



Stroud District Council

TOWN AND COUNTRY PLANNING ACT, 1990

Planning
Permission

Under the above Act the District Council as Local Planning Authority HEREBY GRANTS Planning Permission for the development described below in accordance with the submitted application and accompanying plan(s) but subject to the conditions stated:

Agent:

Mr J Hines
Architype Ltd
The Studio
Belle Vue Centre
Cinderford
Glos

Applicant:

Mr D Michael
Co-Housing Company Ltd
4 Carlton Gardens
Stroud

Planning Reference: S. 01/693

Application Date: 04/05/2001

Site Number: 20290

Dated: 31/08/2001

Description of Land

Former Uplands House, Off Springfield Road &, Slad Road, Stroud
Stroud Parish SO 85440 05570

Description of Development

Erection of 35 dwellings, 2 office studios, community house as part of co-housing scheme, plus 2 dwellings off Slad Road. (Resubmission following refusal S.00/1988)
Revised plans received 22/5/01

Conditions attached to permission and reasons therefor:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
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 Director of Development and Leisure. Development shall then only be carried out in accordance with the approved details.
3. The development hereby permitted shall not be commenced until details of a scheme of hard and soft landscaping for the site have been submitted to and agreed in writing by the Director of Development and Leisure.
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 5 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 Director of Development and Leisure gives written consent to any variation.
5. The existing trees on the site shall not be lopped, topped, felled or disturbed in any way, without the prior permission in writing of the Director of Development and Leisure, nor shall any damage be caused to the roots of the trees.
6. No work of any description shall be commenced on site until all existing trees which are to be retained have been securely protected in accordance with Section 8 of BS1 5837 1991 "Trees in relation to construction". Within the protected area the ground levels shall remain as existing, no materials, spoil or equipment shall be placed or stored thereon, and no excavations shall take place. Such protection shall be maintained throughout the course of the development.

...Continued

IMPORTANT - SEE NOTES OVERLEAF

DC2536

M J Muston

Head of Planning, Strategy and Control
Duly authorised in that behalf

7. The development hereby permitted shall not be commenced until details of all underground services on the site, including proposed routes and proposed wayleaves, have been submitted to and agreed in writing by the Director of Development and Leisure. Those services shall then only be provided in accordance with those agreed details.
8. No work of any description shall commence on site until details of any proposed changes in ground levels have been submitted to and agreed in writing by the Director of Development and Leisure. The development shall then only take place in accordance with those agreed details.
9. No work of any description shall commence on site until details of the foundations of the dwellings including the design and the extent of excavations required for construction, have been submitted to and agreed in writing by the Director of Development and Leisure. The foundations shall then only be constructed in accordance with those agreed details.
10. Details and plans showing the finished slab level of the buildings hereby permitted, including cross sections through the site, showing the relationship with any adjoining land, or highway, shall be submitted to and approved in writing by the Director of Development and Leisure, prior to the commencement of any work on site. The development hereby permitted shall then only be carried out in accordance with those approved details.

The development hereby permitted shall not be brought into use until the vehicle parking, turning and manoeuvring areas shown on the approved plans are made available for use. This provision shall be maintained as such, free of obstruction thereafter.

12. No other development shall be commenced until the service road carriageway serving that part of the development has been completed in all respects to at least top of base course level, to the satisfaction of the Local Planning Authority.
13. 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 development permitted under Article 3, and described within Classes A,B,C,D and E of Part 1 Schedule 2 (includes extensions and outbuildings) shall take place.
14. Prior to the occupation of the development hereby permitted, any window proposed in the north elevation of the building fronting Springfield Road shall be glazed in obscure glass and shall be maintained as such thereafter unless otherwise agreed in writing by the Director of Development and Leisure.
15. Prior to work commencing on site full engineering details of all retaining structures shall be submitted to and approved in writing by the Director of Development and Leisure.
16. Prior to work commencing on site details of a scheme of traffic calming/junction improvements for the junction between the site access road and Springfield Road shall be submitted to and approved in writing by the Director of Development and Leisure. The details so approved shall be completed in full prior to the occupation of any dwelling.
17. No other works shall commence on the development hereby approved until the first 20.0m of the access road from the existing county highway has been laid out in accordance with the submitted plans and constructed to at least basecourse level.
18. No siteworks, other than the construction of the access shall commence until such a time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed in accordance with details to be submitted to and agreed in writing by the Director of Development and Leisure, and that area shall be retained available for that purpose for the duration of building operations.
19. The gradient of the proposed access road within 20.0m of the County road carriageway shall not be steeper than 1 in 15.
20. There must be no discharge of surface water to the foul sewer.

