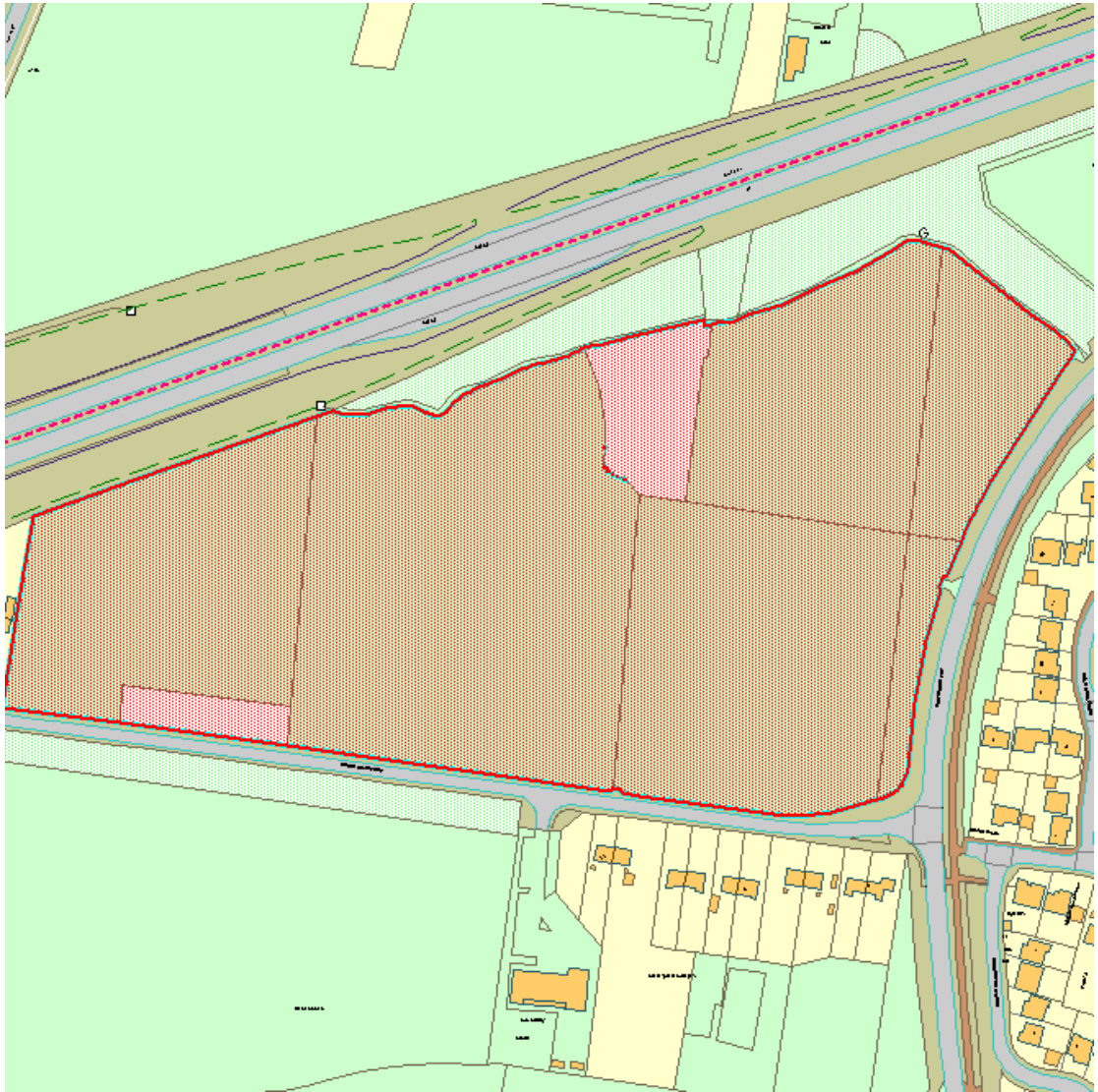


## **Delegated Officer Report**

<b>APPLICATION NO:</b> 12/01086/REM	<b>OFFICER:</b> Mr Ian Crohill
<b>DATE REGISTERED:</b> 25th July 2012	<b>DATE OF EXPIRY:</b> 24th October 2012
<b>WARD:</b> Benhall/The Reddings	<b>PARISH:</b> None
<b>APPLICANT:</b>	Industrial Sales Ltd
<b>AGENT:</b>	Hunter Page Planning Ltd
<b>LOCATION:</b>	Land At North Road West And Grovefield Way Cheltenham
<b>PROPOSAL:</b>	Reserved matters in connection with permission 10/00468/TIME. Details of the access, siting, design, external appearance of the buildings and the landscaping of the site . In addition details required by conditions 4,6, 7, 8, 11, 12,13, 15 and 16 (full details of both hard and soft landscape works including proposed finished levels; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures proposed; and existing functional services above and below ground; retained landscape features; surface water drainage works, incorporating sustainable drainage systems; the positions, design, materials and type of boundary treatment to be erected; landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas; schedule of landscape maintenance for a minimum period of 5 years; detailed waste management strategy for the treatment, recycling, and re-use of waste arising from the construction of the development; renewable energy plan to provide sufficient on site renewable energy to reduce carbon dioxide emissions by at least 10%; Car parking levels on the site overall and for each completed building; secure covered cycle parking).

**RECOMMENDATION:** Approval of reserved matters



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## 1. DESCRIPTION OF SITE AND PROPOSAL

1.1 The application relates to the submission of reserved matters following the grant of outline permission.

1.2 The outline permission related to B1 industrial uses and the extension to the Arle Court Park and ride facility. Outline permission was initially refused by the Borough Council on 23 March 2006 under reference 05/00799/OUT. The Inspector appointed by the Secretary of State granted outline permission on 1<sup>st</sup> May 2007 following a planning inquiry lasting from 27<sup>th</sup> to 29<sup>th</sup> March 2007. His decision letter was referenced APP/B1605/A/2015866/NWF.

1.3 Further to that outline permission, an application for the approval of reserved matters, namely the layout of the access spine road and parking details and the siting of the proposed buildings was approved in May 2009 (09/00369/REM) and a further reserved matters application covering; the landscape master plan for the whole site along with a landscape management plan and schedule of landscape maintenance; a design handbook prepared to provide guidance against which the design and external appearance of future phases of the development will be assessed; details of boundary treatment; the design, external appearance of the buildings to be constructed in Phase 1; details of hard and soft landscape design for Phase 1 and the car parking provision for all phases of the development was approved in December 2009 (09/00720/REM).

