

22 December 2014

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held on **Tuesday 13 January 2015** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **6.00 p.m.**



David Hagg
Chief Executive

AGENDA



Please Note: 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.

1. **APOLOGIES**
To receive apologies for absence.
2. **DECLARATIONS OF INTEREST**
To receive Declarations of Interest in relation to planning matters.
3. **MINUTES**
To approve and sign as a correct record the Minutes of the Development Control Committee meeting held on 18 December 2014 (to follow).

Public Speaking at Development Control Committee

The Council have agreed to introduce public speaking at meetings of the Development Control Committee. The procedure to be followed is set out on the page immediately before the Planning Schedule.

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.)

DATE OF NEXT MEETING

10 February 2015

Members of the Committee:

Councillor Ken Stephens (Chair)

Councillor John Marjoram (Vice-Chair)

Councillor Liz Ashton

Councillor Dorcas Binns

Councillor Nigel Cooper

Councillor Paul Hemming

Councillor Haydn Jones

Councillor Stephen Moore

Councillor Dave Mossman

Councillor Stephen Robinson

Councillor Roger Sanders

Councillor Emma Sims



Stroud District Council

Planning Schedule

13th January 2015

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.

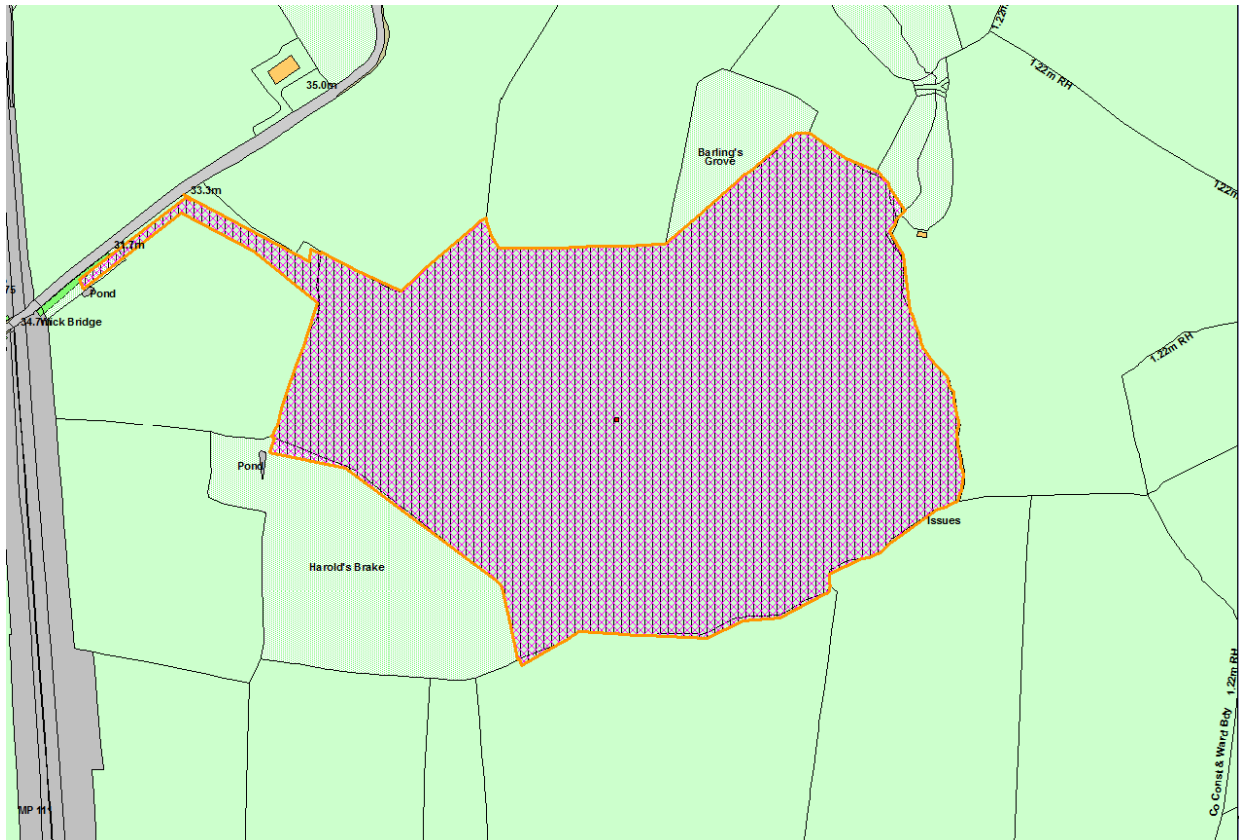
The order for each item on the schedule is

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	Page No.
Alkington Parish Council	Land Parcel To East Of Wick Bridge, Upper Wick, Dursley. S.14/2460/FUL - Continued use of land for agricultural purposes and the installation of up to 5 MW of solar photovoltaic panels and ancillary works.	01	4
Link to website	http://www.stroud.gov.uk/docs/planning/planning_application_detail.asp?AppRef=S.14/2460/FUL		
Nailsworth Town Council	Land At, Pike Lane, Nailsworth. S.14/2265/OUT - Residential development of up to 17 dwellings, including affordable housing.	02	29
Link to website	http://www.stroud.gov.uk/docs/planning/planning_application_detail.asp?AppRef=S.14/2265/OUT		
Cainscross Parish Council	91 Westward Road, Stroud, Gloucestershire. S.14/2176/FUL - Proposed residential re-development (10 units).	03	53
Link to website	http://www.stroud.gov.uk/docs/planning/planning_application_detail.asp?AppRef=S.14/2176/FUL		
Cranham Parish Council	Land At Picardy, Cranham, Gloucestershire. S.14/2115/FUL - Erection of three bedroom bungalow.	04	68
Link to website	http://www.stroud.gov.uk/docs/planning/planning_application_detail.asp?AppRef=S.14/2115/FUL		
Whiteshill And Ruscombe Parish Council	Vaynor, Highfield Road, Whiteshill. S.13/2327/FUL - Erection of three dwellings with associated access.	05	76
Link to website	http://www.stroud.gov.uk/docs/planning/planning_application_detail.asp?AppRef=S.13/2327/FUL		

Item No:	01
Application No.	S.14/2460/FUL
Site No.	PP-03757822
Site Address	Land Parcel To East Of Wick Bridge, Upper Wick, Dursley, Gloucestershire
Town/Parish	Alkington Parish Council
Grid Reference	371803,195775
Application Type	Full Planning Permission
Proposal	Continued use of land for agricultural purposes and the installation of up to 5 MW of solar photovoltaic panels and ancillary works.



Applicant's Details	Upper Wick Solar Farm Limited Amadeus House, 27A Floral Street, London, WC2E 9DP,
Agent's Details	Mr Thomas Darwall-Smith Amadeus House, 27A Floral Street, London, WC2E 9DP,

Case Officer	Holly Simkiss
Application Validated	07.11.2014
	RECOMMENDATION
Recommended Decision	Permission
Subject to the following conditions:	<p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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.</p> <p>2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:</p> <p>Proposed Elevations of 07/11/2014 Plan number = 7.7 Version number = Equipment Monitoring</p> <p>Proposed Elevations of 07/11/2014 Plan number = 1009-(01)-29-01-O Version number = Substation drawing</p> <p>Other of 07/11/2014 Plan number = OF14-UN-0046B Version number = Switchgear</p> <p>Report of 07/11/2014 Plan number = MAINTENANCE STATEMENT</p> <p>Report of 07/11/2014 Plan number = LANDSCAPE ECOLOGICAL MANAGEMENT</p> <p>Report of 07/11/2014 Plan number = LVIA</p> <p>Report of 07/11/2014 Plan number = FRA</p> <p>Report of 07/11/2014 Plan number = ECOLOGICAL APPRAISAL</p> <p>Report of 07/11/2014 Plan number = BADGER SURVEY</p> <p>Report of 02/12/2014 Plan number = CONSTRUCTION TRAFFIC PLAN</p>

Report of 02/12/2014
Plan number = DECOMMISSIONING STATEMENT

Planning Layout of 07/11/2014
Plan number = 14/7157/001/GLA/001 Version number = PL4

Reason:

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

3. Notwithstanding Condition 2, development shall not begin until details of the height, design and separation of solar panels has been submitted to and approved in writing by the Local Planning Authority. The height of the panels shall not exceed 2.2 metres above the existing ground level. The panels shall be constructed in accordance with the approved details and thereafter retained.

Reason:

In the interest of visual amenity and landscape setting, compliant with Policies GE1 and NE10 of the adopted Local Plan, November 2005.

4. Prior to the commencement of any development on the site, a Biodiversity Mitigation, Enhancement and Management Strategy should be submitted to and approved in writing by the Local Planning Authority. This should include for the following:

1. Details of mitigation and enhancement measures set out in the submitted Ecological Appraisal

2. Drawing no 1412/02 shall be updated and submitted for approval and shall relate to the revised site area;

3. The protection of badgers during construction;

4. Details of the proposed monitoring scheme;

5. Clear identification of the body responsible for managing and monitoring the site;

6. Details of how the works set out in the Strategy will be funded, including funding for reviewing the Strategy in light of the findings of the monitoring and implementing any changes.

7. Time periods over which all of the above will take place.

Development shall then be carried out in strict accordance with the details provided.

	<p>Reason: In the interests of protected species on the site and compliant with Policy NE4 of the adopted Stroud District Local Plan, November 2005.</p> <p>5. The permission hereby granted shall be limited to a period of 30 years from the date when electricity is first exported from the solar panels to the local electricity grid (hereafter known as 'The First Export Date'). Written notification of the First Export Date shall be given to the Local Planning Authority within 14 days of the event occurring.</p> <p>Reason: In order to safeguard the visual amenity and landscape character of the area in accordance with Policy NE10 of the adopted Stroud District Local Plan, November 2005 and paragraph 17 of the National Planning Policy Framework.</p> <p>6. Within 12 months of the date when the solar panels permanently cease to produce electricity, or the expiration of this permission, whichever is the sooner, the solar panels and its ancillary equipment and infrastructure shall be removed, and the land restored, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The land restoration scheme shall be submitted within two months of the cessation of electricity production.</p> <p>Reason: In order to safeguard the visual amenity and landscape character of the area in accordance with Policy NE10 of the adopted Stroud District Local Plan, November 2005 and paragraph 17 of the National Planning Policy Framework.</p> <p>7. Decommissioning of the site will be carried out in strict accordance with the submitted Decommissioning Statement (received 02.12.2014) and in conjunction with the timescales detailed in Condition 6 above.</p> <p>Reason: In order to safeguard the visual amenity and landscape character of the area in accordance with Policy NE10 of the adopted Stroud District Local Plan, November 2005 and paragraph 17 of the National Planning Policy Framework.</p> <p>8. The development hereby permitted shall be carried out in strict accordance with the submitted Construction Traffic Management Plan (completed by Peter Brett Associates, received 02.12.2014) and maintained as such thereafter.</p>
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	<p>Reason: In accordance with GE5 of the Stroud District Local Plan to 2005 and paragraphs 32 and 35 of the NPPF.</p> <p>9. Prior to the commencement of construction works, details regarding the proposed vehicular parking, turning, loading/unloading facilities shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the details provided and maintained available for use for the duration of the construction period.</p> <p>Reason: To reduce the potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with paragraph 32 and 35 of the NPPF.</p> <p>10. Prior to any works commencing on site details of the access improvements shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be constructed prior to work commencing on site and maintained as such for the duration of the construction period.</p> <p>Reason: In accordance with GE5 of the Stroud District Local Plan 2005 and paragraphs 32 and 35 of the NPPF.</p> <p>11. There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within 8 metres of the top of any bank of watercourses, and / or the toe of any flood defence embankment, inside or along the boundary of the site.</p> <p>Reason: To maintain access to the watercourse and the flood storage area for maintenance or improvements and provide for overland flood flows.</p> <p>12. The hours of working on site during the period of construction shall be restricted to 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturday; and no working shall take place on Sundays or Public Holidays. The term 'working' shall for the purpose of clarification on this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of the site.</p>
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	<p>Reason: To protect the residential amenity of the residents of surrounding residential properties, in accordance with Policy GE1 of the adopted Local Plan, November 2005.</p> <p>13. Noise emissions resulting from the development during operation shall not exceed a noise level of 35dBA when measured at any boundary of the site, in accordance with BS4142: 1997 (as amended).</p> <p>Reason: To protect the residential amenity of the residents of surrounding residential properties, in accordance with Policy GE1 of the adopted Stroud District Local Plan, November 2005.</p> <p>14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding season prior to commencement of development (planting season commences March 2015). Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p> <p>Reason: In the interests of the visual amenities of the area.</p> <p>15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fencing or means of enclosure shall be erected other than that shown on the approved plans detailed in Condition 2 above.</p> <p>Reason: In order to safeguard the visual amenity and landscape character of the area in accordance with Policy NE10 of the adopted Stroud District Local Plan, November 2005 and paragraph 17 of the National Planning Policy Framework.</p> <p>16. No external artificial lighting shall be installed.</p> <p>Reason: In the interests of the visual amenities of the area.</p>
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	<p>17. Notwithstanding the information shown on the approved layout plan, development shall not begin until details about security fencing and security measures, including a timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority. The fencing details shall include provision for the permeability of small mammals, including badgers. Fencing and security measures shall be constructed in accordance with the approved details and thereafter maintained.</p> <p>Reason: In the interests of the visual amenities of the area.</p>
	CONSULTEES
Comments Received	<p>Garden History Society North Nibley Parish Council Environmental Health (E) English Heritage (E) Archaeology Dept (E) Natural England (E)</p>
	CONTRIBUTORS
Letters of Objection	<p>I Hay S Lloyd, 10 Bradley Road, Wotton Under Edge J Palmer, 2 Forthay, North Nibley B Wooldridge, 7 Rosewood Ave, Alveston Mrs A Katsikaris, 5 Riley Close, Epsom J Price, 24 Baylands, Newtown P Beville, Higher Stert Farm, Diptford R Shirley, chartered Architect, Braywood, Hogsdown, Lower Wick, Dursley A, T And C Henley, BS3 1SU H Palmer, 9 Lisle Place, Wotton-Under-Edge S And M Gerard, Rookery Farmhouse, Wiltshire G Oliver, 18 Woodlands Road, Charfield Mrs A Sewell, Fourways, Frog Lane P J East, 34 Gauntis Road, Chipping Sodbury A Kennett, 27 The Street, North Nibley Occupier Of Below, Lynt House, Inglesham T Carter, 25 Millers Dyke, Quedgeley C Edwards, Apple Tree Farm Waterley Bottom Nr Dursley I Whittle, 6 Torchacre Rise, Dursley Mrs J Evetts, 44 New Street, Kenilworth P Mills, 27 Elm Lodge, Hopton Road P Gammack, Bradley Court, Bradley Green B Turl, 24 Baylands, Newtown E Bleeker, Netherfields, Frog Lane, North Nibley H Lewis, 40 The Close, Coaley I Devine, Lisle Cottage, North Nibley</p>

K Stenner, 96, Allerton Crescent,, Whitchurch
 B.N. O'Brien, Kilcott House, Hillesley
 R Shone MRICS, 22 Brian Ave, Sanderstead
 C Whitehouse, Grooms Cottage, Isle Of RHE
 C A Mansfield, Green Lynch, Gossington
 T C Moutafis, Bluemead, Stinchcombe
 N Downer, 12 Court Garden, Uley
 Dr M W Patteson, 40 The Street, North Nibley
 Battlefields Trust, 7, Little Park,
 J White, Daisy Green, Daisy Lane
 E Croft, 10 Jubilee Way, Newtown
 I Turl, 10 Jubilee Way, Newtown
 S Convery, 1 Forthay, North Nibley
 J Sant, Paddocks, Wick Road
 J Holloway, Orchard Byre, Stinchcombe
 D Billett, Rosebery House, The Street, Coaley, Glos.,
 N Downer, 12 Court Garden, Uley
 A Shrimpton, 2 The Street, North Nibley
 D Wraith, Shenstone, North Nibley
 M W Hendy, Two Mile House, Wotton Road
 M W Hendy, Two Mile House, Wotton Road
 M Whittle, 6 Torchacre Rise, Dursley
 S Panes, Glebe Cottage, Halmore
 J Neely, The Oxleaze, Horsley
 P. Jayne, 258 Caerleon Road, Newport
 R Dobson, 53 Mortlake Ave., Red Hill
 M Thomas, 12 Fairhaven Court, Langland
 A Whittaker, 195 Woodfield Road, Harrogate
 Mrs EP Hicks, 13 Highlands Drive, North Nibley
 S Compton, 30 Farriers Croft, Bussage
 A Ward, 40 May Lane, Dursley
 E Waterer, 7 Lewisham Terrace, New Street
 K Wilson, 31 Guildings Way, Kings Stanley
 G S Burcombe, Hammonds Farm, Wick Street
 T E Florek, 6 Welling Close, Dursley
 Mrs D Perrett, 8 Hopton Road, Cam
 P And L Fiadd, 7 Bathleaze, Kings Stanley
 S Oliver, 18 Woodlands Road, Charfield
 V Swift, 4 Tennyson Road, Dursley
 V Kennedy, 18 Yellow Hundred Close, Dursley
 D Jones, 38 Cam Green, Cam
 S Henley, 3 BS3 3LW,
 N And P Henley, Canworthy Villa, PL15 8UW
 V Henley And C Gledhill, 5 Manor View, Dursley
 J Cox, The Coach House, The Isle Of Rhe
 I Devine, Lisle Cottage, Church Lane
 A Gillett, Orchard Cottage, Nibley Green,
 L Ward, 50 Shepherds Leaze, Wotton Under Edge
 H Smith, Glenvalley Station, Quilpie
 J Hull, 11 Valley Rd, Wotton Under Edge,

S White, Daisy Green,
 J Alexander, 6 Sorrel Close, Bristol
 A Dunseath, The Chantry House, Church Lane, North Nibley,
 Nibley Knoll Ltd, C/o Pittcourt Manor, North Nibley
 J Cox, The Coach House, The Isle Of Rhe, Nibley Green,
 GL11 6DH,
 North Nibley Parish Council
 J Turl, Glebe Cottage, Halmore
 J Hay
 D Hay, Bassett Cottage, North Nibley
 F Maxwell
 S Brindle
 Nibley Knoll Ltd, C/o Pittcourt Manor, North Nibley
 J And Robert Maxwell, Pittcourt Manor, North Nibley
 P J Smith, 30 Hopton Road, Upper Cam
 M Smith, 3 Oatfield Road, Frampton On Severn
 M Smith, 3 Oatfield Road, Frampton On Severn
 Mrs J Acres, 12 Parklands, Wotton-Under-Edge
 P Evans, 21, Celandine Close, Billericay
 A Weston, 52 Parklands,
 E Hoffnung, 20 Western Mews, London
 D I Turk, Bush Street Farm, North Nibley, Dursley
 E P Hicks, Secretary To The Trustees Of The Tyndale Monument
 Mrs S Holder, 22 Orchard Mead, Broad Windsor
 P.Evans, Burwood Cottage , East Horsley
 C.Gillett, 6 Sorrel Close, Thornbury
 P.Redwood, Sorrel Close , Thornbury
 D M Palmer, 2 Forthay, North Nibley
 L Rackley, Burrows Court, North Nibley
 Cotswolds Conservation Board, Fosse Way, Northleach
 Mr S G Hale, 5 Warren Croft, North Nibley
 Mr P Burton, Grooms Cottage Isle Of Rhe,
 M Robinson, The Laurels,, Frog Lane,
 Mr A Dolling Rosemount, Oxleaze Road, Tetbury, Gloucestershire,
 N And C Hamilton, Bradfield Manor, Hullavington
 H Roberts, 12 Court Meadow, Wotton Under Edge
 M Patteson, Nibley, Cottage,
 Mr And Mrs P Hills, Little Naish, Naish Hill
 R Boulton, 7 Hermitage Drive, Woodmancote
 C Dunseath, The Chantry House, Church Lane, North Nibley
 D Earle, The Yews Wotton Road, North Nibley
 EHGillett, Orchard Cottage,, Nibley Green
 H Mansfield, Green Lynch, Gossington
 L.R.Holloway, Orchard Byre,, Echo Lane
 Mrs R Powell, 15 Footes Lane, Frampton Cotterell, Bristol,
 L Rackley, Beavans Hill House, Kilcot Newent
 G L Smith, 2 Burleigh Cottages, Nibley Green
 Mrs S Sparks, Perry Trees, Blanchworth
 S Bywater, 8 Lynwood Close, Lindford
 D Cawley, Fernleigh, Berkeley Heath

