

APPLICATION NO: 25/01567/FUL		OFFICER: Mrs Lucy White	
DATE REGISTERED: 15th October 2025		DATE OF EXPIRY: 10th December 2025/Ext of Time Agreed Until 27 th April 2026	
WARD: Park		PARISH:	
APPLICANT:	Robert Deacon Builders Ltd		
AGENT:	Mr Simon Firkins		
LOCATION:	Broadlands Lodge 56 The Park Cheltenham		
PROPOSAL:	Creation of new vehicular access to the university car park. Demolition of The Farmery buildings and erection of 2no. dwellings. Change of use of Broadlands Lodge and the Farmery Lodge to residential with associated extensions, access and landscaping.		

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Following publication of the officer report, it has been necessary to amend the wording of three conditions and introduce an additional condition (Condition 33).
- 1.2. The amended wording of Conditions 4, 5 and 6 would allow demolition and site clearance works to be carried out prior to the discharge of these pre-commencement conditions. Condition 4 (levels) has also been simplified to reflect additional drawings submitted by the applicant, and received on 20th April 2026.
- 1.3. New Condition 33 would restrict the insertion of any additional windows, doors or other openings to Plot 1 (Farmery Lodge) unless prior written approval is obtained from the local planning authority.
- 1.4. The full, amended list of suggested conditions is as follows:-
 - 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 Prior to the commencement of development a Construction Traffic Environmental Management Plan (CTEMP) shall be submitted to and approved in writing by the Local

Planning Authority. The approved CTEMP shall be adhered to throughout the site preparation, demolition and construction periods unless the Local Planning Authority gives prior written permission for any variation. The plan shall include but shall not be restricted to:

- Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Types, size and numbers of construction related vehicles anticipated daily including arrangements to receive abnormal loads or unusually large vehicles;
- Any temporary access into the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Measures for the control of noise, dust and other air borne pollutants during works of demolition and construction;
- Wheel washing facilities;
- Arrangements for turning vehicles;
- Measures for the control of site lighting (required for safe working or for security purposes);
- Methods to control the risk of flooding during construction
- Arrangements to receive abnormal loads or unusually large vehicles; and
- Methods of communicating the CTEMP to staff, visitors and neighbouring residents and businesses.

No construction works and/or ancillary operations which are audible at the site boundary shall be carried out on site outside the following hours:

Monday to Friday - 8am to 6pm

Saturday - 8am to 1pm

There shall be no working on Sundays or Public or Bank Holidays. Deliveries to, and removal of plant, equipment, machinery and waste from, the site shall only take place within the permitted hours detailed above.

Reason: In the interests of highway safety and to safeguard the amenity of occupiers of neighbouring properties, having regard to adopted policies INF1 and SD14 of the Joint Core Strategy (2017) and adopted policy SL1 of the Cheltenham Plan (2020). Approval is required upfront because without proper mitigation the works could have an unacceptable highway and amenity impact during construction.

- 4 Prior to the commencement of development (excluding demolition and site clearance works), plans showing the existing and proposed ground levels, slab levels and ridge heights of the proposed new-build dwellings (Plots 2 and 3) and the ground levels and ridge heights of Farmery Lodge (Plot 1) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure a satisfactory relationship between the proposed development and adjacent buildings and land, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD14 of the Joint Core Strategy (2017). Approval is required upfront to allow the impact of the development to be accurately assessed.

- 5 Prior to the commencement of development (excluding demolition and site clearance works), a surface water drainage scheme, which shall incorporate Sustainable Drainage

System (SUDS) principles and appropriate flood risk management, 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 flood risk management and 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.

- 6 Prior to the commencement of development (excluding demolition and site clearance works), full details for the treatment, routing and disposal of foul water (including pollution control and monitoring measures) for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure adequate foul drainage infrastructure is provided, 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.

- 7 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority and development shall be halted on that part of the site affected by the unexpected contamination. An investigation and risk assessment must then be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11 and a remediation scheme, where necessary, also submitted. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority before development can recommence on the part of the site identified as having unexpected contamination.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted policy SD14 of the Joint Core Strategy (2017).

- 8 No dwelling shall be occupied until:
(i) the carriageway(s) providing access from the public highway to that dwelling has been completed to at least binder course level and the footway(s) to surface course level and in accordance with the approved plans; and
(ii) the car/vehicle parking area, visitor parking, turning space and bin collection point associated with that dwelling (including garages and car ports where proposed) have been completed in accordance with the approved plans.

The access, parking (including garages), bin collection points and turning areas shall thereafter be kept free of obstruction and available for the access, parking, turning of vehicles and bin collection associated with the development.

Reason: To ensure that safe and suitable access is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017), and paragraphs 115 and 117 of the National Planning Policy Framework (2024).

