

Suggested Conditions for application reference 15/01124/FUL

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. This permission is in respect of plan numbers:

Coach House Proposed Elevations - Drawing HH/NF/GL-201CH/1
Coach House Proposed Plans - Drawing HH/NF/GL-201CH/2
Cart Lodge Style Garage and Store, Proposed Plan Section and Elevations - Drawing HH/NF/GL-201 E/a
Landscape Proposals - 16/424/01 A
Unit 1 Elevations – Drawing 215668-02 revision B
Unit 2 Ground Floor Plan and Elevations – Drawing 215668-03 revision B
3. The Coach House garage building shall be constructed of reclaimed stone, clay tile and Welsh slate (lean to) unless otherwise approved in writing by the Local Planning Authority.
4. Prior to the commencement of development, a Method Statement shall have been submitted to and approved in writing by the Local Planning Authority detailing the proposed coach house conversion works. There shall be no deviation from the approved Method Statement unless first agreed in writing by the Local Planning Authority.
5. Notwithstanding any indication of materials which have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
6. No work shall start on the conversion of the listed coach house until detailed drawings of the proposed external joinery, 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.
7. No development approved by the permission shall be commenced until a detailed Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy should be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible; and where applicable adheres to the NPPF, Non-statutory technical Standards for Sustainable Drainage, Building Regulation H and local policy. The drainage scheme shall be carried out in accordance with the approved details. Where surface water requires disposal off site (i.e. not infiltrated) the applicant must provide evidence of consent to discharge/connect through third party land or to their network/system/watercourse.
8. No development shall be put in to use/occupied until a SUDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.
9. The carriageway widening works to Stump Lane shall be constructed broadly in accordance with the approved plan T14566 001 A prior to any other works commencing on site.

10. Prior to works commencing on site details of a scheme to increase driver awareness of the Stump Lane/Churchdown Lane junctions shall be submitted to and agreed in writing by the Local Planning Authority and shall be completed as such prior to the development being brought into beneficial use.
11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:
 - i. provide for the parking of vehicles of site operatives and visitors;
 - ii. provide for the loading and unloading of plant and materials;
 - iii. provide for the storage of plant and materials used in constructing the development;
 - iv. provide for wheel washing facilities;
 - v. specify the intended hours of construction operations;
 - vi. measures to control the emission of dust and dirt during construction
12. The buildings hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan 16/424/01 A, and those facilities shall be maintained available for those purposes thereafter.
13. Notwithstanding the submitted details the southern boundary of the car parking area north of Unit 2 shall be maintained at a height no higher than 600mm above the adjacent carriageway surface.
14. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. 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. The site shall be remediated in accordance with the approved measures before development begins.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
15. The horticultural/landscaping business hereby permitted shall not take place other than between the hours of 07:00 and 18:30 Monday to Saturday, with no working on Sundays.
16. No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched for the horticultural/landscaping business hereby permitted other than between the hours of 07:00 and 18:30 Monday to Saturday, nor at any time on Sundays.
17. External door openings to workshops where plant machinery is operating shall be kept closed except for emergencies or for maintenance. During daytime hours, doors may only be opened as and when required for movements in/out of buildings and when plant machinery is not operating.
18. Noise generated from activities in association with this permission, as measured at the converted Coach House, shall not exceed background noise levels in accordance with the principles set out in BS 4142:2014 Methods for rating and assessing industrial and commercial sound. Any additional

plant should have a design criteria 10dB below the measured background level to ensure the cumulative noise does not increase the noise level at the closest receptor.

19. A noise management plan for the delivery/service yard which includes the mitigation measures set out in paragraph 6.6 of the Noise Impact Assessment prepared by Philip Dunbavin Acoustics Ltd received 13th October 2015, shall be submitted to and approved in writing by the Local Planning Authority before the development takes place. Thereafter, the approved noise management plan shall be implemented unless the Local Planning Authority otherwise agrees in writing.
20. The development shall be landscaped and planted in accordance with the approved landscaping scheme
 - Landscape Proposals 16/424/01 A prepared by Peter Quinn Associates
 - 10 Year Landscape Maintenance Programme dated 27th January 2016 prepared by Peter Quinn Associates

unless otherwise first agreed in writing by the Local Planning Authority
21. 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 3 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.
22. No work shall commence on site until details of existing and proposed levels with reference to a fixed datum point, to include details of finished floor and ground levels, have been submitted to and approved by the Local Planning Authority. All development shall be carried out in accordance with the approved details.
23. No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the local planning authority. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing or the local planning authority other than for its routine maintenance which does not change its details.
24. Details of all screen and boundary walls, fences and other means of enclosure shall be submitted to and approved in writing by the local planning authority before any development takes place. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until details have been fully implemented.
25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no enlargement or alteration of buildings on the site shall be carried out and no private car garages, extensions, garden sheds, gates, fences, walls, other means of enclosure or structures of any kind (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.

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 ensure a sympathetic conversion scheme in accordance with Policies AGR6 and AGR7 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
4. To ensure a sympathetic conversion scheme of the listed building in accordance with Policies AGR6 and AGR7 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
5. To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the NPPF.
6. To safeguard the traditional character and appearance of the listed building to accord with Policy AGR 7 of the Tewkesbury Borough Local Plan to 2011 - March 2006 and the Planning (Listed Buildings and Conservation Areas) Act 1990.
7. To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality
8. To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.
9. To ensure that cost effective improvements are undertaken to the transport network that mitigate the significant impacts of the development in accordance with paragraph 32 of the National Planning Policy Framework.
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11. To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.
12. 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.
13. To provide for visibility for emerging vehicle and to minimise conflicts between vehicles, pedestrians and cyclists in accordance with paragraph 35 of the NPPF.
14. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors
15. To protect occupants of nearby residential properties from noise disturbance

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17. In order to protect the amenity of occupiers of nearby properties
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19. In the interests of amenity and to ensure a satisfactory standard of landscaping.
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21. To ensure the proposal is constructed at an acceptable level with regards to the surrounding area
22. To protect occupants of nearby residential properties from noise disturbance
23. In the interests of visual amenity
24. In the interests of amenity and top ensure a satisfactory landscaping
25. To safeguard the Green Belt and Special Landscape Area

Notes:

1. 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 changes to the height of the proposed buildings.

2. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.
3. The applicant is advised that protected species (including bats) may be present on site. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found whilst carrying out work, all work must stop and Natural England must be informed.

The consent given by this notice does not override the protection afforded to these species and their habitat.