

Delegated Officer Report

APPLICATION NO: 17/00929/OUT		OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 13th May 2017		DATE OF EXPIRY: 12th August 2017
WARD: Oakley Ward		PARISH:
APPLICANT:	Demoguide Ltd	
AGENT:	Hunter Page Planning Ltd	
LOCATION:	Premier Products Ltd Bouncers Lane Cheltenham	
PROPOSAL:	Outline application for up to 58 residential dwellings including access with all other matters reserved for future consideration	

RECOMMENDATION:



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is located on the east side of Bouncers Lane, just south of the junction with Whitehorn Drive. To the north is Whitehorn Drive, a cul-de-sac of detached dwellings. To the east is the Cemetery and Crematorium which is a registered park and garden and which contains a number of Grade II listed buildings including the main chapel and the lodge which is immediately to the south of the site. Beyond the lodge, to the south is Ladysmith Road which is formed of short terraces and semi-detached pairs. Opposite, to the west of the site are a number of detached dwellings, some of which are on land which was also formerly part of Premier Products.
- 1.2 The site is made up of two parcels of land; a larger 'L' shaped section which forms the majority of the application site and a smaller section in the south west corner of the site. The remaining 'L' shape between these two parcels is in third party ownership and not included in this application, however the whole site previously operated as Premier Products. The site contains a variety of industrial and office buildings.
- 1.3 Outline planning permission is sought for up to 58 dwellings across the two parcels. All matters are reserved for future consideration except for access which is indicated in approximately the same location as the northernmost of the existing accesses. A new access is also proposed for the parcel adjacent to the lodge.
- 1.4 Indicative plans have been submitted which seek to illustrate that 58 dwellings can be satisfactorily accommodated on the site. These show 4 dwellings on the small parcel with the remainder located in the larger section. The layout of this area is dwellings fronting Bouncers Lane with the remainder located around the edges of the site or within the central section with small private drives at the north and south of the site.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 90m
Smoke Control Order

Relevant Planning History:

04/02140/FUL 1st March 2005 PER

Warehouse extension to existing production/storage facilities involving partial demolition of existing buildings - Renewal of permission granted under CBC ref: 99/50516/FUL dated 20/01/00

05/01407/FUL 4th November 2005 PER

Material change to elevations to provide higher level roof over storage area

08/01509/FUL 18th December 2008 PER

Renewal of permission for material change to elevations to provide higher level roof over storage area (See ref: 05/01407/FUL for original approval)

11/01401/TIME 23rd November 2011 PER

Application to extend the time limit for implementation of planning permission (08/01509/FUL) for a material change to elevations to provide higher level roof over storage area

12/01286/DISCON 2nd November 2012 DISCHA

Discharge of conditions No 3 (materials and finishes), No 7 (surface water drainage), No 8 (tree protection), No 12 (site drainage), No 13 (enclosure details) on planning permission 12/00238/FUL

Premier Products Erection Of 2 Storey Office Block Incorporating Existing Single Storey Block Of Offices

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

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 4 Pittville park and bouncers lane cemetery
GE 5 Protection and replacement of trees
GE 6 Trees and development
NE 1 Habitats of legally protected species
NE 4 Contaminated land
EM 2 Safeguarding of employment land
HS 1 Housing development
HS 4 Affordable Housing
RC 2 Youth and adult outdoor playing facilities
RC 6 Play space in residential development
UI 1 Development in flood zones
UI 2 Development and flooding
UI 3 Sustainable Drainage Systems
TP 1 Development and highway safety
TP 2 Highway Standards
TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Affordable housing (2004)
Development on garden land and infill sites in Cheltenham (2009)
Flooding and sustainable drainage systems (2003)
Landscaping in new development (2004)
Planning obligations (2003)
Play space in residential development (2003)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Environmental Health

13th June 2017

I have reviewed the application and offer the following comments:

A survey of noise levels affecting the site has been carried out. This suggests that road noise will affect the residential properties to some degree, but the arrangement of properties on the site is likely to keep this to an acceptable level. The report recommends the use of passive ventilation which should include suitable acoustic requirements. Given the outline plan this appears reasonable and should not require further mitigation unless there is a significant re-arrangement of properties on the site.

