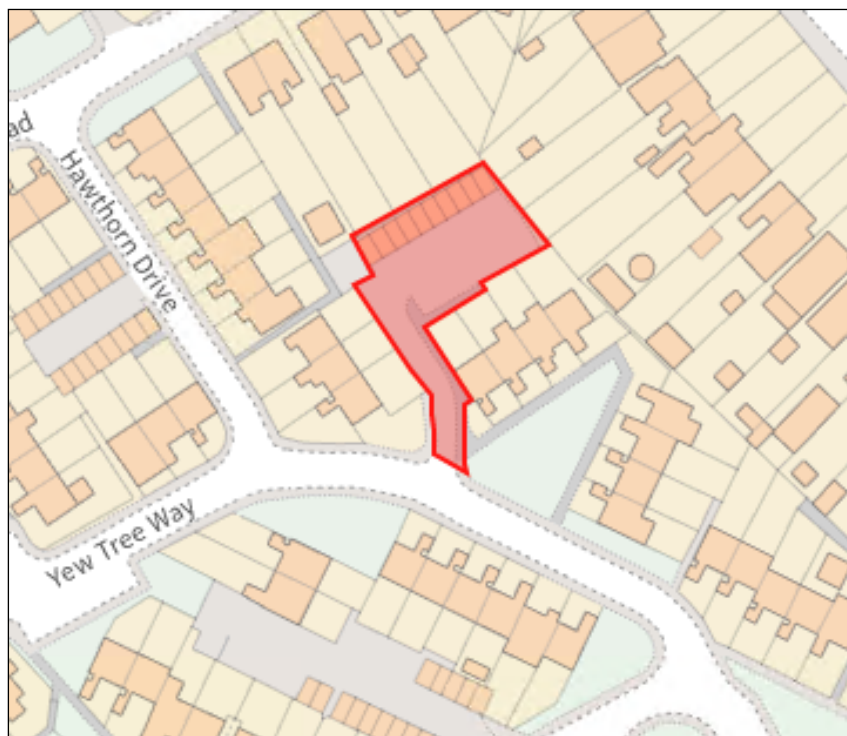


Planning Committee

Date	19 December 2023
Case Officer	Alison Young
Application No.	22/00777/OUT
Site Location	Garages to the Rear of Properties 68-74 Yew Tree Way Churchdown Gloucester
Proposal	Demolition of 10 existing garages and erection of three residential dwellings including details of access with all other matters (layout, scale, appearance and landscaping) to be reserved for future consideration.
Ward	Churchdown St Johns
Parish	Churchdown
Appendices	Site location plan - 6726-F-001A Existing Site layout plan – 6726-P-110A Indicative Proposed Site layout plan – 6726-P-100B
Reason for Referral to Committee	Called in by Councillor Jordan to assess the highways impacts of the scheme from displaced parking.
Recommendation	Permit

Site Location



1. The Proposal

Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REJZ8KQDKU200>

- 1.1 The application is an outline application for the demolition of ten existing garages and erection of three residential dwellings including details of access with all other matters (layout, scale, appearance and landscaping) to be reserved for future consideration.
- 1.2 The application proposes the re-use of the existing vehicular access to the garages which is located between 10 Hawthorn Drive, to the west, and 74 Yew Tree Way, to the east.
- 1.3 The indicative site layout plan submitted in support of the application proposes a terrace of three properties facing to the south-west, providing a hard surface area to the front with two parking spaces for each property, a vehicle turning area and refuse collection point within the site.

2. Site Description

- 2.1 The application site relates to an existing parcel of land comprising ten 'lock-up' garages to the north of Yew Tree Way, vehicular access to which, is between 10 Hawthorne Drive to the west and 74 Yew Tree Way to the east.
- 2.2 The site is approximately 0.08ha in area and is surrounded by residential properties. Properties 7 – 9 Hawthorne Drive are directly to the west of the site, 7 – 13 Grove Road to the north, 30 – 34 Pirton Lane to the east, and 68 – 74 Yew Tree Lane to the south.
- 2.3 The surrounding area is predominantly residential in character formed of two-storey residential dwellings of varying designs.
- 2.4 The application site is located within the settlement boundary of Churchdown and is not subject of any landscape or other constraints.

3. Relevant Planning History

- 3.1 No relevant planning history

4. Consultation Responses

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1 **Churchdown Parish Council** – Comment - No objection save for concerns over the availability of parking for displaced parking
- 4.2 **County Highways Officer** – No Objection subject to conditions requiring details of parking and turning areas, a parking management plan and a construction management plan.

Observations made regarding turning of fire appliance, location of bin store and accessibility of parking spaces.

