**APPLICATION NO:** 19/00611/FUL

**OFFICER:** Mr Gary Dickens

**DATE REGISTERED:** 5th April 2019

**DATE OF EXPIRY:** 31st May 2019

**DATE VALIDATED:** 5th April 2019

**DATE OF SITE VISIT:**

<table>
<thead>
<tr>
<th>WARD</th>
<th>Battledown</th>
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<td>Charlton Kings</td>
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**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: 18/02547/FUL)

**RECOMMENDATION:** Permit subject to conditions

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1. DESCRIPTION OF SITE AND PROPOSAL

1.1 The application relates to Glenfall Stables on Ham Road. Planning permission was granted in 2018 (ref: 18/00633/COU) under delegated authority, which permitted the conversion of stable/farm buildings to create three dwellings, together with an extension and detached garage to the existing dwelling house on site.

1.2 A revised application was submitted in December 2018 (ref: 18/02547/FUL) for the conversion of existing stable / barn buildings to form three independent dwellings and the demolition of the existing farmhouse and erection of a replacement dwelling. The application was refused by Planning Committee in March this year for the following reason:

“The proposed development lies within the Cotswolds Area of Outstanding Natural Beauty (AONB), where 'great weight' must be given to conserving the landscape and scenic beauty of the area.

Whilst the stable / barn conversion elements of the scheme, together with the demolition of the existing farmhouse, are deemed to be acceptable, the proposed replacement dwelling by virtue of its larger footprint, height and scale would represent an overdevelopment of the site. As a result, the replacement dwelling would fail to respect the existing landscape character of this sensitive location.

As such, the proposal is not considered to conserve the landscape and scenic beauty of the AONB and is therefore contrary to paragraph 172 of the NPPF and Policies SD6 and SD7 of the Joint Core Strategy.”

1.3 The current application is for a similar scheme to that refused, but with a different design approach for the replacement dwelling. The proposal now before the planning committee is for a one and a half storey dwelling with a courtyard style footprint.

1.4 The application is before Members due to a Parish Council objection.

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

18/02547/FUL     22nd March 2019     REF
Conversion of stable buildings to form three dwellings plus demolition of existing farmhouse and erection of new dwelling (revised scheme 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 alinement Plot 1)

19/00588/CONDIT    PDE
Variation of condition 2 (Schedule of Approved Plans) on planning permission 18/00633/COU - minor material amendments to plots 1, 2 and 3.

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
4. CONSULTATIONS

Architects Panel
9th May 2019
Design Concept:
The panel had reviewed the previous application on this site and had supported the scheme in principle. This scheme proposed to replace the existing dwelling which is of no architectural importance so the panel had no objection to the principle.

Design Detail:
Generally, the design of the new house was of a scale and character in keeping with the barn conversions. The panel had some reservations about the style of the single storey glazed rear extension which appeared out of character to the rest of the architecture, albeit it would probably not be seen from public vantage points.

Recommendation:
Support.

Land Drainage Officer
12th June 2019
I am satisfied that the submitted surface water drainage strategy for the replacement dwelling at Glenfall Stables, adequately addresses the surface water discharge therefrom. The applicant should note that any new discharge/connection to the adjacent ordinary watercourse will require a Land Drainage Consent.

Building Control
8th April 2019
The proposed works require Building Regulations approval

Parish Council
26th April 2019 - Objection
The committee objects to the plans to demolish the old farmhouse and build a new dwelling in a different position on the site. The old farmhouse is a vital and historic dwelling in Ham village, it reflects its unique character and is an important asset to the setting of the AONB. By moving the proposed position on the site the harmony of the buildings one to another on the site has been lost. These latest plans are for a dwelling that could be placed anywhere without actual offence it is certainly not of the excellent design that we should expect to be proposed it is not worthy of the AONB.

It neither enhances or respects the village or the AONB
Ham Residents Association
25th April 2019

The Ham Residents Association OBJECT to this application and support the opinions and concerns expressed by the neighbourhood, that have been submitted to the Planning Department.