The report also attempts to assess the impact of the neighbouring industrial and warehouse site. In order to do this the report makes a number of assumptions regarding future use of the site, including operating hours and potential activities at the site, which may not be valid. The report also assumes a boundary consisting of a '6ft timber fence' will offer mitigation of any potential noise, equivalent to -11dB without further justification, however

this assumption can not be used for the effect on upstairs rooms, or if the source of the noise is elevated within the industrial unit. The assessment would also be invalid if operation of the site continues beyond the times assumed, which is likely as there are no existing restrictions on hours of use of this site.

Taking these assumptions into account, or rather removing them from the BS4142 assessment, there is potential for the difference between the rating level and the background level to be significantly more than 5dB. This could be described as 'an adverse impact, depending on the context'.

In short, at this stage there are too many unknowns relating to the final positions of the residential property and the future of the industrial site to properly assess the impact of the industrial site and the extent of any loss of amenity to residents of the new properties. The industrial premises could be brought back into use at short notice without any need for further consent, and measures to control this impact must be provided by the residential developers.

I would therefore recommend that if outline permission is granted the developers are required to submit a scheme to control the impact of noise from the industrial premises at the 'Full' planning stage. Such a plan must take into account the final positions of residential properties and all possible uses of the industrial site. The results of this survey may then be used to design suitable fenestration or barriers as appropriate to protect residents from loss of amenity.

GCC Local Flood Authority (LLFA)

24th May 2017

I have reviewed the above application on behalf of the lead Local Flood Authority (LLFA) and in relation to surface water drainage and flood risk.

The existing site is Brownfield and comprises two distinct areas, 1A and 1B, 1.5 ha and 0.15 ha respectively. The site is adjacent to Bouncers Lane, which is within the Oakley Ward in the north east of Cheltenham and at the foot of the Cleeve escarpment.

The applicant's Flood Risk Assessment (FRA) outlines a proposed reduction of 41% in the impermeable area following redevelopment to housing. It is proposed that the main development (1A) will drain as at present to the Severn Trent sewer in Bouncers Lane and site 1B to the watercourse south of the site. The applicant has presented drainage discharge figures which show decreases of 50% between pre and post development rates.

The Oakley Ward of Cheltenham suffered from severe flooding during 2007 where it is believed in excess of 300 homes were flooded. The Ward has very recently been identified by the Environment Agency as part of Gloucestershire's highest at risk area of flooding and forms part of the current Preliminary Flood Risk Assessment (PFRA) process (under the Flood Risk Regulations 1990). Gloucestershire County Council has secure planning permission to construct 2 attenuation ponds on the escarpment above Oakley as part of a Flood Alleviation Scheme (FAS) planned to commence this year. As well as reducing directly the flood risk to properties, the FAS will reduce flood water from inundating the Severn Trent sewer system which was part of the problem in 2007.

The LLFA therefore is keen to reduce flood risk in the Oakley area and whilst the reduction in discharge rates offered by the applicant appears high (50%) the requirement of the 'Non-statutory technical standards for sustainable drainage systems' for Brownfield sites is for the peak runoff rate to any drain, sewer or surface water body for the 1 in 1 year event and 1 in 100 year event to be as close as reasonably practicable to the Greenfield runoff rate from the development for the same rainfall event. The rates proposed by the applicant

are Q2: 59.3 l/s; Q30: 90.2 l/s and Q100: 101.2 l/s. The LLFA considers the discharge rates proposed are currently too high in relation to the Greenfield rates, in particular for a redevelopment of this scale where appropriate Suds features could be incorporated into the design, and seek a reduction closer to those rates. This applies to both sites.

For this reason, the LLFA objects to the application in its current form.

NOTE 1 :The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2 : Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

8th June 2017

I refer to the additional drainage information supplied by the applicant in the revised Flood Risk Assessment (FRA) document F2 dated 31/5/17 reference SKsk12604. Further to my previous response objecting to this application I note that the proposed surface water discharge rates for both areas 1A and 1B are now reduced by 70% to that of the pre-development rates and are of a value which is acceptable to the Lead Local Flood Authority (LLFA). Estimated storage values have been included in the FRA to enable discharge values to be maintained and these will need to be confirmed in the detailed design stage.

Ground investigations undertaken by the applicant confirm that infiltration as a drainage strategy would not be successful and it is proposed that area 1A discharges to the Severn Trent surface water sewer in Bouncers Lane and area 1B to the existing watercourse south of the development. There is correspondence from Severn Trent Water within the FRA indicating acceptance to the discharge rates if agreeable with the LLFA.