4.3 Environmental Health Officer – No Objection subject to a condition controlling hours of construction.

4.4 Ecologist – No Objection subject to conditions

4.5 Drainage Engineer – No objections

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

5.1 The application has been publicised through the posting of a site notice for a period of 21 days and direct neighbour notification.

5.2 Seven letters of representation have been received in response. The comments are summarised as follows:

- Loss of parking including the garages, area around the garages and along the existing access road;
- Nos 68 to 74 Yew Tree Road would have no vehicular access;
- Displacement parking and pressure on on-street parking which is already an issue;
- Poor visibility resulting from the increase in use of the junction and existing parking along the roadside/ verge;
- Overlooking of the adjoining properties, loss of privacy, loss of light;
- Overdevelopment of a small site;
- Impact upon existing biodiversity. Enhancement recommendations should be adhered to.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- SP1 (The Need for New Development)
- SP2 (Distribution of New Development)
- SD3 (Sustainable Design and Construction)
- SD4 (Design Requirements)
- SD6 (Landscape)
- SD10 (Residential Development)
- SD11 (Housing mix and Standards)
- SD14 (Health and Environmental Quality)
- INF1 (Transport Network)

- INF2 (Flood Risk Management)
- INF3 (Green Infrastructure)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

- RES2 (Settlement Boundaries)
- RES5 (New Housing Development)
- DES1 (Housing Space Standards)
- ENV2 (Flood Risk and Water Management)
- TRAC9 (Parking Provision)

6.5 Neighbourhood Plan

Churchdown and Innsworth Neighbourhood Development Plan – 2011-2031

- Policy CHIN1: Parking To Support Residential Development
- Policy CHIN2: Layout And Appearance Of Residential Development
- Policy CHIN3: Environmental Considerations In The Design Of Residential Development
- Policy CHIN 11: Blue Infrastructure
- Policy CHIN12: Flood Mitigation

7. Policy Context

- 7.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. Evaluation

Principle of development

- 8.1** The JCS sets out the key spatial policies for the JCS area over the period of 2011-2031 and the preferred strategy to help meet the identified level of need. Policy SP1 sets out the spatial strategy for meeting the Boroughs housing needs. The site is located within the residential development boundary for Churchdown defined by the Tewkesbury Borough Local Plan to 2011 – March 2006.
- 8.2** Policy SD10 of the JCS sets out that on sites that are not allocated, housing development and conversions to dwellings will be permitted on previously developed land in the existing built-up areas of Gloucester City, the Principal Urban Area of Cheltenham and Tewkesbury Town, rural service centres and service villages except where otherwise restricted by policies within district plans.

- 8.3** Policy RES2 of the TBP indicates that proposed new housing development within the defined settlement boundaries is acceptable in principle.
- 8.4** The site lies within the defined settlement boundary of Churchdown and is surrounded by residential development. As the site currently comprises 10no residential lock up garages the site is also considered to constitute previously developed (brownfield) land.

Five Year Housing Land Supply

- 8.5** The NPPF requires local planning authorities to demonstrate an up-to-date five year supply of deliverable housing sites. Where local authorities cannot demonstrate a five year supply of deliverable housing sites, paragraph 11 of the NPPF sets out that housing policies contained within development plans should not be considered up-to-date.
- 8.6** The Council cannot currently demonstrate a five year supply of deliverable housing sites and on that basis, the Council's relevant policies for the supply of housing are out-of-date. In accordance with paragraph 11 of the NPPF, the presumption in favour of sustainable development would therefore apply and permission should be granted unless there are any adverse impacts of doing so which would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

Conclusions on principle of development

- 8.7** The site is located within Churchdown which is listed as an urban fringe settlement in the Tewkesbury Local Plan and is a settlement which is considered to be a sustainable location for new residential development with a good range of services and good accessibility.
- 8.8** The principle of the proposal is therefore considered to be acceptable provided that the development can be satisfactorily integrated within the framework of the surrounding development and subject to other local plan policies.

Siting and Layout

- 8.9** JCS Policy SD4 provides that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.
- 8.10** Criterion 6 of Policy SD10 'Residential Development' of the JCS states the residential development should seek to achieve maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.
- 8.11** Policy CHIN2 of the adopted Churchdown and Innsworth Neighbourhood Development Plan 2018-2031 (NDP) concerns the layout and appearance of residential development and requires development to contribute to the local distinctiveness of Churchdown and Innsworth demonstrating high quality, sustainable and inclusive design and architecture.

