



**CHEL TENHAM**  
BOROUGH COUNCIL

**Built Environment Cheltenham Borough Council**  
Municipal offices, Promenade, Cheltenham, GL50 9SA

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## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

Manor Farm, Church Road, Swindon Village

## Applicant Details

### Name/Company

Title

Mr

First name

Henry

Surname

Kidson

Company Name

Manor Farm (Cheltenham) Ltd

### Address

Address line 1

c/o County to County Property Group

Address line 2

14 Royal Crescent

Address line 3

Town/City

Cheltenham

County

Gloucestershire

Country

Postcode

GL50 3DA

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of redundant outbuildings and construction of 4 no. dwellings with associated tree and landscaping works

Reference number

20/00749/FUL

Date of decision (date must be pre-application submission)

22/11/2021

**Please state the condition number(s) to which this application relates**

Condition number(s)

25 - Archaeology

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

09/02/2023

Has the development been completed?

Yes

No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

If Yes, please indicate which part of the condition your application relates to

Confirmation that the works carried out on site comply with the Written Scheme of Investigation

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Archaeology Warwickshire Report No. 2438 - 'Manor farm Swindon Village Gloucestershire - Historic Building Recording and Archaeological Monitoring and Recording'

## 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?

- 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Email 04/07/2023

Date (must be pre-application submission)

04/07/2023

Details of the pre-application advice received

The County Archaeologist (GCC) was consulted on the above application in January 2023. The County Archaeologist considers the 'Written Scheme of Investigation for Historic Building Recording and Archaeological Watching Brief' dated August 2022 an appropriate programme of archaeological work, and therefore recommended the LPA's approval of this document and the part discharge of the condition. in accordance with the WSI, and in order to fully discharge the condition, the County Archaeologist requested that a combined report be produced once all the below ground construction works on site have been completed.

As you are aware, the application to discharge Condition 25 was submitted to the LPA some considerable time after the commencement of development, albeit it is understood (through sight of earlier correspondence between the County Archaeologist and applicant) that an archaeological watching brief (undertaken by suitably appointed persons) and an appropriate programme of archaeological site investigations was carried out during works to demolish the existing buildings and during the early construction phase. As such, the County Archaeologist has subsequently also confirmed that the archaeological works undertaken thus far on site are in compliance with the WSI.

Unfortunately, the LPA (as the determining authority for the above application) was not included originally in all earlier correspondence between the applicant and County Archaeologist and was provided with this information at a much later stage, when the issues of non-compliance with pre-commencement conditions arose.

Notwithstanding the above, Condition 25 requires the submission and approval of the WSI prior to the commencement of development, which as I understand, took place late 2022. As such, the LPA is unable to discharge (in part) Condition 25. However, the LPA can confirm that the information/WSI submitted to and agreed with the County Archaeologist is acceptable and the works carried out on site (at the time of writing) appear to be in accordance with the agreed WSI. At the appropriate time and to satisfy all requirements of Condition 25, the applicant will need to submit to the LPA for written approval, the further information requested by the County Archaeologist.

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Ian Allerston

Date

21/03/2024