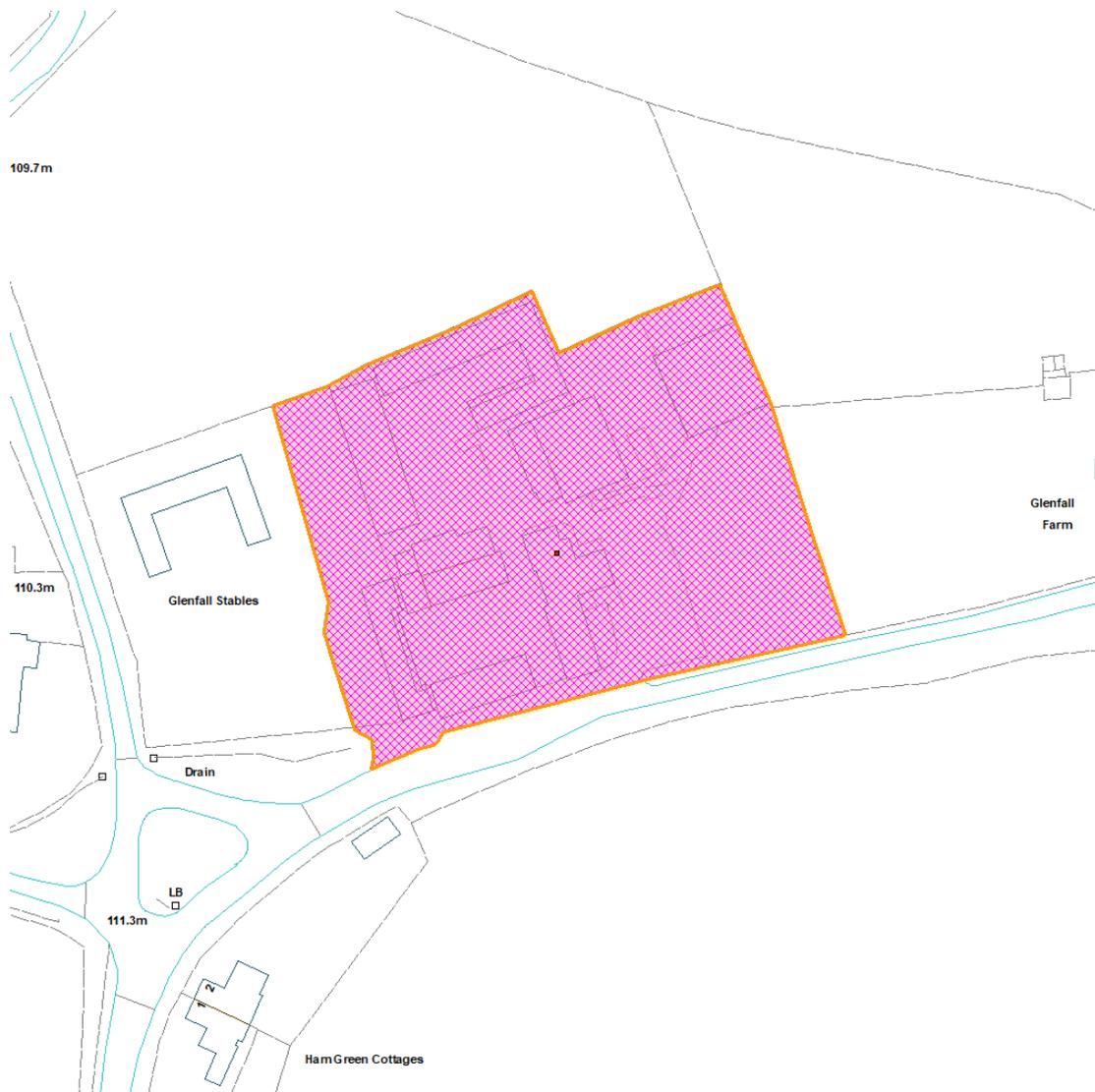


APPLICATION NO: 18/02547/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 19th December 2018		DATE OF EXPIRY: 13th February 2019
DATE VALIDATED: 19th December 2018		DATE OF SITE VISIT:
WARD: Battledown		PARISH: Charlton Kings
APPLICANT:	Mr Robert Deacon	
AGENT:	Steve Mitchell Building Design	
LOCATION:	Glenfall Farm Stables Ham Road Charlton Kings	
PROPOSAL:	Conversion of stable buildings to form three dwellings plus demolition of existing farmhouse and erection of new dwelling (revised scheme ref: 18/00633/COU)	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to Glenfall Stables on Ham Road. Prior to its sale at the end of 2018 the site had operated as an independent equestrian business consisting of a range of buildings and barns with which to facilitate this use, as well as a farmhouse dwelling.
- 1.2 Planning permission is being sought for the conversion of existing stable buildings to form three independent dwellings and the demolition of the existing farmhouse and erection of a replacement dwelling. Revised plans have been submitted during the course of the application at the request of officers to ensure a more acceptable form of design.
- 1.3 This application follows a recently approved scheme (ref: 18/00633/COU) which under delegated authority permitted the conversion of three stable / farm buildings together with an extension and detached garage to the existing dwelling house.
- 1.4 The application is brought to committee following a Parish Council objection and also at the request of Councillor Babbage due to local neighbouring concerns. Members will have the opportunity to visit the site as part of planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Area of Outstanding Natural Beauty
Airport safeguarding over 10m
Residents Associations

Relevant Planning History:

76/00341/PF 25th November 1976 PER

Glenfall Farm Cheltenham Gloucestershire - Conversion Of Existing Tack Room And Stables To 3-Bedroom Private House And Addition Of Bedroom/Kitchen Block.

82/00362/PF 4th November 1982 PER

Glenfall Farm Cheltenham Gloucestershire - Siting Of Mobile Home For Groom For A Period Of Two Years In Accordance With The Revised Plan Received On 8.11.82

84/00005/PF 16th March 1984 PER

Glenfall Farm Cheltenham Gloucestershire - Erection Of Detached Garage.

84/00731/PR 22nd November 1984 PER

