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1039-c2403212 Barn Conditions

Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA

21st March 2024

Submitted via planningportal.co.uk

Dear Sirs

**DISCHARGE OF CONDITIONS 5, 7, 8, 12, 17, 18 & 23 OF APPROVAL 22/02177/COU
MANOR FARM, CHURCH ROAD, SWINDON VILLAGE, CHELTENHAM, GL51 9RB**

This letter accompanies an application for approval of information in respect of a number of conditions attached to approval 22/02177/COU, which granted approval for 'Change of use of barn to a single dwelling plus internal and external alterations'. Each condition included in this application is listed below together with an explanation of the information submitted for approval.

Condition 5 – Windows

Condition 5 is worded as follows:

'The design and profile of all new doors and windows (including cills, heads and reveals, materials, finish and colour) shall be carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority and prior to their installation. Details shall include but not be limited to: materials, finish, opening mechanism, elevations to a scale of 1:10 or similar and vertical & horizontal cross sections to a scale of 1:2 or similar. The windows and doors shall be retained in accordance with the approved details at all times.'

Submitted for approval are the following drawings:

1039-214 Rev B	BARN Window Schedule and Reference Elevations
1039-215 Rev A	BARN Window Type A Details
1039-216 Rev A	BARN Window Type B Details
1039-217	BARN Window Type C Details
1039-218 Rev A	BARN Window Type D Details
1039-219 Rev A	BARN Window Type E Details
1039-220 Rev A	BARN Window Type F Details
1039-224	BARN Window Type G Details

Condition 7 – External Lighting Etc.

Condition 7 is worded as follows:

'No minor ancillary associated works such as vents, flues, rainwater goods, pipework, meter

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boxes, external lighting or other similar works shall be implemented unless carried out in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.'

Submitted for approval are the following drawings:

1039-214 Rev B BARN Window Schedule and Reference Elevations
1039-j2403191 BARN Ancillary Details

Condition 8 – Means of Enclosure

Condition 8 is worded as follows:

'Notwithstanding the submitted details, the various proposed means of enclosure shall not be installed, implemented or carried out unless in accordance with details (to include but not limited to: product details, specification and samples of materials and their finish, detailed elevations and cross sections) which shall have been submitted to and approved in writing by the Local Planning Authority.'

Submitted for approval is the following drawing:

1039-223 BARN Means of Enclosure

Condition 12 – Refuse Collection

Condition 12 is worded as follows:

'A scheme for the provision of refuse and recycling collection shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to first occupation of the development and shall be retained as such thereafter. At no time shall refuse bins or recycling containers be stored or left on Church Road/the public highway or on any other land fronting Church Road.'

The approved layout includes for a refuse store within the northern part of the grounds of the barn. On collection day, the resident will leave their bins on the edge of the barn driveway for collection by the waste services contractor.

Condition 17 – Photovoltaic Panels

Condition 17 is worded as follows:

'The proposed solar PV panels shall be installed fully prior to first occupation of the dwelling hereby approved, and in accordance with details (to include their operation, design, appearance and positioning on the roof) which shall have been submitted to and approved in writing by the local planning authority. The solar PV panels shall be retained as such thereafter unless otherwise first agreed in writing by the local planning authority.'

Solar PV panels will consist of 10 no. 'JA Solar' 370W all black panels each measuring 1776mm x 1052mm, positioned as shown on the reference elevation drawing and fixed in portrait orientation with GSE in-roof solar fixing kit.

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Submitted for approval are the following drawings:

1039-214 B BARN Window Schedule and Reference Elevations

1039-225 BARN Typical Solar Panel Installation Details

Condition 18 – Drainage

Condition 18 is worded as follows:

'Full details of a surface and foul water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, 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 and foul water drainage scheme.'

The drainage system for the barn is integrated into the previously approved drainage system for application 20/00749/FUL. The capacity of that system was design to take in to account the inputs from the barn.

Submitted for approval are the following drawings:

1039-226 BARN Drainage Layout

Condition 23 – Archaeology

Condition 23 is worded as follows:

Prior to the commencement of development (other than development or works required by this condition), a programme of archaeological works shall be carried out in accordance with a Written Scheme of Investigation, details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

The Written Scheme of Investigation (WSI) has previously been submitted to the LPA and accepted. The works on site covered by the WSI have now been completed.

Submitted for approval is the following document:

'Manor Farm Swindon Village, Gloucestershire – Historic Building Recording and Archaeological Monitoring and recording.'

I look forward to receiving confirmation that this application has been registered and validated however should there be any queries in the meantime, please do not hesitate to contact this office.

Yours faithfully

Ian Allerston RIBA
Director

E: ian.allerston@dhaa.co.uk
Cc (by email) – County to County

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