- 9 Prior to commencement, full engineering and constructional details of the proposed site access, shown indicatively on approved drawing 1450.02B, shall be submitted to and approved in writing by the local planning authority. No new dwelling hereby approved shall be occupied until the access works have been completed in accordance with the approved details.

Reason: To ensure that safe and suitable access is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017), and paragraphs 115 and 117 of the National Planning Policy Framework (2024).

- 10 Prior to first occupation of the development, secure covered cycle storage shall be provided on site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter be retained available for such use in accordance with the approved details at all times.

Reason: To ensure the adequate provision and availability of cycle parking, so as to ensure that opportunities for sustainable transport modes have been taken up, having regard adopted policy INF1 of the Joint Core Strategy (2017).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no gates or other means of enclosure shall be erected across the approved accesses unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the highway is not obstructed in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 12 The development shall be carried out in strict accordance with the recommendations contained within Preliminary Ecological Appraisal Report (Smart Ecology, 2025). All the recommendations shall be implemented in full according to the timescales specified in the report and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Reason: To ensure that species and habitats are protected in accordance with adopted Policy SD9 of the Joint Core Strategy (2017), the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework, and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

- 13 A Landscape and Ecological Management Plan (LEMP) covering a ten year period shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works of the development hereby permitted. The plan shall include, but not necessarily limited to, the following information:

- I. Description and evaluation of features to be managed, including locations shown on a site map;
- II. Establishment details, including preparation of the land;
- III. Landscape and ecological trends and constraints on site that might influence management;
- IV. Aims and objectives of management, including ensuring the delivery of at least a 10% net gain in habitat units;

- V. Appropriate management options for achieving the aims and objectives;
- VI. Prescriptions for all management actions;
- VII. A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over 5 or 10 year periods;
- VIII. Details of the body or organisation responsible for the implementation of the plan;
- IX. Ongoing monitoring of delivery of the habitat enhancement and creation details to achieve net gain as well as details of remedial measures that may need to be put in place; and
- X. Timeframe for reviewing the plan.

The LEMP shall be implemented in accordance with the approved details and all habitats shall be retained in that manner thereafter.

Reason: To secure the delivery of at least a 10% biodiversity net gain through successful establishment and management of all newly created and enhanced habitats in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), paragraphs 187, 192 and 193 of the National Planning Policy Framework

- 14 The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Design Stage Report dated February 2026 and prepared by All Ecology.

The Biodiversity Gain Plan submitted pursuant to the national biodiversity condition must be in accordance with any biodiversity or ecological information submitted with the planning application and implemented in accordance with the approved details.

Reason: To secure the delivery of at least a 10% biodiversity net gain through successful establishment and management of all newly created and enhanced habitats in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), paragraphs 187, 192 and 193 of the National Planning Policy Framework.

- 15 Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancements in line with the recommendations in section 5.3.2 table 5-2 of the Preliminary Ecological Appraisal Report dated October 2025 by Smart Ecology, shall be submitted to and approved in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To provide additional opportunities for species as a biodiversity enhancement, in accordance with the objectives of Policy SD9 of the Joint Core Strategy (2017), paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), and Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

- 16 Prior to occupation of the development hereby approved, the applicant shall submit evidence that:-

- ecological enhancements such as the bird, bat and hedgehog boxes, or bee/bug bricks have been installed as outlined in the applicant's Ecological Mitigation and Enhancement Strategy (EMES), to the local planning authority in order that the LPA may verify that the agreed

ecological enhancement/mitigation measures proposed are in place when the development is complete. Evidence can be submitted as photographs.

Reason: To provide additional opportunities for species as a biodiversity enhancement, in accordance with the objectives of Policy INF9 of the Joint Core Strategy (2017), paragraphs 187, 192 and 193 of the National Planning Policy Framework (Chapter 15), and Section 40 of the Natural Environment and Rural Communities Act 2006 as amended by the Environment Act 2021.

- 17 No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR138, or a 'Further Licence') and with the proposals detailed on plan "Broadlands Lodge: Impact plan for great crested newt District Licensing (Version 1)" dated 12th March 2026.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR138, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 18 Prior to the implementation of any landscaping, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be produced in accordance with the Biodiversity Gain Plan and identify all trees, hedgerows and other planting which are to be retained, and a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; 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 ten 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. All hard landscape works shall be permanently retained in accordance with the approved details.

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).

- 19 Prior to the implementation of any hard surfaces within the site, including driveways, parking and turning areas, footways and patios, details shall be submitted to and approved in writing by the Local Planning Authority. All new hard surfacing areas shall be permeable or drain to a permeable area and shall be carried out in accordance with the approved details prior to first occupation of any part of the development.

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).

- 20 Prior to the implementation of any new boundary treatments, including boundary walls, fences or other means of enclosure, details shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

Reason: In the interests of the character and appearance of the area and residential amenity, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD14 of the Joint Core Strategy (2017).

