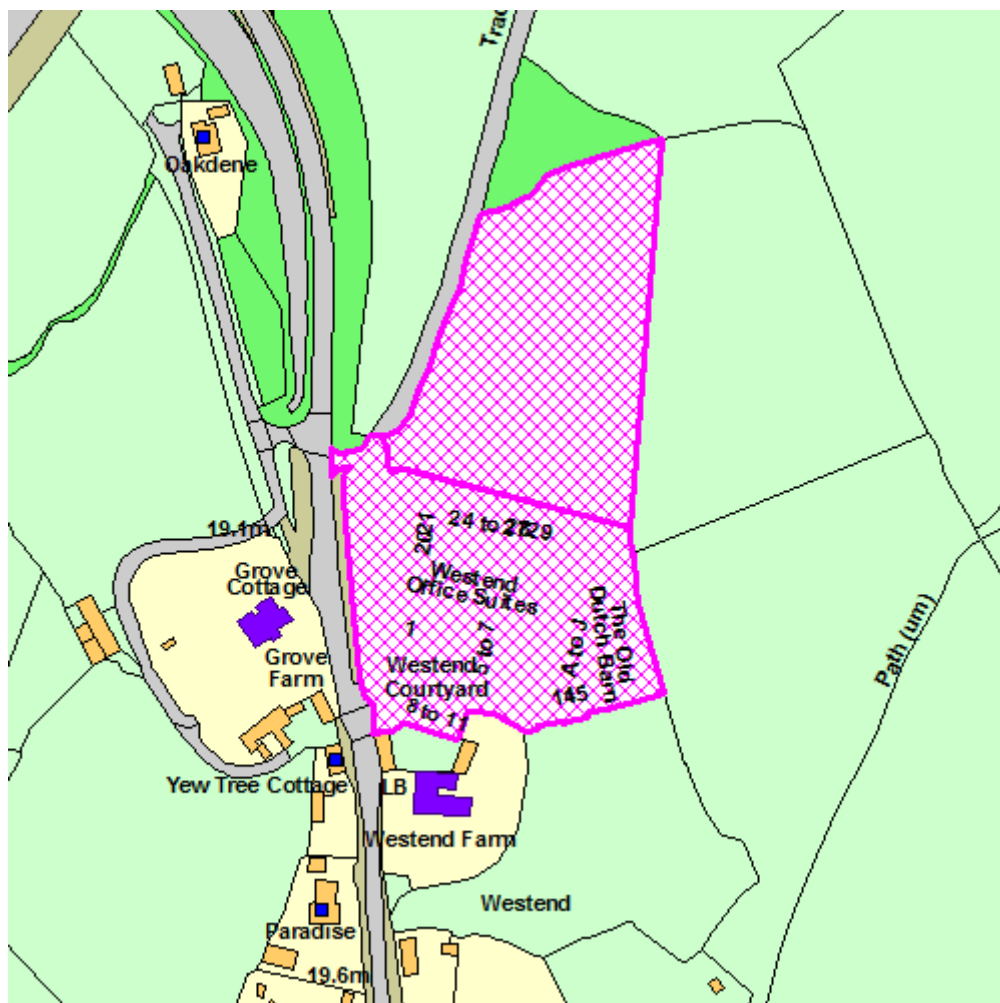




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Item No:	02
Application No.	S.18/1351/FUL
Site No.	
Site Address	Westend Courtyard, Grove Lane, Westend, Stonehouse
Town/Parish	Eastington Parish Council
Grid Reference	378312,207043
Application Type	Full Planning Application
Proposal	Proposed expansion of existing bi-use business park with relocated access (378312, 207043)
Recommendation	Permission
Call in Request	Eastington Parish Council





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Applicant's Details	Westend Office Suites Ltd Westend Farmhouse, Grove Lane, Westend, Stonehouse, Gloucestershire GL10 3SL
Agent's Details	Patricia Smart Designs Stone End Farm, Churcham, Gloucestershire, GL2 8AA,
Case Officer	Sarah Crawley
Application Validated	23.06.2018
CONSULTEES	
Comments Received	Development Coordination (E) Biodiversity Officer Planning Strategy Manager (E) Conservation South Team Development Coordination (E) Eastington Parish Council Arboricultural Officer (E) Highways England
Constraints	Within 50m of Listed Building Within 200m of M5 Neighbourhood Plan Eastington Parish Council SAC SPA 7700m buffer
OFFICER'S REPORT	