We also ask the planners to take into consideration the comments that were submitted for application 18/02547/FUL and 18/00633/DISCON which are also valid and relevant to this current application.

18/02547/FUL was refused by the Cheltenham Planning Committee because it was an overdevelopment of the site and detrimental to the Cotswold AONB and the amenities of the settlement of Ham. This current application has not mitigated the reasons for objection and should be accordingly REFUSED.

This application has indeed raised increased concerns for the loss of character of the settlement due to the demolition of the existing historic dwelling and the extensive excavation and terracing of the landscape that are required to facilitate the proposed New Build and the associated access roads.

It is also noted that a perfectly acceptable and approved application 18/00633/COU is in existence, which maintains the character of the settlement.

The Ham Settled Lowlands, site Ref: LCA 8.1, described in the document "Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB within the Cheltenham Borough Administrative Area" 05-May 2016. Has been afforded the highest level of protection to preserve the area from overdevelopment and creeping urbanisation. This protection must be upheld.

The planning policies that have been created to protect the Rural Countryside and history of our Landscape must not be ignored to allow developers to destroy our heritage and encroach into the precious and dwindling countryside.

GCC Highways Planning Liaison Officer
29th April 2019

I refer to the above application received in my department on the 8th April 2019 submitted with application form, site layout plan ref 1145.SP, proposed site layout ref 1145-3.02A and construction method statement.

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: 18/02547/FUL) at Glenfall Farm Stables Ham Road Charlton Kings Cheltenham.

It is noted the Highways Authority has recommended no objection to be raised to application ref 18/02547/FUL, which comprised equal number of dwellings proposed and scale of development.

The proposed access is characterised by the erection of a 1.6m high stone wall, for which the Highways Authority underlines a foreseeable cause of visibility obstruction to the right for vehicles accessing and egressing the site. Consequently, it is recommended the reduction in height of the wall to a maximum of 600mm so as to provide clear visibility above the carriageway level.

Recommendation:
The highways authority recommends no highways objection to be raised subject to the following conditions attached to any permission granted:-
Notwithstanding the submitted plans, the vehicular access shall not be brought into use until the proposed roadside frontage boundaries have been reduced in level and thereafter maintained so as to provide clear visibility at a height of 600mm above the adjacent carriageway level.
Reason: To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 the National Planning Policy Framework.

Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed broadly in accordance with the submitted plan ref 1145-3.02A with any gates situated at least 5.0m back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of driveway within at least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.
Reason: To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 108 and 110 of the National Planning Policy Framework.

The buildings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan ref 1145-3.02A, 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 scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

Prior to the occupation of the buildings hereby permitted, the proposed car parking spaces shall be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
Reason: To ensure that the development incorporates facilitates for charging plug-in and other ultra-low emission vehicles in accordance with paragraph 110 of the National Planning Policy Framework.

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.

Tree Officer
29th April 2019
The Trees Section does not object to this application.
5. PUBLICITY AND REPRESENTATIONS

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<thead>
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<th>Number of letters sent</th>
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<tr>
<td>Total comments received</td>
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</tr>
<tr>
<td>Number of objections</td>
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</tr>
<tr>
<td>Number of supporting</td>
<td>0</td>
</tr>
<tr>
<td>General comment</td>
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5.1 Seventeen letters were sent to neighbouring properties and a site notice was also displayed. Nine objections have been received.

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 replacement dwelling;
- Design approach and choice of materials for the replacement dwelling;
- Impact on the AONB and the character of Ham;
- Impact on the ‘dark skies’ of the AONB and existing wildlife,
- Potential loss of privacy through overlooking, and;
- Impact on surface water drainage and the water table.

6. OFFICER COMMENTS

6.1 The principle of the conversion of the existing stables / barns has been fully established through the approval of the original application (ref: 18/00633/COU). This application confirmed that the identified stables and barns were structurally capable of being converted with no obvious signs of significant ground movement. Members did not raise any concerns over the conversion element of application ref: 18/02547/FUL and this did not form part of the refusal reason.