P Kelly, Cotshill, Wotton Road
 N Turk, Bush Street Farm, North Nibley
 A Hale, 5 Warren Croft, North Nibley
 T Hay, 18 The Westering, Cambridge
 Mrs B Varnum, Severn View, Purton
 R Varnum, Severn View, Purton
 Stinchcombe Parish Council, Hill House Wick Lane, Stinchcombe
 R Morris, Vestry Cottage, Church Lane
 Mr A Chalmers, There Thatched Cottage, Wortley
 C Failes, 1 Weavers,
 E Hicks, 13 Highlands Drive, North Nibley
 A Jewell, Waterley House, Waterley Bottom
 T Jones, HappyLandings, Forthay, North Nibley, Dursley,
 R Whitfield, Coombe Head, Tresham
 C Rackley, Burrows Court,, Nibley Green,
 Mrs S Lloyd, 5 Birch Grove, Chippenham
 B Lloyd, 10 Bradley Road, Wotton Under Edge
 R Sayers, Rose Cottage, Lower Wick
 D Lane, 12 Peveldands, Cam
 D Davies, 25 Nasse Court, Cam, Dursley
 Mr T Redshaw, Plas Y Bryn Hall, Llanbedr
 M Downer, 12 Court Garden, Uley
 R L Carter, 4 Springhill, Upper Cam
 A Cook, 4 Springhill, Upper Cam
 J Carter, 27 Shutehay Drive, Cam
 B Hall, Brook Cottage, Nibley Green
 J Burchell, Apartment 8 The Hamptons, Crabmill Close
 P Turl, Glebe Cottage, Halmore
 L J Harvey, 10 Bradley Road, Wotton Under Edge
 M.Harvey, The Longhouse, Southfields
 M Mako, Ninfa, Rooksmoor
 V Henley, Manor View, Dursley
 C A Smith, Barafundel, Nibley Green
 R L Smith, Barafundel, Nibley Green
 Mr R Holder, 22 Orchard Mead, Broadwindsor
 Canon Ian Marchant, 34 Parklands,, Wotton Under Edge,
 Mr M Levitt, 28 Fairfield Avenue, Ruislip
 S Chalmers, 22 The Street, North Nibley
 A Pope, Dursley,
 S Dobson, Flat 4 , 37 Gloucester St
 Mrs M R Sach, White House Farm, Wick Lane
 MH Sweeting, 61 Cromwell Close,
 Professor Bridget Lumb, Brooks Cottage, The Barrow
 A MacNair, Penrhyn, Smarts Green
 R Stroud, Bluemead, Echo Lane
 D Watkins, 4 Draycott Crescent, Cam
 J Clutterbuck, Old Town, Wotton Under Edge
 S Turl, Glebe Cottage, Halmore
 E Crichton-Miller, 2, Isle Of Rhe, North Nibley
 North Nibley Parish Council, C/o Knoll View, The Street

	<p>G Moss, Willow House, Smarts Green, North Nibley M. Hole, Shortwood, Coaley, P Rummer, 40 Upper Poole Road, Dr And Mrs A Parry, 3 Streamfield, Parklands, Wotton Under Edge J Hay, Bassett Cottage, Nibley Green M Williams, 2 Hazelwood, Wirral Mr R Sach, White House Farm, Wick Lane H Gammack, Bradley Court, Wotton Under Edge G Clutterbuck, Old Town, Wotton Under Edge M Convery, 1 Forthay, North Nibley Mrs H Lucas, The Hen House, Netherfields F L The Hen House, Netherfields, Frog Lane, North Nibley K A McDonald, The Cottage, Nibley Green T McDonald, The Cottage, Nibley Green W Marlow, Innocks House, North Nibley M Carter, 24 The Hawthorns, Cam P Hall, Brook Cottage, Nibley Green T Beckwith, Beavans Hill House, Kilcot A Sewell, Fourways, Frog Lane J Carter, 12 Pevelands, Cam U Falconer, Mutterall Farm, Uley A MacNair, Penrhyn, Smarts Green A Edwards, Apple Tree Farm, Waterley Bottom, North Nibley, Du, B Hoffnung, Netherfields, Frog Lane, Dr D Joyce, Stone Mill, Woodford,, Berkeley M Whittle, 10 Torchacre Rise, Dursley R Withers, Greystones, Pilning St D Judd, 6 Bridge Gardens, Farmborough, P Turl, 69 Baylands, Newtown J Harvey, 10 Bradley Road, Wotton Under Edge G Katsikaris, 5 Riley Close, Epsom S Smith, Glenavley Station, Quilpie D Chalmers, Fairfield House, North Nibley</p>
<p>Letters of Support</p>	<p>J Owen, 17 Shakespeare Road Dursley Gloucestershire, Mrs RL Pain, Bassett Court Farm, Mr B Taylor, 6 Field Lane, E Pain, Bassett Court Farm, North Nibley, Dursley, Glos D Cheacker, Ostbridge Manor Farm, Pilning Street S Foran, Homelea Abwell Berkeley Gloucestershire, P Aschan, 88 Archel Road, West Kensington Mrs S Taylor, 6 Field Lane, C Trotman, 2 Leazecroft , Halmore W J Bennett, Court Orchard, Bagstone P Burns-Cox, Southend Farm, Southend S George, Upper Wick Stables, Upper Wick A Cook, Pinnells End Farm, Coaley, Dursley E Mawle C Poole, 7 Pelham Road , Ilford</p>

	<p> K Bexter, 19 Highfield Gardens, Bitton D Daniell, Ostbridge Barn, Pilning Street T Nichols, Michaelwood Lodge Farm, Michaelwood R Duffy, 66 Bath Road, Southampton, M Wright Ms K Lacey, 12 Blinkhornsbridge Lane, Longlevens, Gloucester A Courage G Jackson S Mercer, 57 Havelock Road, Bognor Regis, West Sussex Mrs S Hime, Little Braziers, Tower Hill T and J Stamatopoulos, Hay Barn, Katharines Farm, J Marshall, Springs Farm, Codrington S Cheacker, Swanbrook House, Station Road, Pilning, Bristol C Poole, 7 Pelham Road , Ilford D King, Burton Sweet Chartered Accountants, Cornerstone Ho, Mrs J Trotman, The Chase, 43 Lynch Road J Duncan Lomas, 37 Astley Hall Drive, Ramsbottom Mrs L A Todhunter, Bush St , Nibley Green L Rea, Middle Wick Farm, Middle Wick A Langley, Summer View, Field Road, Whiteshill, Stroud Mrs S Cook, Pinnells End Farm, Coaley Mr T Rea, Hilltops, Upper Wick Mrs K Rea, Hilltops, Upper Wick G Rea, Middle Wick Farm, , Middle Wick J Hime, Little Braziers, Tower Hill G Gibbs, 44 Bishop Road, Bristol G Rea, Middle Wick Farm, Middle Wick. Nr Dursley A George, 262 Witcombe Yate Bristol England Mrs J Sweet, 30 Jubilee Close, Cam M Burrows, Westridge, Smarts Green, North Nibley M Stubbs, 15 Hawk Close, Stroud, N Bexter, Spindleberry Cottage, Stokeinteignhead Mr And Mrs P Findlay, 15 Highlands, North Nibley J Selby, 1B, Clay Street S Robertson, Brinkmarsh Lane Farm, Mr WP Pain, Bassett Court Farm, Mr S Findlay, 12 Elmscroft Court, Barrow Wood </p>
<p>Letters of Comment</p>	<p> S Convery, 1 Forthay, North Nibley I Devine, Lisle Cottage, Church La D Ball, 2 Beech Close,, Highnam, Shone, Brian Avenue, Sanderstead K O'Donnell, 13 Oxleaze, Tetbury J Palmer, 2 Forthay, North Nibley T Stamatopoulos, Hay Barn, Katharines Farm Mrs J Burton, Grooms Cottage/Isle Of Rhe, Nibley Green, North Nibley K Croft, Hill Lodge Farm, Roxton Road, Great Barford, A Langley, Summer View, Field Road, Whiteshill, Stroud </p>

OFFICER'S REPORT

SITE

The application site is 13.15 hectares of Grade 3 agricultural land. The site is positioned to the east of the M5 motorway and the Bristol to Birmingham railway line. North Nibley is located to the east of the site and at an elevated position; the Cotswold Area of Outstanding Natural Beauty land designation encompasses the two closest settlements of North Nibley and the Isle of Rhe and Nibley Green (reputedly the site of the last private battle in Britain). The site itself is located outside the AONB landscape designation.

An area of ancient woodland is located at the most south-western tip of the application site.

Many listed buildings are located in the immediate area. Of particular note is the location of Tyndale Monument (Grade II* Listed), Brackenbury Ditches and Damery Hill Fort (Scheduled Ancient Monuments) and Stancombe Park (Registered Park and Garden).

The Cotswold Way runs along the Cotswold escarpment.

The site is located in flood zone 1.

PROPOSAL

This is a revised submission of a larger scheme that was refused by DCC Members in October 2014. This application seeks to reduce the scale of the development from 37.6ha to 13.15ha. The total export capacity now proposed would be reduced from 14MW to 5MW. The power generated by the reduced scheme would generate renewable energy for approximately 550 local homes.

Other alterations to the previous scheme include:

1. A 12m wide mixed broad leaf wood with hazel and holly understory on the eastern site boundary closest to the AONB,
2. A new line of broad leaf trees adjacent to the existing hedge along the northern and western boundaries closest to Manor Farm and Middlewick Farm,
3. Reinforcement to the existing mature tree belt on the south boundary with additional broad leaf tree planting,
4. Site access taken from existing field access and farm track to the western boundary (what was the secondary maintenance access in the previous application is now the primary access),
5. A separate compound located approximately 500m to the north of the main site for DNO and Client substations, located adjacent on the south side of the road, near to Field Cottage,
6. Four small inverter cabins with two transformers in order to convert the energy generated from DC to AC and step up the voltage to allow connection to the electricity distribution network,

As in the previously submitted scheme, the panels will be ground mounted using steel piles set into the ground. The height of the panels will be 2.2m and no foundations are required. The proposed panels would be anti-reflective.

For site security, existing perimeter hedges would be reinforced with additional planting. Equipment cabins and transformers will have a 2.4m high dark green palisade fence installed to restrict access to the electrical equipment. A 2m perimeter fence is also proposed for around the entire site consisting of netting, supported by timber stakes.

MATERIALS

Anti-reflective solar panels.

2.4m palisade fence.

2m deer netting fence, supported by timber stakes.

RELEVANT PLANNING HISTORY

S.14/1336/FUL, Continued use of land for agricultural purposes and the installation of up to 18MW of solar photovoltaic panels and ancillary works for a period of 30 years. Refused at DCC October 2014.

CONSULTATION RESPONSES

Public Representations:

Many letters of public objection have been received, as well as letters of comment and support.

Objections relate primarily to:

- * Landscape and visual impact
- * Detrimental impact on views into and out of Cotswold AONB
- * Loss of agricultural land
- * Impact on Cotswold Way
- * Impact on historic battlefield
- * Impact on historic environment
- * Not a suitable location
- * Inappropriate development
- * Impact on archaeology
- * Highway safety

Letters of support relate primarily to:

- *Provision of renewable energy
- *Little impact on area
- *Continued agricultural use
- *No pollution
- *Biodiversity improvements

Alkington Parish Council: No comments received at the time of writing the report as the full Parish Council meeting had not taken place.

North Nibley Parish Council: Objects to the proposal.

Stinchcombe Parish Council: Objects to the proposal.

Cotswold Conservation Board: The Cotswold Conservation Board will not have the capacity to provide a substantive response to this application until early January 2015.

However, it would wish the Council to give careful consideration to the impact of this proposal in views from the AONB, and on the setting of the AONB in accordance with Policy NE2 of the Stroud Local Plan.

SDC Environmental Protection Team: No comments.

Natural England: Comments on the application with regard to Protected Landscapes, Green Infrastructure, Biodiversity Enhancements, Protected Species and Soils and Land Quality. Recommends a planning condition regarding foraging bats.

Garden History Society: Objects to the proposal.

English Heritage: No objection.

Gloucestershire County Highways: No comments received at the time of writing the report.

SDC Ecologist (EPR): No comments received at the time of writing the report.

Gloucestershire Archaeology: No objection.

Network Rail: No comments received at the time of writing the report.

ARTICLE 31 STATEMENT – REASONS FOR RECOMMENDATION

REASONS FOR DECISION - ARTICLE 31

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

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 2005 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.

The National Planning Policy Framework is a material consideration in planning decisions. The NPPF was published on 27 March 2012. This is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Local Planning policies still form the development plan, therefore the SDC Local Plan together with the NPPF warrant significant consideration. In December 2013 SDC submitted its draft Local Plan to the Secretary of State. The policies contained within the Submission Draft are also of relevance.

The core planning principles of the NPPF (Paragraph 17) seek to enhance and improve the places in people live, support sustainable development, secure high quality design, protect important landscape features, encourage the use of renewable sources, conserve and enhance the natural environment, re-use previously developed land, promote mixed use developments, conserve heritage assets, encourage sustainable transport and improve health, social and cultural wellbeing for all. Local Plan Policy GE1 (Submission Draft Policy ES3) prevents an unacceptable level of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect.

Chapter 1 (Paragraphs 18-22) of the NPPF are committed to securing economic growth to create jobs and prosperity. Government is dedicated to ensuring that the planning system does everything possible to support sustainable economic growth.

Chapter 2 (Paragraphs 23-27) of the NPPF seeks to positively promote competitive town centre environments and to pursue their continued viability and vitality. Submission Draft Policies CP11, CP12 and CP13 seek to support economic growth in the District.

Chapter 3 (Paragraph 28) and Chapter 11 (Paragraphs 109-125) of the NPPF apply to development in rural areas. It highlights the need to protect landscape character, maintain rural housing and communities and minimise impacts on landscapes and biodiversity. Local Plan Policy NE4 and Submission Draft Policy ES6 are of relevance.

Chapter 4 (Paragraphs 29-41) of the NPPF promote the need for sustainable transport. It outlines Government's objectives with regard to offering people access to a real choice about how they chose to travel. It requires access to sustainable transport modes and recognises that sustainable transport solutions will vary from urban to rural areas. Local Plan Policy GE5 maintains highway safety including public rights of way. Policy TR1 details the Councils parking standards. Submission Draft Policies CP1 is also of relevance.

Chapter 5 (Paragraphs 42-46) of the NPPF requires high quality communications infrastructure as being essential for sustainable economic growth.

Chapter 8 (Paragraphs 69-78) of the NPPF details how planning can play an important role in facilitating social interaction and creating healthy, inclusive communities. It sets out objectives for the provision of high quality public spaces which encourage the active and continual use of public areas.

Chapter 10 (Paragraphs 93-108) of the NPPF establishes Government's objectives in supporting the delivery of a low carbon future which would aid in reducing greenhouse gas emissions , minimise vulnerability and provide resilience to the impacts of climate change. This chapter considers the implications of development on areas prone to flooding by virtue of proximity to watercourses or management of surface water. Also of relevance is Policy ES2 of the Submission Draft Local Plan, which specifically relates to renewable or low carbon energy generation.

Chapter 11 (Paragraphs 109-125) of the NPPF details Government's objectives with regard to protecting and enhancing valued landscapes such as the AONB whilst minimising impacts of development on biodiversity. It requires assessment of noise generating developments. It also considers pollution and land contamination. Local Plan Policy NE10 seeks to conserve the distinct landscape types in the District. Policy NE4 seeks to ensure that the development would have no adverse impact on legally protected species. Policy NE8 seeks to protect the Cotswold AONB. Also of relevance are Submission Draft Policies CP14 and ES7.

Chapter 12 (Paragraphs 126-141) of the NPPF is of relevance when assessing proposals on sites designated as Conservation Areas, or listed buildings and their setting. It establishes the importance of the historic environment, heritage assets and archaeology and provides guidance on conservation and enhancement. Local Plan Policy BE5 concerns development affecting the setting of a Conservation Area. Policy BE12 (Submission Draft Policy ES10) seeks to ensure that new development has no adverse impact on the setting of listed buildings.

For the full content of the Stroud District Local Plan policies (adopted November 2005) above together with the preamble text and associated supplementary planning documents are available to view on the Councils website
<http://www.stroud.gov.uk/iplanning>

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

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
- Residential Amenity
- Landscape impact
- Historic Environment
- Archaeology
- Loss of agricultural land
- Ecology
- Drainage and Flooding
- Cumulative Impact
- Highway implications

PRINCIPLE OF DEVELOPMENT

The National Planning Policy Guidance (NPPG) has issued guidance on dealing with applications for large-scale ground mounted solar photovoltaic farms.

The NPPG requires LPA's to consider the agricultural grade of the application site, whether it would allow for a continued agricultural use and would encourage biodiversity.

The scheme proposes the erection of a solar array covering 13.15 hectares of Grade 3 agricultural land. This grade of agricultural land is not protected under the provisions of the NPPF. However, the proposed layout and height of the proposed solar panels would allow sheep to graze beneath; therefore there would be a continued agricultural use.

The proposal is limited to a 30 year lifespan, and the land can be reinstated fully to agricultural land.

The scheme would generate enough power to satisfy the needs of approximately 550 households, which would be of benefit to the District.

Other considerations that must be weighed up include the style and position of any protective fencing, impact on heritage assets, landscape impact, cumulative impact and benefit of renewable energy provision. These matters will be considered in more detail below.

RESIDENTIAL AMENITY

There are no issues arising with regard to the potential for overlooking or loss of privacy.

Consideration however must be paid to any potential for glint and glare. The solar panels will be positioned facing due south. Solar panels are designed primarily to absorb sunlight rather than to reflect it. Reflections from solar panels are therefore considered to be less reflective than water or wet surfaces (e.g. lakes, or wet tarmac). Solar panels are not positioned horizontally, they are tilted, therefore it can be considered that any glare from above from perhaps aircrafts would therefore generate less potential for glare than from rivers or lakes etc.

LANDSCAPE

The landscape consultancy Nicholas Pearson Associates (NPA) was instructed by the LPA to complete an independent Landscape Visual Impact Assessment (LVIA) for the original application. The proposed assessment considers the sensitivity of the landscape and its susceptibility to change compared with the magnitude of the change.

Due to the revised submission, NPA were instructed to carry out a revised review and they have now produced an addendum to their original report.

The proposed scheme has been significantly reduced in size and now comprises a single field for development in the most western area of the previous scheme.

The layout or dimensions of the proposed panels are the same as the previous scheme. The point of access is also different and is now positioned adjacent to Wick Bridge and will use an existing gate access.

The Cotswold AONB lies to the east of the proposed site. The site is contained within identified National Character Areas (as identified by the Countryside Agency and as reviewed by Natural England). These include:

* NCA 118: Bristol, Avon Valley and Ridges

* NCA 106: Severn and Avon Vales

* NCA 107: Cotswolds.

On a local level, the site is characterised in the Stroud District Landscape Assessment as being contained wholly within the Kingswood Vale (North and South). Stancombe Park, a Registered Park and Garden is located to the north-east of the site and is a recognised landscape designation as is the Cotswold AONB.

