

<b>APPLICATION NO:</b> 13/00111/FUL		<b>OFFICER:</b> Mr Ian Crohill	
<b>DATE REGISTERED:</b> 24th January 2013		<b>DATE OF EXPIRY:</b> 25th April 2013	
<b>WARD:</b> St Peters		<b>PARISH:</b> None	
<b>APPLICANT:</b>	Travis Perkins (Properties) Limited		
<b>AGENT:</b>	Quod		
<b>LOCATION:</b>	Former Bonella Works, Tewkesbury Road, Cheltenham		
<b>PROPOSAL:</b>	Erection of builders' merchant's premises (sui generis) for the display, sales and storage of building, timber and plumbing supplies, plant and tool hire, including outside display and storage, with associated servicing arrangements, car parking, landscaping and associated works		

## Update to Officer Report

Following concerns expressed by Members at the site inspection on Tuesday 18<sup>th</sup> June it is suggested that it would be appropriate to attach the following additional condition, should planning permission be granted.

**18 Prior to first occupation of the development hereby granted permission details of signs within the site directing traffic flow shall be submitted to and approved in writing by the Local Planning Authority. The details so submitted shall indicate the content, their location and size and shall include a sign informing drivers that there should be no right turn out of the Brook Road exit. The signs shall be installed in accordance with the details so approved before the site is first brought into use.**

**Reason:- To reduce potential highway impact by ensuring that drivers of large vehicles are discouraged from making use of the local residential roads in the interests of highway safety and the amenities of occupiers of nearby residential properties.**

Furthermore it has been determined that any grant of permission relating to this site need not be supplemented by a s106 agreement linking the proposal to the redevelopment of the existing Gloucester Road builders' merchants' premises (ref: 13/00106/FUL) as suggested in the main report. Whilst it is desirable to ensure that any redevelopment of the Gloucester Road site should not take place until after the existing builders yard has been relocated within the Borough the grant of permission for redevelopment of the Tewkesbury Road site is not strictly dependent on the redevelopment of the Gloucester Road site.

**The recommendation therefore is to grant permission subject to the conditions in the main report (and including the one above) but not the completion of a s106 Agreement.**