The total impermeable area has been reduced by 41.2%, reducing the volume of runoff to an acceptable amount.

The revised proposals for surface water discharge are acceptable to the LLFA and the earlier objection recorded in correspondence dated 24 May 2017 is rescinded. It is recommended that any approval of this application includes the following conditions.

Condition: No development shall commence on site until a detailed design, maintenance & management strategy and timetable of implementation for the surface water drainage strategy presented in the revised Flood Risk Assessment F2 dated 31st May 2017 reference number SKsk12604 has been submitted to and approved in writing by the Local Planning Authority. The detail must demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the life time of the development. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

Reason: 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, flood risk and water quality in the locality.

Condition: No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, 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.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

NOTE 1 :The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2 : Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

Heritage And Conservation

10th July 2017

The proposals in this pre application are for the demolition of a range of mid-20th century factories and office buildings that are located immediately adjacent to the Bouncers Lane Cemetery site, and their replacement with a residential development of fifty eight dwellings.

The key consideration from a Heritage and Conservation perspective is the impact of these proposals on Bouncer's Lane Cemetery, located to the north, which is included within the Register of Historic Parks and Gardens (Grade II) as well as on the setting of a number of Grade II listed buildings and structures.

Comments

The demolition of the industrial buildings on the Premier Products site is acceptable in principle; they are currently visible from the western side of the cemetery, and, by virtue of their scale, massing and unsympathetic materials. Furthermore, they are out of character with the predominantly residential nature of the area and do not make a positive contribution to the setting of the Registered Park, Bouncers Lane Cemetery.

Their replacement with a residential scheme is acceptable in principle, subject to scale, form, massing, detailing, landscaping and access, however it should be noted that the setting of the Cemetery and in particular the Grade II listed lodge would need to be given careful consideration in any proposed scheme. From examination of historical maps it is clear that the lodge has not always been characterised by the open setting as today, however, care should be taken to ensure a suitable separation between it and any new scheme.

Summary

The principle of the demolition and of the industrial units and subject to a reserved matters application the building of fifty eight dwellings is acceptable.

Section 106 Officer - Jonathan Medlin

30th June 2017

Thank you for consulting GCC Infrastructure on the above application.

The scheme has been assessed for impact on various GCC infrastructure in accordance with the "Local Developer Guide" adopted 2014.

The Developer Guide is considered as a material consideration in determination of the impact of development schemes on infrastructure.

The assessment also takes account of CIL Regulations 2010 (as amended).

The scheme comprises the following number of dwellings:

Of these: Houses: 58

Flats: 0

The scheme will generate the need for 4.21 additional pre-school places

There is some forecast capacity. The contribution required is therefore: £57,098

This takes account of the forecast surplus places

The scheme will generate the need for 15.49 additional primary school places

There is some forecast capacity. The contribution required is therefore: £210,088

This takes account of the forecast surplus places

The scheme will generate the need for 8.10 additional secondary school places

There is some forecast capacity. The contribution required is therefore: £148,769

This takes account of the forecast surplus places

The scheme will generate additional need for library resources. A contribution is therefore required, in accordance with the GCC Local Developer Guide.

The Library Contribution required is: £11,368

Education Contribution: Justification

A full explanation is provided within the GCC publication "Local Developer Guide".

Paragraphs 65-78 provide further detail (available from www.gloucestershire.gov.uk) Pupil yields are calculated in accordance with research published by GCC in "Child Yields in New Developments".

The cost per place (from 2016) is as follows:

Pre-school and Primary places: £13,560.00

Secondary and 6th Form places: £20,680.00

Multipliers are reviewed annually.

Where there is no identified surplus capacity in the forecast, a contribution is sought.

Where there is an identified surplus of places within the forecast this will reduce the contribution, or remove the need for a contribution entirely.

Pre-school Contributions:

The assessment identified some surplus capacity within the sector. The contribution is therefore reduced to take account of this.

Specific Infrastructure: Local pre-school and nursery

Purpose(s): Towards additional pre-school places arising from the impact of the development.

Primary School Contributions:

The assessment has identified some surplus capacity within the sector. The contribution is therefore reduced to take account of this.

Specific Infrastructure: St Mary's or Prestbury

Purpose(s): Towards the provision of additional places at the named school(s).

Secondary School Contributions:

The assessment identified some surplus capacity within the sector. The contribution is therefore reduced to take account of this.

Specific Infrastructure: Towards New school or expansion of existing

Purpose(s): Towards provision of additional places at the named school(s).

Library Contribution: Justification

A full explanation is provided within the GCC publication "Local Developer Guide".

Paragraphs 93 to 97 explain the principles for securing contributions towards libraries, and the specific purposes to which they will be put.

In this case, the proposed development and increase in population will have an impact on resources at the local library, as explained in the GCC Local Developer Guide.

Specific Infrastructure: TBC

Purpose(s): Towards additional library resources at the named library(ies)

Notes

1. Where the resulting number of dwellings varies from the number assessed, the contribution will be increased or decreased to reflect this:

Pre School £293.00	Per house	£959.00	Per flat
Primary School £358.00	Per house	£3,529.00	Per flat
Secondary School £55.00	Per house	£2,815.00	Per flat
Libraries £196.00	Per house	£196.00	Per flat

2. The total expected child yield from this scheme is

Pre-school	14.0
Primary School	16.6
Secondary School	7.9
16-17	2.5
	41.0

3. Age-restricted dwellings are not included in calculations (e.g. developments for people aged 55+)

4. Pupil Yields reflect the total child yield, and are adjusted downwards to take account of:

- a proportion of children will not attend the local school (e.g. due to private school attendance)
- a proportion of students will not stay on to 6th Form (staying on rates)
- take up of nursery places is based on local data.

6. The infrastructure items identified are those which are most likely to serve the development.

In the case of schools, these are the nearest schools within reasonable distance.

Library services contributions will relate to the nearest local library.

7. Phasing of payments will be by agreement. It will be expected to be paid in advance of the impact arising, to allow sufficient time for expenditure. Payments will relate to identifiable triggers. The number of triggers/phases will depend on the scale of the development.

OTHER INFORMATIVES IF APPLICABLE:

Further information is available from the GCC Community Infrastructure Team
Email: community.infrastructure@gloucestershire.gov.uk

Historic England

31st May 2017

Thank you for your letter of 18 May 2017 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Strategic Land Use Team

8th June 2017

The site

The application site is situated in Prestbury, north-east Cheltenham and borders Cheltenham Cemetery to the east; it is a former employment site that has been vacant for around 3 years. It is noted that the application excludes two industrial buildings that occupy the southern half of the site as they are subject to a remaining long-term lease. It is also noted the application excludes part of the Council owned nursery to the immediate east which was previously included as part of the development proposals at pre-application stage.

Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be taken in accordance with the relevant adopted Development Plan unless material considerations dictate otherwise. Therefore, in determining this application, the following must be considered:

- The saved policies of the Cheltenham Borough Local Plan (CLP) Second Review 2006, which comprise the adopted development plan, and;
- Relevant material considerations which include:
 - National Planning Policy Framework (NPPF)
 - National Planning Practice Guidance (nPPG)
 - The emerging Joint Core Strategy (JCS) and its evidence base.
 - The emerging Cheltenham Plan (Part One) and its evidence base.

Though the site is currently vacant, the existing lawful use is likely to fall into the 'general industrial' category (use class B2) being previously occupied by Premiere Products.

Core issues in this case

- The loss of B class employment land
- The need for new housing

The loss of B class employment land

NPPF

Para 22 states, in part, that:-

“.....Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”

Cheltenham Local Plan 2006

Policy EM2 of the Local Plan seeks to retain land that is currently or was last in use for employment purposes unless there are exceptions. Policy EM2 of the Local Plan states, in part, that:-

“A change of use of land and buildings in existing employment use, or if unoccupied to a use outside Use Classes B1, B2 or B8 inclusive will not be permitted, except where:

- a) buildings on the land were constructed and first occupied for residential use; or*
- b) the retention of the site for employment purposes has been fully explored without success (note 1); or***
- c) the proposed use is sui generis but exhibits characteristics of B1, B2 or B8 employment uses and which should appropriately be located on employment land (note 2); or*
- d) development of the site for appropriate uses other than B1, B2 or B8 and criteria c) will facilitate the relocation of an existing firm to a more suitable site within the Borough (note 3); or*
- e) employment use creates unacceptable environmental or traffic problems which cannot be satisfactorily resolved....*

Note 1

Evidence will be required to demonstrate demand; this may include details of past advertising, vacancy levels and rent levels. This list is not exhaustive and further information may be requested.”

