

APPLICATION NO: 15/01048/OUT		OFFICER: Mr Martin Chandler	
DATE REGISTERED: 16th June 2015		DATE OF EXPIRY: 15th September 2015	
WARD: Benhall/The Reddings		PARISH:	
APPLICANT:			
AGENT:	Mr David Keyte		
LOCATION:	Land To Rear Of Nuffield Hospital Hatherley Lane Cheltenham		
PROPOSAL:	Residential development of up to 27 dwellings		

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Attached are suggested conditions should members resolve to support this application. Members are advised that officers are suggesting a shorter time period for implementation than would normally be given (three years rather than five) to reflect the balanced nature of the recommendation; if unimplemented in three years, the market may look quite different and therefore the Local Planning Authority may want to revisit its position.
- 1.2. The recommendation remains to delegate authority back to officers to grant planning permission subject to the successful resolution of the legal agreement and highway considerations.

2. CONDITIONS

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whenever is the later of the following dates:-
 - (a) the expiration of 3 years from the date of this permission
 - (b) the expiration of 2 years from the final approval of reserved matters
 - (c) in the case of approval on different dates the final approval of the last such matters to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 Approval of the details of the appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.
- 3 The development hereby permitted shall be carried out in accordance with drawing numbers 21405/07 received on 15 June 2015, 21405 08 and 15084.102 Rev B received on 29 October 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 4 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.
- 5 Prior to the commencement of development, a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a survey of all existing trees on the land showing the size and species and identifying those trees, if any, it is proposed to remove. In addition it shall show in detail all proposed tree and shrub planting, hard surfacing (which should be permeable or drain to a permeable area) and areas to be grassed.
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.
- 6 Prior to occupation of the dwellings hereby permitted, full details of the proposed acoustic wall to the eastern boundary of the application site shall be submitted to and approved in writing by the Local Planning Authority. The acoustic wall shall also be fully installed prior to the occupation of the dwelling hereby approved.
Reason: To safeguard the amenity of incoming residents in accordance with local plan policy CP4.

INFORMATIVES :-

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, including loss of employment land, the application constitutes sustainable development and has therefore been approved in a timely manner.