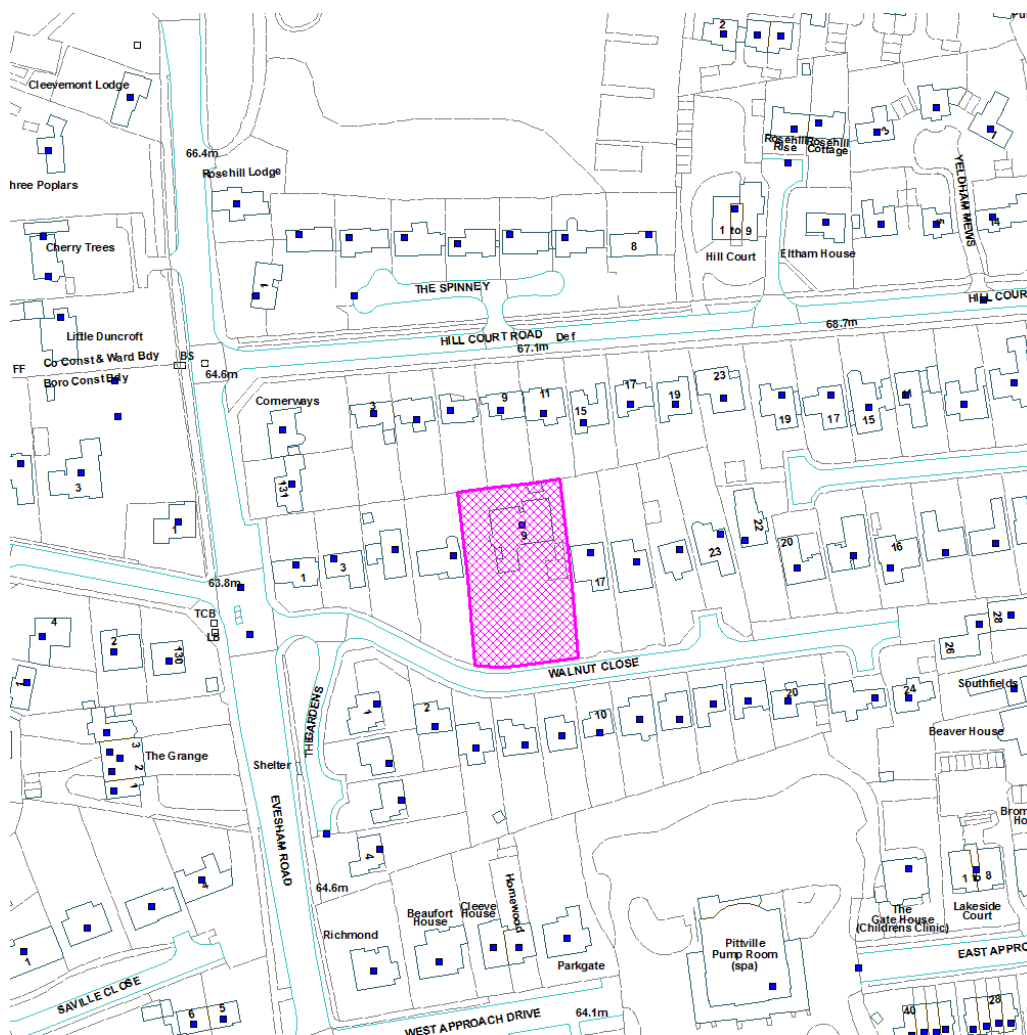


APPLICATION NO: 22/01077/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 16th June 2022		DATE OF EXPIRY: 11th August 2022 (extension of time agreed until 22nd August 2022)
DATE VALIDATED: 16th June 2022		DATE OF SITE VISIT:
WARD: Pittville		PARISH:
APPLICANT:	M And R Le Grand	
AGENT:	Mark Le Grand and Co	
LOCATION:	Springfield 9 Walnut Close Cheltenham	
PROPOSAL:	Demolish existing dwelling and construct 3no. dwellings and associated landscaping	

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is located on the northern side of Walnut Close, a residential cul-de-sac accessed from Evesham Road, and comprises a large detached bungalow and double garage. The site is large, measuring some 1940 square metres, and rectangular in shape. The site is bounded by residential properties in Walnut Close, and Hillcourt Road to the north. There are a number of TPO'd trees within, and adjacent to, the site.
- 1.2 The application is seeking planning permission to demolish the existing dwelling (and garage) and erect 3no. detached dwellings with associated access, parking and landscaping. The proposed housing comprises 2no. five bedroom dwellings and 1no. four bedroom dwelling.
- 1.3 The application has been called-in to planning committee by Councillor Fifield due to concerns that *"The amount of properties being proposed on this site seems too high for such a plot (the third build strip is very narrow), and will mean a substantial increase in cars on this cul de sac. 2 would seem more appropriate."*
- 1.4 The application is also subject to an objection from the Civic Society whose comments can be read at Section 4 below.
- 1.5 Members will have the opportunity to visit the site on planning view.

2. CONSTRAINTS AND PLANNING HISTORY

Constraints:

Principal Urban Area

Planning History:

CB14072/00	PERMIT	11th August 1978
Outline application to a) provide new access from Walnut Close and b) erect a double garage		
CB14072/01	PERMIT	14th December 1979
Erection of double garage		
CB14072/02	PERMIT	25th June 1987
Erection of double garage with store room above as amended by letter dated 16/6/87		
CB14072/03	PERMIT	26th November 1987
Erection of rear extension		
01/00331/FUL	PERMIT	27th April 2001
Installation of dormer windows on front and rear roof slopes in connection with loft conversion		

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2021 (NPPF)

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 5 Delivering a sufficient supply of homes

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Adopted Cheltenham Plan 2020 (CP) Policies

D1 Design
SL1 Safe and Sustainable Living
GI2 Protection and replacement of trees
GI3 Trees and Development

Adopted Joint Core Strategy 2017 (JCS) Policies

SD3 Sustainable Design and Construction
SD4 Design Requirements
SD10 Residential Development
SD14 Health and Environmental Quality
INF1 Transport Network

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)
Cheltenham Climate Change SPD (2022)

4. CONSULTATION RESPONSES

Building Control

20th June 2022

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

Cheltenham Civic Society

1st July 2022

OBJECT

The Civic Society Planning Forum has no objection in principle to this development. The plot can easily support 3 houses.

Our objection is to the designs which are poorly proportioned, of inappropriate materials, contrary to NPPF para 134. It fails in NPPF's objective to create 'well-designed, beautiful and safe places.'

Contrary to the assertions in the design and access statement, the design does not reflect neighbouring properties, which are typical of the late 60s/early 70s, including their open plan external layouts. Materials are also not in keeping. The area is entirely built of brick and is mainly under shallow pitch concrete-tiled roofs. Render and stone trims are not the vernacular of this area. Nor are the steeply pitched roofs and third storeys. Thus it contravenes NDG policies C1 and I1.

As new builds, these should meet Carbon zero requirements and should have air source heat pumps (not gas boilers) in order to comply with the newly adopted Cheltenham Climate Change SPD.

Tree Officer

1st July 2022

The CBC Tree Section does not oppose this planning application.

However, the submitted Tree Protection Plan is insufficient to protect trees (lime to the rear and honey locust tree to the front of 7 Walnut Close. Without this protection, the roots of these off-site trees could be become damaged. Please could an updated Tree Protection Plan be submitted and approved.

It is assumed that underground services to these proposed dwellings will follow the course of the driveway and not through the tree'd area to the front. Please could this be confirmed.

Tree Officer

11th July 2022 – revised comments

The Tree Protection Plan of July 2022 is acceptable.

Please could it be confirmed that no underground services will be routed through the Root Protection Areas of existing trees.

Tree Officer

2nd August 2022 – further comments

Following email confirmation (21 July) that no underground services are to be routed through the root protection area of existing trees, the CBC Tree Section has no further objection to this application.

Architects Panel

20th July 2022

Design Concept

The panel had no objection to the principle of replacing the existing dwelling, which is of no architectural or historic significance, with new houses. The site is much larger than neighbouring plots and on balance the panel felt it could accommodate the three houses proposed.

Design Detail

The houses are generally of an acceptable scale and character and would fit in well with other houses in Walnut Close. However, the panel thought the scheme could be improved if the smaller dwelling P3 was swapped with dwelling P2, thereby having a better relationship with neighbouring properties. The layout might then look slightly less cramped. Further design enhancements could be made by considering alternative energy sources to natural gas such as heat pumps. New housing developments like this should be aiming for net zero carbon design solutions.

Recommendation

Support subject to design refinements.

GCC Highways Development Management

27th July 2022

Having gone through the plans of this consultation, some further clarifications/amendments are needed:

1. Please could the applicant provide a detailed plan setting out the required 2.4m x 43m visibility splays either side of the edge of the carriageway in accordance with the guidance set out in MfS on 30mph roads.
2. The access width needs to be a minimum of 4.1m, this is to allow for two vehicles to access and egress at the same time and avoid a vehicle becoming an obstruction to oncoming traffic.
3. We would also require pedestrian visibility splays 2m x 2m (45 degrees) from the edge of the drive.

Please accept this as an interim recommendation of deferral.

GCC Highways Development Management

29th July 2022 - revised comments

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection.

The justification for this decision is provided below.

The proposal seeks to demolish an existing dwelling and construct 3no. dwellings and associated landscaping at Springfield 9 Walnut Close Cheltenham Gloucestershire GL52 3AF.

Access to the site will be made from Walnut Close via a simple vehicle crossover. The road is subject to a design speed of 30mph. No personal injury accidents have been recorded in the most recent 5 years near the vicinity of the site.

The applicant confirms the available visibility off the existing access comprises of 28.70m and 47.20 to the west and east, respectively, from a 2.4m setback. Using MfS to calculate the likely vehicle speeds for the western visibility, this would equate to 23mph. Based on the design of the road, it is expected vehicles would be driving at low speeds below the sign posted limit. A site visit was carried out on the 28th July 2022 to confirm the suitability of the visibility from the access. The Highway Authority is satisfied the level of visibility is suitable in the context of the proposal and its location.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

The Highway Authority therefore submits a response of no objection.

Informative

Alterations to Vehicular Access

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent to 18 neighbouring properties; 15 representations have been received in response to the publicity, 13 of which are in objection.
- 5.2 The representations have been circulated in full to Members but the main concerns relate to:
 - Overdevelopment / density
 - Increase in noise and disturbance
 - Visual impact
 - Increase in traffic / highway safety
 - Drainage
 - Impact on trees
 - Loss of privacy

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The main considerations when determining this application relate to the principle of development; design and layout; any potential impact on the amenity of neighbouring land users; parking and highway safety; and trees and landscaping.

6.2 Principle

6.2.1 Paragraph 11 of the National Planning Policy Framework (NPPF) sets out a "*presumption in favour of sustainable development*" which for decision-taking means

approving development proposals that accord with an up-to-date development plan without delay.

6.2.2 Where housing policies are out-of-date (including situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites), the NPPF is quite clear that development proposals should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole, or specific NPPF policies provide clear reason for refusal. As it stands, the Council is currently unable to demonstrate such a five year supply of housing and therefore the 'tilted balance' in favour of granting permission is triggered.

6.2.3 Notwithstanding the above, the application site is sustainably located within the Principal Urban Area, wherein adopted JCS policy SD10 supports new housing development. Moreover, throughout the NPPF emphasis is given to new development optimising the potential of the site; and policy SD10 also requires new residential development proposals to "*seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.*"

6.2.4 Additionally, whilst the existing dwelling has some architectural merit, it is not listed or locally indexed, nor located within a conservation area, and therefore its demolition is considered to be acceptable subject to a satisfactory scheme for redevelopment.

6.2.5 As such, there is no fundamental reason to suggest that the principle of re-developing the site for a greater number of houses is unacceptable, subject to the material considerations discussed below.

6.3 Design and layout

6.3.1 Paragraph 130 of the NPPF requires decisions on planning applications to ensure that new developments "*will function well and add to the overall quality of the area...; are visually attractive...; are sympathetic to local character...including the surrounding built environment...whilst not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place...; optimise the potential of the site...; and create places that are safe, inclusive and accessible...with a high standard of amenity for existing and future users*".

6.3.2 The above requirement is generally consistent with the design requirements set out in adopted CP policy D1 and JCS policy SD4.

6.3.3 Additional guidance can be found in the Council's adopted SPD relating to development on garden land and infill sites, which sets out that various elements combine to create the character of an area and include grain, type of building, location of buildings within the block or street, plot widths and building lines. The document states at paragraph 3.5 that "*Responding to character is not simply about copying or replicating what already exists in an area...Change in itself is not considered a bad thing automatically...*"

6.3.4 Building heights and styles, plots sizes and materials within the cul-de-sac vary and, as such, there is no clear distinct character to which the development must adhere. Given the variety and nature of housing within the locality, and the size of the plot, the subdivision of the application site into three plots would not be at odds with the surrounding urban grain. Officers accept that the proposed development would undoubtedly have a greater visual impact than the existing bungalow but this, in itself, is not considered to be unacceptable or harmful.

6.3.5 In addition, officers do not share the concerns of local residents and the ward member that the re-development of this plot to provide three houses would be an overdevelopment

of the site. As previously noted at paragraph 6.2.3, within JCS policy SD10, and throughout the NPPF, emphasis is given to new development making the most efficient use of land, and to optimising the potential of sites. Indeed, despite raising concerns in relation to detail, both the Civic Society and Architects Panel agree that the site is large enough to accommodate three dwellings. It is also interesting to note that the house numbering on this side of the road jumps from no.9 to no.17.

6.3.6 In terms of design, the proposed dwellings are fairly traditional in their appearance, and will be largely faced in render, beneath a pitched slate roof, with a feature bay window to the front elevation finished in reconstituted stone, together with stone window heads and sills. Officers do not agree with the Civic Society that the dwellings “*are poorly proportioned, of inappropriate materials*” nor that the design should reflect the uninspiring “*neighbouring properties, which are typical of the late 60s/early 70s*”.

6.3.7 As stated earlier, the Garden Land SPD acknowledges that “*Responding to character is not simply about copying or replicating what already exists in an area*”. Moreover, design is subjective, and this is evident from the differing views of the Civic Society and the Architects Panel; the Architects Panel of the view that “*The houses are generally of an acceptable scale and character and would fit in well with other houses in Walnut Close.*”

6.3.8 Officers are therefore satisfied that the dwellings would sit comfortably within their context and be visually attractive buildings that have the potential to raise the general standard of design within the wider area. Whilst it is acknowledged that the houses within the cul-de-sac are predominantly faced in brick, there are some examples of render within the street. Indeed, one nearby property has been extended to the front at two storeys by way of a flat roof, rendered extension.

6.3.9 In addition, a street scene drawing submitted during the course of the application demonstrates that the eaves and ridge height of the dwellings will not exceed those of the dwelling immediately to the east. To the west, the single storey element adjacent to the boundary will ensure a suitable relationship with the neighbouring bungalow. It is not considered necessary to seek the revision suggested by the Architects Panel, i.e. the swapping of units P2 and P3.

6.3.10 The positioning of the dwellings within the plot will also better respond to the existing building line than the existing dwelling.

6.3.11 Each dwelling will be provided with three car parking spaces and good sized private rear gardens; together with adequate space for the storage of cycles, and refuse and recycling.

Climate Change

6.3.11 In addition to the aforementioned design policies, adopted JCS policy SD3 requires new development to be designed and constructed to maximise the principles of sustainability; development proposals are required to “*demonstrate how they contribute to the aims of sustainability*” and “*be adaptable to climate change in respect of the design, layout, siting, orientation...*”

6.3.12 JCS paragraph 14.4.11 goes on to advise that:

Before considering the use of renewable energy technologies the design of a development should first identify measures to reduce overall energy demand. This can include choice of building fabric and construction techniques, optimising solar gain, natural lighting and ventilation to reduce the need for space heating and/or cooling and lighting. Secondly, the design should include measures to use energy

more efficiently such as increasing levels of insulation in walls, floors and roofs and improved air-tightness.

6.3.13 The recently adopted Cheltenham Climate Change SPD also provides guidance on how applicants can successfully integrate a best-practice approach towards climate change and biodiversity in all new development proposals.

6.3.14 In response to the SPD, the applicant has submitted a Sustainability Statement in support of the application that sets out the measures proposed as part of this development. The measures include, but are not limited to:

- The installation of an AAA+ rated Air Source Heat Pump system to provide hot water and central heating to the dwellings, with zoned central heating.
- The use of modern insulation in the walls, floor and roof which will meet all U-value requirements.
- The fitting of flow restrictors to the shower, bath and taps and dual flush toilet cisterns to reduce water consumption.
- The incorporation of solar pv technology to the south facing roof slopes to eliminate and/or reduce the requirement for mains electricity.
- The provision of electric vehicle charging points.
- The use of permeable substrate in the construction of the driveway to allow water to drain naturally.
- The incorporation of mechanical ventilation and heat recovery systems throughout the dwellings in order to improve internal air quality and energy efficient ventilation.

6.3.15 Such measures are welcomed and will go some way in helping Cheltenham meet its commitment to become a net zero carbon council and borough by 2030. The gas boilers originally planned are no longer proposed.

6.4 Neighbouring amenity

6.4.1 Adopted CP policy SL1 advises that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land owners or the locality; these requirements are reiterated in adopted JCS policy SD14. In addition, as previously noted, NPPF paragraph 130 highlights the need to secure a high standard of amenity for existing and future users.

6.4.2 In assessing the amenity impacts of a development, CP paragraph 14.4 advises that *“the Council will have regard to matters including loss of daylight; loss of outlook; loss of privacy; and potential disturbance from noise...and traffic / travel patterns”*.

6.4.3 The amenity concerns raised by neighbouring residents have been duly noted, but officers are satisfied that no unacceptable harm will occur in terms of privacy, outlook or daylight. Whilst the properties will be two storeys in height with additional accommodation provided within the roof, the closest upper floor window will be some 18 metres from the rear boundary; far in excess of the minimum 10.5 metre distance normally sought.

6.4.4 In addition, the neighbouring properties on either side of the site do not have any principal windows serving habitable rooms in their side elevations facing the site; and there are no windows serving habitable rooms in the front or rear elevations that would be affected by the proposals.

6.4.5 Moreover, given the scale of development proposed, no significant increase in noise or disturbance should occur as a result.

6.5 Parking and highway safety

6.5.1 Adopted JCS policy INF1 requires all development proposals to ensure a safe and efficient access to the highway is provided for all users; permission will only be refused on highway grounds where the impact of the development upon the local highway network would be severe. The policy is wholly consistent with Section 9 of the NPPF.

6.5.2 From a highway safety perspective, the application has been reviewed by the County Highways Development Management Team (HDM) who, following the submission of additional clarification/amendments, raise no objection subject to conditions; concluding that *“there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.”*

6.5.3 During the course of the application, the applicant has updated the proposed site layout plan to show the achievable visibility splays, and HDM are satisfied the *“the level of visibility is suitable in the context of the proposal and its location.”* The access driveway is 5 metres wide, in excess of the minimum width required, and will allow for two vehicles to access and egress at the same time and avoid a vehicle becoming an obstruction to oncoming traffic.

6.6 Trees and landscaping

6.6.1 Adopted CP policies GI2 and GI3 seek to resist the unnecessary felling of trees on private land in connection with development; and where protected trees are proposed to be felled, replacement tree planting will be required, where practicable. In addition, measures to ensure the protection of retained trees may be required.

6.6.2 As previously noted in the introduction to this report, there are a number of TPO'd trees within, and adjacent to, the site and, as such, the application has been reviewed by the Tree Officer. Having initially reviewed the application, the Tree Officer, whilst raising no objection in principle, found the submitted Tree Protection Plan to be insufficient to protect some of the trees to the front of no.7 Walnut Close. A revised Tree Protection Plan was therefore requested and later received, which was deemed by the Tree Officer to be acceptable.

6.6.3 Confirmation has also been received that no underground services will be routed through the Root Protection Areas of existing trees.

6.7 Other considerations

Flooding and drainage

6.7.1 The site is located within Flood Zone 1 and at a low risk of flooding; as such, new residential development in this location is considered to be wholly appropriate. With regard to drainage, the applicant's Sustainability Statement confirms that, subject to suitable ground and subsoil conditions, a soakaway will be provided to deal with surface water drainage collected from the roof of the dwellings. Additionally, all hardstanding will be constructed with a fall in order to drain water naturally away from the property; and the driveway will be constructed of permeable substrate to allow water to drain naturally. Foul drainage will be connected to the main sewer.

Public Sector Equalities Duty (PSED)

6.7.2 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;

- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.7.3 Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

6.7.4 In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1 Decisions on planning applications must be made in accordance with the development plan.
- 7.2 The application site is sustainably located within the Principal Urban Area, wherein adopted JCS policy SD10 supports new housing development. Moreover, throughout the NPPF emphasis is given to new development optimising the potential of the site; and policy SD10 also requires new residential development proposals to “*seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.*”
- 7.3 Notwithstanding the above, where housing policies are out-of-date (as is the case in Cheltenham as the Council is currently unable to demonstrate a five year supply of deliverable housing sites) development proposals must be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole, or specific NPPF policies provide clear reason for refusal.
- 7.4 As set out in the above report, officers are satisfied that the design of the dwellings is acceptable in this location. Furthermore, there are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority.
- 7.5 The dwellings have been designed to incorporate renewable energy technologies and will go some way in helping Cheltenham meet its commitment to become a net zero carbon council and borough by 2030.
- 7.6 Moreover, the proposed additional dwelling would make a small but nevertheless valuable contribution to the borough’s housing stock.
- 7.7 As such, the proposed development would not result in any adverse impacts that would outweigh the benefits of the scheme. The recommendation therefore is to grant planning permission subject to the following conditions:
- 7.8 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, agreement has been sought from the applicant in respect of the pre-commencement conditions (conditions 3 and 4).

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, and the Sustainability Statement received 22nd July 2022.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of development (including demolition and site clearance), tree protective fencing to BS 5837:2012 shall be installed in accordance with the approved Tree Protection Plan (Drawing No. 22-373/07B) and subsequently inspected and approved in writing by the Local Planning Authority. The approved tree protective fencing shall thereafter remain in place until the completion of the construction process.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 4 Prior to the commencement of development (including demolition and site clearance), a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

The approved method statement shall be adhered to throughout the development process and shall, where necessary:

- i) specify the type and number of vehicles expected during the construction of the development;
- ii) allocate space for the parking of vehicles for site operatives and visitors;
- iii) allocate space for the loading and unloading of plant and materials;
- iv) allocate space for the storage of plant and materials used in constructing the development;
- v) specify the intended hours of construction;
- vi) specify measures to control the emission of noise, dust and dirt during demolition and construction; and
- vii) provide for wheel washing facilities.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery of goods and supplies during the course of the construction works, having regard to adopted policy INF1 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the works could have an unacceptable highway impact during construction.

- 5 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).

- 6 Prior to their installation, details of the proposed air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority. The details shall include their positioning and an assessment of predicted noise levels. The air source heat pumps shall thereafter be installed in accordance with the approved details and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of adjacent properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 7 Prior to the implementation of any landscaping, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all new walls, fences, or other boundary treatments; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details 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 adopted policies D1, G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

- 8 Prior to first occupation of the development, the vehicular access shall be constructed to incorporate visibility splays in accordance with approved Drawing No. 22-373/03B. The visibility splays shall be maintained and kept clear of obstructions thereafter.

Reason: To ensure a safe and suitable access to the development is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017) and paragraph 110 of the National Planning Policy Framework (2021).

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/developer is advised that the construction of the new access will require the extension of a verge and/or footway crossing from the carriageway under Section 184 of the Highways Act 1980 and permission must be obtained from Gloucestershire

Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Further details can be found at www.gloucestershire.gov.uk