- 8.12** The surrounding area is characterised by a mix of terraced and semi-detached, 20th century, two-storey residential development. The site is surrounded by residential development to all four sides and indicative site layout plan proposes a terrace of 3no two-storey properties with a similar, east/ west, orientation as the properties facing onto Hawthorn Drive. The proposal indicates that the properties would be 2 bed 4 person properties providing 79 square metres of internal floorspace in line with the Government's nationally described space standards.
- 8.13** As the site is located to the rear of existing properties, not highly visible from public vantage points, the extent of the visual impact of the scheme upon the existing character and appearance of the area would be limited. Where visible, the proposal would be viewed in context with the existing built-up development surrounding the site.
- 8.14** The indicative layout demonstrates that the site is capable of accommodating up to 3no. dwellings of an acceptable scale and layout that maintains the pattern and form of development characteristic to the surrounding area.
- 8.15** The subsequent reserved matters application would need to show that the scale, form and external materials of the proposed dwelling and its architectural appearance would be in-keeping with the local vernacular and would be of an appropriate quality taking account of the design of existing adjacent dwellings.
- 8.16** It is recommended that any approval of outline planning permission is subject to conditions requiring details of existing and proposed levels, including finished floor levels, a plan indicating the positions, design, materials and type of boundary treatments to be erected, precise details or samples of the external walling and roofing materials and hard surfacing materials proposed to be used, as well as a landscape scheme for the whole site to be submitted as part of the Reserved Matters application, in the interests of the visual amenity of the area.

Residential Amenity

- 8.17** Paragraph 127 of the NPPF specifies that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. JCS policies SD4 and SD14 require development to enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants. In this respect, policy RES5 of the TBLP is also relevant. The NDP does not contain specific guidance on residential amenity but requires new development to integrate positively and respond to local character.
- 8.18** The indicative layout positions the dwellings with an east/west orientation and indicates that there would be a minimum rear garden depth of approximately 7metres at Plot 3 to the adjoining boundary to the east of the site. The rear garden areas for the proposed dwellings would range from between 36 square metres and 47 square metres. These proposed garden areas are small and would provide a minimal level of outdoor amenity space for future occupiers however the gardens would provide sufficient space for sitting out and drying and are considered acceptable for the scale of dwellings proposed.

- 8.19** The indicative layout demonstrates that the proposed dwellings could maintain a distance of over 23 metres to the dwellings to the west of the site (which front onto Hawthorn Drive) and 13 metres to the dwellings to the south of the site. These separation distances between facing elevations are considered acceptable to ensure that the development does not unduly impact neighbouring residential amenity with regard to overlooking and loss of privacy.
- The site adjoins the long rear gardens of the dwellings to the north. The neighbouring dwellings to the east have long rear gardens of approximately 25 metres and so despite the relatively compact rear gardens proposed the dwellings would not result in any unacceptable window relationship or loss of privacy to the properties to the east or overbearing impacts to the properties to the north and south
- 8.20** Although the site is surrounded by existing residential development it is considered that careful design and orientation of windows would ensure that the development could be accommodated in an acceptable manner and these matters would be addressed through any subsequent reserved matters applications.
- 8.21** It is recommended that any approval of outline planning permission is subject to condition requiring details of existing and proposed levels, including finished floor levels, as well as a plan indicating the positions, design, materials and type of boundary treatments to be erected, to be submitted as part of the Reserved Matters application, in order to ensure the amenities of the occupiers of neighbouring properties would be protected.

Access and highway safety

- 8.22** The NPPF sets out that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making. Further, development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts of development are severe.
- 8.23** JCS Policy INF1 states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters. All proposals are required to ensure safe and efficient access to the highway network.
- 8.24** Policy CHIN1 of the Churchdown and Innsworth Neighbourhood Plan sets out parking standards for the provision of off-road parking for new residential development, where possible; 1-bed dwellings should provide 1 off-road car parking space; 2-bed dwellings should provide 2 off-road car parking spaces. It also encourages the provision of off plot visitor parking at a ratio of 0.25 per dwelling.
- 8.25** The site is located within a sustainable location which benefits from a variety of local services and amenities, good pedestrian linkages and is well served by public transport.
- 8.26** The scheme proposes six parking spaces, two for each dwelling, along with an area of hardstanding allowing the vehicles to turn within the site. Whilst the Highway Authority has raised some concerns with regards to the accessibility of the parking spaces and access by a fire truck, they have however recommended conditions to address these concerns and the final layout would be subject to detailed consideration at the reserved matters stage.

