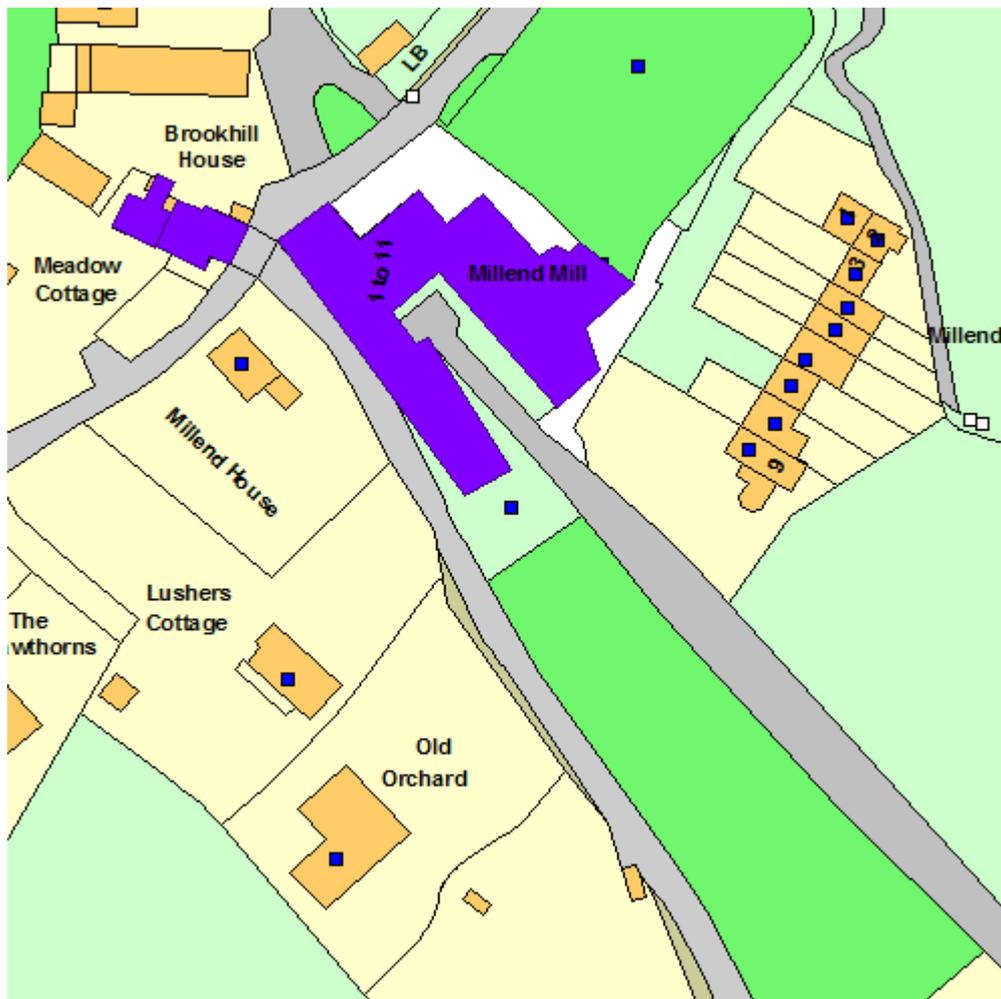


**Development Control Committee Schedule
16/08/2016**



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Item No:	02
Application No.	S.16/1081/FUL
Site No.	
Site Address	Mill Cottage, Millend Mill, Millend Lane, Eastington
Town/Parish	Eastington Parish Council
Grid Reference	378136,205330
Application Type	Full Planning Permission
Proposal	Retrospective application for alterations to dwelling permitted under S.13/2578/FUL.





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Applicant's Details	Ms Jo Williams Mill Cottage, Millend Mill, Millend Lane, Eastington, Gloucestershire GL10 3UY
Agent's Details	None
Case Officer	Holly Simkiss
Application Validated	18.05.2016
RECOMMENDATION	
Recommended Decision	Permission
Subject to the following conditions:	<p>1. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:</p> <p style="padding-left: 40px;">Proposed Drawings of 13/05/2016 Plan number = 005-S01 Version number = P3</p> <p>Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.</p> <p>Informatives:</p> <p>1. The application is the result of enforcement enquiries. Whilst there was little, if any formal pre-application discussion with Officers on this project, it was found to be self contained and has not necessitated the submission of any revised plans. Offices have kept the applicant informed as to the progress of the application.</p>
CONSULTEES	
Comments Received	Development Coordination (E) Conservation South Team The Environment Agency (E)
Not Yet Received	
CONTRIBUTORS	
Letters of Objection	M Shannon, Brookhill House, Millend Lane T Potts, Brookhill House, Millend Lane