The proposed development site comprises medium sized fields, predominantly of arable land use (Grade 3). Existing hedgerows and trees frame the fields. To the east of the site are the foot-slopes of the escarpment, which serves as a stark contrast to the rolling agricultural plains of the vale. The Cotswold Hills provides an important visual backdrop to the area. The villages of North Nibley, Stancombe and Stinchcombe all follow the contours of the Cotswold ridge. The Cotswold National Trail, roads and other public footpaths serve as access to these areas.

The Kingswood Vale North character area was a primary consideration for the previous I application, which had a high susceptibility to change. The reduction in site area has therefore reduced the susceptibility to change to medium. NPA considers that whilst locally the imposition of built structures on an agricultural site is a potentially dramatic change, the proportion of the wider character area in which the change would take place is much lower. Similarly, the sensitivity to change is also reduced by the reduction in site area and is now considered to be medium-low instead of medium.

The duration of the effect is long term due to the proposed 30-year permission, however the scale of the effect due to the reversible nature of the proposal is medium-low as opposed to high-medium when compared to the previous scheme. The overall level of effect is therefore considered to be moderate to slight. This is reduced from substantial-moderate for the previous scheme.

The Cotswold escarpment, a nationally valued landscape, maintains a medium sensitivity to change despite the reduced site area due to the inherent sensitivity of the AONB Landscape receptor. However, the impacts of the proposed scheme are repeated from the original; there is no change to the level of effect at slight/not significant.

The proposed development has been significantly reduced in scale from the original. The reduction in scale has resulted in the omission of solar panels from a number of fields, which were more visually exposed to a number of receptor groups including dwellings as well as more elevated locations to the east and south-east. As an average, NPA considers the overall level of impact on visual receptors to be now slight adverse with higher (moderate) levels of impacts experienced by dwellings locally south of the retained site but no impacts now expected to dwellings at Nibley Green. The new access track position near Wick Bridge has resulted in localised increased levels of impact on views from the road, but in general terms the impacts on visual receptors are significantly improved by the proposed changes.

The reduced area of the scheme has also led to a reduction in the impact of the local Kingswood Vale North character area as a smaller proportion of the character area will be physically altered.

The proposed additional planting will aid in mitigating impacts on visual receptors, the details of which could be secured through suitably worded planning conditions.

The limitation of solar panel heights and the retention and management of hedgerows and trees is considered to have a positive effect in mitigating against potential adverse landscape and visual impacts. However, despite these measures, the NPA assessment demonstrates that residual impacts from the proposed scheme would continue to have various levels of adverse impacts, although the impacts are considered to be reversible.

Recent appeal decisions consider 30 years to be a substantial time period and long-term in its duration.

Policy ES2 of the Submission Draft Local Plan requires renewable energy schemes either in or affecting the setting of the AONB to demonstrate that the public benefit of national interest outweighs the protection offered to the AONB.

What must therefore be balanced against this landscape harm identified above is the public benefit of the renewable energy provision and whether one outweighs the other.

HISTORIC ENVIRONMENT

Middlewick Farmhouse and Manor Farmhouse are both Grade II Listed buildings located near to the application site. Stancombe Park, a registered Park and Garden (containing both Grade I and Grade II list entries) is located to the north-east of the application site. There are two additional Grade II Listed buildings located to the north-east of the site; Burrows Court and Burleigh Court. To the further east and on the brow of the hill in North Nibley is St Martins church (Grade II*) and Chantry House (Grade II).

The LVIA undertaken by Nicholas Pearson Associates (NPA) included an assessment of designated heritage assets in the area as well as other visual receptors. The submitted addendum to the original LVIA report considers there to be a slight (adverse) impact on these listed buildings.

English Heritage has no objection to the proposal and recommends that the application be determined in line with local planning policies.

Understanding the values (pages 27-32 of the English Heritage publication "Conservation Principles, Policies and Guidance, 2008) describes a range of heritage values, arranged in four groups, which may be attached to places. These are:

- o Evidential value: the potential of a place to yield evidence about past human activity.
- o Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- o Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- o Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

With regard to this application, the association of the landscape in conjunction with the designated heritage assets combines both a historic and communal value.

A recent judgement (Barnwell, 2014) discusses at paragraph 23 (j) that "where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should (i) weigh the public benefit of the proposal and (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss".

The National Planning Policy Framework at paragraph 132 relates to the significance of heritage assets and that great weight should be attached to their conservation. This is amplified with regard to the impact of solar farms on heritage assets in National Planning Practice Guidance which states that "Great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset". (para 014 of the renewable and low carbon energy section of the NPPG).

The English Heritage publication 'The Setting of Heritage Assets' states that the "character of a historic place is the sum of all its attributes". The setting is the surroundings in which an asset is experienced". The setting of a listed building is not therefore just confined to its curtilage; it includes a combination of its curtilage, character and context. The setting is kinetic and changes as you move through the area and as you experience the area from different perspectives and for different purposes.

The setting of Middlewick Farm and Manor Farm are both highly visible from Church Lane and Frog Lane in North Nibley. Their setting and context is also visible from lower down when viewed from the Kingswood Vale. Part of their context is the vast open and uninterrupted countryside within which they sit. The application site will affect the setting of these listed buildings, however due to the degree of separation between the listed buildings and the new application site it is considered that the level of harm would not be significant enough to warrant refusal. Also of consideration is the reversible nature of the proposals.

Notwithstanding the less than substantial harm to the setting of the listed buildings, the public benefit of the proposed scheme must be weighed against any harm.

ARCHAEOLOGY

Gloucestershire County Council Archaeologist department has been consulted on the revised application and have commented as follows:

"I note that this planning application is supported by a Heritage Statement compiled by Border Archaeology (report dated October 2014). This confirms that the proposed development formed part of a larger area subject to an archaeological field evaluation earlier this year, but that no significant remains were found within the current application site.

Therefore, in my view this development proposal has low potential to have an adverse impact on any significant archaeological remains. And I recommend that no further archaeological investigation or recording should be required in connection with this development proposal."

Accordingly therefore, no objection is raised with regard to the sites potential for artifacts of archaeological merit on the site.

LOSS OF AGRICULTURAL LAND

The site is designated as Grade 3 agricultural land. The land is currently has crops. The application proposes to retain its agricultural use as well as well as providing a solar array. Sheep will graze the site as a means of managing the grassland.

The site will therefore remain in agricultural use and will remain a 'greenfield' site. Planning conditions could reasonably ensure that when the 30-year temporary permission has lapsed that the panels and equipment be removed and the site returned to its former state.

ECOLOGY

At the time of writing the report, no comments have been received from the Councils consultant ecologist.

No objections were however raised with regard to the previous scheme, and the SDC Ecologist commented as follows:

'The application has been fully considered by the Councils retained ecological consultant EPR. Discussions took place with the agent with regard to protection of badgers during construction and the development of an ecological design, management and monitoring strategy. No additional lighting is proposed other than that shown on the proposed plans.

Final comments have now been received and are as follows:

"...I am pleased to learn that the scheme requires no fragmentation of hedges, nor additional lighting beyond the current situation, except for emergency lighting.

I have also taken the advice of Natural England and have concluded that this scheme is unlikely to cause a significant adverse effect on the Severn Estuary SPA, either alone or in combination with other plans or projects.

Therefore, it is my advice that there are not likely to be any significant adverse effects on biodiversity if conditions on any planning permission are applied to ensure a) the protection of badgers during construction; and b) the development of an ecological design, management and monitoring strategy, in line with the letter to Andrew Bower from Halpin Robbins dated 11/9/14 and drawing no 1412/02 and c) the lighting arrangements are as set out in the same letter."

As such, it is not considered that there would be any adverse impact on ecology arising from this revised and reduced scheme.

DRAINAGE AND FLOODING

The site is located in flood zone 1 which is the lowest propensity for flooding.

A flood risk assessment has been submitted in support of the application and details proposed mitigation measures.

The substations and inverters will be located outside of areas shown to be at risk of surface water flooding and will be on a development platform at least 150mm above existing ground levels.

No development is proposed within 8m of a watercourse (to the east of the site).

The proposal and nature of the development will result in little if any change to the existing drainage characteristics of the site and no increase in flood risk to third parties.

The panels are raised allowing for water storage or movement beneath the panels.

No significant changes to the sites permeability qualities are anticipated.

CUMMULATIVE IMPACT

Nicholas Pearson Associates were instructed to conduct a cumulative impact appraisal on both the submitted planning applications and also to include for a further eight sites located in the Stroud District and predominantly in the Vale, (ten sites in total).

The sites are all located within an area of generally low-lying land set in a largely agricultural landscape, bordered to the east by the high ground of the Cotswold scarp slope and AONB, and the Severn Estuary to the west.

The sites were assessed from publicly accessible locations such as road and footpaths. The inter-visibility of the sites was also assessed as well as impact on Designated Heritage Assets and Registered Parks and Gardens.

The conclusion by Nicholas Pearson Associates is that there is little likelihood of cumulative landscape impact from this application and the permitted scheme at Hillhouse Farm in Cambridge.

HIGHWAYS

At the time of writing the report, no comments have been received from the Local Highway Authority (LHA).

The LHA raised no objection to the original proposal subject to planning conditions being imposed. The point of access has changed for this application and as such comments are required from the LHA.

Members will be updated at the forthcoming meeting as to the final comments of the LHA.

PLANNING BALANCE AND RECOMMENDATION

Members will recall that this application was refused at DCC in October 2014 on landscape impact grounds.

The NPPF requires the benefit of renewable energy provision to be considered in conjunction with any impacts. A balancing exercise is necessary to determine if the benefits outweighs any harm.

The reduction in the size of the application site is duly noted and this will undoubtedly result in less harm being caused to the landscape. The level of energy production would reduce in proportion to the reduced site area. However, the NPPF makes no comment on the amount of renewable energy production; it only seeks to encourage renewable energy production.

The proposal would supply renewable energy to approximately 550 households.

The District clearly has a need for renewable energy and the proposed development would make a modest contribution towards satisfying the need.

The proposal is reversible (albeit long term in nature) and as such it is not considered that there would be any significant lasting harm to the historic environment.

The site will be visible in glimpses from the public domain with a moderate to slight impact on the Kingswood Vale North. Views from the south towards the site are not readily visible due to the local highway network. Footpaths would allow for views into the site but these views can be obscured by strengthening the existing hedgerow planting. The impact can therefore be lessened and softened.

The proposal would have a moderate significance in local views, but the impact would diminish with increasing separation distance. In wider views, the scheme would be seen as part of a broad landscape of fields, hedgerows and scattered buildings. In this broader picture, the panels would be a distinctive feature of one field, but would result in limited harm to the overall appearance of the area.

The revised scheme has resulted in much deliberation, but it is concluded on exceptionally and very, very fine balance that the impact on the landscape is not significant enough to warrant refusal and be defensible at appeal. This has been confirmed by the Council's Landscape Consultation.

Additional landscaping along the eastern boundary will aid in providing mitigation. The Council's retained Landscape Consultant has been instructed to look at maximising the potential landscape mitigation in terms of type and extent of planting. The new planting should take place in March 2015 in order that this would have immediate effect. Officers will update Members on this at the meeting in January.

Any temporary and limited landscape harm would therefore be outweighed by the benefit of renewable energy provision.

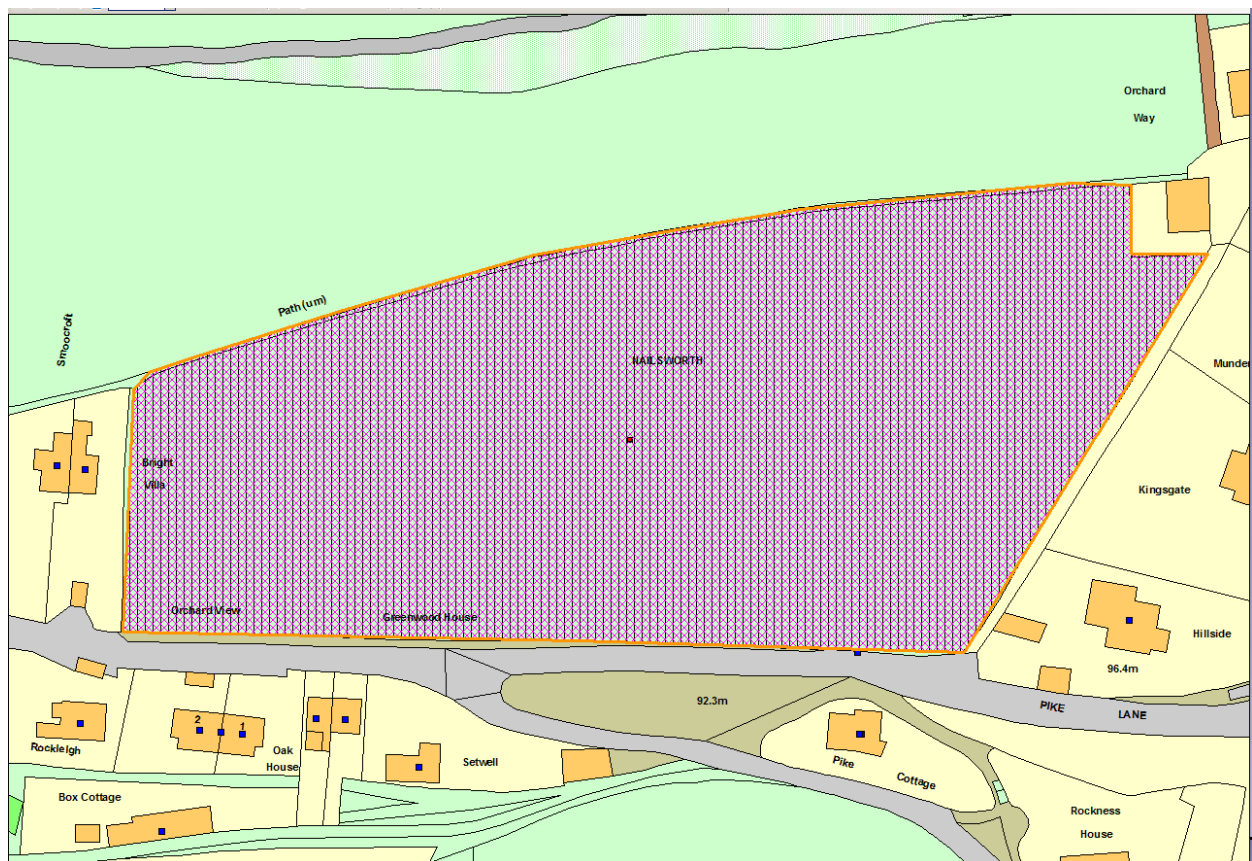
SI 2274 STATEMENT

The case officer was in regular contact with the applicant/agent and the community, acting in a positive and proactive manner, seeking dialogue and solutions. Copies of the correspondence are on the file.

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.

Item No:	02
Application No.	S.14/2265/OUT
Site No.	PP-03669525
Site Address	Land At, Pike Lane, Nailsworth, Gloucestershire
Town/Parish	Nailsworth Town Council
Grid Reference	384553,199348
Application Type	Outline Planning Permission
Proposal	Residential development of up to 17 dwellings, including affordable housing.



Applicant's Details	Newland Homes C/O Agent, Hunter Page Planning
Agent's Details	Hunter Page Planning Thornbury House, 18 High Street, Cheltenham, Gloucestershire, GL50 1DZ
Case Officer	Ian Pople

Application Validated	23.10.2014
	RECOMMENDATION
Recommended Decision	Refusal
For the following reasons:	<p>1. The site is an essential part of the Miry Brook Valley, which is a steep incised valley stretching from the Wold plateau to the valley floor in Nailsworth. The valley has a rustic, pastoral, informal character. This site is a particularly visible component from a great variety of public viewpoints. Development would undermine the continuity of this valley.</p> <p>It would also appear obtrusive, fundamentally changing the character of this open, pastoral field. The contribution of the valley to the AONB and Nailsworth would be undermined. The proposal is therefore contrary to Stroud District Local Plan 2005 Policy NE8, Stroud District Local Plan Submission Draft December 2013 Policies ES7, CP14 and NPPF paragraphs 17 and 115.</p> <p>2. The proposal lies within 3 kilometres of Rodborough Common, which is a Special Area of Conservation. The proposal could bring new residents onto the Common, wherein recreation has to be managed in balance with the conservation of the limestone grassland by controlled grazing. Currently mitigation measures have not been agreed to achieve the balance. The proposal is therefore contrary to Stroud District Local Plan Submission Draft 2013 Policies CP14 and ES6 and NPPF 9, 117, 118.</p> <p>3. The proposal involves the building and domesticification of much of the application site, which is semi-improved grassland, which provides important foraging for bats in particular. The proposal does not provide sufficient mitigation measures for such a loss. Similarly it does not support biodiversity of this site which is linked to wider landscape habitats. The application is therefore harmful to the ecology of the area and is therefore contrary to Stroud District Local Plan Submission Draft 2013 Policies CP14 and ES6 and the NPPF paragraphs 9, 117 and 118.</p>
	CONSULTEES
Comments Received	Parish / Town
	CONTRIBUTORS
Letters of Objection	Mr A Muscat, 2 Orchard View, Walkley Wood M Walters, MW Studio, Unit 7, Frogmarsh Mill, South Woodchester,

S.J Griffiths
 A Johnson
 P Grant
 A Keefe, Oakley House, Walkley Wood, Nailsworth
 G Nash, Blackberry Hill, Rockness Hill
 M & J Ferrall, Honeybank, Ragnall Lane
 A Johnson, 102 Barnett Road, Hollingdean
 K & A Kirby, 144 Benhill Road , London SE5 7LZ
 E Jarvis, The Garden House, Walkley Wood, Nailsworth GL6 0RT
 Ed Jarvis, The Garden House, Walkley Wood
 B Taylor
 C Hooper, 24 Rosebery Road, Dursley
 K Mansell
 M Curtis, Hoathwaite, Moffat Road, Forest Green, Nailsworth.
 A N & LR Jones, 4 Homefield, Shortwood
 C Rushton, Brentmoor House, Newmarket Road
 Mrs P. Fletcher, 10 Dr Crawfords Close, Minchinhampton
 H Morris, The Paddocks, Private Road
 J Long, Valley View, Burma Road
 Mr I Jarvis, Appletree Cottage, Houndscroft
 D A. Badham
 J Andrews
 Morris, The Paddocks, Private Road
 Dr G. R. Yardley, Whitegates, Brownhill
 S A Huggett
 Mrs P Pritchard, 8 Velhurst Drive, Brownhill
 Mr R. Hiland, Meadows End, Eastcombe
 J D. Porter, Jon Joi, Park Road
 T Fawatt, Benwell House, Convent Lane
 G A. Russell, Hillside, The Bourne
 A Greenway, ,
 R D. Daws, 20 Tynings Road, Nailsworth
 R. Merrick, 1 Millbrook House, George Street
 S F Roper, 5 Whitecroft, Forest Green
 Mrs S Hills, Melody, Dark Lane
 J M Porter, Jon Joi, Park Road
 Mrs P Slatter, The Denny, Alderley Road
 M. Roper, 5 Whitecroft, Forest Green
 P Willmott, Oak House, Walkley Wood, Nailsworth GL6 0R
 N Kay, Rose Cottage, Wallow Green, Nailsworth,
 J Bean, 29 Chapel Street, Cam
 K Stephens, 2 Stone Cottages, Shortwood Road
 A Savage, 7 Churchill Road, Nailsworth
 H Gabriel, 1 Homefield, Shortwood
 A Hodges, Orchard House, Shortwood Road
 B Moxham, 8 Chestnut Close, Nailsworth
 Occupier, Spring Cottage, Theescombe
 J Nelson, Kingsholme, Rockness Hill
 A Hentschel, High Rising, Park Road
 C Walters, Portland House, Shortwood Green, Nailsworth,