...Continued

21. The proposed development shall be served by an estate road (or roads) laid out and constructed in accordance with details, including means of surface water disposal, to be submitted to and approved in writing by the Director of Development and Leisure.
22. Prior to the commencement of house building operations the estate road shall be completed to at least base course level.
23. No dwelling shall be occupied until the access road from the existing county highway, including footways and turning heads (where applicable), has been laid out in accordance with the submitted plans and constructed to at least basecourse level.
24. The hardstanding parking area access directly off Springfield Road shall be set back not less than 2.0m from the carriageway edge and surfaced in a permanent material.
25. Notwithstanding the submitted details the access serving the dwellings off the B4070 Slad Road shall have a minimum width of 4.5m and shall remain free from gates or other forms of enclosure with the first 4.5m of the access from the highway boundary surfaced in a permanent material and thereafter similarly maintained.
26. Notwithstanding the submitted details the line of the buildings fronting onto Springfield Road shall be set back a distance not less than 1.2m from the edge of the carriageway extending from the electricity compound to the two parking spaces adjacent to Springfield Road. A footway shall be constructed to adoptable standards between the proposed site access road along the site frontage to the north eastern site boundary.
27. There shall be provided adequate protection measures between the back edge of the new footway fronting Springfield Road and the steps shown linking the site to Springfield Road.
28. The sole means of vehicular access to the development with the exception of emergency vehicles shall be derived from Springfield Road.
29. Prior to the occupation of the proposed dwellings from B4070 Slad Road the car parking and manoeuvring facilities shall be completed in all respects in accordance with the submitted details and shall be similarly maintained for that purpose.
30. Before the access to the proposed dwellings served off the B4070 Slad Road is brought into use provision shall be made within the site for the disposal of surface water from the driveway in accordance with details to be submitted to and agreed in writing by the Director of Development and Leisure and the works as approved shall thereafter be similarly maintained.
31. The areas of land shown for landscaping purposes shall be retained as such for community use and shall not be used for any other purpose, including private garden space, without the prior written approval of the Director of Development and Leisure.
32. The Community House shall only be used for purposes incidental to the co-housing group and shall not be used for any other purpose.
33. The studio workshops shall only be used by residents of the Co-housing units unless prior written approval is granted by the Director of Development and Leisure.
34. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Director of Development and Leisure. The drainage works shall be completed in accordance with the details and timetable agreed.
35. No development shall take place on site until a hydrological survey has been submitted to and agreed in writing by the Director of Development and Leisure.

...Continued

36. There shall be no discharge of foul or contaminated surface water from the site into either the groundwater system or any other surface waters. Foul water should be directed into the main sewerage system provided that adequate capacity for such additional flows is available.
37. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of the visual amenities of the area.
3. In the interests of the visual amenities of the area.
4. In the interests of the visual amenities of the area.
5. To protect the trees, in the interests of amenity.
6. To protect the trees, in the interests of amenity.
7. To protect the trees, in the interests of amenity.
8. To protect the trees, in the interests of amenity.
9. To protect the trees, in the interests of amenity.
10. In the interests of the amenities of the area.
11. To ensure that sufficient parking and turning space is made available.
12. In the interests of highway safety.
13. In the interests of the amenities of the area.
. In the interests of the amenities of the occupiers of adjoining residential property.
15. The matter referred to in the foregoing condition will require further consideration.
16. To ensure that a satisfactory means of access is provided in the interests of highway safety.
17. In the interests of highway safety.
18. To ensure that the access roads in the vicinity of the site are kept free from construction traffic in the interests of highway safety.
19. In the interests of highway safety.
20. To avoid unnecessarily taking up capacity within the foul sewerage system and at the sewage treatment works specifically provided for the essential disposal of foul sewage.
21. To ensure that the roadworks are completed to a satisfactory and safe standard suitable for adoption as a public highway in the interests of highway safety.

...Continued

22. In the interests of highway safety.
23. To ensure that the access road is completed to a standard suitable for occupants of the dwelling, in the interests of highway and public safety.
24. To ensure loose material is not carried onto the highway in the interests of highway safety.
25. To ensure a satisfactory means of access is provided and maintained in the interests of highway safety.
26. In the interests of pedestrian safety.
27. In the interests of pedestrian safety.
28. To ensure a satisfactory means of access is provided and maintained in the interests of highway safety.
29. To enable vehicles to enter and leave the highway in forward gear in the interests of highway safety.
30. To ensure that surface water does not discharge onto the highway, in the interests of highway safety.
31. To protect the visual amenity of the area and to protect the preserved trees.
32. To allow the Local Planning Authority to retain control over the use of the building, in the interests of highway safety and amenity.
33. To allow the Local Planning Authority to retain control over the use of the area in the interests of highway safety.
34. To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
35. To demonstrate that the proposed means of surface water disposal will not create or exacerbate a flooding problem.
36. To prevent pollution of the water environment.
37. To prevent pollution of the water environment.

NB:

1. **The proposed development will involve works on the highway and the developer must obtain the authorisation of the County Council's Divisional Surveyor for the area before starting those works.**
2. **The proposed development shall be laid out and constructed strictly in accordance with the Gloucestershire County Council's 'Local Guidance and Standards' as contained in their document entitled 'Highway Requirements for Development' Issue No.2.**
3. **The Local Highway Authority will require the developer to enter into a binding agreement to secure the proper implementation of the proposed highway for both the on site and off site works including an appropriate bond.**
4. **In the interests of highway safety, the public Footpath ST 84 must not be obstructed or encroached upon, the surface damaged or made dangerous during or after works.**
5. **Any proposed retaining wall or other structures proposed to support the adoptable highway will require the approval of the Local Highway Authority in accordance with Section 167 of the Highways Act 1980 and the Applicant/Developer is required to submit plans, sections and specifications of the retaining wall for approval prior to construction works commencing.**

NOTES

1. If the applicant is aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act, 1990, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 307 (Kite Wing), Temple Quay House, 2, The Square, Temple Quay, Bristol BS1 6PN. When lodging an appeal a copy must also be sent to the Director of Development and Leisure at Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Council as Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is granted subject to conditions, whether by the District Council as Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the District Council to purchase his interest in the land in accordance with the provisions sections 137-144 of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the District Council as Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act, 1990.
4. This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulation consent for the development may be necessary and you should approach the Building Control Manager at the District Council for information.
5. If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Divisional Surveyor before commencing such work. The address of the Divisional Surveyor may be obtained from the County Surveyor, Shire Hall, Gloucester, GL1 2TH.
6. If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.
7. Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to this permission constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Development begun after five years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
8. Any further information concerning this decision can be obtained from the Director of Development and Leisure, Council Offices, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB. Please quote the Reference Number on this permission in any correspondence.