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	T Low, Hazel Cottage, Millend S Mannings, Frome Cottage, Millend P Mannings, Frome Cottage, Millend J And M Naylor, Cleeve Cottage, Millend T And K Wilkinson, Wits End, Millend, Eastington, Stonehouse, Eastington Parish Council, C/o 60 Hawk Close, Gloucester L Hughes, Castle House, Mill End,
Letters of Support	M Eadington, 1 Millend Mill, W Standlee, 5 Millend Mill, Millend Lane, Eastington, L Staines, 1 Perth, K Lamb, 8 Millend Mill, Millend Lane B Brewer, Mole End ,accommodation Lane Chalford,
Letters of Comment	M Jones, Millend House, Eastington P Jones, Lushers Cottage, Millend M Shannon, Brookhill House,
OFFICER'S REPORT	

DESCRIPTION OF SITE

The site is a detached dwelling that was granted consent under application S.13/2578/FUL which included the conversion of Millend Mill into 11 flats and the erection of three dwellings.

The site is located to the south-east of the historic Mill and accessed from Millend Lane.

The house is positioned within 8m of the River Frome and is on land which was once in the curtilage of the listed Mill building; although it should be noted that the sites are now in separate ownership.

The site is not located within any landscape designation.

PROPOSAL

The dwelling is currently under construction but has not been carried out in strict accordance with the plans approved under application S.13/2578/FUL or any subsequent approval for condition discharge.

The situation requires the development (as constructed) to be regularised and matters requiring retrospective approval include:

1. position of house 1m closer to road;
2. position of garage moved to side of dwelling;
3. insertion of roof lights and two windows on front elevation;
4. increase in overall height of dwelling by 0.5m.



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The application is brought before Members of the Development Control Committee at the request of Ward Member, Cllr Stephen Davis.

REVISED DETAILS

None.

MATERIALS

Walls: Reclaimed red facing brick.

Roof: Dark grey Welsh slates.

Doors/windows: Double glazed low profile grey.

REPRESENTATIONS

Parish Council

Objects to the proposal.

The revised height and position of the property is overbearing on the narrow lane. The relocation of the garage alters the building line as originally envisaged and is harming the setting of the listed building. The relocation of the garage has also resulted in the loss of 2 parking spaces for the Mill.

The introduction of a third storey in this property potentially increases the occupancy and represents an overdevelopment of the site and is having an adverse impact on the heritage of the surrounding area, contrary to Local Plan Policy CP15.

There are outstanding conditions from the original planning application which should have been resolved prior to any occupation. Breaches of planning conditions at this site cannot be allowed to continue and we urge Stroud District Council to refuse this retrospective application and enforce the permitted plans.

Local Highway Authority

No objection, refer to standing advice.

Environment Agency

As you aware we previously provided comments on the wider scheme under the above planning reference S.13/2578/FUL, and recommended conditions relating to flood mitigation measures. We understand the dwelling which forms part of this application has since been erected contrary to the approved details.

We understand the reason for consultation is development within 8 metres of a Main River.

Watercourse Easement:

We normally advise that new development and/or built structures are set at least 8 metres from the top of bank of the watercourse. This is to assist in operational management and maintenance, and help provide some biodiversity interest. However, in this instance as there



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are no structures that we formally maintain there is no requirement to provide a suitable unobstructed easement. We note however the new garage shown on Drawing No. 005-S01 is only 0.5 metres from the top of bank of the watercourse and hence this could put it at risk of undercutting by erosional processes from the River Frome.? Therefore whilst we do not object to the proposed development, in the interests of sustainably the applicant may wish to re-site the garage block away from the edge of the watercourse by a similar distance to the adjacent house (4 metres).

Alternatively any foundations are set below the bed level of the watercourse. Any extension should also not interfere with the landowner's ability to undertake their riparian responsibilities in regard to the maintenance of the bank/watercourse channel within their ownership.

Public

Approximately 9 letters of objection relate to:

- * Overbearing and imposing building
- * Impact on heritage asset
- * Impact of increased height
- * Choice of materials
- * Not in accordance with approved plans
- * Sewage and drainage issues
- * Flood risk
- * Loss of parking
- * Out of character
- * Overdevelopment of site
- * Alters the building line

3 letters of comment.

2 letters of support.