1.4 A further reserved matters application was approved in July 2010 for the design and external appearance of buildings to be constructed and details of hard and soft landscaping in Phase 2.

1.5 However, in 2010 an application to extend the time during which the original outline permission could be implemented was submitted (10/00468/TIME). That application was approved in June 2012 following a delay awaiting receipt of a revised transport assessment. That outline permission was then subject to a Judicial Review Challenge. It is for that reason that the current application has been held in abeyance. In the event that the JR Challenge may have been successful it appeared that it would be somewhat perverse to approve details in compliance with the challenged outline. The Challenge, however, has not been successful in the courts. It follows therefore that it would now be appropriate to determine the application for the approval of matters reserved by outline planning permission granted on 22 June 2012 under reference 10/00468/TIME.

1.5 The details now submitted in compliance with the outline (10/00468/TIME) are in effect the same as those previously approved under references 009/00369/REM, 09/00720/REM and 10/0690/REM.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

250 Metre Land Fill Boundary  
Greenbelt

### Relevant Planning History:

**05/00799/OUT 29th March 2006 REF**

Outline planning permission for B1 industrial uses and the extension to the Arle Court Park and ride facility GRANTED on APPEAL.

**08/01733/FTP 16th July 2009 PER**

(STOPPING UP ORDER CONFIRMED AS UNOPPOSED 16.07.2009)

Application under Section 257 of the Town and Country Planning Act 1990 for the stopping up of public right of way ZCH98 (running north from opposite numbers 9 and 10 Shakespeare Cottages, North Road West for a distance of approximately 195 metres)

**09/00369/REM 29th May 2009 APREM**

Approval of reserved matters - layout of access road and parking details and the siting of the proposed buildings - following the grant of outline permission under reference 05/00799/OUT (appeal allowed 01.05.2007)

**09/00720/REM 18th December 2009 APREM**

Application for the approval of reserved matters following the grant of Outline Permission ref 05/00799/OUT dated 01.05.07:

1. The landscape master plan for the whole site along with a landscape management plan and schedule of landscape maintenance;
2. A design handbook prepared to provide guidance against which the design and external appearance of future phases of the development will be assessed;
3. Details of boundary treatment;
4. The design, external appearance of the buildings to be constructed in Phase 1;
5. Details of hard and soft landscape design for Phase 1.
6. The car parking provision for all phases of the development.

