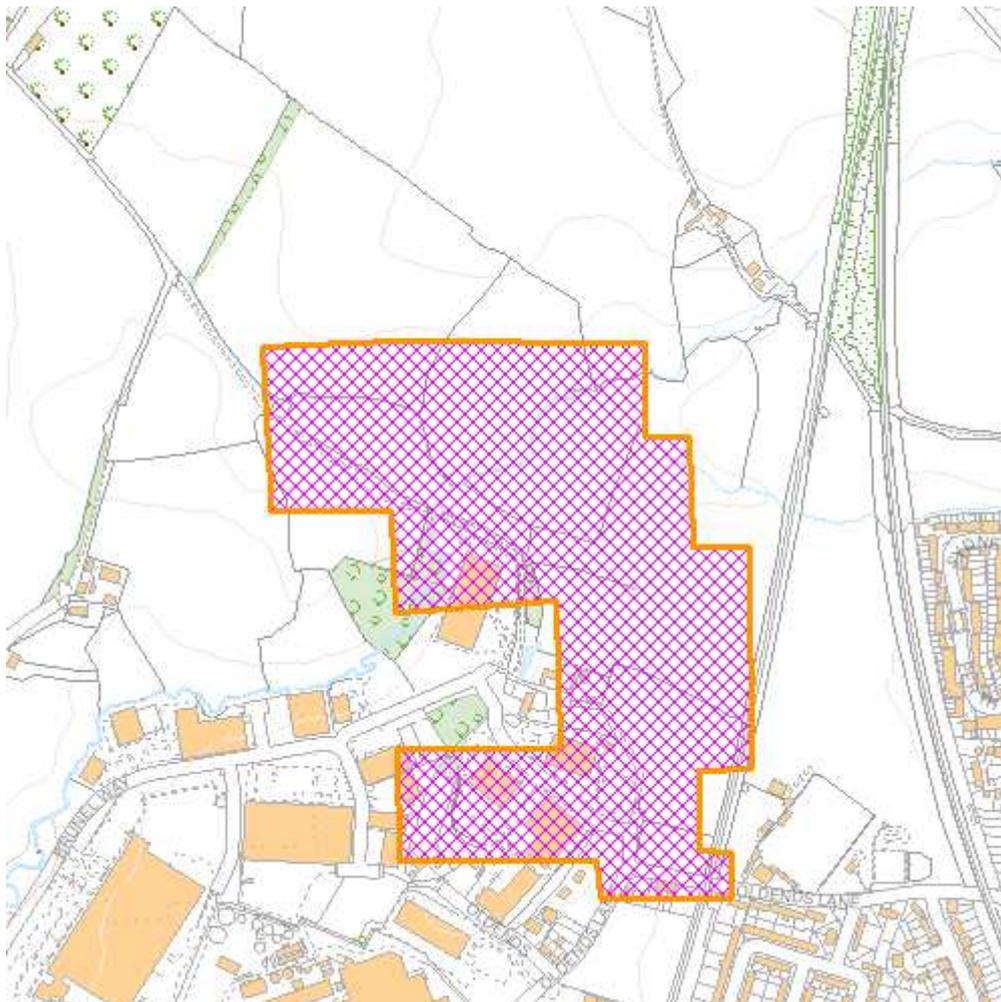




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Item No:	02
Application No.	S.17/2843/REM
Site No.	
Site Address	Land West Of Stonehouse, Grove Lane, Westend, Stonehouse
Town/Parish	Eastington Parish Council
Grid Reference	378607,206469
Application Type	Reserved Matters Application
Proposal	Approval of reserved matters from permission of the application S.14/0810/OUT.
Recommendation	Approval
Call in Request	Planning Manager