P A Curtis, 41 Homefield, Shortwood, Nailsworth,
 J. Britton, 87 Bownham Park, Rodborough Common
 A Norman, Strathmore Cottages, Shortwood Road
 L And D Duxbury, Hillside Cottage, Wood End Lane
 M And K Rooksby, Prospect House, Rockness Hill
 A Armstrong, 13B Eckstein Road, London
 A Kirchgaesser
 G Todd
 J Davies
 W Crosby, 1796 Foxdale Place, Glenburnie
 M C Clements
 L Bullen
 R Olivier
 S Urquhart, Pike Lane Cottage, Horsley Road
 R Moxham
 K Wilkins, Mulberries, Walkley Wood
 C Davies, Southbank House, Wood End Lane, Nailsworth
 H Newington, 15 Hurlingham Road, Bristol
 CFletcher, 81, Churchill Road, Nailsworth
 G Horner
 G & M Maller
 J Gibbons
 M Phillips, Copperfield, Chestnut Close
 D Milnes, 14 Lower Newmarket Rd, Nailsworth
 D Stephens, Karingal, Shortwood
 S Brookes, 5 Station Terrace, Station Road
 J Bouch, Mill House, Newmarket Road,
 A Hope, 1 Strathmore Cottages, Walkley Wood
 A Playle, Fircroft, Horsley Road, Nailsworth
 C Norman
 L Haines, Watledge, Nailsworth
 T Maddy-Bruton, 1 Cobden Villas, Walkley Wood
 A Mansell, Challis Ave, Potts Point
 Ms P Curry, 14 Lower Newmarket Rd, Nailsworth
 G Scaife, 1 Cobden Villas, Walkely Wood
 D & B Ginger, 8, Homefield
 B & C Jayes, Wayside, Horsley Road
 I Crawley
 S Denney, Mortimer House, Walkley Wood
 H Pickford, Rookery Nook, The Roller
 R & L Howarth, 3 Fairview, Wallow Green
 F McDonough
 R Maitland, Linden House, Rockness Hill
 T Jenkinson
 M Taylor, 30 Concord, Newmarket Road
 W Gardiner, 31 Concord, Newmarket Rd
 J Joyce, Concorde, 166 Slad Road
 A Joyce, Concord, Newmarket Road
 J Barrie-Smith, 1 Long Ground
 J Biddle, 2 The Long Ground

N J Hack, 12 Concord, Newmarket Road
 J Hack, Flat 17, The Concord
 A Britton, 18 Concord, Newmarket Road
 E P L Wright, 19 Concord, Newmarket Road
 H Robinson, 24 Concord, Newmarket Road
 E Heaven, 25 Concord, Newmarket Road
 R Vesper, 26 Concord, Newmarket Road
 D & C Wilkes, 29 Concord, Newmarket Road
 A Dempsey, 2 Jubilee Avenue, Cam
 T Mackereth, Prthmeor Cottage, The Bluff
 H Gillam, 3 Cotswold Cottages, Shortwood
 P Jones, Deep End, Windsoredge Lane
 S Brown
 J Leigh, 4 Merton Cottages, Shortwood
 S Cataldo
 T Greer, 4 Merton Cottages, Shortwood Road
 C Carpenter, 1 Cotswold Cottages, Shortwood Road
 J Smith, Maya, Newmarket Road
 Mr & Mrs B P & L M Driscoll, 2 Antwich, Shortwood
 Mrs J Davey, Highlands, Shortwood,
 I Jarvis, The Garden House, Walkley Wood,
 R Wilson, Rose Cottage, New Road
 S Johnson, Mortimer House, Shortwood Road
 S Granger, Walkers The Bakers, Stroud And Nailsworth,
 C Wilson, 29 Sibree Close, Bussage,
 Dr P.J. Wright, Virginia Cottage, Ragnall Lane,
 S And H Beioley, 1 The Terrace , Rockness Hill
 P Totterdale, Hillcrest, Rockness Hill
 S Bean, 16 Lower Newmarket Road, Nailsworth
 I Potts, Damery House, Spring Hill
 Mr And Mrs R Dunne, 1 Lower Newmarket Road, Nailsworth
 Mrs K Witcher, 1 Higher Newmarket Road, Nailsworth
 C Smith, 6 The Yarn Store Longfords Mills Minchinhampton
 J Dury, 2 Spillmans Pitch, Stroud
 R Franklin, Tickmorend House, Tickmorend
 C Rubach
 E Bloomfield
 B Williams
 J Partington
 N Brown
 S Francis, 7 Cotswold Cottages, Shortwood
 R Bullen
 C Hammett
 C Rubach
 A Playle, Fircroft, Horsley Road, Nailsworth,
 M Wright, 3 Higher Newmarket Road, Nailsworth
 K MacFarlane, 8, Forge Close
 Occupier, The Barn, The Roller
 D Crowe, Badger Cottage, Horsley Road
 J Hey, 12 Colliers Wood, Nailsworth

A B Stephens, 2 Stone Cottages, Shortwood Road
 T Warner, Larch View, Shortwood
 P Ellis, 1 Green View, Shortwood
 Professor T Hughes, Myrtle Cottage,, Horsley Rd
 P Hope, 1 Strathmore Cottages, Walkley Wood
 P Browne, October House, Fewster Road
 P Banning
 S & Simon McAdam
 T Coleman, Kingsgate, Horsley Road
 A Pickford, Rookery Nook, The Rollers
 D R D Bruce, Miry House, Newmarket Road, Nailsworth
 P Marston-Smith, The Cottage, Houndscroft
 S Ingram, Lower Littleworth, Amberley
 S Edgar, 16 Churchill Road, Nailsworth
 I Freebrey, 21 Bunting Hill, Forest Green
 S Bruen, Abbotsford, The Hithe
 L Kwiecien, 11 Hawthorn Ridge, Nailsworth
 C Hurst, 2 Woodlands, Northfield Road
 N Oakley-Smith, Balls Green Cottage, Balls Green
 S Kane, 27 Lawnside, Forest Green
 A James, 15 Upper Tynings, Forest Green
 Mrs Page, Rylong, Shortwood
 D Dovey-Walker, Brensham, St Chloe
 H Dovey-Walker, Brensham, St Chloe
 R Stroud, Bluemead, Echo Lane
 R Kennedy, Beechcroft, Harley Wood
 G Crawley, Woodlands, Holcombe Glen
 C Meyler-Warlow, 11 Woodpecker Walk, Forest Green
 I Pitts, 3 Almond Cottages, Box
 S North, The Fold, Northfield Road
 P Selley, The Fold, Northfield Road
 J Hart, 5 Kielder Rise, St Johns
 R Butcher, Middle Cottage, The Fooks
 J Owen, Woodpecker Cottage, Whips Lane
 J Harr, 64 Gwendraeth Road, Tumble
 A Kwiecien, 11 Hawthorne Ridge, Nailsworth
 M Bell, 24 New Mills, Nailsworth
 J Platt, 3 Kirbys Row, Toadsmoor Road
 P Griffin, Rosemount, Northfield Road
 S Andrews, Newland House, Tetbury Lane
 L Ramsden-Hare, 36 Bunting Way, Nailsworth
 J Conroy, 5 Tooke Road, Minchinhampton
 C Hammett, 33 Moorfields Road,
 Dr Virginia Meikle, Antwich Cottage, Shortwood
 C Meikle, Antwich Cottage, Shortwood
 A Webster, 4 Egypt Mill, Stroud Road, Nailsworth,
 L Hughes
 A Wheeler
 A Brown, Pie Cottage,, Lower Newmarket Rd,
 C Herrington, Pie Cottage,, Lower Newmarket Road

	<p> S Lawton K Hall R Aldridge L Aldridge F Everett S And C Smith M Barnard P Harvey A Wallace I Wallace A Wallace J Westwood, 3 Station Road, Tilbrook J Downing P Downing G T Jones, Gaudete, The Bluff, Walkley Wood, Nailsworth, Stroud J Podmore K Lange M Helm, 1 The Laburnams, Seven Acres Road M C And K L Stephens, 24 Oldminster Road, Sharpness P W Kington, Watersmeet, Bridge Street J Liar, 11 Homefield, Shortwood J Page, Ril Ony, Shortwood Kennedy, Beechcroft, Harley Wood M Powell, 80 Summer Street, Stroud H E Browning, Windrush, The Park S Harris, 27 Sandford Leaze, Avening K Smith, Red Ridge, Burma Road Occupier Of, Solden, Over Butterrow C R Bashford, Horsley, GL6 0PW C A J Pegler, 44 Sheldon Road, Cheltenham D Steptoe, 3 The Weavers, Longfords Mill A Hands, 101 Glebe Road, Minchinhampton Johnson, 3 Highwood Court, Nortonwood A Marvin, 28 Hayes Road, Cheltenham M Jagge L Steele, Willowbank, Horsley Road S Thorne K Willock, 2 Norton Ridge,, Nailsworth, M Jarvis, The Garden House, Walkley Wood R Satpleford T & W Godden J Creedon, I Iron Mill Cottages, Minchinhampton A Gichinga S J Crabbe, 2 The Terrace, Rockness Hill H Walker, Penrhyn, Bath Road J Terret R Carter, Mundens, Horsley Road D Burt S Phillips M Leeming, 12A Ringfield Close, Nailsworth </p>
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	<p> S Greaves C Wherret D Rice J Banning G Joly, Rowan House , Shortwood R Andrews, Slad Farm, 85 Summer Street T And A Herbert, Quince Tree Cottage, Rockness Hill G & R Vine, Pike Cottage, Pike Lane J Hodge, 49 Homefield, Shortwood M Barnard, The Orchard, Shortwood Road J & A Clark, Seven Acres Road, Nailsworth Mrs C Peck, Vale View, Ragnall Lane Mrs D J Slaughter, 15 Woodpecker Walk, Forest Green K Goff, Fern Cottage, Jubilee Road S Winchester, 4 Ringfield Close, Nailsworth Ms B. Deeble-Rogers, 4 Down View, Chalford Hill Mr R Dudley, 30 Lawnside, Forest Green M James, 15 Upper Tynings, Forest Green Ms D. Dutton, 14 Ringfield Close, Nailsworth Mr A Johansen, , Mr A Johansen, 3 Ringfield Close, Nailsworth Mr R Young, 22 Ringfield Close, Nailsworth J Winchester, 4 Ringfield Close, Nailsworth Ms G Gazzard, 102 Woodview Road, Cam Mr D Gibbons, 4 Weavers Close, Dursley Ms E J. Bignell J Berry, 32 Lawnside, Forest Green Mr J. Lockwood Mrs D Hudd R Hudd Mrs L Dudley, 30 Lawnside, Forest Green R Bircher, Cranliegh, Burfords Ground, J Mansell, Garden Cottage, Lower Newmarket Road M Walters, Portland House, Nailsworth S Crow Mrs B Lewis, 4 Star Lane, Avening S And S Wharton, The Great Barn, Barton End Lane B Martin, Belvedere, Burfords Ground Heys, Sable Cottage, Star Hill P R Robbins, 14 Elmlea Road, Kings Stanley Occupier Of, Grayling House, Littleworth M J Stevens, 1 Quarhouse Lane, Brimscombe K Dolbear, 3 Beechwood Close, Nailsworth C Greenway, 3 Castle Mead, Kings Stanley M A Robertson, Corner Cottage, Star Hill S Highley, Smoo Croft, Shortwood Road Mr S Wilson, 1 Orchard View, Shortwood Road I Rushton, Hillside, Pike Lane, Nailsworth D Goodland, Cave Cottage, Rockness Professor G Lucas & Dr D.Lucas, 5 Chestnut Close, Nailsworth </p>
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F Valentine, 1 Yew Tree Cottages, Rockness Hill, Nailsworth
 S Williams, 5, 29 Portmore Park Road, Weybridge
 K Eadington, The Old School House, Shortwood Nailsworth
 Ms M Barcham, Aston Cottage, Walkley Wood
 Mr And Mrs McColl, 5 Homefield, Shortwood
 Mrs J A Salt, Lyndhurst, Newmarket Road
 David Cox, Radnor Cottage, Watledge, Nailsworth
 I Gaemers - Cox, Radnor Cottage, Watledge
 D Cox, Radnor Cottage, Watledge
 J Cross
 F Rodman
 C Hall-Tomkin
 M Banning
 J Smith
 L Adams, 1 The Laburnams, Seven Acres Road
 N Cataldo-Davies
 A Nash
 C Keogh
 L Walker
 M Kruse
 S Roberts
 L Vasil
 M Yankova
 L Yasen
 Y Yankova
 A Swain
 A Hogg, Sunnyside, Rockness Hill
 R Smith, Maya, Newmarket Road, Nailsworth Glos,
 A Pickford, Rookery Nook, The Rollers
 L Elcock, High Beeches, Shortwood
 I Tomkinson, Chirton Lodge, 63 The Street
 C Crook
 J Ward
 K And E Russell, Lyndhon, Park Road
 J and M Horscroft, 7 Chestnut Close, Nailsworth
 Mrs J Richens, 45 Homefield, Shortwood
 T & L Clarke, 54 Churchill Road, Nailsworth
 G Macgregor, 5 Merton Cottages, , Shortwood,
 A & P Gimbel, Highfield, Rockness Hill
 K Udy
 C Monster
 P Beloe, Corner Cottage, Barn Close
 L Natrass, 14 Homefield, Shortwood
 C Fletcher
 L Meikle
 T Ginn
 L Birtles
 Kim Nelson
 A Corgier, 3 Whitecroft, Northfield Rd
 M Perry, The Red House, Newmarket Road

	<p> K Matthews, 105 Nortonwood, Nailsworth P Cluer, Greystones, Horsley Hill, Horsley, Stroud S Crabbe, 2 The Terrace, Rockness Hill, Nailsworth H Bainbridge J Cansino M Bartlett Mr & Mrs Blower J Sturmy, 3 Waghill Cottages, Shortwood, Nailsworth, GL6 OSL J Diamond L Brind T Lessner H Cunild D & A Glynn S Mansell, Garden Cottage, Lower Newmarket Road B Hall, Cherry Tree Cottage, , Shortwood P Xerri Julian Hay, La Corbiere, Newmarket Road P Taylor, 8 The Long Grounds, Newmarket Road I Gulliver, 1 Sunnyside, Horsley Bridge V Trinder, 8 Lawnside, Forest Green D Pierce, 16 Beeches Park, Hampton Fields M Pollard, 5 Upper Park Road, Nailsworth D Allan, Stonygate, Burma Road J Allan, Stonygate, Burma Road M Cook, Glencairn, Hayes Road M Chambers, 5 Abbots Way, Bridgend R Peck, Vale View, Ragnall Lane M Glassonbury, 19 Ringfield Close, Nailsworth G Williams, 1 Spillmans Road, Stroud S Williams, 1 Spillmans Road, Stroud D Pywell, 33 St Matthews Court, Church Road D Beale, 37 Churchill Road, Nailsworth Y Smith, 27 Hanover Gardens, Chestnut Hill S Bailey, Peneki, Northfields Road U Bailey, Peneki, Northfields Road A& K Penn, Worley House, Nailsworth R Petty, 3 Cherry Tree Hill, Coalbrookdale C Sane, Charnwood, Rockiness Hill J Hey, 12 Colliers Wood, Forest Green L Steeds, Norrlands, Lakeview, Dormans Park, Lingfield, Sussex, V Cows, 14 Ollney Road, Minchinhampton C Rothwell, Beechdene, Box G Alltermis, 7 Dr Browns Road, Minchinhampton D& L Dawes, 50 Lawnside, Forest Green H Webb, 6 Barnfield Terrace, Barnfield Road A Osborne, 10 Ringfield Close, Nailsworth M Osborne, 10 Ringfield Close, Nailsworth B Leeming, 3 Bunting Hill, Nailsworth L Matthews, 5 Abbots Way, Bridgend P Fegan, 2 Tannery Close, Leonard Stanley J Churchill, Prospect House, Upper Springfield Road </p>
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Mrs J. E. Trotman, 47 Kidnams Walk, Whitminster
 E Healey, 3 Stringers Driver, Rodborough
 P Woods, 3 Stringers Drive, Rodborough
 E Tanner, 17 The Old George, Tabrams Pitch
 S Lea, 43 Colliers Wood, Nailsworth
 C Perkins, 20 Woodpecker Walk, Forest Green
 P Pitcher, 74 Norton Wood, Forest Green
 L Townsend, 68 Dudbridge Meadow, Stroud
 W Harper, Hazel Cottage, Jubilee Road
 D Tubb, 16 Court Way, Rodborough
 L Jones, 20 Tanglewood Way, Chalford
 Mr And Mrs Cox, 23 Homefield, Shortwood
 M Smith, Kiamby, Windsoredge
 R Harding, 17 Dallaway Estate, Thrupp
 J Newman, 25 Norton Wood, Forest Green
 S Dawson, Box Cottage, Walkley Lane
 H Butterworth, 3 Chestnut Hill House, Chestnut Hill
 M Smith, Kiambu,, Windsoredge,
 M and H.Foster, Oldstone, Old Market, Nailsworth
 E Cooke, Hillcott, Watledge
 H Cunild, The Nodes, Shortwood
 A Lightfoot
 S Ross
 L Shotton
 D Wood, 6 Churchill Close, Nailsworth
 I and K Buer, Shelton House, Rockness Hill, Nailsworth
 H Freer, Botley Cottage, Walkleywood
 G Tuttle, 5 Elmgrove Close, Woking
 A S Naybour
 M Perry
 G Donald, Shortwood, Coaley
 E McTear, 21 Springfield Road, Cashes Green
 J Maitland, Communications Consultant, Trainer & Coach, Linden
 House, Rockness
 C Lawless, Rodborough Common, GL5 5BT
 P Lawless, Rodborough Common, GL5 5BT
 K Juggins
 A Witcher
 F Childs, Mellon EMEA Asset Servicing ,
 A: Manchester Client Services, One Piccadilly Gardens,
 Manchester, M1 1RN
 F Wormald
 K Hunter
 M Lawless, 10 Orchard Springs,, Newmarket Road
 B Tomkinson
 L Lawson, Valeview, Rockness
 R Gwyn, 27 Acre Street, Stroud
 B & L Babb, Weavers House, Horsley Road,
 A Greig, 3 Walkley Wood, Walkley Wood
 K Baird, 3 Homefield, Shortwood