Cllr Davis:

Retrospective application after the building has been built and is not consistent with the original plan both in height, size and position. Although the variations are minor this is adjacent to a Historic Building and close to the river creating concerns about flooding.

I am aware that retrospective applications should be treated with no prejudice but would suggest that this should be seen as a new application and as it is a very sensitive area I would like it considered by DCC.

PLANNING CONSIDERATIONS - NATIONAL AND LOCAL PLANNING POLICIES

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 is a material consideration in planning decisions. The NPPF was published on 27 March 2012.



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Full details of the NPPF is available to view at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

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

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.

ES6 – Providing for biodiversity and geodiversity.

ES7 – Landscape character.

ES8 – Trees, hedgerows and woodlands.

ES10 – Valuing our historic environment and assets.

ES12 – Better design of places.

ES15 – Provision of outdoor play space.

Eastington Emerging Neighbourhood Plan (limited weight is afforded to this document) due to its pre-referendum status).

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) – In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, and in particular, listed buildings.

Historic Environment Good Practice Advice in Planning, Note 2 – Managing Significance in Decision-Taking in the Historic Environment

Paragraph 28 'The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with the NPPF policies.'



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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 Affordable Housing (Nov 2008) and SPD Housing Needs Survey (2008).

The application has a number of considerations which both cover the principle of development and the details of the proposed scheme. These considerations can be summarised as the following;

- * Principle of development
- * Design and layout
- * Residential amenity
- * Highway safety
- * Landscape impact
- * Ecology
- * Archaeology and historic environment
- * Flooding

PRINCIPLE OF DEVELOPMENT

The principle of development is confirmed by previous permissions. A dwelling was permitted as part of the enabling development to the historic Millend Mill building which was on the Buildings at Risk register. Mill Cottage has now been sold and is in private and separate ownership to that of Millend Mill. Accordingly, the owner of Mill Cottage has no rights of control or influence over the development of Millend Mill.

The only matters for consideration by virtue of this application relate solely to:

1. The increase in height of the building from 8.1m to 8.6m,
2. Repositioning of garage to side of dwelling,
3. Insertion of 4 roof lights to rear elevation,
4. Insertion of 2 windows to front elevation,
5. Repositioning of house away from riverbank.

DESIGN AND LAYOUT

The new dwelling would be 8.6m to ridge height and would be positioned within a newly formed residential curtilage. The dwelling now built is smaller than the original scheme, measuring 6m by 12m instead of 6.5m by 12.5m.

As a rule of thumb, a 30cm increase in roof height is usually accepted as a building tolerance. The additional 20cm is not considered to be significant and is viewed as very marginal when seen on site.

The 4 roof lights could be inserted under permitted development rights once the development was complete. In any event they are not felt to compromise integrity of the roof.

The two windows on the front elevation are in keeping with the appearance of the dwelling, the size and pattern of the fenestration is a complimentary addition.



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The repositioning of the house further away from the river bank was at the request of an Approved Building Control Inspector; the foundations were altered to accommodate the ground conditions. The garage on the front will not fit and allow for the required parking arrangements; accordingly it has been moved to the side. This results in a net gain of one additional parking space as two parking spaces (although tight) sit in front of the garage. The relocation of the garage does encroach into the applicant's garden area. However, the decked area to the rear has been enlarged to provide more usable space. The garden space exceeds Councils published standards.

RESIDENTIAL AMENITY

The plot is well away from existing dwellings. The two additional windows and 4 roof lights would create additional window openings but would not exacerbate overlooking. As such it is not considered that there would be any additional or adverse impact on neighbouring amenities.

HIGHWAY SAFETY

Adequate visibility splays can be provided and sufficient parking and turning facilities are shown and would ensure vehicles and pedestrians can successfully negotiate the site. As such, access arrangements are considered to be acceptable.

The proposal can adequately provide two parking spaces which surpasses the Councils adopted parking standard of 1.5 spaces per dwelling.

LANDSCAPE

The proposal is not considered to be significantly different to that of the approved scheme in terms of landscape impact. The dwelling together with associated garden space and parking will be read in conjunction with the wider residential site and street scene. Moreover the site is not in a sensitive landscape designation.

ECOLOGY

These were fully considered as part of the original application for the wider site. Millend Mill has provided adequate mitigation.

ARCHAEOLOGY AND THE HISTORIC ENVIRONMENT

The original proposal was designed in order to preserve the historic building line hard to the road. The re-siting of the garage and the removal of the garaging to the other end of the parking area has eroded this building line, which denies the listed building's reference to the historic form.