- 8.27** Several objections and comments have been received which raise concern over the loss of parking and the subsequent impact of displaced parking within the wider area. The submitted Transport Technical Note considers the potential for displaced parking and a parking survey has also been undertaken on behalf of the Applicant as detailed below.
- 8.28** The parking survey of the existing streets was conducted on Saturday 21st October between 12:00 – 14:00, and on Monday 23rd October between 17:00 – 21:10 at 15 to 25 minute intervals. The number of on road spaces available within 200metres of the site was calculated to be 101 spaces. The results of the survey demonstrate that there are at least 19 free spaces (worst case scenario) which would be sufficient to accommodate the five vehicles that would be displaced as a result of the development proposals. Accordingly it is concluded that there would be no unacceptable impact on the operation of the highway of highway safety as a result of the loss of the existing parking provision.
- 8.29** It is noted that in addition to the garages to be demolished there are also informal parking spaces to the rear of dwellings fronting onto Yew Tree Road. These dwellings front onto a green space and have no parking or vehicular access to the front, the rear gardens to these properties open directly onto the site. It would appear that historically these dwellings have informally parked on hardstanding directly adjoining their rear gardens and accessing through the parking court. The site is also potentially used for parking by dwellings fronting onto Pirton Lane although these properties have parking to the front.
- 8.30** One occupier has a rear access gate into the site and has raised concern that this is the only means of accommodating deliveries of larger items into the rear garden as there is no side access around the dwelling.
- 8.31** It should be noted that while access to the rear of properties has occurred, these arrangements have been informal and take place over private land, access over which could be restricted at any time by the owner. Nevertheless, the Applicant has provided an amended indicative site plan demonstrating how a wider pedestrian access route around the edge of the site to access this existing gate could be provided.
- 8.32** Gloucestershire County Council, as Local Highway Authority (LHA) have assessed the proposed development in terms of location, access, highway impact and car parking the LHA conclude that, based on the analysis of the information submitted, there would not be an unacceptable impact on highway safety or a severe impact on congestion and therefore there are no justifiable grounds on which an objection could be maintained.
- 8.33** Following the clarification by the Applicant that the development site is private and could be fenced off at anytime the LHA agreed that the displacement of parking from the site onto the Highway could occur regardless of any planning approval. Given this fall-back position, the Highway Authority considers that refusal on Highways grounds would be difficult to sustain therefore raises no objection to the application.
- 8.34** On the basis of the additional supporting information provided and the fact that the Highway Authority has not objected to the proposals the scheme is considered acceptable with regards to highway safety considerations and complies with Policy INF1 of the JCS and CHIN1 of the NDP.

Drainage and flood risk

- 8.35** Policy INF2 of the JCS seeks to minimise the risk of flooding from development and to provide resilience to flooding. ENV2 of the TBLP outlines a series of principles in order to avoid and manage the risk of flooding to and from new development. Policy CHIN1 of the NDP – Blue Infrastructure – states that new development should adopt a blue infrastructure approach to the design of water and flood management and Policy CHIN 12 states that proposals are expected to demonstrate that they will not worsen the existing risks to the drainage network.
- 8.36** Whilst the proposed development is located within Flood Zone 1 as defined by the most up-to-date Environment Agency flood risk maps, the proposed development could have surface water implications.
- 8.37** The applicant has submitted a full drainage survey and the Council's Drainage Engineer has confirmed that there is no objection to the submitted drainage details. The submitted Drainage Strategy provides details of the existing site drainage and discharge rates. It concludes that the development of the site will result in a 42% reduction in off-site stormwater flow with run off from roof areas and hardstanding areas disposed of into the STW network with a flow control device, the entrance area to the site would also be finished in porous material and smaller areas such as paths having falls towards adjacent soft ground.
- 8.38** The foul drainage would link into the existing Severn Trent sewer adjoining the site. Accordingly it is considered that the proposed development would not exacerbate the risk of flooding within the site or elsewhere and would comply with the requirements of the policies detailed above.

Biodiversity

- 8.39** Paragraph 180 of the NPPF states if significant harm to biodiversity resulting from a development cannot be avoided through locating on an alternative site with less harmful impacts, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by, inter alia, minimising impacts on and proving net gains to biodiversity.
- 8.40** The application is supported by an Ecological Assessment which advises that the site is of low ecological significance given that it is presently garages and hardstanding and that it is unlikely that there is the presence of bats given the type of building on site.
- 8.41** The Council's Ecological Advisors have been consulted on the application and raise no objections subject to conditions to secure the enhancement measures set out in the ecological assessment and a lighting scheme.

9. Conclusion

- 9.1** Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70(2) of the Act provides that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

9.2 The principle of 3no dwellings in this location is considered acceptable and a sustainable form of development in accordance with the NPPF and the proposal accords with relevant policies of the development plan in so far as material to the consideration of this application as outlined above.