**10/00690/REM 29th July 2010 APREM**

Application for the approval of reserved matters following the grant of Outline Permission ref 05/00799/OUT dated 01.05.07: Phase 2 - Design and external appearance of buildings to be constructed and details of hard and soft landscaping

**10/00468/TIME 22nd June 2012 PER**

Extension of the time limit for implementation of planning permission reference 05/00799/OUT. (Outline planning permission for B1 industrial uses and the extension to the Arle Court Park and Ride facility)

### **3. POLICIES AND GUIDANCE**

- CP 1 Sustainable development
- CP 2 Sequential approach to location of development
- CP 3 Sustainable environment
- CP 4 Safe and sustainable living
- CP 5 Sustainable transport
- CP 7 Design
- CP 8 Provision of necessary infrastructure and facilities
- GE 6 Trees and development
- CO 6 Development in the green belt
- EM 1 Employment uses
- EM 2 Safeguarding of employment land
- UI 3 Sustainable Drainage Systems
- UI 4 Maintenance strips for watercourses
- UI 7 Renewable energy
- TP 1 Development and highway safety
- TP 2 Highway Standards
- TP 6 Parking provision in development

- Supplementary Planning Guidance/Documents
- Sustainable buildings (2003)
- Sustainable developments (2003)
- Flooding and sustainable drainage systems (2003)
- Security and crime prevention (2003)

Travel plans (2003)  
Planning obligations (2003)  
Planning obligations: transport (2004)  
Landscaping in new development (2004)

National Planning Policy Framework 23012

## 4. CONSULTATIONS

### **Contaminated Land Officer**

*9th August 2012* - no comment

### **Tree Officer**

*20th August 2012* - 12/01086/REM-Land at North Rd west and Grovefield Way

The Tree Section accepts the reserved matters as they pertain to trees. However please could the protective fencing be as per BS5837 (2012) not BS 5837 (2005) as they refer to.

### **Crime Prevention Design Advisor**

*14th August 2012* - I have no objection to the development but would like comments made in connection with his role as Crime Reduction Design Advisor for Gloucestershire Constabulary. His detailed comments are available to be read on the Council's web site.

## 5. PUBLICITY AND REPRESENTATIONS

**5.1** A total of 16 letters have been received in connection with the application. The writers of all the letters raise objection to the principle of development of this site and the general impact that development of the site will have. The letter writers fail to acknowledge the fact that the principle of development has already been established by the initial grant of outline permission in 2007 and the extension of time for that outline approved in 2012.

### **5.2 Comments Received**

5 Barrington Avenue The Reddings Cheltenham Gloucestershire GL51 6TY

**Comments:** 2nd August 2012

I have previously objected to two earlier applications on the grounds of worsening traffic volumes. The situation has deteriorated with the arrival of ASDA, and the new industrial complex now being built behind Nuffield hospital will aggravate the problem. It also raises questions about the commercial viability of the proposed site which, in addition, would consume green belt land.

At commuting time the traffic on Grovefield Way comes to a standstill, not observed apparently by surveyors who will invariably have come at the wrong time of day. If the proposed industrial site is allowed and is built, the traffic will worsen and extend into longer times in the day. A further undesirable effect of this traffic blockage is the inevitable increase in the use of The Reddings (West) and North Road West as rat runs into Badgeworth Lane. They are not suitable for this sort of traffic.

West Winds The Reddings Cheltenham Gloucestershire GL51 6RT

**Comments:** 13th August 2012

Traffic congestion on Grovefield Way often backs up beyond Junction with North Road West during the morning rush hour to get round the B&Q roundabout. With traffic wishing to enter this proposed site you may need to consider a traffic light operational during the morning rush hour to prevent blockage of the B&Q roundabout.