	<p> J MacKereth, Porthmeor Cottage, The Bluff J Amos J & L Revington, 7 Sunny View, Higher Newmarket Road H Berry, 2 Meadow Bank, Walkley Wood S Sheppard P Spencer S Mansell F MacKereth I Featherstone, April Cottage Worley Nailsworth B Twiddy, 7, Orchard Springs, Newmarket Road, Nailsworth G Tomkinson, Bright Villa, Walkley Wood J Hemmons M O'keeffe, Cottesmore, Windsoredge P Chaddah-Duke, Greenways, Shortwood, Nailsworth S Green, 10 Pembroke Road, S Pereira, 12 Lower Newmarket Road, Nailsworth Cl Pope, The Gables, Wood End Lane Mrs R Dean, 4 St. Martins Court, , Abington Park Crescent, J Harris, 6 Tanners Piece, Park Road Crescent S Beader And Rob Pearson, 45 Spillmans Road, Stroud KC Brume, The Old Farmhouse, Rodborough Lane A Pritcoramd, Ivydene, Downend A Pettitt, 21 Freame Close, Chalford A Pryor, Lawford Cottage Lower Littleworth Amberley Stroud C Humphrey, 4 Springhill Crescent, Nailsworth Mr B Hams, 2 Tanners Piece, Park Road Crescent L Doughty, 26 Colliers Wood, Nailsworth R Hill, 16 Albert Road, Brimscombe D Pettit, Trevalle, Windsoredge Lane A Goodwin, West Lealands, Box P Goodwin, West Lealands, Box R Duckworth, The Old Court House, Church Street C Duckworth, The Old Court House, Church Street K Perkins, 20 Woodpecker Walk, Forest Green Mr B Cooke, 49 Shepherds Croft, Stroud A Bullock, 7 Besbury Park, Minchinhampton Mr R. Major M Marsden N Padmore Occupier, The Sheiling, Selsley Road G Mauler, 39 Colliers Wood, Nailsworth M Findlay, Field View, Newmarket J Hughes, Myrtle Cottage, Horsley Rd H Berry, 2 Meadow Bank, Walkley Wood U Falconer, Mutterall Farm, Uley Mr Barnard, Kerroo Mooar, Ragnall Lane J Richards, John Street T Totterdale, Hillcrest, Rockness Hill,, Nailsworth, Stroud Lt S Bartlett, Fairfield Cottage, Walkley Wood M Bennett, Greystones, Rockness Hill </p>
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B Gouge, Stonewold, Watledge
 C Harmer, Spring Corner, Rockness Hill
 A Playle, Fircroft, Horsley Road, Nailsworth,
 A McAson, 2 Springhill Crescent, Nailsworth
 M Allen, Pear Tree Cottage, Selsley Hill
 JV Reed, Atcombe Court, Atcombe Road
 M Evans, 30 Tetbury Street, Minchinhampton
 V Guest, 1 Sandgrove, Horsley
 S Nelson, Spring House, Balls Green
 H Wacker, 5 Holbeach Drive, GL22 3F
 C Child, Bramble Cottage, Whiteway Bank
 A Child, Bramble Cottage, Whiteway Bank
 W Thompson, 10 Springhill Crescent, Nailsworth
 J Thompson, 10 Springhill Crescent, Nailsworth
 R Cook, Lindine, Nastend Lane
 N Patel, 18 Bunting Way, Nailsworth
 L Conley, 18 Bunting Way, Nailsworth
 Mrs MJ Ganner, Driftwood, Fewster Road
 C McCarthy, 4 Orchard Mead, Nailsworth
 E Organ, 14 Goldwater Springs, Station Road
 F Willmott, 15 Beechwood Close, Nailsworth
 P Crosley, 93 Bownham Park, Rodborough Common
 O Crosley, 93 Bownham Park, Rodborough Common
 R Kirry, 93 Bownham Park, Rodborough Common
 A Grigg, Grove Lodge, Watledge Road
 A Newport, Yew Tree Cottage, Walkley Lane, Nailsworth,
 P Higgins, Millstone Cottage, Walkley Wood
 P Griffiths, Blake House, Orchard Mead
 Mr JJ Baker, "Orchard Way", Newmarket Road
 G Burbidge, Ginny Burbidge
 N Banning, The Cottage , Ragnall Lane
 R Simpson, Little Hollow, Shortwood
 A Wilde, The Cottage, Ragnall Lane
 B Mitchell, Pennyhill, Pinfarthings
 S Stern, Box Cottage, Walkley Lane
 O McTear, 21 Springfield Road, Cashes Green
 A McTear, 21 Springfield Road, Cashes Green
 D Burford, 30 Archway Gardens, Stroud
 S and A Hinton, Jasmine Cottage, 2 The Green
 R Henblie, 2 Orchard Springs, Newmarket Road
 B Szczepura, 1 Springfield Cottages, Westrip Lane
 A Belmont, Chapel End, Littleworth
 R Mulhall, High Rising, Wood Lane
 J Jones, Hilles Cottage, Sevenleaze Lane
 J May, 13 Homefield, Shortwood
 N Booker, 6 The Hill, Stroud
 C Bauman, 68 The Bassetts, Cashes Green
 M Noble, Sharlyd, Kitesnest Lane
 P E Creedon, 1 Iron Mill Cottages, Minchinhampton
 M Lorper, Charfield Hall Farm, Little Bristol Lane

R K Price, 32 Homefield, Shortwood
 E Barnard, The Beagles , Cashes Green
 L Nelson, 20/4 Arden Street, Edinburgh
 M Doherty, 1 Yewtree Cottages, Rockness Hill
 G Mole, 25 Park Road, Nailsworth
 A Collins, 4 Belle Vue Close, Stroud
 J K Kent, Forest Green,
 S Evans, The Round House, Frogmarsh Lane
 P Schneider, 9 Homefield, Shortwood
 A Richardson, Knapp Lodge, The Knapp
 M Robertson, Corner Cottage, Star Hill
 T Godden, 5 Orchard Springs, Newmarket Road
 N Crockett, Druim, Nymphsfield Road
 R And L Pugh, 53 Nortonwood, Forest Green
 A Brown, 4 Park View, Selsley Road
 S Barber, 2 Field Cottages, Ozleworth
 J Warner, 11 Whitewater Road, Leighterton
 M O'Hara, 2 The Grove, Newmarket
 S Birch, Ashcroft, Horsley Road
 R & M Jackson, 2 Sunnybank, Watledge Road
 T Stewart, Woodlands, Downend
 E & N Durrant, 85 Glebe Road, Minchinhampton
 D Taylor, 84 Amberley Way, Wickwar
 H Swinbank, 1 Middle Tynings, Forest Green
 M Hatherall, Gatcombe Corner, Hampton Fields
 Mr & Mrs Bryant, The Robins, Hayes Road
 H Brown, Trevarrack, Shortwood
 A Fletcher, 10 Dr Crawfords Close, Minchinhampton
 S & R Potter, Barn House, Chavenage Lane
 G Curtis, 41 Homefield, Shortwood, Nailsworth
 Dr S Yerburch, 19 Kingscote, Tetbury,
 A Preston, 2 Cotswold Cottages, Shortwood
 T Long
 C Hakins, 2 Homefield, Shortwood
 S Dean, 2 Hoe Cottages, Hoe Lane, Peaslake, Nr. Guildford
 R Easthope, Clematis Cottage, Newmarket
 W Affleck, Barley Hill, , Watledge,
 P Taylor, 8 The Long Grounds, Newmarket Road
 D J Bowen And L T Bowen, North View, Shortwood Road
 A and H Harrison, Bank View, Shortwood Road
 R Cook, All Saints House, Shortwood
 Mrs Bennett, Greystones, Rockness Hill
 J Russell, Vine Cottage, Newmarket
 C Tuttle
 T Prince
 D Strange, 1 Meadow Bank, Walkley Wood
 L Wilson, 1 Orchard View, Walkley Wood
 A Wright, Barn Close House, Barn Close
 R Duncan, Walkers Cottage, Rockness Hill
 M McColl, 5 Homefield, Shortwood

J McColl, 5 Homefield, Shortwood
 M Leese, St. David's, Watledge
 K Jarvis, The Garden House, Walkley Wood
 I Gregorig, Lakeview, Horsley Road GL6 0JY
 M Wing
 R H Salt, Lyndhurst, , Newmarket Road
 J Esse
 C Mantle, Vyne House, Horsley Rd
 P Rushton, Brentmoor House, Newmarket Rd
 J Strange
 C Reid
 A Russell
 B Weager, 13 Orchard Springs, Newmarket Road
 A Ross
 D E Luke, Morningside, Northfield Road,, Nailsworth
 I Wood, 6 Churchill Close, Nailsworth
 Mr And Mrs D Pickford, 3 Brocks Mead, Great Easton Essex
 S Ash, 2 Waghill, Shortwood Nailsworth Glos,
 H Cooke, Hillcott, Watledge, Nailsworth, Nr Stroud
 M and B Bryant, The Robins, Hayes Road
 Mrs J M Varley, Newton Cottage, Watledge
 F Lewis, The Barn, Chestnut Hill
 L Smith, 47 Bisley Old Road, Stroud
 D Corran, Hona Villa, Badgeworth
 H Youd, Hona Villa, Cold Pool Lane
 K Cooke, The Little Wood, Lower Kitesnest Lane
 D Beames, 2 Lower Churchfield Road, Stroud
 M Corcoran, 22 Bunting Way,, Nailsworth
 M Price, 32 Homefield, Shortwood
 A Bruce, Miry House, Newmarket Road, Nailsworth
 P Polden, 29 Waterside Park, Portishead,
 J Hodge, 49 Homefield, Shortwood
 Alice, The Old Cottage , Shortwood
 A J Curtis, Hoathwaite, Moffat Road, Forest Green, Nailsworth
 H Harding, Eastview, Windsoredge
 D Brown, 2 Cobden Villas, Walkleywood
 M Gulliver, 1 Sunnyside , Horsley Bridge
 P Stevens, 2 Yew Tree Cottages, Rockness Hill
 B Ginger, Carinya, 8 Homefield
 P Marshall, 6 The Terrace, Rockness
 C Elander
 G Weaver, Bannut Tree Cottage, Avening Road
 Mr and Mrs Vine, Pike Cottage, Pike Lane
 J Duckworth, The Old Courthouse, Church Street
 J Wright, Virginia Cottage,, Ragnall Lane,
 P Boxall, Sunnybank, Newmarket
 T Maddy-Bruton, 1 Cobden Villas, Shortwood Road
 Mr N Henderson, Aston Cottage, Walkley Wood
 H Oldham, 32 Nortonwood , Nailsworth
 P Osbourne, 41 Bunting Hill, Nailsworth

	<p> T Young, Nailsworth Youth Club, Northfield Road S Millet, 42 Lawnside, Forest Green C Smith, 56 Jack Russell Close, Stroud C Gardiner, Quarry Cottage, Fieldways B Bennet, 39 Victory Rd, Whiteshill N Coates, 10 Chandos Road, Rodborough J Burton, 16 Concord, Newmarket Rd. S Burrow, 12 Concord, Newmarket Road C Glasonbury, 11 Concord, Newmarket Road L Millet, 42 Lawnside, Forest Green J Millet, GL6 0ER, R Hanks, 7 Badgers Way, Nailsworth M Blake, 41 Bunting Way, Nailsworth J Russell, 43 Bunting Way, Nailsworth M Burnett, 59 Norton Road, S Reed, Sesame House, Watledge Road T Welsh, 17 Wood Rocks, M Chapman, 24 Woodpecker Walk, Forest Green P Webb R McTear, 21 Springfield Road, Cashes Green P Wilcock, 3 Station Road, Cam C V Russell, Hillside, Farmhill Lane R Jones, 26 St Annes Road L Kent, 2 Elizabeth Gardens D Blondon, 7 Aban Court, Malvern Road Z Cousins, 113 Bridge Keepers Way, Hardwicke J Gardiner, 36 Hilly Orchard, Stroud V Rudling, Shortwood Road A Hope, 1 Strathmore Cottages, Walkley Wood S Bruce, Sue Bruce, The Other Cottage, G Ward Scott & Karen Morris Y Bruce, 4001 Fannin, Apt 4127D P Surridge, Bankside, Newmarket Road I Crawley S Nicholson, The Pines, Shortwood C Broughton, , E A Marshall, 6, The Terrace M Horsley, Sunnyside Cottage, Newmarket S Smith, 7 Woodlands Road, Charfield Mrs B Ellis, One Green View, Shortwood H Rogers, 4 Queens Square, Chalford Hill A Gulliver, 1 Sunnyside , Horsley Bridge C Carpenter, 1 Cotswold Cottages, Shortwood E McTear, 21 Springfields Road, Cashes Green G R Brown, The Chestnuts, Hollow Lane M W Brown, The Chestnuts , Hollow Lane J Carman, 61 Borough Close, King Stanley J Pullin, Supper Park Road, Nailsworth C Burford, 30 Archway Gardens, Paganhill </p>
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	<p>G Hammond, Flat 3, The Old Butchers Shop S Amar, 2 Heathfield Road, Farmhill D Dawes, 50 Lawnside, Forest Green L Dawes, 50 Lawnside , Forest Green B Reynolds, 21 Bunting Way, Forest Green E Bonner, 54 Lawnside, Forest Green A Bailey, 8 Roman Way, Burton On The Water D Powell, 86 Nortonwood, Nailsworth J Murhpy, 25 Norton Wood, Nailsworth M Stanton, 43 Lawnside, Forest Green S Rosewell, 18 Asliway Court, Cainscross C Attenborough, 3 Concord , Nailsworth M Dudley, 4 Concord, Newmarket Road M Dunn, 6 Concord, Newmarket Road J G Cook, 7 Concord , Newmarket Road B Dobson, No 8 , Concord M Egerton, 9 Concord, Newmarket Road J F Aldridge, 10 Concord, Newmarket Road M Burfits, 3 The Long Ground, Newmarket Rd. M Jeffrey, 5, The Long Ground, Newmarket Rd. I Jeffery, 5, The Long Ground, Newmarket Rd. M I Arnold, No. 6 Newmarket Rd., Nailsworth Y Bryant, 7 , The Long Ground P Taylor, 8, The Long Ground D Taylor, No. 8 Long Ground, Newmarket Rd. J Small, Flat 2, Concord R B Ellis, Concord, Newmarket Rd. M I Ellis, Concord , Nailsworth D Nash, 10 Hazel Court, Nailsworth L MacPherson, 48 Beechwood Close, Nailsworth S & M Jagger J T Metcalfe, Adelaide House Shortwood, S and H Beioley, 1 The Terrace, Rockness Hill</p>
Letters of Support	<p>J Jewkes N Kenny, Ednor, Rodborough</p>
Letters of Comment	<p>M Weaver, Bannut Tree Cottage, Avening Road G Scaife, 1 Cobden Villas, Walkley Wood Mrs K D Thorne, 18 Homefield, Shortwood J Revington, 7 Sunny View, Higher Newmarket Road 37 Lampern View, Uley J & A Goode, 5 Box Lane, Minchinhampton C Faulks, Birch House, Tickshill Mrs AF Tuttle, 5 Elmgrove Close Mr S Russell, New House, Newmarket Road</p>
OFFICER'S REPORT	

SITE

The site is on the western fringes of Nailsworth. It is a 1.4 ha area of open, rough pasture. It forms part of the Miry Brook Valley . It is steeply sided, with the land steeply sloping down away from Pike Lane.

A substantial oak tree is a notable landmark to the centre of the northern boundary, which is covered by a Tree Preservation Order. Pike Lane and a network of footpaths allow public access around most of the much of the site's boundaries, from which there are extensive open views.

Access is currently from an existing agricultural field gate positioned to the south eastern corner of the site, although this does not appear to cater for vehicular traffic at present. The site is outside the defined settlement boundary. It is very close to the Cotswold Area of Outstanding Natural Beauty.

PROPOSAL

This is an outline application for up to 17 dwellings, including affordable housing. A new access would be formed close to the top of Pike Lane and is for consideration now. Scale, appearance, landscaping and layout are "reserved" for future consideration. Indicative plans have been received detailing various sized dwellings arranged in two distinct positions on the plot, with indicative planting also shown.

REVISED DETAILS

None.

RELEVANT PLANNING HISTORY

None.

CONSULTATION RESPONSES

Full details of all statutory consultations and public representations are available to view on the electronic planning file. A summary of the consultation responses and public representations can be found below:

Town Council:

Nailsworth Town Council objection: Unacceptable in principle and if approved will seriously harm the character and ecology of the area and compromise highway safety. The also comment that there has been a lack of public consultation, a lack of public involvement and they also question the deliverability of the affordable housing, stating that this is a speculative development proposal.

Public

Save Nailsworth Valley Action Group: objection.

Representations have been received commenting on the following issues;

- Impact on the Cotswold Area of Outstanding Natural Beauty
- Impact on Shortwood Valley
- Loss of Greenfield site
- Impact on highway safety
- Impact on pedestrian safety
- Inappropriate scale of development

- Site is outside of the defined settlement boundary
- Unsustainable location
- Poor access to public transport
- Impact on ecology and biodiversity
- Loss of trees
- Light and noise pollution
- Disruption during construction

Consultees:

Cotswold Conservation Broad: Objection
Charles Parry, GCC Archaeology: No objection
County Highways: Not yet received.

ARTICLE 31 STATEMENT – REASONS FOR RECOMMENDATION

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 2005 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.

The National Planning Policy Framework is a material consideration in planning decisions. The NPPF was published on 27 March 2012. This is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

In December 2013 Stroud District Council submitted its draft Local Plan to the Secretary of State. The Local Plan Inspector will re-open the Inquiry at the end of January. The policies contained within the Submission Draft are therefore particularly relevant.

The core planning principles of the NPPF (Paragraph 17) seek to enhance and improve the places in people live, support sustainable development, secure high quality design, protect important landscape features, encourage the use of renewable sources, conserve and enhance the natural environment, re-use previously developed land, promote mixed use developments, conserve heritage assets, encourage sustainable transport and improve health, social and cultural wellbeing for all. Local Plan Policy GE1 (Submission Draft Policy ES3) seeks to prevent an unacceptable level of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect.

Chapter 3 (Paragraph 28) and Chapter 11 (Paragraphs 109-125) of the NPPF apply to development in rural areas. It highlights the need to protect landscape character, maintain rural housing and communities and minimise impacts on landscapes and biodiversity. Local Plan Policy NE4 and Submission Draft Policy ES6 are of relevance.

Chapter 4 (Paragraphs 29-41) of the NPPF promote the need for sustainable transport. It outlines Governments objectives with regard to offering people access to a real choice about how they chose to travel. It requires access to sustainable transport modes and recognises that sustainable transport solutions will vary from urban to rural areas. Local Plan Policy GE5 seeks to maintain highway safety including public rights of way and is

echoed in emerging Policy ES3. Policy TR1 details the Council's approach to sustainable development. Submission Draft Policies CP1 and CP14 are also of relevance.

Chapter 6 (Paragraphs 47-55) of the NPPF establishes Governments objectives for housing provision and allows for a rolling 5 year housing supply (plus 5% additional buffer). It also considers the location of new housing in sustainable locations with the requirement for affordable housing provision. Local Plan Policies HN4 and HN5 (Submission Draft Policy CP9) detail the Councils requirements for affordable housing and their integration.

Chapter 7 (Paragraphs 56-68) of the National Planning Policy Framework (NPPF) stresses the importance of quality design in the provision of sustainable development. It stresses Governments objectives for inclusive design, innovation and raising design standards. Submission Draft Policies of relevance include CP8 and CP14

Chapter 11 (Paragraphs 109-125) of the NPPF details Governments objectives with regard to protecting and enhancing valued landscapes such as the AONB whilst minimising impacts of development on biodiversity. It requires assessment of noise generating developments or the location of development in noise sensitive environments. It also considers pollution and land contamination. Policy NE8 seeks to protect the Cotswold AONB. Also of relevance are Submission Draft Policies CP14 and ES7.

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 Nailsworth Design Statement (2008) is also of relevance.

For the full content of the Stroud District Local Plan policies (adopted November 2005) above together with the preamble text and associated supplementary planning documents are available to view on the Councils website
<http://www.stroud.gov.uk/iplanning>

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

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
- Landscape Impact
- Highway Implications
- Sustainability
- Ecology
- Drainage/Flooding
- Residential Amenity

PRINCIPLE OF DEVELOPMENT

The proposal lies outside the settlement boundary for Nailsworth, so landscape impact and sustainability are particularly critical considerations. These aspects must also be considered in the context of land supply. Growth has been found in sustainable locations with comprehensive facilities, whilst minimising harm to the area.

LANDSCAPE IMPACT

The Cotswolds AONB character assessment describes Nailsworth as having steeply sided, concave narrow valleys with a strong sense of enclosure. The SDC Landscape Character Assessment describes this as an area of “secluded valleys”, particularly incised valleys.

These characteristics are evident for the application site and its environs.

The site forms part of the Miry Brook Valley. This is steeply sided and extends from the Wold plateau, to the west of the application site, into the centre of Nailsworth. This valley has a scatter of willow and alder alongside the stream and pockets of woodland. It has an irregular pattern of fields interspersed by hedges. The valley has a pastoral, rustic and informal nature. This is also the most intimate of the Nailsworth Valleys due to the absence of a major through road, the intervisibility and narrowness of the valley.