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Applicant's Details	Robert Hitchins Limited The Manor, Boddington, Cheltenham , Gloucestershire,
Agent's Details	None
Case Officer	David Lowin
Application Validated	20.12.2017
	CONSULTEES
Comments Received	Development Coordination (E) Environmental Health (E) Stonehouse Town Council Eastington Parish Council Contaminated Land Officer (E) Network Rail(E)
Not Yet Received	Public Rights Of Way Officer Cllr John Jones Cllr Stephen Davies Biodiversity Officer Mr David Lesser Arboricultural Officer (E) Standish Parish Council Mr B Frewin (South Cotswold) Public Rights Of Way Officer (E) Severn Trent Water Ltd (E) Forestry Commission England Planning Strategy Manager (E)
Constraints	Consult area Employment Land (LP) Flood Zone 2 Flood Zone 3 Key Employment Land (LP) Neighbourhood Plan Eastington Parish Council Standish Parish Council Stonehouse Town Council Affecting a Public Right of Way SAC SPA 7700m buffer Settlement Boundaries (LP) Single Tree Preservation Order Points TPO Areas (Woodland/ Groups) Village Design Statement



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OFFICER'S REPORT

MAIN ISSUES

Highways and drainage.

DESCRIPTION OF SITE

Highway and associated infrastructure including drainage to serve the Phase H21 area of the site allocated in the adopted Local Plan for residential use comprising part of the site granted outline permission on 14th April 2016 under ref S14/0810/OUT, Phase H21 comprises the area immediately to the East of the allocation's two access from Oldlands Lane and Brunel Way and serves the area the subject of the discharge of condition 46 approving the master plan for that phase granted by committee under ref S17/2093/DISCON on 13th February 2018.

PROPOSAL

Infrastructure to serve approved Phase H21 as identified in the Outline approval S14/0810/OUT

REVISED DETAILS

Submitted following detailed discussions with GCC Highways on 14 February 2018.

REPRESENTATIONS

Statutory Consultees:

GCC Highways 16 February 2018. No objections raised. The Spine Road provides a safe and secure layout for both vehicular and non-motorised users which will ensure that conflict between traffic and cyclists or pedestrians is minimised in accordance with Paragraph 35 of the NPPF and CP13 of the Stroud Local Plan 2015. Therefore I recommend that No Highway Objection be raised.

Stonehouse Town Council suggest further consideration should be given as to how cyclists and pedestrians will travel around this section of the site and into Stonehouse and to compliance with the following Stonehouse Neighbourhood Plan policies: Policy T6: New Development And Cycle Links To The Town Centre and Policy T8: Improving Key Pedestrian and Cycle Links.

In relation to the design of the Shared Surface streets, consideration should be given to compliance with Policy H2 of the Stonehouse Neighbourhood Development Plan: Ease Of Access In New Residential Development.

The provision of bus shelters with real time information is welcomed.

Eastington Parish Council: has concerns about the revised Masterplan (S17/2093/DISCON) (version C) which changes the layout of the terraced houses to create parking areas every 4 houses. We understand this is to reduce the number of access points onto the highway, however we believe people will opt for parking on the roadway/pavements directly outside their property rather than park at the area designated. This will lead to issues with the flow of



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traffic and create congestion - this road links with the Oldends business park and will be used as access and likely to be quite busy. Please clarify the number of spaces to be provided as the indicative drawing does not show nearly enough vehicle spaces.

We previously raised concerns about the diversion of the public rights of way and recognise that the applicant has created a new footpath to give walkers the option of not using the diverted route down pavements and roads through parcel H21.

Standish Parish Council: Consultation response received re-iterating the PC's opposition to the land West of Stonehouse allocation and the original outline application.

EHO: No comment

SDC Contaminated Land Officer: No comments

Severn Trent: No objections to the drainage proposals for site, surface water is proposed to discharge to water culvert.

Network Rail: No objections in principle.

Public: One third party response received objecting to the application on the grounds that Standish PC's original objections to the Land West of Stonehouse allocation still stand.

LOCAL PLANNING POLICIES

Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website:

https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf

Local Plan policies considered for this application include:

E112 Promoting Transport choice and accessibility

E113 Protecting and extending our cycle routes

SA2 Site allocation Land West of Stonehouse

The application has a number of considerations the details of the proposed scheme which will be considered in turn below:

The Stonehouse Neighbourhood Development Plan, within whose area the application is located also contains policy of relevance to the proposal, T6 , T8, & H2.

