

<b>APPLICATION NO:</b> 13/01694/FUL	<b>OFFICER:</b> Miss Michelle Payne
<b>DATE REGISTERED:</b> 3rd October 2013	<b>DATE OF EXPIRY:</b> 2nd January 2014
<b>WARD:</b> Pittville	<b>PARISH:</b>
<b>APPLICANT:</b>	National Star Foundation
<b>AGENT:</b>	Mr Simon Firkins
<b>LOCATION:</b>	Land adjacent to Dunalley Primary School, West Drive, Cheltenham
<b>PROPOSAL:</b>	Provision of residential accommodation for people with disabilities, with associated care learning and activity facilities (Use Class C2)

## Update to Officer Report

### 1. CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
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 development hereby permitted shall be carried out in accordance with Drawing Nos. 12.60.002/PL005, PL006, PL010, PL011, PL014, PL030 and PL040 received by the Local Planning Authority on 1st October 2013 and revised Drawing Nos. 12.60.002/PL012A and PL050A received 27th November 2013.  
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
  
- 3 Prior to the commencement of any works on site, the following details shall be submitted to and approved in writing by the Local Planning Authority:
  - tree constraints plan (indicating the root protection areas (RPA));
  - tree protection plan (indicating the proposed fencing and/or ground protection); and
  - arboricultural method statement to include how foundations within the RPA of trees on and adjacent to the site will be constructed; details of no-dig construction for parking areas, footpaths and other forms of hard landscaping where they fall within the RPA of trees on and adjacent to the site; storage of materials/spoil; and sighting of temporary structures for contractors and any access facilitation pruning.
 The development shall thereafter be implemented strictly in accordance with the details so approved.  
Reason: In the interests of local amenity in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.
  
- 4 Prior to the commencement of any works on site, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall provide within the site for:
  - the parking and loading/unloading of construction vehicles;
  - the storage of plant, machinery and materials;
  - parking of site operatives vehicles; and
  - wheel washing facilities.
 The provision shall be maintained in accordance with the approved statement for the duration of building works.

Reason: To minimize disruption, congestion and hazards on the public highway in accordance with Local Plan Policy TP1 relating to development and highway safety.

- 5 Prior to the commencement of development, the surface water drainage system shall be designed in accordance with the principles of Sustainable Drainage Systems (SUDS). This shall include a maintenance strategy and full details (including calculations) shall be submitted to and approved by the Local Planning Authority. Prior to the first occupation of any part of the development, the surface water drainage system shall be completed in all respects in accordance with the details approved and shall be retained as such thereafter.

Reason: To ensure the surface water drainage system does not contribute to flooding or pollution of the watercourse in accordance with Local Plan Policy UI3 relating to sustainable drainage systems.

- 6 Prior to the commencement of development, plans showing the existing and proposed ground levels and slab levels of the proposed and adjacent buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure a satisfactory relationship of the proposed building with the adjoining properties and land in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living, and design.

- 7 Prior to any construction work above ground level, samples of the proposed facing materials and roofing materials shall be submitted to and approved in writing by the Local Planning Authority, and the materials used in the development shall be in accordance with the samples so approved.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

- 8 Prior to any construction work above ground level, the design and details including materials and finishes of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a. external doors;
- b. windows;
- c. eaves detail;
- d. extract vents/flues;
- e. rainwater goods
- f. green roof system (including maintenance strategy)

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with full size cross section profiles. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

- 9 Prior to its implementation, a detailed scheme for landscaping, tree and/or shrub planting and associated hard surfacing (which should be permeable or drain to a permeable area) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting size and layout, and hard surfacing materials. The scheme so approved shall be carried out in the first planting season following the occupation of the building or completion of the development, whichever is the sooner.

Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7 relating to sustainable development and design.

- 10 Prior to installation, a detailed scheme for all means of enclosure within the site shall be submitted to and agreed in writing by the Local Planning Authority. The proposed means of enclosure shall thereafter be implemented strictly in accordance with the agreed details and completed in all respects prior to first occupation of the development.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide.

- 11 Prior to installation, full details of the proposed external lighting system, including type and location of all lighting, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to protect residents of nearby properties from loss of amenity due to overspill lighting in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living and design.

- 12 The use of the building marked Block No.3 by outside groups shall be limited to between the hours of 09.00hrs and 23.00hrs daily.

Reason: To protect residents of nearby properties from loss of amenity due to noise from this community facility in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

## **INFORMATIVE**

- 1 Given the proximity of a number of residential properties to the application site, this Authority considers that it is important that the applicant is mindful of the amenity that they currently enjoy and would ask that they be respectful to it when implementing the use of the site, and in particular Block No.3.