Andalin The Reddings Cheltenham Gloucestershire GL51 6RY

**Comments:** 13th August 2012

I object to the proposal on the grounds that the level of landscape screening and planting especially between the site and the North Road West boundary is totally inadequate and will subject the houses on North Road West to light pollution and lack of privacy by virtue of being overlooked by the office development. I would expect any plan to take this into account and not only maintain the existing hedge running along the length of North Road West but also to significantly thicken this with substantial trees and high bushes.

I also object to the proposal on the grounds that the positioning of the buildings close to North Road West (especially building 7) and the lack of adequate landscaping, screening and planting will impact the viability of the Reddings Community Centre to attract users and remain in existence. As a registered charity the Community Centre relies on the renting of the hall to party bookings and wedding receptions in order to break even and to offer community services on a subsidised basis to playgroups etc and on a no fee charitable basis to high need users such as Down Syndrome support, Hospice Care and various disabled charities & support groups. The increased traffic noise, light pollution and lack of privacy/view will put off potential party and wedding reception bookers and potentially force the Community Centre into insolvency.

I also object to the colour of the buildings, they are out of keeping with the area and only serve to highlight the mass and scale of the office buildings.

Elm Farm North Road West The Reddings Cheltenham Gloucestershire GL51 6RE

**Comments:** 15th August 2012

Letter available to view in documents tab, and Petition

**Comments:** 14th August 2012

Letter available to view in documents tab

4 Shakespeare Cottage North Road West The Reddings Cheltenham Gloucestershire GL51 6RF

**Comments:** 15th August 2012

I wish to object to this development on the basis of the following issues:

1. The scheme is detrimental to the amenity of adjacent residences due to size, proximity, noise and light pollution.
2. The scheme has insufficient parking.
3. The scheme is proposed to be accessed by a potentially dangerous junction on a busy curved road.
4. The scheme will generate greatly increased traffic in an area which is already gridlocked at peak times.
5. The proposed buildings are out of scale and character with adjacent properties.
6. There is no requirement for this scheme on green belt land given the current economic climate, other new developments, vacant properties and brownfield sites in the area and town.

5 Shakespeare Cottage North Road West The Reddings Cheltenham Gloucestershire GL51 6RF

**Comments:** 31st July 2012

We both appreciate and enjoy our countryside.

1. Our privacy will be invaded as it will over see our front room.
2. The level of traffic here in the morning is terrible anyway, and the increased level of traffic will cause mayhem
3. The visual impact will be devastating for us as the proposed design is ugly and not in keeping with the surrounding areas.
4. The level of noise that will be involved with the every day comings and goings will seriously have an negative impact on our every day peaceful life.

6 Shakespeare Cottage North Road West The Reddings Cheltenham Gloucestershire GL51 6RF

**Comments:** 15th August 2012

My objections to this planning application are:

1. It will increase traffic in the area particularly at peak hours - when commuters use it as an alternative to the A40 and Shurdington Road. Additional traffic will mean increased noise pollution.
2. Development will overlook Shakespeare Cottages and reduce my privacy.
3. Reduce the Green belt that exists between Cheltenham and Gloucester and therefore have a negative visual impact on the area as well as having a negative impact on wildlife.
4. Set a precedent for development on the west side of Grovefield way - making further developments harder to refuse. To me, Grovefield Way marks the edge of Cheltenham, and North Road West has a more rural feel than urban. Further development [in addition to the works taking place around B&Q/ASDA] in this area will change it from being semi-rural to urban.
5. Removal of hedgerows will remove natural sound barriers between Shakespeare Cottages and the A40 - increasing noise pollution.

Flowerdale House The Reddings Cheltenham Gloucestershire GL51 6RL

**Comments:** 13th August 2012

We object to this proposal on the following grounds:

1. This is an area of open farmland (Green Belt) helping to separate the conurbations of Cheltenham and Gloucester and development here sets a dangerous precedent
2. Grovefield Way is already unable to cope with peak traffic flows. This development will exacerbate the problem
3. Access from Grovefield Way should not be allowed - this is a "fast bend" with a 40mph limit which is rarely observed and another access point raises the risk of a serious accident. Increased traffic from the new residential development at Middle Farm/ M&G will add to this problem.
4. The Reddings is not an Industrial Area - it is a Residential Community as highlighted by the excellent Community Centre directly opposite this proposed development
5. New Industrial/ Office buildings are currently being constructed behind the Nuffield Hospital and these should be more than enough to cope with current demand in these challenging economic time
6. The aesthetics of the proposed buildings are appalling and totally out of character with the cottages and Community Centre opposite
7. The Buildings are too high and impinge on the privacy of the residents opposite
8. The traffic problems on Grovefield Way will undoubtedly add to The Reddings becoming a "rat run" at peak periods
9. The development could have a detrimental effect on house prices in the area as it loses it's "semi-rural" appeal
10. Light Pollution is a real concern not just for the nearby residents, but for those of us who enjoy watching the night sky
11. The recent Asda development promised area-wide traffic calming measures (please no speed humps) but the store has now been open for nearly a year with no signs of this happening

Springfield The Reddings Cheltenham Gloucestershire GL51 6RY

**Comments:** 10th August 2012

Letter viewable in documents tab

2 Barrington Avenue The Reddings Cheltenham Gloucestershire GL51 6TY

**Comments:** 15th August 2012

This will put even further strain on the traffic infrastructure. The roundabout at the end of the Golden Valley is backed up already, particularly at the "rush hour" at both ends of the working day. ASDA, the new homes on Cold Pool Lane already cause problems. The

access onto the Golden Valley Roundabout causes tailbacks through the roundabout by the Park and Ride and B & Q.

4 Leyson Road The Reddings Cheltenham Gloucestershire GL51 6RU

**Comments:** 6th August 2012

I object to this proposal on the following grounds:

1. Traffic infrastructure.

The approval of this proposal will put even further strain on the traffic infrastructure. The roundabout at the end of the Golden Valley is backed up already, particularly at the "rush hour" at both ends of the working day. Recent developments at ASDA and the building of homes on the old M & G site have increased the problems significantly. The access onto the Golden Valley Roundabout causes tailbacks through the roundabout by the Park and Ride and B & Q. This will only get worse, particularly if this proposal goes ahead.

2. Building on Greenbelt Land

I understand that this was being opposed due to the building of industrial properties on green belt land. If this proposal is approved then there will be little if anything to deter the extension of the land adjacent to this and further on in Cold Pool Lane. In order to maintain greenbelt between the town and Churchdown it is necessary to object to this proposal.

9 Shakespeare Cottage North Road West The Reddings Cheltenham Gloucestershire GL51 6RF

**Comments:** 15th August 2012

Letter viewable in documents tab

Maison Des Femme North Road East The Reddings Cheltenham Gloucestershire GL51 6RE

**Comments:** 13th August 2012

I object on the grounds of increased traffic volume and noise pollution, detrimental visual impact on the local area, an invasion of the privacy of local dwellings, but mainly because the proposed development would be on GREEN BELT land. The 40mph limit on this stretch of road is not adhered to at the best of times (when the traffic is not backed up towards the Reddings) and I believe that siting a T junction on what many treat as a fast bend is a fatal accident waiting to happen. As far as "amenity" is concerned, in this economic climate I wouldn't mind betting that once completed, most of the proposed development will remain vacant and unprofitable - the business units next to ASDA remain undeveloped. This application is merely keeping the proposed development on the books for a few more years until the recession is over.

North Road West Cheltenham Glos

**Comments:** 15th August 2012

Following my comments posted on 9th August and having read the other responses posted I feel it only right to add the following on this the last day to object to what is an invasion into my privacy and negative impact on the quality of the lives of myself, my family and all other local residents.

It appears that all responses have sighted similar grounds for objections on every level from pollution / traffic and destruction of the local environment.

On the matter of traffic every resident of North Road West has concerns, currently, over the amount / size and speed of the vehicles using this Road.

All persons responsible for this project have to experience this for themselves and the fact that 12 homes along this road have vehicular access on and off their drives in North Road West, which at peak traffic times is difficult and dangerous. Add to this the access to and from the community centre day and night by vehicles, cyclists and pedestrians, many with children this will inevitably end in accidents and god forbid a tragic accident.