MAIN ISSUES

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

DESCRIPTION OF SITE

The site comprises land associated with the Westend Courtyard business park which is situated to the east of Grove Lane at Westend. The site was initially developed from the former farm buildings of Westend Farm which is a Listed Building situated alongside the southern boundary of the site. The existing vehicular access to the site is at this southern boundary and leads into the business park that comprises a range of low level new and



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converted buildings set amidst planting and car parking on a generally level site. There are open fields to the north, east and west with one other property to the south of the original farmhouse. There is a small cluster of dwellings on the opposite western side of the highway that includes another Listed Building. The motorway is approximately 250 meters to the north of the site.

PROPOSAL

The proposal has been revised to reduce the extent of the development. It is now proposed to extend the existing "Dutch Barn" office building, erect a single storey four unit building (New Unit A) alongside the existing northern boundary of the site and to move the vehicular access to the north by improving an existing field access.

REPRESENTATIONS

It should be noted that at the time of preparing this report few responses to the revised scheme had been received. Further representations received will be reported to the meeting.

Statutory Consultees:

Eastington Parish Council objected to the original scheme concluding "The site is outside of the settlement boundary and the proposed new build business units are therefore contrary to policies seeking sustainable locations for development in the interest of sustainable travel options. Whilst some weight can be attributed to the benefits of the extension and intensification of the existing site, there is no substantive justification for the additional units to be located at this site and they should be directed to a settlement boundary or allocated employment land. The lack of sustainable means of access and the creation of visibility splays which remove trees also weigh against the site and as such it is suggested that EPC object to the application at this location as it is contrary to CP3, CP13, EI4 and CP11 of the Local Plan and EP1, EP2, EP4 and EP6 of the Neighbourhood Development Plan".

The Member for Parliament supported the original application.

The Ward Member, Cllr John Jones, objected to the original scheme.

Public:

Objections to the original scheme were received that included reference to impact upon rural character, highway safety and conflict with policies.

Numerous representations of support were also received.

NATIONAL AND LOCAL PLANNING POLICIES

Revised National Planning Policy Framework 2018 is available to view at - <https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1).

Stroud District Local Plan.



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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:

- CP1 - Presumption in favour of sustainable development.
- CP2 - Strategic growth and development locations.
- CP3 - Settlement Hierarchy.
- CP11 - Economic growth and strategic employment needs.
- CP12 - Retail and town centres.
- CP13 - Travel and transport.
- EI3 - Small employment site.
- EI4 - Development on existing employment sites in the countryside.
- EI12 - Promoting transport choice and accessibility.
- CP14 - High quality sustainable development.
- CP15 - A quality living and working countryside.
- ES1 - Sustainable construction and energy efficiency.
- ES3 - Maintaining quality of life within our environmental limits.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape character.
- ES8 - Trees, hedgerows and woodlands.
- ES10 - Valuing our historic environment and assets.
- ES12 - Better design of places.

The proposal should also be considered against the guidance laid out in:
Stroud District Landscape Assessment SPG (2000)

The Eastington Neighbourhood Plan was adopted on the 27th October 2016 and now forms part of the statutory Development Plan for the District of Stroud. ENP policies considered for this application include:

- EP1 : Sustainable Development.
- EP2 : Protect and Enhance Biodiversity and The Natural Environment.
- EP4 : Siting and Design of New Development and Conservation.
- EP6 : Business and Employment.
- EP8 : Traffic and Transport.

The application has a number of considerations which both cover the principle of development and the details of the proposed scheme which will be considered in turn below:

PRINCIPLE OF DEVELOPMENT

The Dutch barn building is within the existing site and the proposed Unit A results in a modest addition that would generally be seen within the context of the cluster of existing buildings. There is a commensurate reduction in parking requirements as a result of the reduction in the scale of the proposals. In addition supporting material demonstrates that



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there is a shortage of good quality office space within the area. As a result the reduced scheme is now considered acceptable.

RESIDENTIAL AMENITY

The proposed New Unit A and extended Dutch Barn buildings would not be so high and large or situated so close to any neighbouring dwellings that they would result in any overbearing effect or impact upon light levels. The development would lead to a modest increase in activity but this is not considered to be so significant as to result in an unacceptable increase in noise and disturbance.

The re-positioned site access would move it further away from the majority of neighbouring dwellings leaving the existing access to serve only the original farmhouse. This is considered to result in a reduction in the impact of vehicular movements upon residential amenity.