- 21 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).

- 22 Notwithstanding the submitted details, 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. External doors and windows (including design elevation drawings, materials, finish, sills, heads and reveals, glazing specification and opening mechanism)
2. Garage doors
3. Refuse/recycling stores (inc. location and elevation/floor plan details)
4. Porch canopy details
5. External lighting (including security lighting and sensitive lighting design for protected ecological species)
6. Internal access road gate to Plots 2 and 3

Reason: To preserve or enhance the character or appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020), adopted policies SD4 and SD8 of the Joint Core Strategy (2017).

- 23 The development shall be carried out in accordance with the proposed measures set out in the ' dated 2025'.

Reason: In the interests of reducing carbon emissions, having regard to adopted policies adopted policy SD3 of the Joint Core Strategy (2017) and guidance set out in Cheltenham Climate Change SPD (2022).

- 24 Notwithstanding the submitted details, the Air Source Heat Pumps (ASHPs) shall be installed in accordance with Schedule 2, Part 14, Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), unless in accordance with details which shall have first been submitted to and approved in writing by the local planning authority. The details shall include acoustic information relating to the operation of the ASHP(s) and should relate to the closest noise receptors, in line with MCS020 assessment. An ASHP(s) shall be installed prior to first occupation of each dwelling hereby approved and in accordance with details approved. The ASHPs shall be retained as such thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of future occupiers and neighbouring properties and to reduce carbon emissions, having regard to adopted policies D1 and SL1 of the

Cheltenham Plan (2020), adopted policies SD3, SD4 and SD14 of the Joint Core Strategy (2017) and guidance set out in Cheltenham Climate Change SPD.

- 25 No dwelling hereby permitted shall be connected to mains gas supplies for the purposes of domestic hot water or space heating.

Reason: To ensure that the development contributes towards the mitigation of Climate Change, having regard to Strategic Objective 6, policies SD3 and INF5 of the Joint Core Strategy (2017) and the guidance set out in Cheltenham Climate SPD (adopted 2022).

- 26 The development shall be carried out in strict accordance with the (revised) Arb Watching Brief and (revised) Arboricultural Reports prepared by Daniel Mogridge, dated Tuesday 20th January 2026 and received on 10th April 2026. Tree protective measures shall be installed prior to the commencement of development and in accordance with the details outlined in the Arboricultural Reports, as updated by approved Tree Protection Plan (DMC-25/3 TPP Rev E 10/04/2026) and shall remain in place until the completion of the construction process

All access roads, paths, parking areas and other forms of hard landscaping that fall within the tree Root Protection Area(s) of retained trees and shrubs shall be constructed using a no-dig method.

All service runs shall fall outside the tree Root Protection Area(s) shown on the approved drawings, unless otherwise first agreed in writing by the Local Planning Authority. Any such works shall be carried out in accordance with the National Joint Utilities Group; Volume 4 (2007) (or any standard that reproduces or replaces this standard).

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.

- 27 All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings 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 (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority. Any pruning works within the five year period shall be carried out in accordance with BS 3998:2010 (or any standard that reproduces or replaces this standard).

Reason: In the interests of visual amenity, having regard to Policies GI1 and GI2 of the Cheltenham Plan (2020).

- 28 Following the removal of the trees as permitted by this decision, the trees shall be replaced in accordance with replacement tree planting details which shall be submitted to and approved in writing by the Local Planning Authority. The replacement trees shall be planted during the planting season current at the time of felling (end October - end March) or during the next immediately available planting season. The size of the trees shall be at least a Selected Standard as per BS 3936-1:1992 (or any standard that reproduces or replaces this standard). The trees shall be maintained for 10 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted by this condition.

Reason: In the interests of visual amenity, having regard to adopted policy GI2 of the Cheltenham Plan (2020).

- 29 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) 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 extension or alteration requires further consideration to safeguard the amenities of the area, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD14 of the Joint Core Strategy (2017).

- 30 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.

- 31 The areas of the site shown as open space and falling outside the residential curtilages of the dwellings hereby approved, as identified on approved drawing Nos 1450.02E and 1450.03B, shall be permanently retained as open space. These areas shall not be used for any purposes ancillary to the four approved dwellings, including (but not limited to) vehicular or cycle parking, refuse storage or private recreation/amenity use.

At no time shall any buildings, structures, enclosures, garden furniture or play equipment be erected or placed on the open space areas.

Reason: In the interests of the character and appearance of the conservation area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD8 of the Joint Core Strategy (2017).

- 32 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order), the first floor rear (east) elevation windows of Plot 1 (Farmery Lodge) shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

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

- 33 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no additional windows, doors and openings shall be formed in the proposed dwelling on Plot 1 (Farmery Lodge), hereby approved, without express planning permission.

Reason: Any further openings require detailed consideration to safeguard the privacy of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).