North Road West is and should remain a country lane within the greenbelt as should the fields opposite , but for someone to suggest an entry /exit onto North Road West is at best ludicrous, at worse suicidal. As mentioned by all the objections people insist on using this road as a "rat run" and seem determined to break the record for the highest obtainable speed between Grovefield Way and Badgeworth Lane. Since the development of Asda and housing on Grovefield Way traffic has increased to avoid delays at the B & Q roundabout including vans/ lorries and totally unsuitable vehicles causing destruction of the verges/ trees etc. This will only get worse now B & Q and land behind the Nuffield is being developed.

Only this morning we experienced a van , whom had stopped to let us pull off the drive, only for the van to be overtaken by someone in a car and realising we were blocking the road had to execute an emergency stop.

The development should never have been given permission especially by the Government Inspectorate whom know nothing of the locality and its surrounding environmental issues.

The residents of North Road West have the least to gain from the whole proposal but this will effect many hundreds of residents within a 5 mile radius and should be objected too in the strongest possible way by Cheltenham Borough Council / our local councillors / and all relevant Nature and Wildlife Trusts.

**Comments:** 9th August 2012

Following receipt of yet another letter dated July 2012 and our previous 3 responses last year stating our objections to the original application, pls find summary below.

Green Belt must be protected or there is no point in designating areas green belt if continued applications force the term to be reversed. Wildlife habitat and plant life must be protected.

Increased traffic to North Road West used as a rat run as well as other areas i.e. Badgeworth.

Increased traffic turning right on Grovefield Way causing congestion and accidents.  
Problems with traffic turning right onto Grovefield way from North Road West  
Spoiling the local community's use of the countryside for walking cycling and horse riding on minor roads.

Increase Noise, Pollution to local residents of Industrial use.

Privacy invasion of local residents of the Reddings.

Light pollution as experienced by locals near to B&Q at night.

Loss of daylight due to overshadowing as we are directly opposite this site, and are most affected by this proposal. The proposed 2/3 storey buildings are completely unsuited to the look of the area , and in keeping with the 1930's traditional design of the nearest houses , namely North Road West.

Issues with drainage / flooding of localities to development.

Damage to existing properties during major excavation of the site.

These are in addition to the original petition submitted by local residents which still stands as the view of the local community that this is not an Industrial area.

As stated in my previous letter we appear to have received a copy of, what is in essence, the exact same application, with minor alterations to change the view of the planning committee, to appease objections made, and to force the issue by means of 'sweeteners' to the planning committees i.e. paying for extension to Park and Ride, in the favour of the application.

I have better things to do than continually have to defend what I purchased, which is a home in semi rural surroundings and which, along with other 11 homes in North Road West , are directly affected as being nearest to this completely unsuitable proposal . This will only open the floodgate to further applications to the surrounding area which is as currently greenbelt.

## 6. OFFICER COMMENTS

**6.1 Attention is drawn to Officer reports in respect of applications 09/00369/REM,, 09/00720/REM, 10/00690/REM and 10/00468/TIME. These set out clearly the reasons for approving the reserved matters submitted following the grant of permission on appeal in 2007 (05/ 00799/OUT) and for granting permission for the extension of time during which that outline could be implemented (10/00468/TIME).**

**6.2 At the time of the determination of the TIME application it was stated that Government guidance in determining applications for an extension of time for implementation made it clear that it was important to assess the planning application against any significant changes in material considerations that had arisen since the grant of the previous permission. It was considered that in that case there have been none. It followed therefore that outline planning permission for the development of the application site by B1 development should once again be granted. It also followed that the permission should be subject to the same conditions as those imposed by the Inspector in 2007.**

**6.3 It also follows on directly that despite the concerns expressed by local residents in respect of the principle of development of this site, that the details that have now been submitted, which are the same as already approved for Phases 1 and 2 following the Outline permission granted in 2007, should also be approved; the principle of development having been established by outline permissions 05/00799/OUT and 10/00468/TIME.**

## 7. CONDITIONS / INFORMATIVES

- 1 The development shall be started on or before whichever is the later of the following dates:-
  - (a) Five years from the date of the outline permission;
  - (b) Two years from the date of this decision.Reason: To enable the Local Planning Authority to review the development should it not be started within the time specified.
  