Glenfall Stables Mill Lane Cheltenham Gloucestershire - Renewal Of Temporary Permission For The Siting Of A Mobile Home

85/00884/PF 26th September 1985 PER

Erection Of New Barn To Provide Office, Tackroom, Wc And Six New Stables

85/01105/PR 21st November 1985 PER

Glenfall Stables Ham . Cheltenham Gloucestershire - Renewal Of Temporary Permission For Siting Of A Mobile Home

86/01019/PF 23rd October 1986 PER

Provision Of 13 New Stables

87/01230/PR 26th November 1987 PER

Glenfall Stables Ham . Cheltenham Gloucestershire - Siting Of Mobile Home(Renewal Of Temporary Permission)

87/01367/PF 7th January 1988 REF

Glenfall Stables Cheltenham Gloucestershire - Construction Of Two Detached Cottages, Car Parking And Lorry Parking Area

88/01145/PF 23rd February 1989 REF

Erection Of Extension To Existing Racing Stable Facilities For Staff Accommodation (Outline) (S.52 Not Completed, Appl Therefore Deemed Refused)

89/01150/PM 26th October 1989 PER

Extension Of Existing Racing Stable Facilities To Provide Staff Accommodation For 10 Persons, Parking And New Vehicular Access

89/01394/PR 14th December 1989 PER

Renewal Of Temporary Planning Permission For Siting Of Mobile Home

92/00728/PF 24th September 1992 PER

Erection Of Enclosure Over Existing Horse Walker

07/01687/FUL 12th February 2008 PER

Engineering works to provide all-weather canter track for the training and exercise of horses

07/01688/CLEUD 22nd January 2008 CERTLE

Certificate of lawfulness for the existing use of land for the training of horses

13/01458/PREAPP 20th September 2013 CLO

Erection of a replacement dwelling with demolition of existing home and stables

17/00338/CLEUD 8th March 2017 CERTLE

Application for a Lawful Development Certificate to establish the existing use as a residential dwelling not limited to occupation by a person employed or last employed locally in agriculture as defined in Section 221(1) of the Town & Country Planning Act 1962 or in Forestry or a dependent of such a person residing with him (but including a widow or widower of such a person) as required by Condition 3 of planning permission ref: CB10091/04

17/00119/CLEUD 14th March 2017 CERTLE

Building works resulting in the change to use as single dwelling houses involving development without planning permission specifically - the lawful development of 2 semi-detached dwelling houses under Use Class C3 which are not subject to occupancy conditions or Section 106 Legal Agreements.

17/01715/PREAPP 19th October 2017 CLO

Change of use from equestrian stables to residential use, conversion of existing equestrian buildings to create 3 no dwellings

18/00633/COU 24th May 2018 PER

Conversion of farm buildings to form three dwellings, plus small extension and detached garage to existing dwellinghouse.

18/02238/PREAPP 8th November 2018 CLO

Modify the current scheme

18/02252/DISCON 29th November 2018 DISCHA

Discharge of condition 3 (method statement) and condition 8 (highways construction method statement) on planning permission ref. 18/00633/COU

19/00191/DISCON PCO

Discharge of conditions 3 and 10 on planning permission 18/00633/COU - Structural Engineer report and Materials as noted and deposited samples for plot 1 (Stable block).

P1 - New Roof (West and North Range) - Natural blue / black slate. Retain roof to Ham Road (South Range) - Existing stone slates. Walls - horizontal cedar overlap boarding above blue brick base.

P2 - Roof - Curved Steel Colour Mid Grey. Walls - Curved Steel Colour Mid Grey & double planked with recessed shadow line - untreated durable timber above blue brick base.

19/00297/AMEND 27th February 2019 PAMEND

Non material amendment to planning permission 18/00633/COU (alteration to ridge alignment Plot 1)

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 5 Delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

CP 3 Sustainable environment

CP 4 Safe and sustainable living

CP 7 Design

GE 6 Trees and development

CO 4 Extension of Building in the AONB

CO 13 Conversion of rural buildings

Adopted Joint Core Strategy Policies

SD4 Design Requirements

SD6 Landscape

SD7 The Cotswolds Area of Outstanding Natural Beauty

SD10 Residential Development

SD14 Health and Environmental Quality

INF1 Transport Network

INF3 Green Infrastructure

4. CONSULTATIONS

Cheltenham Civic Society

17th January 2019

The Forum takes note of the neighbours' comments and sympathise with the concerns expressed by residents of Wadleys Farm.

We note the approval granted in May 2018 which seemed to be a better scheme, and wonder why this new application has been put forward.

Without a design statement accompanying the elevations, the supplied plans are mysterious and poorly labelled.

Environmental Health

14th January 2019

I have no comments or objections to this application for the conversion of stable buildings to form three dwellings plus demolition of existing farmhouse and erection of new dwelling (revised scheme ref: 18/00633/COU).

Tree Officer

9th January 2019

Clarification is needed as to which trees are to be removed and which are to be retained with this development. The Site Layout plan, drawing number 1145.02, uses three different green lines (solid, large dashes, small dashes) to identify the trees on the site but only one of these symbols (small dashes) is identified within the key. Also the blue lines which appear around some but not all of the trees needs to be identified and explained within the key.

Building Control

27th December 2018

The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

Parish Council

11th January 2019

Objection:

The Committee did not object to the previous scheme for this site (18/006633/COU) and considered it sympathetic to its surroundings in the Cotswolds AONB.

However, this application has considerable use of large areas of glass and exposed steelwork that are out of character both within Ham and in the context of the AONB.

The National Planning Policy Framework 2012 (applicable to applications submitted prior to 24th January 2019) states: 'Great weight should be given to conserving and enhancing landscape & scenic beauty in ". Areas of Outstanding Natural Beauty'. The previous consented application achieved this. This scheme is out of character and as such is of poor design, taking little account of its surroundings and position in the AONB. Accordingly, the Committee unanimously objected to this application.

In addition, the Committee note and would highlight residents' concerns that some the works already undertaken do not comply with the previous consented design.

28th February 2019

Objection:

The Committee welcome the revisions to Plots 1, 2 & 3 with the reduction in use of glass and exposed steelwork, but continues to object to the proposal for demolishing and replacing the existing farmhouse with a larger dwelling that loses the courtyard structure of the existing property. Our objection would be satisfied if the scheme reverted to the original proposal for Plot 4.

GCC Highways Planning Liaison Officer

21st February 2019

I refer to the above application received in my department on the 21st December 2018 submitted with application form, site layout ref 1145.02, site location plan ref 1145.SP, planning design statement and revised site layout ref 1145.02-A.

The proposed encompasses the conversion of stable buildings to form three dwellings plus demolition of existing farmhouse and erection of new dwelling (revised scheme ref: 18/00633/COU) at Glenfall Farm Stables Ham Road Charlton Kings Cheltenham.

I have assessed the access, parking, layout, pedestrian and cycle facilities for this application and I recommend no objection to be raised.

Statement of Due Regard

Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development. It is considered that no inequality is caused to those people who had previously utilised those sections of the existing transport network that are likely to be impacted on by the proposed development.

It is considered that the following protected groups will not be affected by the transport impacts of the proposed development: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation, other groups (such as long term unemployed), social-economically deprived groups, community cohesion, and human rights.

Campaign To Protect Rural England

15th January 2019

The Campaign to Protect Rural England (CPRE) objects to the above application. We note that this is a successor to 18/00633/COU which gave permission for the conversion of the existing farm buildings to form three dwellings, plus a small extension and detached garage to existing dwelling-house.

A fundamental feature of 18/00633/COU was that it retained the form and character of the existing complex of buildings which lie in the Cotswolds AONB, outside the Cheltenham PUA on the edge of the settlement of Ham. This is a very sensitive location.

Change of use and conversion have been permitted because the proposals make effective use of redundant buildings while respecting the character of the existing structures and of the area. As such, they satisfy the provisions of the NPPF which, at paragraph 172, says "Great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty". Likewise they meet the conditions of Policy SD7 of the Joint Core Strategy which states: "All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan." Similarly Policy SD6 states: "Proposals will have regard to the local distinctiveness and historic character of the different landscapes in the JCS area, drawing, as appropriate, upon existing Landscape Character Assessments and the Landscape Character and Sensitivity Analysis. They will be required to demonstrate how the development will protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement of area."

However, the present proposals do not satisfy any of the above conditions. The materials now proposed are in no way sympathetic to existing buildings either in the farm complex or in the wider locality. It is proposed to demolish the existing house and replace it with a more intrusive two-storey new dwelling of an entirely different design and in a more prominent location. The overall result would be to change a sensitive conversion into what is in large part a new and intrusive development quite out of keeping with the location. Views of the site from Ham Hill, Ham Road and Mill Lane would be seriously damaged.

The resultant four dwellings now proposed would appear to be executive homes at the high end of the housing market with no element of affordable housing.

Cheltenham Borough Council has in the past been robust in defending the Cotswolds AONB and resisting proposals for inappropriate development. CPRE strongly urges the Borough Council to refuse this planning application.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	27
Total comments received	18
Number of objections	15
Number of supporting	3
General comment	0

5.1 Twenty seven letters have been sent to neighbouring properties and a site notice was also displayed. Eighteen comments have been received in response, fifteen in objection and three in support.

5.2 Representations have been circulated in full to Members but, in brief, the main objections raised relate to:

- The loss of the existing farmhouse and erection of a new dwelling;
- Design approach and choice of materials;
- Impact on the AONB and the character of Ham;
- Impact on the 'dark skies' of the AONB and existing wildlife, and;
- Potential loss of privacy through overlooking.

6. OFFICER COMMENTS

6.1 The site and its context

6.2 The site incorporates an area of approximately 0.4 hectares, containing a range of buildings and structures which differ in ages and conditions. None of the buildings are listed or locally indexed however some are of a significant age and character.

6.3 Glenfall Stables lies outside of the Principal Urban Area (PUA) of the borough and within the hamlet of Ham. The site is wholly located within the Cotswolds Area of Outstanding Natural Beauty (AONB), positioned on Ham Road and approximately 2km from the built up area of the Charlton Kings.

6.4 The Manual for Gloucestershire Streets (Gloucestershire County Council guidance) recommends that a reasonable walking distance in relation to accessing local services is 800m. The only local service within 800 metres of the site is Glenfall Community Primary

School. Outside of the school is a bus stop which offers a services into Charlton Kings and Cheltenham town centre, however this is an infrequent service as it only operates every two hours and it does not operate throughout the entire day.

6.5 Ham Road has certain characteristics of a country lane such as its semi-rural surroundings, its non-linear route and the fact it is lined with hedges. However it also has suburban characteristics which include a pavement on one side and benefitting from street lighting for most of its length between the site and Glenfall Way and the more built-up areas.

6.6 Principle of Development – *conversion of existing stables / barns*

6.7 The NPPF states in paragraph 79 that the development of new isolated homes in the countryside should be avoided unless, amongst other circumstances, *“the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.”*

6.8 The Local Authority’s adopted development policies are broadly compliant with the NPPF. Policy SD10 of the JCS states how *“Proposals involving the sensitive, adaptive re-use of vacant or redundant buildings will be encouraged”*. This is supported through Local Plan Policy CO13 however the buildings should be *“suitable for conversion without substantial demolition, rebuilding or extensions”*. Furthermore, the conversion and use of the building(s) should be appropriate to the character and location of the building(s).

6.9 Whilst not applicable for this particular site because it is located within the AONB, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 can still be given some weight in the consideration of this application as it is a useful guide to current government thinking on the conversion and re-adaptation of rural buildings. Class Q permits a change of use of an agricultural building and any land within its curtilage to a dwelling house without the need for planning permission (subject to prior approval). Furthermore, building operations including the installation and replacement of windows, doors, roofs, walls, drainage, water, electricity, gas and other services are permitted where reasonably necessary for the building to function as a dwelling. This also includes partial demolition.

6.10 The principle of the conversion of the existing stables / barns has been established through the approval of the previous application (ref: 18/00633/COU). This application also confirmed that the identified stables and barns were structurally capable of being converted with no obvious signs of significant ground movement. The construction related conditions which were attached to the previous permission have, where necessary, been (in-part) been discharged and works are now underway on site.

6.11 Principle of development – *replacement dwelling following demolition of farmhouse*

6.12 Policy CO3 of the Local Plan related to the rebuilding or replacement of buildings within the AONB. Following the adoption of the JCS, this policy has been superseded by JCS Policy SD7 which requires development to conserve and, where appropriate, enhance the landscape and special qualities of the AONB. Furthermore, development should be consistent with the Cotswold AONB Management Plan.

6.13 The key point with this application is that this is not a ‘new’ dwelling but a ‘replacement’ one. The total number of dwellings within the site will therefore remain the same as the previously approved scheme (four). The consideration therefore is whether the demolition of the existing farmhouse is acceptable and if the scale, form and design of the replacement dwelling is appropriate for this sensitive setting.

6.14 The existing farmhouse was indeed a stable building itself some time ago and permission was given to convert this to a 3 bedroom dwelling in 1976. The building has been

extended in the form of a rendered two storey section and a lean-to conservatory. In its original form the farmhouse does have a certain character and charm as noted in the officer report for the approved application. The additions to the farmhouse, such as the extensions and roof lights, are however not sympathetic to this character. The building is from the outside in a poor state of repair and, whilst as a whole it does not negatively impact on the area, it does not significantly enhance the area in its current condition. The farmhouse is not listed nor locally indexed and neither is it considered worthy of being listed.

6.15 It should also be noted that in isolation a prior notification application for the demolition of this building could be submitted. This process only allows for consideration from an environmental health and building control perspective relating to the safety aspects of the works required to demolish the building and any impact on neighbouring amenity. Should an application be received, it is unlikely there would be any reasonable grounds to withhold consent and this has to be a material consideration of significant weight.

6.16 The loss of the original farmhouse would clearly be unfortunate as it does form an historical part of the site however, given the points above, the demolition of the farmhouse is considered to be acceptable.

6.17 Design and Impact on the Character and Appearance of the AONB

6.18 For development within the AONB, paragraph 172 of the NPPF states how great weight should be given to conserving the landscape and scenic beauty of the AONB. As noted in 6.13 above, Policy SD7 of the JCS requires proposals to conserve and, where appropriate, enhance the landscape and special qualities of the AONB.

6.19 In the Cotswolds AONB Management Plan (2018-2023) the Cotswolds Conservation Board divides the AONB into 19 different landscape character types with three principal landform features. This site is categorised in the 'Escarpment' landscape character area.

6.20 The conversions

6.21 Following revisions, it is officer's opinion that the conversion element of the scheme provides a variety of dwellings with design features and materials which will respond and respect the character of the site and its surroundings.

6.22 There has been some local concern that the blue brick plinth which is proposed as part of plot one to the western range is not appropriate in these surroundings. There is evidence of these types of bricks in the vicinity and the site itself but these generally are one course and found as window sills / plinths or forming part of boundary walls. Whilst these concerns are acknowledged it is officer's view that the use of these blue bricks will not have a detrimental impact on the landscaping setting of the AONB and would not detract from the character of the area. It is also worth noting that the range (which was granted permission to be demolished and rebuilt as part of the preceding approval) previously sat above concrete blocks which negatively impacted on the surroundings.

6.23 Overall, it is considered that the proposed conversion of the redundant rural buildings for residential purposes would be carried out in a sympathetic manner that would complement their surroundings and provide an enhancement to the character and appearance of the AONB.

6.24 The replacement dwelling

6.25 Paragraph 130 of the NPPF notes how "*design should not be used by the decision-maker as a valid reason to object to development*". However, paragraph 127 of the NPPF states how developments should be "*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*". Furthermore, development should be

“sympathetic to local character and history, including the surrounding built environment and landscape setting, while not discouraging appropriate innovation or change”.

- 6.26** The proposed replacement dwelling will sit prominently within the site running parallel to Ham Road and therefore visible within the public realm. This dwelling is on a larger footprint compared with the existing farmhouse and will sit higher in the street scene. However this is not to such an extent that the replacement dwelling would dominate the site or detract from the existing buildings. The ground levels naturally increase as one heads along Ham Road and the development has been carefully designed to respect this difference in levels.
- 6.27** The proposed form is relatively traditional with a pitched roof and projecting gables, utilising materials that are sympathetic to the site and the surrounding area such as reclaimed natural stone, timber cladding and slate roof tiles. These particular materials can all be found in the immediate vicinity. Through the use of aluminium windows and doors and first floor French doors with guards a contemporary feel to the proposal has been injected. Appropriate conditions are suggested to ensure an element of control over the materials and detailing to ensure the resultant building is of an appropriate quality.
- 6.28** The landscaping proposals will be critical to the success of the proposed scheme and it is expected that a landscaping scheme which will also confirm details of retained and proposed trees will be submitted prior to committee. This can be sought by way of condition should an appropriate scheme not be received prior to committee.
- 6.29** Whilst the proposed replacement dwelling is undoubtedly different to the existing farmhouse, it is officer’s opinion that the subsequent development is sympathetic to the local character of the area and will conserve the landscape and qualities of the AONB.

6.30 Impact on neighbouring property

- 6.31** Policy SD14 of the JCS and Local Plan Policy CP4 both require development to not harm the amenity of adjoining neighbours. The potential loss of light, loss of outlook and loss of privacy is taken into account when assessing the impact on amenity.
- 6.32** A number of objections to the proposal have been received from neighbouring residents primarily raising concerns over the demolition of the existing farmhouse, the principle of a replacement dwelling and the proposed design approach for this. Concerns were also raised with the initial proposals for the three conversions however these concerns have been largely addressed through the submitted revisions. The comments received are fully acknowledged and the points made are addressed in the sections above.
- 6.33** In terms of impact on neighbouring amenity specifically, it is not considered that the proposal will cause a loss of light or have any overbearing impact on neighbouring properties.
- 6.34** Glenfall Farm is at most risk of being overlooked however the replacement dwelling accords with the adopted Supplementary Planning Documents which states how “facing windows to habitable rooms should be a minimum of 21 metres apart, with at least 10.5m apart from window to boundary”. The proposed first floor windows to the east elevation of the replacement dwelling are in accordance with these distances, measuring approximately 14m from the boundary and approximately 65m from Glenfall Farm. The proposal is not considered therefore to cause a significant level of overlooking or loss of privacy which would be to the detriment of the owners / occupiers of Glenfall Farm.

6.35 Access and highway issues

- 6.36** The Highways Authority have been consulted as part of the application process and no objection has been raised. A small number of Highways related conditions were added to

the previously approved application and those that are still relevant for this proposal have been carried across for consistency in decision making.

6.37 Environmental Impact and Light Pollution

6.38 In a semi-rural setting such as this there is a danger of development impacting on local bio-diversity. No protected species have been identified on or near to the site within this or the previously approved application. The bat survey from the previous application concluded that no bats were found to be roosting at the site and therefore no mitigation measures were required.

6.39 In terms of the swallow nests which were found in a number of buildings and commented on within the public representations, the previous investigation noted that alternative nesting opportunities should be provided. It was stated that these could be in the form of extended roof overhangs, bike or bin sheds, or car ports. The proposed development will provide such opportunities.

6.40 Development in such a sensitive location could create additional light pollution which impacts on the dark skies of the AONB. The initial proposal submitted had a vast array of glazing which could negatively impact on these dark skies however the revisions to the scheme have lessened these concerns. It is not considered that the current proposal will significantly increase light pollution within this area.

7. CONCLUSION AND RECOMMENDATION

7.1 Officers acknowledge the volume and level of concern raised by the local residents and that the loss of the existing farmhouse is regrettable. Having said that, officers are required to consider the merits of this application based on current policy context. The first stage is to establish whether or not the existing farmhouse is currently protected and whether its retention could be defended. As per the reasons set out above, the building is not currently protected and therefore its demolition is considered to be acceptable.

7.2 On balance, the design, scale and form of the replacement dwelling is considered to be acceptable and appropriate for this location. The proposal as a whole will conserve the setting of the AONB and not result in any unacceptable harm, nor will it result in any new form of isolated residential development.

7.3 The proposal is considered to comply with the guidance set out within the NPPF as well as relevant adopted policies within the JCS and the Local Plan. The application is also consistent with the policies set out in the Cotswolds AONB Management Plan.

7.4 Taking all of the above into account, it is officer's recommendation to permit planning permission subject to the conditions below.

8. 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no extensions, garages, sheds, outbuildings, walls, fences or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further extensions or alterations require further consideration to safeguard the amenities of the area, having regard to Policies SD4, SD6 and SD7 of the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (adopted 2017) and Policies CP4, CP7 and CO4 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 Prior to the occupation of the development hereby permitted the vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no. 1145.02-B, with the area of access road within at least 10.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

Reason: - To reduce potential highway impact by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework.

- 5 The building(s) hereby permitted shall not be occupied until the vehicular parking [and turning] [and loading/unloading] facilities have been provided in accordance with the submitted plan 1145.02-B, and those facilities shall be maintained available for those purposes thereafter.

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

- 6 The works shall be undertaken in strict accordance with the details submitted within construction method statement dated 5th November 2018.

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

- 7 The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority:

- 1) All new windows and external doors (including reveals, cills, materials and finishes);
- 2) Chimneys, flues and any other extraction equipment;
- 3) Rainwater goods.

Reason: In the interests of the character and appearance of the area, having regard to Policy SD4 of the Joint Core Strategy for Gloucester, Cheltenham and Gloucester (adopted 2017) and Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 8 No external facing or roofing materials shall be applied unless in accordance with:

- a) a written specification of the materials;
- b) physical sample/s of the materials.

The details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policy SD4 of the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (adopted 2017) and Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 9 All demolition, conversion and construction works and any mitigation measures must be completed in accordance with the submitted method statement dated 5th November 2018 and drawing no.s 1145. RSB1, 1145. RSB2 and 1145. RSB3 unless otherwise agreed in writing by the Local Planning Authority. If, during the course of the conversion works, problems are encountered which would result in works being carried out to the buildings which are not in accordance with the approved drawings and method statement, the applicant shall cease development on site and immediately notify the Local Planning Authority and submit details of mitigation measures and/or revised drawings to be approved in writing by the Local Planning Authority.

Reason: The application is in part to convert the existing buildings and has been considered and assessed in this light. If it transpires that this is not possible a fresh application will be necessary which would then be considered on the individual merits of the application.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 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, the authority has sought revisions to ensure a more satisfactory level of design.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.