9.3 There are no adverse impacts of the development proposed that would significantly outweigh the benefits and it is therefore recommended that planning permission is granted.

10. Recommendation

10.1 It is recommended that the application is **PERMITTED**, subject to the following conditions.

11. Conditions

1 The development for which permission is hereby granted shall not be begun before detailed plans thereof showing the appearance, landscaping, layout and scale (hereinafter referred to as "the reserved matters") have been submitted to and approved by the Local Planning Authority.

Reason: The application is in outline only and the reserved matters referred to in the foregoing condition will require further consideration.

2 Applications for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3 The development hereby permitted shall be begun either before:
i. the expiration of three years from the date of this permission; or
ii. before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4 No more than 3 dwellings shall be constructed on the site pursuant to this planning permission.

Reason: In order to define the permission

5 The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include a plan indicating the positions, design, materials and type of boundary treatments to be erected to the boundaries of the proposed dwellings. The boundary treatments shall be completed in accordance with the approved plan/details before the dwellings are occupied.

Reason: In the interests of the visual amenity of the area and the amenities of the occupiers of neighbouring properties.

- 6 The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall include precise details and/or samples of all walling and roofing materials to be used externally, and all surface materials within their curtilages, proposed to be used. Development shall be carried out in accordance with the approved details/samples.

Reason: To ensure that the materials and exterior building components harmonise with their surroundings.

- 7 The details to be submitted for the approval of Reserved Matters pursuant to Condition 1 shall include existing and proposed site sections and full details of finished floor and site levels. All development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the area and the amenities of the occupiers of neighbouring properties.

- 8 The details to be submitted as part of the Reserved Matters application pursuant to Condition 1 shall be in accordance with the principles set out in the approved drainage strategy by Infrastructure Design Studio - Revision A.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

- 9 The landscaping details to be submitted pursuant to Condition 1 shall provide full details of both hard and soft landscape proposals. The landscape scheme shall include the following details:

- (a) a plan showing the layout of proposed tree, hedge, shrub, ornamental planting and grassland/wildflower areas;
- (b) a schedule of proposed planting, noting species, planting sizes and proposed numbers/densities;
- (c) a written specification outlining cultivation and other operations associated with plant and green grass establishment;
- (d) hard landscaping materials;
- (e) a plan showing details of all existing trees and hedges on the site. The plan should include, for each tree/hedge, the accurate position, canopy spread and species, together with an indication of any proposals for felling/pruning and any proposed changes in ground level, or other works to be carried out, within the canopy spread;
- (f) a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting.

All planting and seeding/turfing shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the completion or first occupation of any apartment.

The planting shall be maintained in accordance with the approved schedule of maintenance. If any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity, to ensure the development contributes to a multifunctional network of green infrastructure, delivers ecosystem services for people and wildlife.

- 10** The detailed plans to be submitted as part of the Reserved Matters application in accordance with Condition 1 shall show the layout, vehicular access, parking and turning facilities and the dwellings hereby permitted shall not be occupied until those facilities have been provided in accordance with the approved plans and those facilities shall be maintained available for those purposes for the duration of the development.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided.

- 11** Prior to any above ground works, precise details of the surfacing treatments to be used on the approach road and the turning and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure adequate off-street parking and access arrangements are provided.

- 12** The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Impact Assessment (Abricon, December 2022).

Reason: In order to protect ecology and biodiversity.

- 13** Prior to any above ground works, a plan detailing the specifications of ecological enhancements detailed within the Ecological Impact Assessment (Abricon, December 2022) shall be submitted to and approved in writing by Local Planning Authority. This should include, but not be limited to bat and bird boxes. The enhancement measures shall be installed in accordance with the approved details prior to the first occupation of ten development and shall be retained for the duration of their use.

Reason: To protect and enhance ecology and biodiversity

- 14** Prior to commencement, details of all proposed external lighting (including location and specification) shall be submitted to and agreed in writing by the Local Planning Authority. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the approved details.

Reason: To protect ecology and biodiversity

- 15** Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Advisory routes for construction traffic;
 - Any temporary access to the site;
 - Locations for loading/unloading and storage of plant, waste and construction materials;

- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

- 16** During the construction phase (including preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the noise climate and amenity of local residents.

12. Informatives

- 1** In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.
- 2** The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway.
- 3** For avoidance of doubt the submitted Site Layout Plan has been treated as being for illustrative purposes only.
- 4** The applicant is advised that any subsequent reserved matters application would need to demonstrate that up to 3 dwellings could be accommodated within the curtilage of the application site in an appropriate and attractive manner which would respect the character and appearance of the area.