6.2 The majority of the design details within this application that relate to the conversions have recently been approved under a variation of condition application (ref: 19/00588/CONDIT). That application was submitted to vary the approved plans in order to regularise the works that are underway on site.

6.3 Overall 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.

6.4 Demolition of existing farmhouse and erection of replacement dwelling

6.5 The scheme that was before Members in March 2019 (and refused) proposed the demolition of the existing farmhouse. Demolition was not considered a significant factor in the refusal of that application. The previous officer report noted how the existing farmhouse “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."

6.6 No protection can be afforded to the existing building and the application is for a replacement dwelling which results in the same number of dwellings within the site as the approved scheme (four).

6.7 Officers remain of the opinion that whilst the loss of the farmhouse is clearly unfortunate as it does form an historical part of the site, given the points above the demolition is considered to be acceptable. The consideration must be therefore whether the scale, form and design of the replacement dwelling is appropriate for this sensitive setting.

6.8 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. Policy SD7 of the JCS requires proposals to conserve and, where appropriate, enhance the landscape and special qualities of the AONB. Members felt the previously proposed replacement dwelling was unacceptable as this was not in keeping with the surrounding area and was inappropriate in scale. As such it was deemed to harm the AONB and represented an overdevelopment of the site.

6.9 This application is for a one and a half storey dwelling located to the south east corner of the site and when viewed from the roadside will be approximately 2.5m from where the existing farmhouse is located. The overall height has been reduced by 1.2m compared to the previous scheme, measuring approximately 6.4m in height. The depth of the dwelling which would run parallel with Ham Road measures approximately 13.9m compared with the refused scheme which measured 19.9m. Whilst the replacement dwelling will sit higher within the site compared with the existing farmhouse, this will not be to a level that unacceptably dominates the site or the surrounding area.

6.10 The replacement dwelling will have an overall footprint of 201.7sqm. The existing farmhouse has permission to be extended which would result in a footprint of 183.9sqm, and when the approved carport is factored in, this increases to 219.9sqm. It would be difficult to argue therefore that this scheme will result in an overdevelopment of the site given the comparison between this and the current permission which allows the farmhouse to be extended and an outbuilding to be constructed.

6.11 In terms of design, the replacement dwelling will have a courtyard structure and will be finished with natural stone reclaimed from the demolished buildings with elements of timber cladding. A slate roof is proposed together with oak framed windows and stone cills. A contemporary approach is injected with a single storey element to the rear however this will be hidden from the public realm and contained within the site itself.

6.12 The proposed form is relatively traditional and will not result in the introduction of any form of alien materials or features either to the site or the immediate area. The proposal accords with paragraph 127 of the NPPF which states that development should be “sympathetic to local character and history, including the surrounding built environment and landscape setting, while not discouraging appropriate innovation or change”.

6.13 On balance, it is officer’s opinion that the proposed development is sympathetic to the local character of the area and will conserve the special qualities of the AONB. A landscaping plan has been submitted which the Trees Officer is supportive of and this is considered to soften the impact of the development within the AONB. Notwithstanding the submitted information, the Highways Officer has requested the roadside boundary to be reduced to 0.6m in height to provide suitable visibility. A condition has been added accordingly to enforce this.

6.14 Impact on neighbouring property
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.

A number of objections to the proposal have been received from neighbouring residents, primarily raising concerns over the loss of the existing farmhouse and the proposed replacement dwelling. These concerns are duly acknowledged and the points made are addressed in the sections above. In terms of neighbouring amenity, it is not considered that the proposal will cause a loss of light, loss of privacy or have any overbearing impact on neighbouring properties.

A comment has been received with regards to possible light pollution which can impact on the dark skies of the AONB. Given that the site already has permission which will result in 4 dwellings on site, officers do not consider the impact on these dark skies to be any significantly worse and light pollution will not dramatically increase as a result.

Environmental Impact

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 recent applications on this site. The bat survey from the approved application (ref: 18/00633/COU) concluded that no bats were found to be roosting at the site and therefore no mitigation measures were required.

Drainage

Some local concern has been raised with regards to the impact the development will have on surface water drainage and the high water table. As previously noted, three of the stable / barns have planning permission in place to be converted into residential dwellings and the storm water for these would be discharged to a nearby existing watercourse. This arrangement would be in-situ whether the buildings were being converted or not. Additionally, rain and foul water drainage works are ‘managed’ through approved document H (drainage and waste disposal) of the 2010 Building Regulations which the conversion works will be subject to.

The applicant has submitted a drainage strategy with regards to the replacement dwelling and the Local Authority’s Land Drainage Officer has been consulted on this. The proposed strategy is considered to be satisfactory and no objection is raised. A condition has been included requesting final details of which SUDS scheme.

The proposed site layout shows a new drainage ditch to an existing watercourse. Works that are likely to affect the flow in an ordinary watercourse require the separate consent of the Local Authority and an informative regarding this has been added for the applicant’s attention.

The presence of a high water table is not necessarily a reason with which to withhold planning permission however if the water table is as high as has been suggested this may have an impact on the construction of the replacement dwelling. This will be addressed as part of the building regulations process. An informative has been added for the applicant’s attention advising them to take appropriate measures during the construction phase and to consult with Severn Trent water should any damage to their equipment occur.

CONCLUSION AND RECOMMENDATION

Whilst the level of concern raised by local residents is duly acknowledged, officers are required to consider the merits of the application based on current policy context. The loss
of the historic farmhouse building is regrettable, however this is not currently protected nor is it of a condition worthy of protection. The demolition of the building is therefore considered to be acceptable.

7.2 The applicant has taken on board previous Member comments and the refusal reason, submitting a revised scheme of a reduced scale and a more traditional design, utilising a number of materials from within the site itself. The application will provide a replacement dwelling of modern day living standards that is in-keeping with the character of the area in terms of size, form and design. The proposal 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 This revised scheme 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 considered to be 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 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.

2 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).

3 The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan ref: 1145-3.02B, 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.

4 Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed broadly in accordance with the submitted plan ref: 1145-03.02B with any gates situated at least 5.0m back from the carriageway edge of the public road and hung so as not to open outwards towards the public road and with the area of driveway within at least 5.0m 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 and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 108 and 110 of the National Planning Policy Framework.

5 Notwithstanding the submitted plans, the vehicular access shall not be brought into use until the proposed roadside frontage boundaries have been reduced in level and thereafter maintained so as to provide clear visibility at a height of 600mm above the adjacent carriageway level.

Reason: - To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 the National Planning Policy Framework.

6 Prior to the occupation of the buildings hereby permitted, the proposed car parking spaces shall be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Reason: - To ensure that the development incorporates facilitates for charging plug-in and other ultra-low emission vehicles in accordance with paragraph 110 of the National Planning Policy Framework.

7 The external facing and roofing materials will be those as specified in drawing no. 1145-3.02B unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved 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).

8 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) Chimneys, flues and any other extraction equipment;

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).

9 The external doors, windows and rainwater goods will be those as specified in drawing no. 1145-3 02B unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved 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).

10 All landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or
plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policies CP7, GE5 and GE6 of the Cheltenham Borough Local Plan (2006), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

11 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.

12 Prior to the commencement of development for the replacement dwelling, a 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.

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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

2 The applicant should note that any new discharge / connection to the adjacent ordinary watercourse will require a Land Drainage Consent. Further details can be found here: https://www.gloucestershire.gov.uk/planning-and-environment/flood-risk-management/land-drainage-consent/
The applicant should be aware of the presence of a high water table and consult immediately with Severn Trent should any springs, pipes or equipment be affected through the construction works.