HIGHWAYS

The Highway Authority had no objection to the proposed access subject to conditions. An appropriate level of further parking to serve the additional units is provided within the site. Highways England had no objection to the development.

LANDSCAPE

The wider site is agriculturally improved and managed grassland identified as escarpment foot slopes and is not within the Cotswold Area of Outstanding Natural Beauty. The site is generally level although Grove Lane rises to cross the motorway just to the north. The proposed access would be created by improving an existing field access. Whilst the improvement works would require some clearance to accommodate the required visibility additional planting would be carried out to provide screening. The additional Unit A building would generally sit alongside the existing buildings and would not result in a significant expansion of the site.

ECOLOGY

A preliminary ecological appraisal and a subsequent revision to that appraisal have been submitted. The Senior Biodiversity Officer had no objection to the development subject to conditions.

TREES

The Senior Arboricultural Officer had no objection to the development subject to conditions. Replacement tree planting would be provided as part of these relevant conditions.

ARCHAEOLOGY AND HERITAGE ASSETS

The Conservation Team had no objection to the development.

RECOMMENDATION

The application is considered to comply with the relevant policies and is therefore recommended for permission.



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HUMAN RIGHTS

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

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site Location Plan of 13/03/2019

Proposed Block Plan of 11/03/2019
Plan number = 1031:08

Proposed Elevations of 11/03/2019
Plan number = 1031:03 Version number = Rev A

Ecology report of 11/03/2019
Plan number = Rev 3

Access plan of 19/06/2018
Plan number = 18-02-01 01

Reason:
To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.
3. No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local planning Authority; the landscaping scheme shall include details of hard landscaping plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant size and proposed numbers/ densities and an implementation programme.



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Reason.

To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to Policy ES8 of the adopted Stroud District Local Plan 2015, coupled with paragraphs 170, 175, of the National Planning Policy Framework 2018.

4. The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays in accordance with Proposed Access Arrangements plan 18-02-01 01 including a further visibility splay from 2.4m inside the site access centreline to nearside tangent of the bend to the north. The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason:

To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

5. Throughout the construction [and demolition] period of the development hereby permitted provision shall be within the site that is sufficient to accommodate the likely demand generated for the following:
 - i. parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development;
 - iv. provide for wheel washing facilities

Reason:

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

6. The buildings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in general accordance with the submitted plans except for inclusion of a minimum of 3 disabled 3.6m x 6m parking spaces, 1 electric vehicle charging spaces and 9 motorcycle spaces, and those facilities shall be maintained available for those purposes thereafter.



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Reason:

To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

7. Notwithstanding the submitted plans minimum 1.2m width step-free pedestrian pathways shall be provided from disabled parking spaces to proposed building front entrances and minimum 1.2m width pedestrian pathways from illustrated parking spaces to annotated associated building entrances prior to occupation of permitted buildings.

Reason:

To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

8. Prior to occupation of the proposed development hereby permitted the first 15m of the proposed access road, including the junction with the existing public road and associated visibility splays, shall be completed to at least binder course level.

Reason:

To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

9. The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in general accordance with the submitted plan including a minimum of 9 spaces using Sheffield style stands and those facilities shall be maintained for the duration of the development.

Reason:

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.



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10. No above ground works shall commence on site until a scheme has been submitted for the provision of fire hydrants for the benefit of the commercial development in a location agreed with the Council and should meet the requirements of Building Regulations Approved Document B Volume 2 Sections 15 & 16 (Fire Hydrants/Water Supplies and Vehicle Access). The commercial development buildings shall not be occupied until the hydrants have been provided to the satisfaction of the Council.

Reason:

To ensure adequate water infrastructure provision is made on site for the local fire service to access and tackle any property fire in accordance with paragraph 110 of the National Planning Policy Framework.

Note: The developer will be expected to meet the full costs of supplying and installing the fire hydrants and associated infrastructure.

Note: The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

Note: The proposed development will require the provision of a verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.

11. Development shall only be carried out in accordance with Appendix One of the Clarke Webb Ecology Limited Preliminary Ecological Appraisal Revision Three

Reason

To ensure the development is in accordance with policy ES6 of the Adopted Stroud District Local Plan, November 2015 and in order to comply with the council's duty to discharge its statutory obligations under the Conservation of Habitats and Species Regulations 2017 with regards European protected species.

Informatives:

1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant.