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| APPLICATION NO: 21/00847/REM | OFFICER: Mrs Emma Pickernell |
| DATE REGISTERED: 14th April 2021 | DATE OF EXPIRY: 14th July 2021 |
| WARD: Leckhampton | PARISH: Leckhampton With Warden Hill |
| APPLICANT: | Newland Homes Ltd |
| AGENT: | No agent used |
| LOCATION: | Land Off Kidnappers Lane, Cheltenham |
| PROPOSAL: | Application for approval of Reserved Matters (conditions; 1, 5, 7 & 13) following Outline Planning Application approval for 25 Dwellings & Associated Works (with all matters reserved) 19/00334/OUT |

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Determining Issues
- 1.2. As mentioned in the committee report the application has recently been amended to ensure that it is 100% zero carbon across the scheme, including the affordable homes.
- 1.3. The purpose of this update is to provide members with the applicant's response which sets this out, along with a response to other points raised by the Affordable Housing Enabling Officer.
- 1.4. The Affordable Housing Enabling Officer has also provided a response to this which withdraws previous concerns to the proposal.

2. CONCLUSION AND RECOMMENDATION

- 2.1 The recommendation remains to approve the application. It is considered appropriate to attach a condition (condition 5) to ensure that the measures outlined by the applicant, to achieve net zero carbon are implemented in full.

3. CONDITIONS

- 1 The development shall be begun not later than the expiration of two years from the date of this decision.

Reason: To accord with the provisions of Section 92 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 No external facing or roofing materials shall be applied unless in accordance with:
 - a) a written specification of the materials; and/or
 - b) physical sample(s) of the materials.

The details of which shall have first 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 adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 4 Prior to first occupation of the development, refuse and recycling storage facilities shall be provided in accordance with the approved plans and shall be retained as such thereafter.

Reason: In the interests of sustainable waste management and recycling, having regard to Policy W36 of the Gloucestershire Waste Local Plan.

- 5 Prior to the first occupation of the development the sustainable practices and features outlined in letter from the Agent dated 10th January 2022 shall be implemented in full and shall be retained in perpetuity thereafter.

Reason: to ensure that the buildings meet the net zero carbon standard which has been outlined in the application submission, having regard to policy INF 5 of the Joint Core Strategy (2017).

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.