However, as the sites are now in separate ownership it is considered that the applicants cannot be penalised for the changes to the proposal at Millend Mill. The roadside structure that was to cover the parking associated with the Mill is no longer being built and the Council cannot force the developers to construct it.

It is further considered that the repositioning of the house and garage closer to the road further emulates the historic building line. Mill Cottage is now viewed in isolation to the Mill because it is visually detached from it. Mill Cottage draws references from the Mill but also



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from other neighbouring buildings. By moving the garage to the side, it provides an uncluttered appearance; it fits neatly within its plot and as such does not detract from the setting of the historic building.

It is considered that the most significant element of the development is the physical presence of a dwelling positioned in this location. The principle of this however has been accepted. Any harm was significantly lessened by virtue of the enabling development as profits from the sale of the open market dwelling would be reinvested in the Mill, which at the time was on the Buildings at Risk Register. The ongoing viability and preservation of the Mill necessitated the erection of additional dwellings on the site for funding.

Whilst Officers must consider incremental alterations and be wary of any cumulative changes, it is not considered that the revisions sought would significantly alter the appearance of the building. The changes would not result in substantial harm to the listed building.

FLOODING

As the house is located within 8m of the riverbank the Environment Agency has been consulted on the application and raise no objection to the proposal.

Drainage remains unaltered from that of the approved scheme.

REVIEW OF CONSULTATION RESPONSES

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

Any comments made with regard to the development of the Mill, any unauthorised works or breaches of planning have been disregarded as they are not material to the determination of this application.

ARTICLE 35 (2) STATEMENT

This application is the result of enforcement enquiries. Whilst there was little, if any formal pre-application discussion with Officers on this project, it was found to be self contained and has not necessitated the submission of any revised plans. Offices have kept the applicant informed as to the progress of the application.

RECOMMENDATION

The application is recommended for PERMISSION.

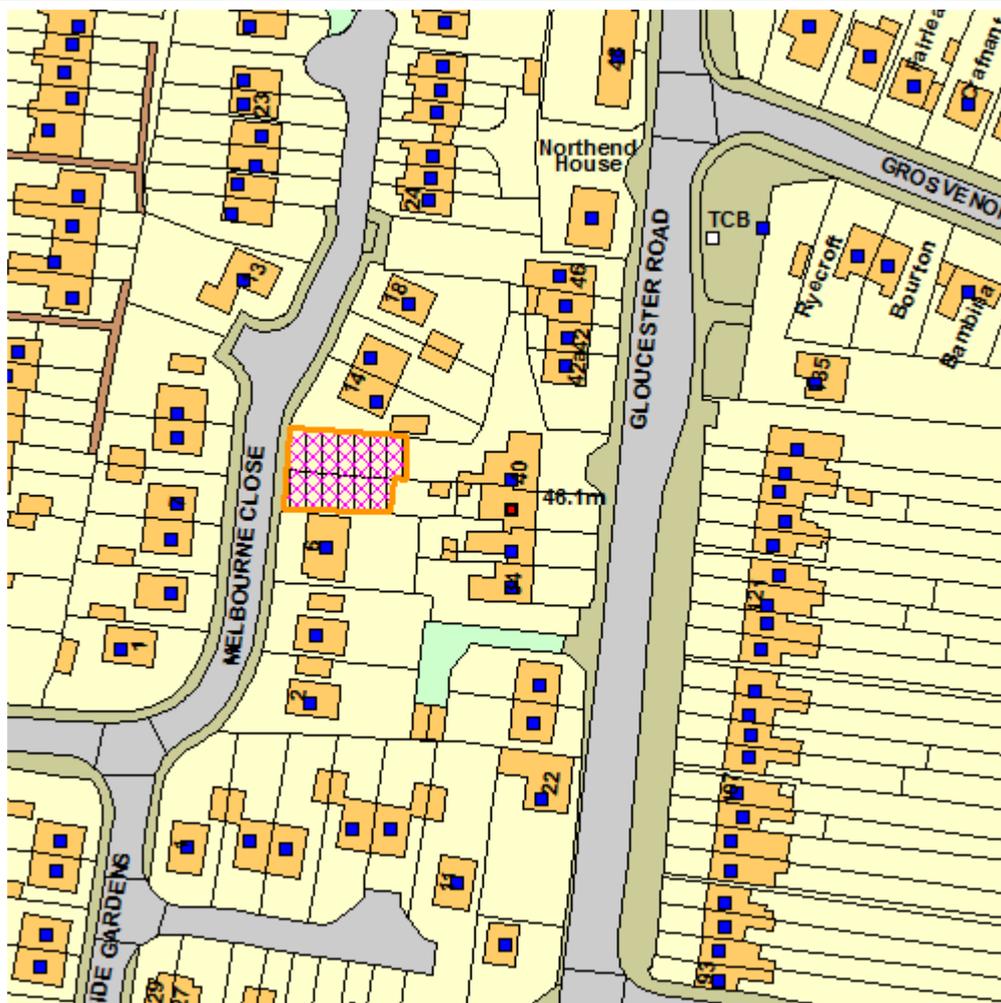
HUMAN RIGHTS

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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Item No:	03
Application No.	S.16/1032/FUL
Site No.	
Site Address	Land To Rear Of, 38/40 Gloucester Road, Stonehouse, Gloucestershire
Town/Parish	Stonehouse Town Council
Grid Reference	380573,206196
Application Type	Full Planning Permission
Proposal	Erection of terrace of three x 2 bed dwellings, formation of vehicular access and landscaping.



Applicant's Details	Harry Homes (Cotswolds) Ltd 15 Munday Close, Bussage, Stroud, GL6 8DG,
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Agent's Details	David Barnes 7 High Street, Cam, Dursley, GL11 5JZ,
Case Officer	Humphrey Mpezeni
Application Validated	09.05.2016
	RECOMMENDATION
Recommended Decision	Permission
Subject to the following conditions:	<ol style="list-style-type: none">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 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. Reason: In the interest of residential amenity protection and to accord with Local Plan Policy ES3.3. The development 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. Reason: In the interest of residential amenity protection and to accord with Local Plan Policy ES3.4. The development hereby permitted shall not be brought into use until the vehicle parking areas shown on the approved plans are made available for use. Each unit shall be provided with a parking space which shall be maintained as such, free of obstruction, thereafter.



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	<p>Reason: To ensure that off road parking is made available for use by the occupiers of the dwellings hereby permitted and as such free of obstruction in accordance with Local Plan Policies ES3 and CP13.</p> <p>5. Prior to commencement of any works on the site, the applicant shall submit to the LPA surface water drainage details which shall be approved in writing, implemented in all respects in accordance with the approved details and maintained as such thereafter.</p> <p>Reason: To reduce potential highway impact by ensuring that surface water is not discharged on to the public highway and to prevent the incidence of flooding in the interests of highway safety in accordance with Local Plan Policy ES3 and National Planning Policy Framework.</p> <p>Informatives:</p> <p>1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant. Whilst there was little if any pre-application discussion on this project, it was found to be self contained and required no further dialogue with the applicant.</p> <p>2. 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 and Environment Agency respectively. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke or fume complaints be received.</p>
	CONSULTEES
Comments Received	Environmental Health (E)
Not Yet Received	Parish / Town
	CONTRIBUTORS
Letters of Objection	S Merrett, 34 Gloucester Road, Mr & Mrs McNeill, 11 Melbourne Close, Stonehouse



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	P Dore, 9 Melbourne Close, P Martin, 6 Melbourne Close, Stonehouse H Rhodes, 5 Melbourne Close, Stonehouse G Stockwell, 16 Melbourne Close, Stonehouse M Herbert, 3 Melbourne Close, Stonehouse, Glos, A Harris, 14 Melbourne Close, Stone House J Dore, 9 Melbourne Close, D Dore, 9 Melbourne Close, S Dowding, 18 Melbourne Close, Stonehouse, R Russell, Town Hall, High Street, V Martin, 6 Melbourne Close, Stonehouse A Warner, 7 Melbourne Close, A Huntley, 7 Melbourne Close, A Dore, 9 Juniper Way,
Letters of Support	
Letters of Comment	
OFFICER'S REPORT	

SITE

The site consists of the rear gardens of 38 and 40 Gloucester Road, which stretch between Gloucester Road and Melbourne Close.

Melbourne Close is an estate consisting of two storey dwellings, most of which are semi detached and finished in buff coloured bricks.

PROPOSAL

The application is for the erection of a terrace of 3 two storey dwellings.

MATERIALS

Walls: Ibstock Brunswick, Buff Bricks

Roof: Interlocking Concrete Tiles

Fenestration: White UPVC

RELEVANT PLANNING HISTORY

None relevant

CONSULTATION RESPONSES

Parish Council

No observations to make.

Environmental Health - Amenity

Conditions are suggested



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Contaminated Land Officer

Suggests a landfill informative

Public

None received

PLANNING CONSIDERATIONS

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations dictate 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 following are the national and Local Plan Policies that have been used in assessing this application:

Local Plan Policies:

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.

For the full text of these policies together with the preamble text and associated supplementary planning documents are available to view on the Council's website http://www.stroud.gov.uk/info/plan_strat/newlocalplan/PLAIN_TEXT_Local%20Plan_Adopted_November_2015.pdf

The NPPF is also a material consideration in planning decisions. The NPPF was published on 27 March 2012. Full details of the NPPF is available to view at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

The Principle of Residential Development

The application seeks 3 two bedroom, 2 storey dwellings in the rear garden of 38/40 Gloucester Road in Stonehouse. The curtilages of 38/40 Gloucester Road straddle between Gloucester Road and Melbourne Close and stretching between No.6 and No.14 Melbourne Close, appearing as infill plots on Melbourne Close. The proposed layout shows that the terrace would be set back from Melbourne Close so that it would respect the building line.

According to the adopted Local Plan Policy HC1, residential development or redevelopment, within the settlement development limits will be permitted providing that, among other criteria, the proposed housing is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of the settlement in which it would be located and the density proposed is at as high a level as is acceptable, in terms of townscape, street scene and amenity.



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The three dwellings will be similar in character and appearance to the existing dwellings except for the terracing and slightly smaller. The terrace would be seen as an infill between 6 and 14 Melbourne Close. It would be set back from the road respecting the existing building line and therefore not out of place.

There are no density thresholds and each site is considered on its merits and assessed against the character of the area. The Local Plan does not provide specific guidance but refers to “appropriate level” of amenity space. However, the Stroud District Council Residential Design SPD 2000 gives some guidance on garden sizes and specifies “at least 20 square metres” as a minimum. Here the average plot size would be about 78 square, with the front gardens being 21 square metres. The remainder, about 22 square metres, is private amenity which accords with the Residential Design SPD.

Access, Parking and Highway Safety

Whilst there have been objections to the access from Melbourne Close, this does not require planning permission because Melbourne Close is “unclassified”.

There have been suggestions that access should be off Gloucester Road being the address of the two properties. Whilst this is possible, it is a hazardous option which the Local Planning Authority, the Town Council and the Highways Authority have actively resisted.

According to the Stroud District Council Parking Standards, for C3 dwellings, a provision of 1.5 parking spaces should be made for each unit. However, this scheme makes provision for 1 parking space for each unit, which is considered acceptable because this site is considered as being high sustainable and would therefore encourage occupants to walk.

In addition, Melbourne Close does not have any on-road parking restrictions and thus a lot of residents Park on the road, even those that have off-street parking. Some residents feel that opening this site would displace some existing on-street parking. However, based on the size of parking bays, three spaces would be displaced but the same number would be provided on the proposed development.

The proposal would accord with Local Plan Policies ES5 and CP13 which seek to manage the parking demands of new development and associated highway safety implications.

Sustainability and Travel

The proposal site is located in convenient distance of many facilities and services such as:

- a) Special School (270m)
- b) Care Facilities (270m, 947m)
- c) Library (1000m)
- d) Shopping (1.2km, 1km-coop supermarket, high street,)
- e) Employment area (840m)
- f) Primary School (700m, 740m)
- g) Church (230)
- h) High School (700)
- i) College (1.5km)



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- j) Public House (955m, 620m)
- k) Pharmacy (955m)
- l) Gym
- m) GP (1km)
- n) Dental Practice (270m)
- o) Playing fields(540m), community facility (570m)

In addition there are regular bus routes through stone house especially through the High Street, with easy connections to other parts of the district. There is also easy access to trains.

Presumption in favour of sustainable development is at the heart of the adopted Local Plan (Core Policy CP1) and NPPF (paragraph 14).

The proposed development is highly sustainable and therefore the scheme would accord with Local Plan Policy CP13.

Section 106 Obligations

Whilst the adopted Local Plan Policies encourage the LPA to seek contributions to Affordable housing and play facilities, a recent high Court Challenge has reinstated the 2014 Ministerial statement which suggests that on small scale developments of 10-units or less affordable housing and tariff style contributions should not be sought.

The site is outside of the Rodborough Common 3km core catchment zone and is therefore not liable for a mitigation contribution.

The proposed development would accord with Local Plan Policies CP9 and ES15.

RECOMMENDATION

In light of the above, it is considered that the proposal complies with the appropriate policies and is therefore recommended for permission subject to conditions.

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.