

In pursuance of their powers under the above mentioned Act, the Borough Council as Local Planning Authority
HEREBY PERMIT the development described hereunder in accordance with the submitted application and the accompanying plan(s), but subject to the conditions hereunder stated.

APPLICATION NO: 18/00181/FUL
APPLICATION DATE: 26.02.2018

TO:
Mrs G Gledhill
C/O Cotswolds Architects Chipping Campden
Island Cottage Studio
The Square
Chipping Campden GL55 6AL
FAO Mr Tony Ives

DESCRIPTION OF LAND: Hailes Manor Salters Lane Hailes Gloucestershire GL54 5PB

DESCRIPTION OF DEVELOPMENT:
The conversion of two redundant 19thC threshing barns into two dwellinghouses

Conditions Attached to Permission:-

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 152/P04 Proposed Site Plan
 - 152/P05 Proposed Plans
 - 152/P06 Proposed Long Elevations/ Sections
 - 152/P07 Proposed End Elevations/Sections
 - 152/P08 Barn 1 Proposed Plans
 - 152/P09 Barn 1 Proposed Long Section and Elevation
 - 152/P10 Barn 1 Proposed Elevations and Section
 - 152/P11 Barn 2 Proposed Plans
 - 152/P12 Barn 2 Proposed Long Section and Elevation
 - 152/P13 Proposed Section and Elevations
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no alteration of the building and no extensions, porches, sheds, garages or any other development referred to in Schedule 2, Part 1 of the above referenced Order, shall be carried out (other than any hereby permitted) without the prior express permission of the Local Planning Authority.
- 4 No external lighting shall be installed on the site unless the details have first been approved in writing by the Local Planning Authority.
- 5 No development shall take place until a comprehensive Landscaping Scheme in accordance with the parameters of approved plan 152/P04 has been submitted to and approved in writing by the local planning authority. The Landscaping Scheme shall include details of all proposed planting, including species, density, and the height and spread of trees; and details of the planting for all proposed boundary treatments.

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- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings, or the completion of the development, whichever is sooner. Any trees, plants or areas of turfing or seeding, which, within a period of 5 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
- 7 No development approved by this permission shall be commenced until a detailed drainage strategy, including a maintenance strategy, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall be supported by evidence of ground conditions, soakaway tests and modelling of the scheme to demonstrate that it is the most appropriate strategy and is technically feasible.
- 8 No part of the development shall be occupied until details of signage displaying details of the flooding warning service and evacuation routes has been agreed in writing by the local planning authority. The approved signage shall be permanently displayed.
- 9 Notwithstanding any indication of materials which has been submitted with the application, a schedule and/or sample of all surfacing materials shall be submitted and approved in writing by the local planning authority before and development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
- 10 The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 51m left and 47m right (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent carriageway level
- 11 The buildings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. 152/P05, and those facilities shall be maintained available for those purposes thereafter.
- 12 The development shall not commence until further site investigation and risk assessment has been completed, in addition to that already provided with the planning application, to establish the nature and full extent of any contamination at the site. The investigation and risk assessment must be undertaken by a competent person and a written report of the findings must be produced and submitted to the Local Planning Authority for approval.
- 13 In the event that the site investigation and risk assessment undertaken identifies an unacceptable level of contamination, then a detailed remediation scheme must be prepared. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 14 The approved remediation scheme must be carried out prior to occupation of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report demonstrating the effectiveness of the remediation carried out, must be submitted to and approved by the Local Planning Authority to ensure the site will be suitable for its proposed use.
- 15 The development hereby approved shall be carried out in accordance with the Mitigation Measures set out in the Bat Activity Surveys and Method Statement dated 12th February 2018 (updated 19th July 2018) , Report Reference C1833-2 prepared by Swift Ecology unless otherwise agreed in writing by the Local Planning Authority
- 16 Development shall not be commenced until samples of the clay roofing tiles proposed to be used have been submitted to and approved by the Local Planning Authority and all materials used shall conform to the samples so approved.

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- 17 The new stonework to be used for the external surfaces and walls shall match those used in the existing Barns, unless the Local Planning Authority otherwise first agreed in writing.
- 18 No work shall start until detailed drawings of the proposed external joinery for the doors and windows, including elevations and sections, have been submitted to and approved in writing by the Local Planning Authority and the fitted joinery shall be in accordance with the approved drawings. The elevations shall be at a minimum scale of 1:20 and the sections shall be at a minimum scale of 1:5 and shall indicate moulding profiles at full size.
- 19 No work shall start until detailed drawings of the proposed roof lights, including elevations and sections, have been submitted to and approved in writing by the Local Planning Authority and the fitted roof lights shall be in accordance with the approved drawings. The elevations shall be at a minimum scale of 1:20 and the sections shall be at a minimum scale of 1:5.
- 20 All oak used for external surfaces shall be unstained and allowed to silver naturally, unless the Local Planning Authority otherwise first agreed in writing
- 21 All windows and doors are to be recessed by 75mm minimum, unless the Local Planning Authority otherwise first agreed in writing
- 22 The frames of the photovoltaic cells shall be painted black or similar recessive colour, unless the Local Planning Authority otherwise first agreed in writing

Reasons for the Conditions:-

- 1 To comply with the requirements 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 For the sake of clarity and to ensure a more satisfactory development of the site
- 3 To enable the Local Planning Authority to control the development and to safeguard the character of the curtilage listed buildings and to conserve the landscape and scenic beauty of the AONB.
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- 5 In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties, in accordance with the NPPF.
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- 7 To ensure that the development is provided with a satisfactory means of drainage; as well as reducing the risk of flooding both on the site itself and the surrounding area, and to minimise the risk of pollution, all in accordance with the saved policies and NPPF guidance.
- 8 To ensure that any residual risk of flooding can be safely managed in accordance with the NPPF
- 9 To secure a satisfactory appearance
- 10 To reduce potential highway impact 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 conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.
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- 12 To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account
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- 15 To ensure proper provision is made to safeguard protected species and their habitats, in accordance with the guidance set out in the NPPF and policy SD9 of the Joint Core Strategy
- 16 To safeguard the traditional character and appearance of the listed building
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- 22 To safeguard the traditional character and appearance of the listed building

Note:-

Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating improvements to the design.

Date: 08.08.2018



Head of Development Services
duly authorised in that behalf

N.B. It is important that you should read the notes on the reverse/attached with this form
**** This decision is not an approval under Building Regulations – refer to Note ****

NOTES

APPEALS TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG)

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development subject to conditions then you can appeal to the DCLG, under Section 78 of the Town and Country Planning Act, 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or from the appeals area on www.gov.uk/topic/planning-development/planning-permission-appeals Some personal information will be displayed on this website please contact the Planning Inspectorate on 0303 444 00 00 if you have any concerns

The DCLG can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The DCLG need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under a Development Order.

In practice, the DCLG does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

PURCHASE NOTICES

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

PARTY WALL ACT

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

Work on an existing wall or structure shared with another property
Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet

Note

This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

OTHER INFORMATION

This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control section on BuildingControl@cheltenham.gov.uk.

If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Highways Divisional Manager before commencing such work. The address of the Gloucestershire Highways, Imperial Gate Business Park, Corinium Avenue, Barnwood, Gloucester, GL4 3BW

If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.

Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to consents constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken.

Any further information concerning this decision can be obtained from the Development Manager, Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Glos, GL20 5TT. Please quote the reference number of this permission in any correspondence.