PRINCIPLE OF DEVELOPMENT

The background to this application is that the approved outline application S.14/0810/OUT approved in April 2016 only granted detailed permission for the two main accesses to the overall site, one from Grove Lane the other from Oldends Lane. This application seeks approval of reserved matters for a length of road to serve residential parcel H21 accessed from Oldends lane. Members will recall that at their last committee they unanimously allowed the discharge of condition 46 of the outline approval quoted above which produced a 'mini master plan' for residential parcel H21. this application seeks approval of reserved matters to serve this parcel. It is expected that in due course an application for approval of reserved



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matters for Parcel H21 will be submitted. Your Officers have been contacted by the house builder selected to develop H21 and a preliminary meeting has been arranged to discuss the detailed layout and mix of housing. This application provides the drainage and highway details to serve that parcel.

HIGHWAYS

The principle of development of the road and associated infrastructure has been established by the outline approval and the indicative master plan submitted as part of that application S14/0810/OUT.

The policies in the development plan relevant to the proposal comprising the adopted Stroud District Local Plan and the Stonehouse NDP seek to provide within new development appropriate transport including for walking and cycling infrastructure. The consideration of the revised submitted proposals as detailed above by the Highway Authority have concluded that they are acceptable.

REVIEW OF CONSULTATION RESPONSES

The Highway Authority have undertaken considerable negotiation with the applicant to ensure that the proposals are policy compliant.

The response of Standish PC, Eastington PC and the third party all appear to misunderstand the purpose of the submitted proposal to seek approval for the building of the infrastructure to serve the eastern entrance to the overall allocation and observations refer to either proposals to discharge condition 46 of the Outline approval (S14/0810/OUT) or the principle of development, a matter which has previously been approved.

Stonehouse PC comments refer more to details of the expected reserved matters application for phase H21 than this proposal.

RECOMMENDATION

Approval subject to conditions.

HUMAN RIGHTS

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

Subject to the following conditions:	<ol style="list-style-type: none"><li data-bbox="451 1816 1503 2029">1. The development hereby permitted shall be begun before two years from the date of this approval. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the
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Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be implemented in strict accordance with the following drawings and document:

273-PH2-100 Rev G - General Engineering Layout.
273-PH2-150-01 Rev A - Detailed Engineering Layout Sheet 1.
273-PH2-150-02 Rev A - Detailed Engineering Layout Sheet 2.
273-PH2-150-03 Rev A - Detailed Engineering Layout Sheet 3.
273-PH2-150-04 Rev A - Detailed Engineering Layout Sheet 4.
273-PH2-200-01 - Road and Sewer Long Sections Sheet 1.
273-PH2-200-02 Rev A - Road and Sewer Long Sections Sheet 2.
273-PH1-250-01 Rev A - Kerbing, Surfacing and Marking Sheet 1.
273-PH1-250-02 Rev A - Kerbing, Surfacing and Marking Sheet 2.
273-PH1-250-03 Rev A - Kerbing, Surfacing and Marking Sheet 3.
273-PH1-250-04 Rev A - Kerbing, Surfacing and Marking Sheet 4.
273-PH2-300- Rev A - Highway Construction Details.
273-PH2-320 Rev A - Attenuation Pond Details.
273-PH2-340 - Box Culvert Details.
273-PH2-400 Rev D - Section 38 Plan.
273-PH2-405-01 Rev A - Vehicle Swept Path - Bus.
273-PH2-405-02 Rev D - Vehicle Swept Path - HGV.
273-PH2-415-01 Rev C - Visibility and Dimensions Sheet 1.
273-PH2-415-02 Rev A - Visibility and Dimensions Sheet 2.
273-PH2-415-03 Rev B - Visibility and Dimensions Sheet 3.
273-PH2-505-01 - Catchment Plan - Surface Water.
17132.101 Rev C - Parcel H21 Green Infrastructure Plan.
17132.201 - Bund Planting Details.
ST.PH2.BS.01 - Bus Shelter Details.
STH.PH2.RMA.IP.01 - Information Plan.
Drainage Statement and Microdrainage Calculations.

Reason:

For the avoidance of doubt