- 2 The development hereby permitted shall be carried out in accordance with the submitted 1:2500 location plan, the Cheltenham Business Park Development Handbook and drawing numbers DLA-1512-01; DLA-1512-02; DLA-1512-03; DLA-1512-04; DLA-1512-05; DLA-1512-06; DLA-1512-07; DLA-1512-08; DLA-1512-09; DLA-1512-10; DLA-1512-11; DLA-1512-12; DLA-1512-13; DLA-1512-14; DLA-1512-15; DLA-1512-16; 988A\_A(GA)A0-600; 1988A\_A(GA)A1-400; 1988A\_A(GA)A2-400; 1988A\_A(GA)A3-400; 1988A\_A(GA)A4-100; 1988A\_A(GA)A4-400; 1988A\_A(GA)A5-100; 1988A\_A(GA)A5-400; 1988A\_A(GA)A6-100; 1988A\_A(GA)A6-400; 1988A\_A(GA)A7-100; 1988A\_A(GA)A7-400; 1988A\_A(GA) A13-100; 1988A\_A(GA)A13-400; 1988A\_A(GA)A9-100; 1988A\_A(GA)A9-400a; 1988A\_A(GA)A8-100; 1988A\_A(GA)A8-400; 1988A\_A(GA)A8-110; 1988A\_A(GA)A8-120; 1988A\_A (GA)A10-100; 1988A\_A(GA)A10-400; 1988A\_A(GA)A10-110; 1988A\_A(GA)A11-100; 1988A\_A(GA)A11-400; 1988A\_A(GA)A11-110; 1988A\_A(GA)A12-100; 1988A\_A(GA)A12-400; 1988A\_A(GA)A12-110; 1988A\_A(GA)AS2-001; 1988A\_A(GA)AS2-002;

1988A\_A(GA)AS2-003; 1988A\_A(GA)S0-002; A(GA)AS0-003 and A(GA)AS0-004 received 16 July 2012

Reason: To ensure the development is carried out in strict accordance with the approved documents.

- 3 Prior to the commencement of development, samples of the proposed facing materials and roofing materials shall be submitted to and approved in writing by the Local Planning Authority, and the materials used in the development shall be in accordance with the samples so approved.  
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.
- 4 Details of the on going maintenance regime for the support, clearance of silt/blockages and repair where necessary of the permeable paving areas, the permeable paving attenuation tanks, surface water attenuation tanks, and associated sewer runs shall be submitted to the Local Planning Authority before any work on site is commenced. The surface water drainage system shall be maintained in accordance with the details so approved.  
Reason: To ensure that the development is provided with a satisfactory means of drainage to reduce the risk of creating or exacerbating a flooding problem and to maintain the risk of pollution.
- 5 Prior to the commencement of development wheel washing facilities shall be provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The wheel washing facilities shall be used and maintained in good working condition through out the construction works and for as long afterwards as considered necessary by the Local Planning Authority.  
Reason: To prevent the development works resulting in mud on the road which would be in the interests of highway safety
- 6 Details of any external lighting within the development (other than street lighting) that shall be agreed shall be submitted to and approved by the Local Planning Authority before any of the buildings are first occupied. The development shall be carried out in accordance with the approved details.  
Reason: In the interests of security and at the same time to ensure that any lighting does not impact on amenity of neighbouring users.
- 7 Details of measures to prevent unauthorised access to car parks and the anti-social use of vehicles along the access spine road and in the car parks shall be submitted to and approved by the Local Planning Authority before any work on site is commenced. The measures so approved shall be installed and brought into use before the first occupation of any of the buildings hereby approved.  
Reason: To prevent unauthorised and anti-social use of the spine road and car parks outside normal business hours.
- 8 Prior to the commencement of any works on site (including site clearance) a Tree Protection Plan (TPP) in respect of the large walnut and oak near to the car park shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall detail the methods of tree/hedge protection and clearly detail the positioning and specifications for the erection of tree protective fencing. The development shall be implemented strictly in accordance with the details so approved.  
Reason: In the interests of local amenity in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.
- 9 No development shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within the site

in accordance with details to be submitted to and agreed in writing with the Local Planning Authority and that area shall be retained available for that purpose for the duration of building operations.

Reason: To ensure that the access roads in the vicinity of the site are kept free from construction traffic in the interests of highway safety.

**CASE OFFICER:** \_\_\_\_\_ Mr Ian Crohill

**AUTHORISING OFFICER:** \_\_\_\_\_ Martin Chandler

**DATE:** \_\_\_\_\_ 21/8/13