The site itself makes a major contribution to this character. It has a notable tranquillity derived partly from its use for grazing as semi improved pasture. It also has a pronounced openness which allows views across, along and over the valley. The openness of the site pleasantly contrasts with and enhances the enclosure of the steeply sided valley.

The vast majority of the site is bordered by public rights of way and the boundaries are open. There are extensive views across the site and beyond. New housing would be readily seen which would foreshorten or obstruct these views. The continuity of this extensive valley would be lost. It would no longer be perceived as stretching from the distant plateau into the valley floor. This perspective is particularly important as the application site gives one of the best vantage points of this extensive valley.

The houses together with their associated cars and domestic paraphernalia would appear intrusive into an otherwise pastoral field. Given the extent and closeness of public viewpoints, this effect would be very apparent.

The proposal is in outline, with all matters reserved, other than access. Whilst some indicative sketches have been provided, there are no tangible details to fully assess the impact. Access will be made from Pike Lane, which is considerably higher than the site. It is not clear the extent and means by which the road will contour. This impact is likely to be compounded by visibility splays. Heights of the houses are not given which would influence the impact on views. Siting would be similarly important. Materials will also influence the impact on the short range views.

The site is very prominent from the road on the other side of the valley in addition to the well used public footpath. Again from here the site contributes to the sense of openness and tranquillity of the valley. Development would appear intrusive in an otherwise intimate valley whereby landscape is currently dominant.

The site is visible from the “W” on the edge of Minchinhampton Common. It is seen in conjunction with the Miry Brook Valley. Whilst this is a distant view it is nonetheless significant because such views are typically eye catching and a feature of this part of the AONB. Again from this aspect the site and the valley have a harmony and continuity, which would be undermined by this proposal.

The Council has commissioned Nicholas Pearson Associates to evaluate the proposal. They note the outline nature of the application and the scarcity of details, which hinders consideration of the impacts.

Their report also characterises the site: “Open views due to absence of site hedgerows and low walls”.

Their analysis concludes: “There would be locally a high quantity of local residential, public footpath and road user receptors subject to a substantial (adverse) to moderate (adverse) impact due to the urbanisation of the view and the loss of open view across the valley”.

They felt that the long distance views from The Ladder and the “W” would be less affected.

Housing growth can be accommodated in less harmful locations in the District.

HIGHWAY SAFETY

The site would be accessed from Pike Lane. The position of the access would be on a straight section of road. However the land levels here are challenging and substantial works are likely to be needed to gain reasonable visibility to comply with accepted standards.

However all the surrounding network roads have narrow widths, tight blind corners and steep hills. Consequently car movements cannot be made safely. The roads cannot safely accommodate pedestrians as there are very few pavements or means of “escape” and absence of street lighting. Even the main connection to Nailsworth is challenging and the additional traffic from up to 17 dwellings would be very significant.

An Inspector recently dismissed an appeal for a new dwelling at the nearby Setwell (S.13/1822/FUL) on the grounds of highway safety of these roads.

Paragraphs 32 of the NPPF states that only applications which cause a severe impact on highway safety should be refused. Comments are awaited from Gloucestershire County Highways; however it may be considered that this proposal would have a severe impact on the safety of pedestrians and motorists.

SUSTAINABILITY

The site is geographically close to the facilities in the centre of Nailsworth. However the constrained nature of the roads and inconsistency of footpaths do not encourage walking especially with shopping or pushing a pram. Similarly bus connections are far from ideal. It cannot be said to be a wholly sustainable location.

ECOLOGICAL IMPLICATIONS

The site is within 3k of the Rodborough SAC (Special Area for Conservation), wherein recreational pressure must be managed in balance with grazing to protect the grassland habitat. There is a long standing objection from Natural England. The mitigation measures for new residential development are currently unresolved but may be in due course. Until these measures have been agreed a proposal of this size cannot be supported.

The site is important for bat foraging due to the nature and richness of the valley. Bats and their habitat have legal protection. Where protected species are likely to be present on a site it is a requirement under paragraph 99 of circular 06/2005 for the impacts on ecology and mitigation measures to be assessed through appropriate reports before permission is granted. Mitigation measures have not been agreed and consequently this also warrants refusal of the application.

There is a requirement in the paragraph 118 of the NPPF that biodiversity is improved and this has not been met to date by the proposal.

DRAINAGE/FLOODING

The site is within Flood Zone 1, which is the area of the lowest risk of flooding and is consequently . not at risk of river flooding. Rregard must also be had to the management of surface water. The application has been accompanied by a Flood Risk Assessment, which considers the risks of flooding and the potential for surface water drainage.

This report considers the current situation and also the impact of the proposed development and makes several key recommendations to help minimise any potential flood risk. It concludes that subject to compliance with the details contained therein, there would be no impact in respect of flooding and surface water drainage.

The Water Resources Engineer has considered the proposal and is satisfied that the submitted FRA provides a realistic flood risk and drainage assessment for the site and subject to a condition requiring detailed drainage scheme to be submitted and approved, raises no objection.

Overall the scheme would not be at risk of river flooding, and subject to a detailed drainage system, the resultant surface water would not increase the risk of flooding on this site or elsewhere. The management of the foul water would also be dealt with in the same manner. Overall, the scheme is considered to be acceptable in water management terms and would result in no harm that cannot be mitigated against by way of condition.

RESIDENTIAL AMENITY

The site has reasonable separation from the existing houses on the other side of Pike Lane as well as those few houses to the west. The other sides have no immediate neighbours. It would therefore be possible to design an appropriate layout that would have no significant overbearing effect. Efficient use of the site's topography, combined with careful orientation of the new dwellings would also ensure that no loss of light would occur to neighbouring properties. Suitable detailing of any Reserved Matters application could also ensure that fenestration avoided loss of privacy.

Concerns have been expressed with regard to potential disturbance during the construction phase. A full Construction Method Statement could be conditioned, including full details of intended hours of operation, methods to suppress noise and dust, with appropriate measures in place, any potential disturbance would be minimal.

In terms of the principle of development, residential amenity should not be jeopardised and the proposal does not conflict with Policies GE1 and ES3.

AFFORDABLE HOUSING

In terms of affordable housing, the relevant affordable housing Policy HN4 of the adopted Local Plan and CP9 of Emerging Local Plan 2014, seek affordable housing provision for schemes of more than 0.2ha and/or more than 4 units. This site is above the threshold and the information provided with the application indicates the intent to deliver 30% affordable housing, which would need to be secured by a Section 106 agreement. Appropriate detailing of any Reserved Matters application would ensure an appropriate mix of units arranged so as to ensure integration with other units.

SI 2274 STATEMENT

Pre-application discussions took place prior to the submission of a full proposal on the site. The applicant was made aware of potential concerns.

CONCLUSION

The proposal is recommended for refusal on grounds of landscape impact. The site is very sensitive to change and makes an essential contribution to the valley. Development would appear stark and change the character of the valley and its contribution to the AONB.

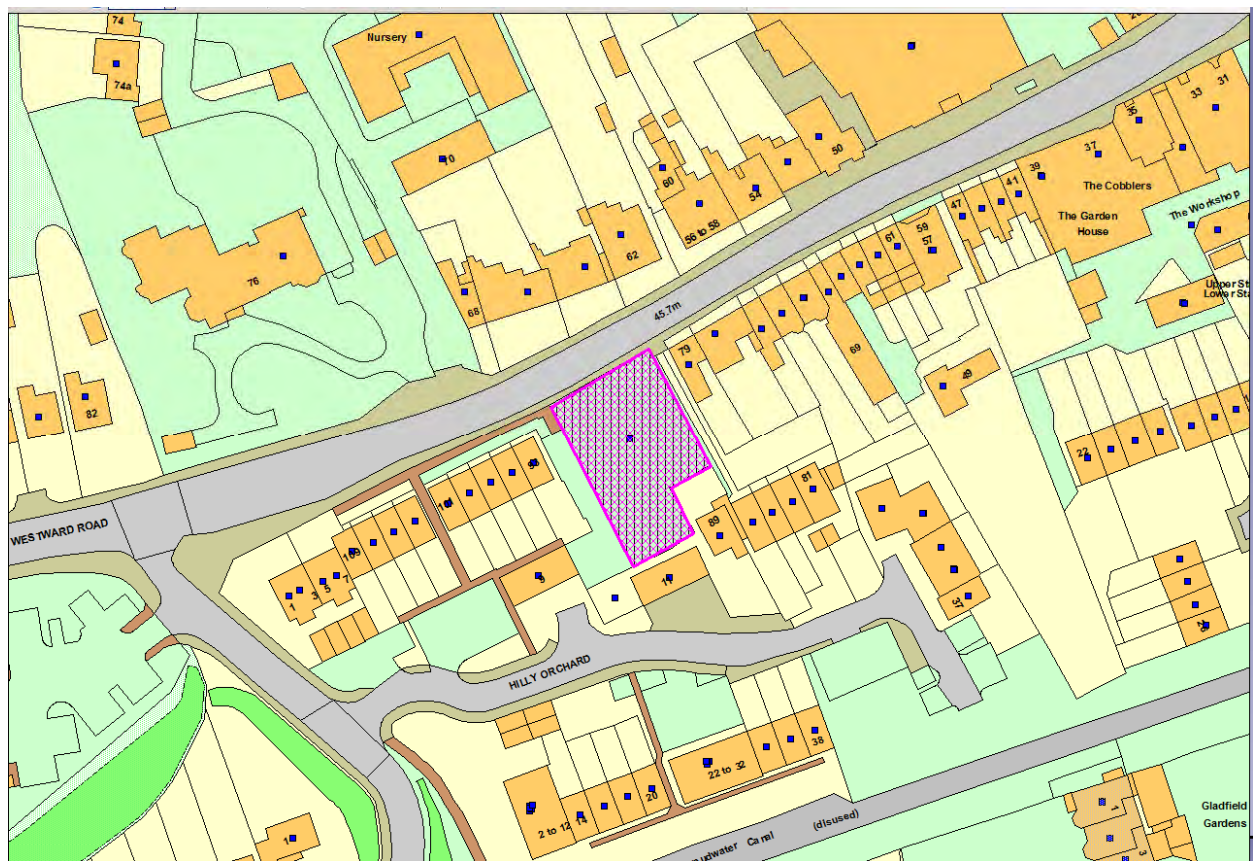
Comments are awaited from County Highways. However the approach roads should be a concern.

The ecological mitigation for protected species has not sufficiently resolved.

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.

Item No:	03
Application No.	S.14/2176/FUL
Site No.	PP-03678647
Site Address	91 Westward Road, Stroud, Gloucestershire, GL5 4JA
Town/Parish	Cainscross Parish Council
Grid Reference	383348,204869
Application Type	Full Planning Permission
Proposal	Proposed residential re-development (10 units).



Applicant's Details	Neon Homes c/o Agent, Mark Snook Planning, The Pike House, Dursley, Gloucestershire, GL11 4BJ
Agent's Details	Mrs Abigail Snook Mark Snook Planning, The Pike House, Kingshill Road, Dursley, Gloucestershire, GL11 4BJ
Case Officer	Holly Simkiss

Application Validated	23.09.2014
	RECOMMENDATION
Recommended Decision	Permission
Subject to the following conditions:	<p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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.</p> <p>2. No construction site machinery or plant shall be operated, no process shall be carried out and no construction-related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.</p> <p>Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Stroud District Council Local Plan Policy GE1 and in accordance with the provisions of Circular 11/95.</p> <p>3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:</p> <ul style="list-style-type: none"> i. specify the type and number of vehicles; ii. provide for the parking of vehicles of site operatives and visitors; iii. provide for the loading and unloading of plant and materials; iv. provide for the storage of plant and materials used in constructing the development; v. provide for wheel washing facilities; vi. specify the intended hours of construction operations; vii. measures to control the emission of dust and dirt during construction. <p>Reason: To reduce the potential impact on the public highway.</p>

	<p>4. Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no. MAR/842/PL/03/14/002/F with the area of driveway within at least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained for the duration of the development.</p> <p>Reason: To reduce potential highway impact by ensuring the access is suitably laid out and constructed in accordance to paragraph 35 of the NPPF.</p> <p>5. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. MAR/842/PL/03/14/002/F and those facilities shall be maintained available for those purposes for the duration of the development.</p> <p>Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site in accordance with paragraph 35 of the NPPF.</p> <p>6. The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan drawing no. MAR/842/PL/03/14/002/F and those facilities shall be maintained for the duration of the development.</p> <p>Reason: To ensure that adequate cycle parking is provided and to promote cycle use in accordance with paragraph 35 of the NPPF and 9.9.7 of the Stroud District Local Plan</p> <p>7. The development hereby permitted shall not begin until a scheme to deal with ground contamination, controlled waters and/or ground gas has been submitted to and approved by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:-</p> <p>A. A Phase I site investigation carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice.</p>
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	<p>B. If identified as required by the above approved Phase 1 site investigation report, a Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites - Code of Practice. Where required, the report shall include a detailed quantitative human health and environmental risk assessment.</p> <p>C. If identified as required by the above approved Phase II intrusive investigation report, a remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end-point of the remediation should be stated, such as site contaminant levels or a risk management action, as well as how this will be validated. Any ongoing monitoring should also be outlined. No deviation shall be made from this scheme without prior written approval from the Local Planning Authority.</p> <p>No part of the development hereby permitted shall be occupied until:-</p> <p>D. Any previously unidentified contamination encountered during the works has been fully assessed and an appropriate remediation scheme submitted to and approved the Local Planning Authority.</p> <p>E. A verification report detailing the remediation works undertaken and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology has been submitted to, and approved by, the Local Planning Authority. Details of any post remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.</p> <p>For further details as to how to comply with this condition, please contact Katie Larner, Senior Contaminated Land Officer - Tel: (01453) 754469.</p> <p>Reason: To protect the health of future users of the site from any possible effects of contaminated land in accordance with the guidance within the NPPF, in particular, paragraph 120.</p> <p>8. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.</p>
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	<p>Reason: In the interests of the visual amenities of the area.</p> <p>9. The development hereby permitted shall not be commenced until details of a scheme of hard and soft landscaping (including boundary treatments) for the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the visual amenities of the area.</p> <p>10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p> <p>Reason: In the interests of the visual amenities of the area.</p> <p>11. No window or door openings other than any windows shown on the approved plans shall be formed in any elevation of the development hereby permitted.</p> <p>Reason: In the interests of the amenities of the occupiers of adjoining residential property.</p> <p>12. Prior to the occupation of the development hereby permitted, any window proposed in the south-east corner of the rear elevation (serving the kitchen) shall be glazed in obscure glass and restricted to be bottom hung, and maintained as such thereafter.</p> <p>Reason: In the interests of the amenities of the occupiers of adjoining residential property and to comply with Policy GE1 of the Stroud District Local Plan, November 2005.</p> <p>13. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:</p> <p>Site Location Plan of 19/09/2014 Plan number = 001F</p>
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	<p>Proposed floor plan of 19/09/2014 Plan number = 002F</p> <p>Proposed floor plan of 19/09/2014 Plan number = 003G</p> <p>Proposed Elevations of 19/09/2014 Plan number = 004H</p> <p>Section of 19/09/2014 Plan number = 004H</p> <p>Section of 19/09/2014 Plan number = 005A</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. Burning Informative:</p> <p>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> <p>2. Highways Informative:</p> <p>The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.</p>
	CONSULTEES
Comments Received	
	CONTRIBUTORS
Letters of Objection	P Davis, 81 Westward Road, Cainscross C & L Nayegon, 11 Hilly Orchard, Stroud

	S Williams, 77 Westward Road M Gray, 66 Westward Road A Davis, 81 Westward Road, Cainscross W and F Douglas, Retreat Lodge, 79 Westward Road, Cainscross Mrs L Roberts, 107 Westward Road, Stroud J I Parker, 68 Westward Rd M Brown, 83 Westward Road, Stroud
Letters of Support	
Letters of Comment	
	OFFICER'S REPORT

SITE

The proposal site consists of a hardstanding left after the demolition of a vacant industrial building. The building was last occupied by GR Fasteners who were engineering merchants and used the building as a warehouse with trade counter for sales of metal fastenings. The building has previously been used as a garage and tyre fitters. The site fronts Westward Road at Cainscross and is within the Conservation Area, nestled between a new build development finished in red facing brick on the south west and a period property finished in stone to the north-east. There is a private footpath on the north-east boundary of the site which is marked by a 19 century stone gateway. Retreat Lodge, the property to the north-east of the site, has two windows facing onto the footpath. No. 89 The Retreat is considerably lower than the rear of the site and the flats above garages at the southern edge of the site have rear-facing dormers but are totally screened by vegetation and are well below the site.

PROPOSAL

The application is a resubmission of a previously refused scheme (S.14/0836/FUL). The application proposes the erection of a single building incorporating 10 flats (3 x one-bedroom flat and 7 x two-bedroom flats).

Ten parking spaces are proposed and ten cycle spaces.

REVISED DETAILS

None.

MATERIALS

Roof: Grey/blue natural slate and clay pantiles.

Walls: Two variations of reclaimed brick to front elevation, render to rear and front link element.

RELEVANT PLANNING HISTORY

03/568. Change of use of former warehouse store to restaurant together with alterations and additions to the building. Permitted 17.06.2003.

S.04/0162/CAC. Demolition of building. Approved 03.03.2004.

S.04/0165/FUL. Erection of 3 dwellings and associated parking. (Revised plans submitted 24/03/2004). Permitted 18.03.2004.

S.04/2172/CAC. Amend Condition 2 of permission S.04/0162/CAC to permit demolition before development is ready to commence. Refused 26.11.2004.

S.12/1274/FUL. Proposed housing development at 91 Westward Road, Stroud (Revised Plans Received 11.10.2012). Permitted 23.10.2012.

S.14/0057/FUL. Residential re-development (10 units). (Resubmission following permission S.12/1274/FUL). Application withdrawn 31.03.2014.

S.14/0836/FUL. Proposed residential development (10 units). Refused at DCC.

CONSULTATION RESPONSES

Parish: Support.

Public: Nine letters of objection::

- * Overbearing impact
- * Loss of light
- * Materials not in-keeping with local context
- * Lack of parking
- * Loss of privacy and overlooking
- * Noise
- * Potential subsidence
- * Over development
- * Detrimental impact on Conservation Area
- * Scale height and massing

Gloucestershire County Highways:

No objection subject to conditions.

SDC EHO:

No objection subject to conditions.

SDC Contaminated Land Officer:

No objection subject to condition.

ARTICLE 31 STATEMENT – REASONS FOR RECOMMENDATION

REASONS FOR DECISION - ARTICLE 31

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

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 2005 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.

The National Planning Policy Framework is a material consideration in planning decisions. The NPPF was published on 27 March 2012. This is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Local Planning policies still form the development plan, therefore the SDC Local Plan together with the NPPF are of significant consideration. In December 2013 SDC submitted its draft Local Plan to the Secretary of State. The policies contained within the Submission Draft are also of relevance.

The core planning principles of the NPPF (Paragraph 17) seek to enhance and improve the places in people live, support sustainable development, secure high quality design, protect important landscape features, encourage the use of renewable sources, conserve and enhance the natural environment, re-use previously developed land, promote mixed use developments, conserve heritage assets, encourage sustainable transport and improve health, social and cultural wellbeing for all. Local Plan Policy GE1 (Submission Draft Policy ES3) prevents an unacceptable level of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect.

Chapter 1 (Paragraphs 18-22) of the NPPF are committed to securing economic growth to create jobs and prosperity. Government is dedicated to ensuring that the planning system does everything possible to support sustainable economic growth.

Chapter 2 (Paragraphs 23-27) of the NPPF seeks to positively promote competitive town centre environments and to pursue their continued viability and vitality. Submission Draft Policies CP11, CP12 and CP13 seek to support economic growth in the District.

Chapter 3 (Paragraph 28) and Chapter 11 (Paragraphs 109-125) of the NPPF apply to development in rural areas. It highlights the need to protect landscape character, maintain rural housing and communities and minimise impacts on landscapes and biodiversity. Local Plan Policy NE4 and Submission Draft Policy ES6 are of relevance.

Chapter 4 (Paragraphs 29-41) of the NPPF promote the need for sustainable transport. It outlines Governments objectives with regard to offering people access to a real choice about how they chose to travel. It requires access to sustainable transport modes and recognises that sustainable transport solutions will vary from urban to rural areas. Local Plan Policy GE5 maintains highway safety including public rights of way. Policy TR1 details the Councils parking standards. Submission Draft Policies CP1 is also of relevance.

Chapter 5 (Paragraphs 42-46) of the NPPF requires high quality communications infrastructure as being essential for sustainable economic growth.

Chapter 6 (Paragraphs 47-55) of the NPPF establishes Governments objectives for housing provision and allows for a rolling 5 year housing supply (plus 5% additional buffer). It also considers the location of new housing in sustainable locations with the requirement for affordable housing provision. Policy HN8 of the Stroud District Local Plan, November 2005 specifically provides guidance on new dwellings inside settlement boundaries. This requires consideration of the plot size, height, size and design of the proposed units as well as the possible impact on car parking provision. Policy HN2 details the Councils housing allocation sites. Local Plan Policies HN4 and HN5 (Submission Draft Policy CP9) detail the Councils requirements for affordable housing and their integration.

Chapter 7 (Paragraphs 56-68) of the National Planning Policy Framework (NPPF) stresses the importance of quality design in the provision of sustainable development. It stresses Governments objectives for inclusive design, innovation and raising design standards. Submission Draft Policies of relevance include CP8 and CP14

Chapter 8 (Paragraphs 69-78) of the NPPF details how planning can play an important role in facilitating social interaction and creating healthy, inclusive communities. It sets out objectives for the provision of high quality public spaces which encourage the active and continual use of public areas.

Chapter 10 (Paragraphs 93-108) of the NPPF establishes Governments objectives in supporting the delivery of a low carbon future which would aid in reducing greenhouse gas emissions , minimise vulnerability and provide resilience to the impacts of climate change. This chapter considers the implications of development on areas prone to flooding by virtue of proximity to watercourses or management of surface water.

Chapter 11 (Paragraphs 109-125) of the NPPF details Governments objectives with regard to protecting and enhancing valued landscapes such as the AONB whilst minimising impacts of development on biodiversity. It requires assessment of noise generating developments or the location of development in noise sensitive environments. It also considers pollution and land contamination. Local Plan Policy NE10 seeks to conserve the distinct landscape types in the District. Policy NE4 seeks to ensure that the development would have no adverse impact on legally protected species. Policy NE8 seeks to protect the Cotswold AONB. Also of relevance are Submission Draft Policies CP14 and ES7.

Chapter 12 (Paragraphs 126-141) of the NPPF is of relevance when assessing proposals on sites designated as Conservation Areas, or listed buildings and their setting. It establishes the importance of the historic environment, heritage assets and archaeology and provides guidance on conservation and enhancement. Local Plan Policy BE5 concerns development affecting the setting of a Conservation Area. Policy BE12 (Submission Draft Policy ES10) seeks to ensure that new development has no adverse impact on the setting of listed buildings.

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).

For the full content of the Stroud District Local Plan policies (adopted November 2005) above together with the preamble text and associated supplementary planning documents are available to view on the Councils website <http://www.stroud.gov.uk/iplanning>

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

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;

- o Principle of development
- o Design
- o Residential Amenity
- o Highway implications
- o Landscape impact

PRINCIPLE OF DEVELOPMENT

The site is located inside the defined settlement boundary where there is a presumption in favour of sustainable development.

The site benefits from an extant planning permission for the erection of four dwellings set out in a pair of semi-detached dwellings and a two storey block of two 2-bedroom flats. The principle of development in this location has therefore already been established.

DESIGN AND APPEARANCE

The revised scheme has revisited the proposed finished ridge heights and confirms a 0.47m increase in height compared with the permitted and extant scheme. The proposal has also incorporated a change in materials as well as alterations to the design, in-line with discussions with Officers.

The scheme proposes to break the front appearance of the building into three sections; two separate buildings connected by a first floor link. The window detailing including the dormer windows has been refined. The proposed development is set back from the road by a natural stone dwarf wall and iron railings. Chimneys have also been introduced to reflect the local vernacular.

The only material increase in development from the extant scheme is the first floor link element. The underpass has been revised to incorporate an archway.

Although this infill would result in a loss of a narrow view through the site it is considered that this would not warrant refusal on this ground alone as the right to a view is not a material planning consideration. The impact of development on views into and out of a Conservation Area is a material consideration. However when considered against historic development on the site and the wider developed area, it is considered that a refusal reason on this ground alone would not be warranted or defensible at appeal.

The proposed scheme is compliant with Policy HN8 of the adopted Local Plan.

The proposal does not give rise to an affordable housing element as it is below threshold (below 15 units).

RESIDENTIAL AMENITY

The proposed scheme does increase the floor area to that of the extant scheme. The windows on the south-west elevations that face towards number 89 The Retreat now details a single kitchen window. The proposed lounge windows are faced away from the neighbouring dwellings and face away in a south-westerly direction.

The extant scheme proposed gardens to the rear of the development, which would generate an element of overlooking in its own right. It is considered that the proposed scheme would not create any additional potential for overlooking than would exist if the extant scheme were brought forward.

Planning conditions are recommended to restrict any additional window or door openings and to obscurely glaze and bottom hang the windows serving the kitchens on the south-east rear elevation of the proposed unit.

The proposed development on the western side is in-keeping with the extant scheme and as such there is no additional potential for overlooking or loss of privacy.

The requirement of Local Plan Policy GE1 is therefore satisfied.

HIGHWAYS

The site is located along Westward Road, a class 2 highway subject to a local speed limit of 30 mph with double yellow line parking restrictions. The area is predominately residential due to the footways and street lighting, but there are some commercial and retail units within close proximity. Westward Road has excellent access to local bus services with numerous bus stops within walking distance. Furthermore Stroud has good railway connections. Local amenities are all within walking distance of the development site.

Access remains unchanged from the previous application (S.12/1274/FUL). The access will be suitable for all users and allows for vehicular crossing to occur away from the highway, reducing any delay caused to other motorists.

The forward visibility from the proposed access would be approximately 86m Eastbound and 80m approximately Westbound. No speed survey has been undertaken, so the required visibility parameters from Manual for Streets could not be used so the deemed to satisfy standard would be 90m under DMRB. However, as the road is 30mph Manual for Streets can be applied and if it were demonstrated that the 85th percentile wet weather speeds of vehicles were at 30mph (including allowance for the road utilised by buses and HGV's) the required sight stopping distance/visibility splays would be 45m for emerging vehicles and 47m for forward visibility.

Notwithstanding the fact that no speed survey has been submitted in support of the application the LHA considers that Manual for Streets/2 would be the acceptable standard to apply. In order to ascertain whether the available visibility splays are acceptable the LHA refers to the data gathered by Gloucestershire County Council in the Annual Speed Monitoring Report 1998-2006 that demonstrated that the 85th percentile of a 30 mph limit area was 34mph. Therefore the recommended visibility from this access should be no less than 54m (57m) forward visibility, therefore this development has adequate levels of visibility and will not cause a detriment to highway safety.

The design proposes the frontage boundary to consist of brickwork with iron railings, in order to keep in nature with the surrounding dwellings. However it is recommended that the frontage boundary, in particularly the wall, should be kept no higher than 1.0m in order to reduce the potential for visibility to be obstructed and to ensure adequate vehicular to pedestrian inter-visibility.

The development would have 10 useable car parking spaces. This is adequate provision according to the research contained within the DCLG Residential Car Parking Research guidance which outlines a dwelling with 2-3 habitable rooms should supply between 0.7 and 1.0 car parking spaces. This level of parking provision will reduce the potential impact of parking upon the adoptable highway, and therefore reducing any detrimental impacts of this development. It is noted that there is sustainable transportation methods with the implementation of a 10 space bicycle storage area. The bicycle provision will help to reduce the need for car usage and promotes a healthy lifestyle as recommended in paragraph 35 of the NPPF. Further sustainable transport methods are within the locality, such as bus and train services which allow for regional commuting.

The bicycle parking provisions are situated in a secure position that allows for surveillance from the 1st and 2nd floor apartments, reducing any potential crime risk as recommended in the Stroud District Local Plan 9.9.6

The turning head is of sufficient design to allow for residents to enter and leave in forward gear, therefore reducing any potential highway impacts as egress to and from the dwellings can occur in forward gear. The two bin stores have been positioned within 25m of the adoptable highway (MfS 6.8.9); this is adequate means of waste storage and complies with guidance outlined in Schedule 1, Part H of the Building Regulations (2000). This would mean refuse collections can occur offsite without the need to accommodate such vehicle within the turning head.

10 apartments could see an increase of 50 vehicular trips; however the nature of the adjacent highway combined with the sufficient levels of visibility would mean that the highway is capable of absorbing such an increase without detrimental effects to highway safety. Furthermore the additional bicycle provisions and access to sustainable transport methods would help to further mitigate the impacts upon the adjacent highway.

CHARACTER AND APPEARENCE

The site is in the Conservation Area. The design has been amended and is now it is sensitive to this part of the Conservation Area.

The context of the site is of dense residential and commercial developments. The proposal is therefore consistent with the immediate setting and wider context. When viewed from outside the site, the proposal will appear as a continuation of the existing built form in the area and will not appear as out of character.

Policy BE5 is therefore complied with.

REVIEW OF CONSULTATION RESPONSES

The revised scheme has been supported by the Parish Council.

Objections have been received but for the reasons discussed above, it is not considered that there would be any reasonable reason to refuse the application.

Conditional permission is therefore recommended.

SI 2274 STATEMENT

The applicant sought planning advice in the wake of the planning refusal at DCC. The design elements discussed with Officers were present to the Parish Council and members of the public. The alterations have been incorporated in the revised submission and no further discussions took place with the agent with regards to design and layout.

Comments received from the Parish Council with regard to off site recreation contributions were negotiated with the planning agent and the result is a payment of £13,654 towards the Victory Park Pavilion. Payment has been received for this amount.

Due to the issuing of a Ministerial Statement on November 28th 2014, this payment is no longer legally justified. Accordingly therefore the money has been returned to the applicant.

RECOMMENDATION

The proposal is considered to comply with the provisions of Policies GE1, GE5, HN8, BE5 and NE10 and of the adopted Stroud District Local Plan, November 2005, the guidance contained within the NPPF and supplementary planning documents. The proposal will not adversely affect the amenities currently enjoyed by neighbouring occupiers. The design, scale and size of the development are in keeping with the surrounding area. The plot size is able to accommodate the proposal without appearing cramped or overdeveloped. Sufficient space remains available for the parking of vehicles in accordance with the Council's adopted Vehicle Parking Standards. The materials are sympathetic to the surroundings and the proposal would have no landscape impact. The proposal does not affect the setting of the Conservation Area. The proposal would not adversely affect any protected species.

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.

Item No:	04
Application No.	S.14/2115/FUL
Site No.	
Site Address	Land At Picardy, Cranham, Gloucestershire,
Town/Parish	Cranham Parish Council
Grid Reference	389370,212489
Application Type	Full Planning Permission
Proposal	Erection of three bedroom bungalow.



Applicant's Details	Mr Brandon Overs Picardy, Cranham, Gloucester, Gloucestershire, GL4 8HZ
Agent's Details	Mr Rodney Purse 142 Tuffley Avenue, Gloucester, GL1 5NS, ,
Case Officer	Humphrey Mpezeni
Application	10.09.2014

Validated	
	RECOMMENDATION
Recommended Decision	Refusal
For the following reasons:	<ol style="list-style-type: none"> 1. The proposed development would appear cramped and therefore harmful to this part of the Cranham contrary to Local Plan Policy HN8, emerging Local Plan Policy HC1 and National Policy NPPF(7). 2. By virtue of close proximity between the means of access proposed and the Paddocks, the development would be likely to result in disturbance due to noise associated with vehicle movements to the site (including movements taking place during unsocial hours) and would result in loss of amenity to occupiers of the Paddocks contrary to adopted Local Plan Policy GE1 and emerging Local Plan Policy ES3.
	CONSULTEES
Comments Received	Natural England (E) Cranham Parish Council, Rose Cottage, Cranham
Not Yet Received	Parish / Town Cotswolds Conservation Board (E) County Strategic Planning Gloucestershire Wildlife Trust (E)
	CONTRIBUTORS
Letters of Objection	Mr And Mrs R B Hough, Greystones, Cranham Mr & Mrs R & F Hough Mr and Mrs J Palin, Agent - Roger Daniels, Lodgewood House
Letters of Support	
Letters of Comment	
	OFFICER'S REPORT

SITE

The proposal site is a backland plot which is enclosed by Maple House, Greystones, The Paddock, Picardy and Windycot. The site is within the settlement boundary located at the north-eastern end of the Cranham. Access to the site is by way of a shared drive which is wholly within the grounds of the Paddock.

PROPOSAL

The application proposes the erection of a 3 bedroom bungalow

REVISED DETAILS

None

MATERIALS

Walls: Reconstituted stone

Roof: Cotswold Plain Tiles

Fenestration: White UPVC

Access and Hardstanding: Permeable Paving

RELEVANT PLANNING HISTORY

S.14/1316/FUL, Erection of 3 bedroom bungalow, withdrawn 07.08.2014

CONSULTATION RESPONSES

Parish Council

“Neither approves nor disapproves this application, but are pleased that the problems highlighted from the original application have been addressed.”

Natural England

No objection

Public

Two responses have been received from residents of the area contending an incorrect certificate has been served on the owners of the Paddock, that the scheme would have adverse impact on the residential amenities of the Paddock owing to noise, disturbance and arising from use of the shared access as well as the turning manoeuvres within the site and that the site is too small for dwelling.

ARTICLE 31 STATEMENT – REASONS FOR RECOMMENDATION

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

PLANNING CONSIDERATIONS

National Planning Policy Framework

Paragraph 29 indicates that transport policies have an important role to play in facilitating sustainable development. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. It goes on to point out that different policies and measures will be required in different communities, and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. Paragraph 30 requires that in preparing Local Plans, local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

Paragraphs 56-68 of the National Planning Policy Framework (NPPF) stress the importance of high quality design.

Paragraphs 109-125 of the NPPF are concerned with conserving and enhancing the natural environment. It highlights the need to protect landscape character, maintain rural housing and communities and minimise impacts on biodiversity.

Adopted Stroud District Council Local Plan 2005

Policy GE1

Permission will not be granted to any development that would be likely to lead to an unacceptable level of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or have an overbearing effect.

Policy GE5

Permission will not be granted for development that would likely to be detrimental to the highway safety of highway or public right of way users.

Policy HN8

This policy seeks to manage residential development within settlement boundaries and encourages development as long as it meets certain criteria relating scale, layout, design and finishes, density, protection of the features of visual amenity value and provision of private amenity space for the occupiers.

Policy NE8

Within the Cotswolds AONB, priority will be given to the conservation and enhancement of the natural beauty of the landscape over other considerations whilst also having regard to the economic and social-well being of the AONB. Development within or affecting the setting of the AONB will only be permitted if all of the following criteria are met:

1. the nature, siting and scale are sympathetic to the landscape;
2. the design and materials complement the character of the area; and
3. important landscape features and trees are retained and appropriate landscaping measures are undertaken.

Major development will not be permitted unless there is a proven national interest and a lack of alternative sites available outside the AONB.

Policy TR1

Permission will be granted to development that minimises travel, provides access to a wide choice of travel modes especially the more sustainable forms such walking, cycling and public transport, provides traffic calming, highway improvements and provides appropriate levels of parking in accordance with SDC Parking standards.

Apart from where specifically identified below in this report, these policies are broadly consistent with the NPPF so they should be given significant weight.

Stroud District Council Local Plan, Submission Draft, 2013

Core Policy 3

Identifies the settlement hierarchy. Cranham is identified as a fifth tier settlement which has a lack of basic facilities and where no development is envisaged unless it meets a specific need set out in a Neighbourhood Plan.

Core Policy CP13

This policy seeks to promote sustainable development by encouraging a variety of forms of transport manage whilst preventing any adverse traffic related environmental problems which may have a negative impact on highway safety and visual amenities.

Delivery Policy ES3

Maintaining Quality of Life within our Environmental Limits

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 ES7

Landscape Character

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.

Design, Appearance and Impact on the Area

The proposed bungalow by its nature would spread widely on the site to provide the required level of accommodation and in doing so would result in a cramped appearance. This is uncharacteristic of this area, which consists of large properties within relatively large plots of land. Even the terraced properties in area have large front and rear gardens. This development would be contrary to Local Plan Policy HN8 because the proposed development would not be of a scale, layout and design compatible with this part of the settlement. The dwelling forced into this small space and not well integrated with or complementing the neighbouring buildings and the local area in terms of scale, density, layout and access. The site size is too small and cannot be readily resolved by way of detailing or siting. A further indication that the development is cramped is in the resulting density. Using the deleted PPS3 standards for housing density as a point of reference, the prescribed plot size was approximately 330sqm based on a density standard of 30 dwellings per hectare. The proposed development is about 250sqm which would result in a density of 40 dwellings per hectare. Whilst such a density could be acceptable in urban areas for purposes of sustainability (more dwellings accessing facilities) it is not so in rural unsustainable areas. This development would be cramped and further reinforces the uncharacteristic nature of the site especially in the immediate context..

The proposal would therefore be contrary to Local Plan Policy HN8 and emerging Local Plan Policy HC1.

Residential Amenity

The proposal is on a backland site, enclosed by other properties but has vehicular access over The Paddocks. All but one of the properties, Greystones to the west, has windows facing into the site. The views from Greystones would be screened by the existing hedge and shrubs on the western boundary. However, the other properties would have the following impact on the residential amenities of proposed development:

1. The Paddocks: It has a sunroom on the northern boundary and the occupants rely on this for outlook and light. This looks directly into what the applicant is suggesting as private amenity space. The applicant has suggested that a 2m high fence can be erected between the two properties without planning permission.
2. Picardy: has a small window on the southern gable that looks towards south-west. The applicant has clarified that this window is only serving the loft and would therefore not cause overlooking.
3. Windycot: This property has 4 ground floor windows, as well as 4 first floor windows and a roof light which all face into the site. In addition the property has raised decking on the southern end of the site which would provide an elevated view.

The applicant has tried to show that views from these windows would be screened by the building itself. The applicant contends that the views from the first floor would be screened by the ridge of the building and only the western most part of the site would be visible. What this implies, based on views from Windycot, is that prospective residents would need to be using the part of the garden immediately adjacent to the western elevation which may not be visible from this property. Whilst officers accept that the building would screen some views from Windycot, the views from this property would

still contribute significantly to sterilizing of what is clearly a very limited private amenity space;

4. Woodbrough: This property has a conservatory on the first floor which provides an elevated view into the site. This would facilitate elevated views of the western side of the site which is proposed as the private amenity space. Views from the conservatory cannot be screened without creating an overbearing effect on the proposed property and the adjacent Windycot.

These issues were raised in relation to a previously withdrawn application and it was pointed out that it would be difficult to overcome the overlooking or the perception of it. The applicant and his agent insisted that it could be done, hence the suggestion that the application be withdrawn and resubmitted later with information to show how they would overcome the issues raised. The resubmitted application includes details of how the applicant proposes to provide and safeguard very limited for this site. However, the information could not allay Officers' initial concerns about overlooking or the perception of it.

There are too many windows facing into the site so that even the ones that are obscured or providing day lighting would give an apparent feeling of being overlooked.

Vehicular access onto this site is by way of a drive that crosses The Paddocks on its eastern edge. The vehicular movement across the front and side of The Paddocks is likely to result in noise and disturbance for occupiers of The Paddocks. Officers appreciate that the applicant has rights over the drive but this does not excuse the negative impact the additional traffic the scheme would generate in such close proximity to a dwelling. This has been shown in appeal cases where the Appeal Inspector has held that the solid boundaries (such as the retaining wall forming the western boundary of Picardy and the eastern gable of The Paddocks) would create a tunnel effect by allowing vehicle noises to bounce and be amplified. This is more so given the parking and turning facility would be literally at the southern corner of The Paddocks and the future occupiers would be undertaking parking and turning manoeuvres in such close proximity to a wall of a dwelling. It is considered that this development would harm the peaceful enjoyment of the property known as The Paddocks thus the development would be contrary to Local Plan Policy GE1 and emerging Local Plan Policy ES3.

Impacts on the AONB

The site is located with the built up area and would not be perceived as an encroachment into the landscape. The proposal would accord with Local Plan Policy NE8 and emerging Local Plan Policy

S I STATEMENT

The current application was submitted after strong concerns were raised about the initial application. It was suggested to the applicant that it would be difficult to overcome the issues raised but they insisted on providing proof that the development would be acceptable. After considering the submitted details, the applicant was informed that Officers view had not changed.

Dialogue was had with the Agent and the Councillor.

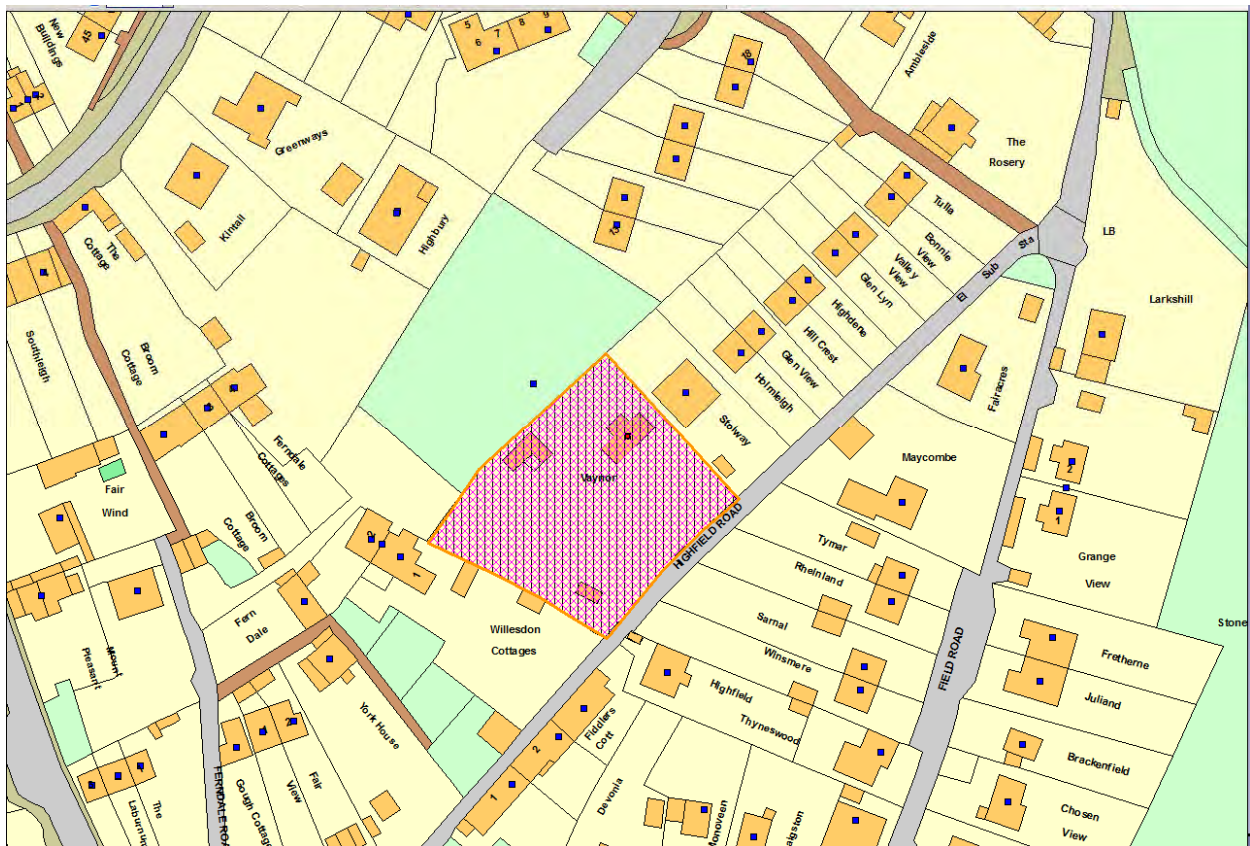
RECOMMENDATION

Based on the assessment above, refusal is recommended.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

Item No:	05
Application No.	S.13/2327/FUL
Site No.	PP-02968505 (0081)
Site Address	Vaynor, Highfield Road, Whiteshill, Stroud
Town/Parish	Whiteshill And Ruscombe Parish Council
Grid Reference	384087,207212
Application Type	Full Planning Permission
Proposal	Erection of three dwellings with associated access.



Applicant's Details	Mr Fred Clifford C/O McLoughlin Planning, North Warehouse, Gloucester Docks, Gloucester, Gloucestershire, GL1 2FB
Agent's Details	McLoughlin Planning North Warehouse, Gloucester Docks, Gloucester, Gloucestershire, GL1 2FB
Case Officer	Holly Simkiss
Application	28.10.2013

Validated	
	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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details. Reason: In the interests of the visual amenities of the area. 3. The development hereby permitted shall not be commenced until details of a scheme of hard and soft landscaping (including boundary treatments) for the site have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of the visual amenities of the area. 4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: In the interests of the visual amenities of the area. 5. No development shall take place until a Construction Method Statement has been submitted to and approved by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period, until the occupation of the new dwelling.

The Statement shall:

- i. provide for the parking of vehicles of site operatives and visitors within the application site;
- ii. provide for the loading and unloading of plant and materials;
- iii. provide for the storage of plant and materials used in constructing the development;
- iv. provide for wheel washing facilities within the application site;
- v. provide measures to control the emission of dust and dirt during construction.

Reason:

To reduce the potential impact on the public highway and public amenity in accordance with Policies GE1 & GE5 of the adopted Stroud District Local Plan, November 2005.

6. The buildings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. P003, and maintained as such thereafter.

Reason:

To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

7. The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been laid out to provide visibility splays extending from a point 2.0 m back along the centre of the access (measured from the public road carriageway edge) to a point on the nearer carriageway edge of the public road 25 m distant in both directions, and the area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between those points at a height of between 1 metre and 2.1m above the adjacent carriageway level.

Reason:

To reduce potential highway impact by ensuring that adequate visibility is provided and maintained.

8. Deliveries to the site shall be between the hours of 09.30 to 14.30 Monday to Friday, 09.30 to 13.00 on Saturdays and at no times on a Sunday or Bank Holiday.

Reason:

In the interests of neighbouring amenities, compliant with Policy GE1 of the adopted Stroud District Local Plan

9. The development hereby permitted should not commence until drainage plans for the disposal of surface water and foul sewerage have been submitted to and approved by the Local Planning Authority. Plans should be supported by evidence of ground conditions and modelling of the scheme to demonstrate that they are feasible. The development proposals should incorporate the principles of 'Sustainable Drainage Systems' into the scheme. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason:

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

10. No soil, spoil or waste materials shall be transported off site.

Reason:

In the interests of sustainability and in accordance with the core principles of the NPPF.

11. No development shall take place until details of the existing ground levels, proposed finished floor levels of the dwellings and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development have been submitted to and approved by the Local Planning Authority. Such details shall also provide comparative levels of eaves and ridge heights of adjoining properties and details of the levels of any existing or proposed boundary treatments. The development shall be carried out in accordance with the details as approved.

Reason:

In the interests of the amenities of local residents and to ensure the satisfactory appearance of the development, in accordance with Policies HN8 and GE1 of the adopted Stroud District Local Plan, November 2005.

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

Proposed plans and elevations received on 24/10/2013
Plan number = P003

Reason:

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

	<p>Informatives:</p> <p>1. Unless alternative arrangements are made with the Waste Collection Authority, future residents will have to place refuse and recycling adjacent to High Street for collection.</p>
	CONSULTEES
Comments Received	Development Coordination (E) Parish / Town Mr David Lesser
Not Yet Received	Cotswolds Conservation Board (E)
	CONTRIBUTORS
Letters of Objection	<p>B P Deall, Brynella, Field Road Mrs L Jansens, Glenlyn, Highfield Road K Towell, Tymar, Field Road Mr and Mrs Hannaway, Elmas Cottage, Highfield Road Mr and Mrs Freeman, Homeleigh, Highfield Road Mrs R Weeks, Fiddlers Cottage, Highfield Road, Whiteshill, Stroud R Browning, Wani,, Highfield Road L Warner, 2 Willsdon Cottages, Highfield Road D Bullock, Stolway, Highfield Road</p>
Letters of Support	A Langley, Summer View, Field Road,
Letters of Comment	<p>D Bennett, 4 Ferndale Road, Whiteshill I Nie, Cliffs Mead, Field Road R Simpson, 11A Victory Rd, Whiteshill I Bushell, Valley View A Gilbert, 2 Fairview, Ferndale Road D Bainbridge, Whiteshill Primary School, Main Road A Potter, Fairacres Field Road Whiteshill R Simpson, Flat 11A Victory Road, Whiteshill</p>
	OFFICER'S REPORT

UPDATE FOR JANUARY 2015 DCC:

This application was considered at DCC in January 2014 where a decision was made to resolve to grant permission subject to a Section 106 Agreement that would secure a commuted sum payment towards off-site affordable housing provision.

Due to the November 28th 2014 Ministerial Statement (Brandon Lewis, MP), the Local Planning Authority can no longer request this affordable housing contribution. The statement has instructed Councils not to ask for S106 contributions for affordable housing and tariff based contributions on small scale housing development (10 or less if not in AONB). Therefore no contributions are sought in relation to this application.

As the change in planning policy materially affects the determination of this live application, then this needs to be re-determined by the original decision makers.

As such, the officer recommendation is being changed to PERMISSION.

A copy of the original report to the January 2014 DCC appears below:

SITE

The application site comprises a detached dwelling and ancillary outbuildings set in a large plot of 0.3Ha. The site slopes downwards in a south easterly direction and is surrounded on three sides by houses and Highfield Road to the south. An existing vehicular access point is located to the far south of the site.

The site is enclosed on the road side by "decorative" concrete walling and concrete block walling to part of the east and west boundaries with hedging elsewhere.

The site is located in the defined settlement boundary and Area of Outstanding Natural Beauty.

PROPOSAL

The application proposes the erection of three detached dwellings. Plot 1 has a vehicular hard-standing to the front of the property and plots 2 and 3 have a detached garage with additional car parking.

The existing access point is proposed as being relocated to the centre of the site and proposes a vehicle passing bay running the width of the site.

Solar panels are proposed on the south facing roofs slopes.

The houses have a frontage of approximately 10m and depth of 7.4m and a height of 8.2m.

REVISED DETAILS

MATERIALS

Walls: Render and reconstituted stone.

Roof: Reconstituted slate.

RELEVANT PLANNING HISTORY

None.

CONSULTATION RESPONSES

Public: 10 letters of public objection, 7 letters of comment and 1 letter of support have been received. These letters have all been fully considered and the main points summarised below. All letters are available to view on the Councils website.

Letters of objection relate to:

- o Highway safety
- o Increase in traffic
- o Safety of school children
- o Design of houses
- o Drainage concerns
- o Size and layout of development, choice of materials
- o Lack of privacy and overlooking
- o Pollution (noise and fumes)
- o Concerns regarding construction traffic

Letters of comment relate to:

- o Provision of affordable housing
- o Concern about construction traffic
- o Concern about highway safety
- o Housing density too low

Parish: Object to the application due to highway safety concerns and increase in traffic. Concern about construction traffic and deliveries of materials, impact of proposal on neighbouring amenities, height, scale and massing of dwellings. Would like further clarification about water run off and drainage.

Local Highway Authority: No objection subject to planning conditions.

SDC Policy Implementation Manager: Affordable housing provision of 30% is required.

SDC Water Resources Engineer: No objection to the proposal subject to planning condition regarding drainage.

ARTICLE 31 STATEMENT – REASONS FOR RECOMMENDATION

REASONS FOR DECISION - ARTICLE 31

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

Policy HN8 of the Stroud District Local Plan, November 2005 specifically provides guidance on new dwellings inside settlement boundaries. This requires consideration of the plot size, height, size and design of the extension as well as the possible impact on car parking provision. Policy GE1 prevents an unacceptable level of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect. Paragraphs 56-68 of the National Planning Policy Framework (NPPF) stress the importance of quality design. Policy GE5 maintains highway safety including public

rights of way. Paragraph 32 of the NPPF only prevents development where impacts are severe. Policy HN4 deals with the provision of affordable housing.

Paragraphs 28, 109-125 of the NPPF apply to development in rural areas. It highlights the need to protect landscape character, maintain rural housing and communities and minimise impacts on biodiversity. It supports Local Plan Policy NE8, which places priority on the protection of the AONB, whilst Policy NE10 conserves the distinct landscape types in the District.

DESIGN/APPEARANCE/IMPACT ON THE AREA

The site is located inside the defined settlement boundary where there is a presumption in favour of sustainable development, subject to the qualifying criteria as set out in Policy HN8 of the adopted Local Plan.

The proposed scheme offers a housing density equivalent to 10 houses per hectare.

The proposed houses are two-storey and are of an uncomplicated design with large south facing windows. The proposed palette of materials includes render, reconstituted stone and slates. All are evident in the area and are therefore appropriate. The wall to window ratio is typical as well as the wall to roof ratio, which results in a symmetrical appearance.

The existing undeveloped site does offer neighbouring residents open views. Unfortunately however the land is garden land and is not a protected space; loss of a view is not a material planning consideration.

Due to the low housing density of the site, each house would have a generous garden and three parking spaces which is in excess of the Stroud District Council adopted standards.

The proposal is therefore considered to meet the requirements of Policy HN8 of the adopted Stroud District Local Plan, 2005.

This part of Whiteshill is well developed and the context is of residential properties. The site is located in the Cotswold AONB, however as the development does not extend in to open countryside it is not considered that it would have any adverse impact; the context remains the same.

As noted above, the siting and scale of the proposed houses are considered to be acceptable and the design and materials are appropriate.

The application is therefore considered to be compliant with the requirements of Policy NE8 of the adopted Local Plan.

NEIGHBOURING AMENITIES

The site slopes downwards in a south easterly direction and concern has been raised with regard to the impact of the levels on neighbouring amenities. The distance between facing windows is at least 25m and as such is compliant with the adopted Stroud District Council Residential Design Guide (2000).

In order to help privacy to existing neighbours and future occupants, a planning condition is recommended regarding the submission of a landscaping scheme (to include boundary treatments) and a condition to ensure that the landscaping scheme is implemented and maintained.

Overlooking of neighbouring residents properties and gardens has also been raised. At present there is a hedge to the rear (north) of the site and then land levels rise immediately beyond the boundary. Plots 2 and 3 are set down in the site with a low retaining wall separating the proposed patio from the gardens. Minimum facing window distances are at least 25m.

A cross section plan submitted with the application shows the changes in land levels. The neighbouring residents could erect a fence of 2m in height in order to protect their own privacy; this would be approximately in line with the height of the proposed garages and just below eaves height of the proposed dwellings. As such any views out of first floor windows would look out onto such a boundary fence. The boundary treatment required by the condition would sit lower due to the changes in land levels. It is concluded that there would be some minor impact on privacy in gardens but not significant enough to warrant refusal.

Concern has been raised by neighbouring residents with regard to the impact of construction traffic and deliveries, particularly at school times. The impact of construction traffic is limited to the development period of the site and can not therefore generate a reason for refusal due to its time limited nature. It is however appreciated that the construction process may impact on neighbouring amenity. It is considered that the impact can be lessened by imposing planning conditions with regard to the submission of a construction method statement, a restriction on delivery times and a restriction on any spoil being taken off site.

Any noise associated with the building of the development is limited and transient; therefore it would not be reasonable to refuse the application on these grounds alone.

HIGHWAYS

Gloucestershire County Council acting as the Local Planning Authority has commented on the application:

"This application seeks to construct three new dwellings on land to the north of Highfield Road at a point approximately 110 m east from its junction with Main Road, Whiteshill. Within this distance, the highway is restricted to between 2.5 m and 3 m wide. This restricted width requires pedestrians and opposing vehicles to seek refuge on private drives to avoid conflict with other vehicles. The junction of Highfield Road and Main road presents additional hazards due to it's proximity to local bus stops and Whiteshill Primary School.

This application was the subject of pre-application consultation with Stroud District Council and Gloucestershire County Council as the Highway Authority. As a result a Speed Survey was carried out that indicated a low level of traffic speed, typically 15-16 mph, on Highfield Road. The additional movements generated by a development of this scale are not felt to present a significant impact on the local highway network. The proposed widening of the highway across the frontage of the development site is also felt to offer an improvement in highway safety terms.

I am concerned that the increase in the level of traffic generated during the construction phase of this development will have a detrimental effect on the local highway network. Consideration should be given to restricting the size and times construction vehicles can access the development site."

The response concluded with wording for conditions. As noted above, the Local Planning Authority also share concerns with regard to construction traffic and a condition is recommended limiting deliveries to between the hours of 09.30 and 2.30 Mondays to Fridays, 9.30-1.00 Saturdays and at no times on a Sunday or Bank Holiday.

A passing bay along the entire width of the site is proposed which is considered to be an improvement to the existing situation and would provide betterment.

The application is therefore considered to comply with Policy GE5 of the adopted Local Plan.

AFFORDABLE HOUSING

The application gives rise to 30% affordable housing as the site exceeds the thresholds as set out in Policy HN4 of the adopted Local Plan.

Due to one house being in excess of the 30% benchmark (33%), the applicant has opted to contribute a commuted sum which will be secured by way of a Section 106 Legal Agreement. No other contributions have been requested.

Concern has been raised by local residents and the Parish Council that a commuted sum would not be invested in the immediate locality. As this is not an affordable housing exception site, had affordable housing been proposed on the site would be offered to the District as a whole. This is the same for a commuted sum payment; it is allocated District wide and is not specifically to the Parish.

REVIEW OF CONSULTATION RESPONSES

The main reasons for objection relate to highway safety and privacy issues. From the above these are not considered to be significant enough to warrant refusal. Conditions are proposed.

All letters received have been read and their content duly noted. A full copy of the public correspondence is available to view on the electronic planning file.

SI 2274 STATEMENT

The case officer was in regular contact with the applicant/agent and the community, acting in a positive and proactive manner, seeking dialogue and solutions. Copies of this correspondence are on the file.

RECOMMENDATION

The proposal is considered to comply with the provisions of Policies GE1, GE5, HN8, NE8 and NE10 and of the adopted Stroud District Local Plan, November 2005 and the guidance contained with the core principles and main body of the National Planning Policy Framework. The proposal will not adversely affect the amenities currently enjoyed by neighbouring occupiers. The design, scale and size of the development are in keeping with the existing site and wider context. The plot size is able to accommodate the proposal without appearing cramped or overdeveloped. Sufficient space remains available for the parking of vehicles in accordance with the Council's adopted Vehicle Parking Standards. The materials are sympathetic to the surroundings and the proposal would have no landscape impact in this built up part of the AONB.

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.