

APPLICATION NO: 25/00788/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 16th May 2025		DATE OF EXPIRY: 11th July 2025 (extension of time agreed until 22nd August 2025)
DATE VALIDATED: 16th May 2025		DATE OF SITE VISIT:
WARD: Leckhampton		PARISH: Leckhampton With Warden Hill
APPLICANT:	24th Cheltenham (Leckhampton) Scout Group	
AGENT:	McLoughlin Planning	
LOCATION:	Scout Head Quarters 207 Leckhampton Road Cheltenham	
PROPOSAL:	Erection of replacement Scout Hut.	

UPDATE TO OFFICER REPORT

- 1.1 As noted in the main officer report at paragraph 6.6.2, an updated Drainage Strategy Technical Note was requested to address some ambiguity regarding surface water discharge; this has now been received and is acceptable. That said, it is still necessary to secure a detailed surface water drainage scheme by condition.
- 1.2 The following additional condition is therefore suggested:

Prior to the commencement of development, a detailed surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for implementation of the works; and proposals for maintenance and management. The development shall not be carried out unless in accordance with the approved surface water drainage scheme.

Reason: To ensure sustainable drainage of the development, having regard to adopted policy INF2 of the Joint Core Strategy (2017). Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.
- 1.3 There are no other updates, and officers continue to recommend that planning permission is granted, subject to the updated schedule of conditions below.
- 1.4 The terms of the pre-commencement conditions have been agreed.

UPDATED SCHEDULE OF CONDITIONS

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions 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 planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Prior to the commencement of development, including demolition, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to throughout the development process and shall, where necessary:

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- i) specify the type and number of vehicles expected during the construction of the development;
- ii) allocate space for the parking of vehicles for site operatives and visitors;
- iii) allocate space for the loading and unloading of plant and materials;
- iv) allocate space for the storage of plant and materials used in constructing the development;
- v) specify the intended hours of construction;
- vi) specify measures to control the emission of noise, dust and dirt during construction;
- vii) provide for wheel washing facilities; and
- viii) specify the access points to be used and maintained during the construction phase.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery of goods and supplies during the course of the construction works, having regard to adopted policy INF1 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the works could have an unacceptable highway impact during construction.

- 4 Prior to the commencement of development, a soft Landscape Plan, including a planting schedule to demonstrate that the proposal will achieve gains in biodiversity, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development delivers measurable biodiversity gains on site, having regard to policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990. Approval is required upfront because the details are an integral part of the development and its acceptability.

- 5 Prior to the commencement of development, an Ecological Mitigation and Enhancement Strategy (EMES) shall be submitted to and approved in writing by the Local Planning Authority. The EMES shall include details of the provision of 1no. bird box and 1no. bat box. The bird boxes must include bricks or tiles for swift and house sparrow. All species boxes should be integral to the building where possible. The location, specification, height and orientation of these features shall be shown on a site plan. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure the development delivers ecological enhancements on site, having regard to adopted policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990.

- 6 Prior to the commencement of development, a detailed surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for implementation of the works; and proposals for maintenance and management. The development shall not be carried out unless in accordance with the approved surface water drainage scheme.

Reason: To ensure sustainable drainage of the development, having regard to adopted policy INF2 of the Joint Core Strategy (2017). Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

- 7 Prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a lux level contour plan, and seek to ensure no light spill outside of the site boundaries. The lux contour plan shall show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the

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pre-existing background light level) of zero lux. The lux contour levels shall be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area) and shall reflect the use of any proposed mitigation, e.g. visors. All external lighting shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid any adverse impact from artificial light on intrinsically dark landscapes and to avoid any potential impacts on bats, having regard to adopted policies SD9 and SD14 of the Joint Core Strategy (2017).

- 8 Prior to installation, details of the proposed air source heat pump (ASHP) shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, the details should include acoustic information from the closest noise sensitive receptor (in line with MCS020 assessment) and not just manufacture output levels.

Reason: To safeguard the amenity of adjacent properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

INFORMATIVES

- 1 The applicant is advised that a grant of planning permission does not remove the legal protection afforded to bats and their roosts under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981. If, during the works, any bats (or signs of bats, such as droppings) are found, an immediate halt should be called and a bat worker/ecologist should be consulted to determine if and how the works can proceed lawfully, with or without a mitigation licence.
- 2 If works are proposed within the nesting bird period (March to August inclusive), nesting bird checks should be completed by a suitably qualified ecological consultant to ensure that no breeding birds would be adversely affected or disturbed. Where checks for nesting birds are required, they should be undertaken no more than 48 hours prior to the removal of vegetation. If nesting birds are found, a 5m buffer zone should be implemented and works should not be carried out in that area until the chicks have fledged.
- 3 It is strongly recommended that a construction exclusion zone be marked out on site prior to the commencement of development to prevent the inappropriate storage/spillage of materials, ground/root compaction etc. within the Root Protection Areas of retained trees.
- 4 The applicant is advised that the accepted hours of construction are 7.30am to 6pm Monday to Friday, and 8am to 1pm on Saturday, with no working on Sundays and Bank/Public Holidays; and to be mindful of noise when deliveries arrive at the site.
- 5 Should a survey of the existing building (prior to any work beginning) indicate the presence of any asbestos containing materials, the works to the site will need to be undertaken in accordance with the legislation surrounding asbestos removal and the waste disposed of in a legally compliant manner.

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