PP-11500119



Planning and Development Management

Gloucester Road, Tewkesbury, Gloucestershire, GL20 5TT

Email: developmentapplications@tewkesbury.gov.uk Website: www.tewkesbury.gov.uk Telephone: 01684 295010 Fax: 01684 272227

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number					
Suffix					
Sum					
Property Name					
Unit 5801					
Address Line 1					
Shannon Place					
Address Line 2	Address Line 2				
Tewkesbury Business Park					
Address Line 3					
Gloucestershire					
Town/city					
Tewkesbury					
Postcode					
GL20 8SL					
Description of site location must be completed if postcode is not known:					
Easting (x)	Northing (y)				
391221	233987				
Description					

Applicant Details

Name/Company

Title

Mr and Mrs

First name

David and Tracey

Surname

Cox-Chanin -SSAS

Company Name

Address

Are you an agent acting on behalf of the applicant?

⊘ Yes ○ No

Contact Details

Primary number

Secondary	number
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Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Jeremy

Surname

Dickman-Wilkes

Company Name

extendArchitecture

Address

Address line 1

7 Wistley Road

Address line 2

Charlton Kings

Address line 3

Town/City

Cheltenham

County

Country

UK

Postcode

GL53 8NP

Contact Details

Primary number

Primary number		
***** REDACTED *****		
Secondary number		
Fax number		
Email address		
***** REDACTED *****		

Site Area

What is the measurement of the site area? (numeric characters only).

6679.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- Fire Statements From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. <u>View government planning guidance on fire statements</u> or access the fire statement template and guidance.
- Permission In Principle If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or <u>view government planning guidance on determination periods</u>.

Description

Please describe details of the proposed development or works including any change of use

Proposed Industrial Unit

Has the work or change of use already started?

⊖ Yes ⊘ No

Existing Use

Please describe the current use of the site

Industrial Units

Is the site currently vacant?
⊘ Yes
⊖ No
If Yes, please describe the last use of the site
Scrub land alongside Industrial Unit 5801
When did this use end (if known)?
dd/mm/yyyy
Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.
Land which is known to be contaminated
Land which is known to be contaminated O Yes
⊖ Yes
 ○ Yes ⊘ No Land where contamination is suspected for all or part of the site
○ Yes⊘ No
 ○ Yes ⊘ No Land where contamination is suspected for all or part of the site ○ Yes
 Yes No Land where contamination is suspected for all or part of the site Yes No

Materials

Does the proposed development require any materials to be used externally?

⊘Yes ⊖No Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red and Yellow (string course) facing brickwork. Taupe coloured metal cladding panel system.

Proposed materials and finishes:

Red and Yellow (string course) facing brickwork to match existing. Taupe coloured metal cladding panel system to match existing.

Type:

Roof

Existing materials and finishes:

Powder coated profiled steel roof. Powder coated Bull-nosed fascia and verge.

Proposed materials and finishes:

Powder coated Bull-nosed fascia and verge to match existing. Overhang dimensions to match existing. Cantilevered metal loading bay canopy roof to match existing. Suspended steel and glass canopy to detail.

Type:

Windows

Existing materials and finishes:

Cream coloured aluminium casement windows. PP coated aluminium glazed screen and entrance door screen.

Proposed materials and finishes:

Cream coloured aluminium casement windows to match existing. PP coated aluminium glazed screen and entrance door screen.

Type:

Doors

Existing materials and finishes:

Powder coated industrial steel roller shutter door. PP coated aluminium glazed entrance door screen.

Proposed materials and finishes:

Powder coated industrial steel roller shutter door to match existing. PP coated aluminium glazed screen and entrance door screen.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Part timber part Palisade fencing.

Proposed materials and finishes:

2.4m high continuous galvanised steel Palisade fencing.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete and Tarmac.

Proposed materials and finishes:

Concrete to HGV trafficked area, as existing. Tarmac to car parking area, as existing.

Type: Lighting

Existing materials and finishes:

Floodlight over Loading Bay. Building-mounted area lighting to pedestrian areas.

Proposed materials and finishes:

Floodlight over Loading Bay, as existing. Building-mounted area lighting to pedestrian areas, as existing.

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No
If Yes, please state references for the plans, drawings and/or design and access statement
Drawings 220728/PL/001 - 008
Pedestrian and Vehicle Access, Roads and Rights of Way
Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ⓒ No
Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ⓒ No
Are there any new public roads to be provided within the site? ○ Yes ⊙ No
Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ⓒ No
Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ⓒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes

() No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Cars
Existing number of spaces: 0
Total proposed (including spaces retained): 3
Difference in spaces: 3

Trees and Hedges

 No If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. I survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, de	should
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be impart of the local landscape character?	portant as
Are there trees or hedges on the proposed development site? ⊘ Yes ◯ No	

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's <u>Flood map for planning</u>. You should also refer to national <u>standing advice</u> and your local planning authority requirements for information as necessary.)

⊘ Yes

⊖ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

⊖ Yes

⊘No

Will the proposal increase the flood risk elsewhere?

⊖ Yes ⊘ No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

○ Yes, on the development site

O Yes, on land adjacent to or near the proposed development

⊘ No

b) Designated sites, important habitats or other biodiversity features

 \bigcirc Yes, on the development site

 \bigcirc Yes, on land adjacent to or near the proposed development

⊘No

c) Features of geological conservation importance

O Yes, on the development site

 \bigcirc Yes, on land adjacent to or near the proposed development \oslash No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

✓ Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes

() No

OUnknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

As shown on drawings 220728/PL/001 and 220728/PL/005.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

⊘ Yes

ONo

If Yes, please provide details:

As shown on Proposed Site Plan drawing 220728/PL/001.

Have arrangements been made for the separate storage and collection of recyclable waste?

⊘ Yes

ONo

If Yes, please provide details:

As shown on Proposed Site Plan drawing 220728/PL/001.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

⊖Yes ⊘No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

⊖ Yes ⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes

⊖ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. <u>View further information on Use Classes</u>.

	Class: :) - Light industrial					
Exis 0	ting gross internal flo	oorspace (square metres):				
Gro : 0	ss internal floorspace	e to be lost by change of use or dem	olition (square metres):			
Total gross new internal floorspace proposed (including changes of use) (square metres): 653						
Net 653	additional gross inter	rnal floorspace following developme	ent (square metres):			
Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)		
	0	0	653	653		

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

⊖Yes ⊘No

Hours of Opening

Are Hours of Opening relevant to this proposal?

⊖Yes ⊘No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

⊘ Yes

⊖ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Light Industrial (Tenant currently unknown)

Is the proposal for a waste management development?

○ Yes⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

○ Yes⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

() No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

O The agent

⊘ The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊖ Yes

⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

○ Yes⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes

ONo

Is any of the land to which the application relates part of an Agricultural Holding?

O Yes

⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

 ⊙ The Applicant
 ○ The Agent

Title

Mr and Mrs

First Name

David and Tracey

Surname

Cox-Chanin -SSAS

Declaration Date

05/09/2022

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

✓ I / We agree to the outlined declaration

Signed

Jeremy Dickman-Wilkes

Date

03/10/2023