Emerging JCS - main modifications to the June 2014 Pre-Submission Plan

Supporting text to Policy SD2 (Employment) states that:-

“In order to prevent the incremental loss of existing employment land to non-employment uses, and to ensure an adequate supply and choice of employment land and premises for the employment market, district level plans will contain policies to safeguard existing employment sites. These policies in district plans will only permit changes of use in certain appropriate circumstances to be defined by those plans.”

The need for new housing

Housing Land Supply in Cheltenham

The 2016 Local Development Framework Annual Monitoring Report (AMR) for Cheltenham Borough shows a supply of dwellings equating to 2.6 years over the period 1st April 2016 - 31st March 2019 (based on a 20% buffer). This falls short of meeting the 5 year requirements set out in the NPPF and whilst it is anticipated that work being carried out as part of the JCS and Cheltenham Plan processes will fully address this situation in due

course, at the time of writing, there remains an insufficient supply of housing to address objectively assessed need.

NPPF

Paragraph 49 states that

“Housing applications should be considered in the context of the presumption in favour of sustainable development.”

Cheltenham Borough Local Plan

Policy HS1 seeks to prevent the building of new dwellings other than on local plan allocations or brownfield land.

Policy HS2 requires housing development to be between 30 and 50 dwellings per hectare in order to demonstrate the efficient use of land.

Policy HS4 requires a minimum of 40% affordable housing to be provided in residential developments of 15 dwellings or more.

Policy HS5 requires a mix of housing sizes and types to be provided in new development in order to promote social inclusion.

Emerging Cheltenham Plan (Part One)

The site was identified and included in the Strategic Assessment of Land Availability 2014-2015 as being suitable for residential development with capacity for approximately 70 dwellings. As a consequence, the site (including the area occupied by the 2 industrial buildings omitted from this proposal) has also been considered appropriate for a housing allocation in the Cheltenham Plan Preferred Options (February 2017).

Miscellaneous: Design

NPPF

Paragraph 57 states that

“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”

Paragraph 58 conveys the fact that planning policies and decisions should aim to ensure that, amongst other things, developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- are visually attractive as a result of good architecture and appropriate landscaping.

Assessment

The loss of B class employment land

Policy EM2 aims to safeguard land and buildings in existing employment use from inappropriate changes that would compromise their contribution towards local employment provision. The policy does however set out some potential exceptions and states that a change of use away from B1, B2, B8 may be appropriate where the retention of the existing employment use has been fully explored without success (criterion b) and it can therefore be proven that there is no further demand for the site to be used for employment purposes.

The policy is succinct in terms of the evidence it suggests but makes clear that the list is not exhaustive and further information may be requested.

At the heart of the criterion is the need to undertake an active advertising and marketing campaign that has been sustained over an appropriate period of time and has had regard to market characteristics. An appropriate campaign should both cover sale and rent / lease of the site and should be targeted at the resumption of the previous employment use or another B class or job generating use. The amount of time that a campaign should be carried out is likely to vary depending on the scale of the redevelopment proposed and the amount of employment land that will potentially be lost but a period of not less than 1 year is considered to provide a reasonable benchmark.

In previous discussions between the site owner / agent and the Council during 2015, planning officers have been explicit in terms of the evidence they required to ascertain whether a change of use could be allowed against Policy EM2 (criterion b).

Whilst it is clear that a substantial amount of marketing has occurred since August 2015, it appears that at least some of this marketing has been with a view to redevelopment of the site rather than the resumption of the previous employment use or another B class job generating use. The site may therefore have been marketed more as a development opportunity which is reflected in the fact that most of the expressions of interest that have been received identify the demolition of the existing industrial buildings and their redevelopment for residential and healthcare uses.

It is noted that whilst some commercial enquiries have been received, there has been no interest in leasehold tenure for all or part of the property; there has been no owner-occupier interest for freehold tenure in all or part of the property; there has been no interest in any proposals for the redevelopment of the property for an employment / commercial use.

The need for new housing

It is considered the proposal would make a valuable contribution to meeting identified housing need in Cheltenham and would help regenerate a site that has been vacant for some years and is starting to deteriorate. The density of the scheme (at approximately 34 dph) is broadly in keeping with the immediate neighbourhood and is likely to contain a mix of house types and sizes as well as some small areas of open space. Whilst all these characteristics accord with the requirements of adopted local plan policy, it is noted that the design aspect of the proposal is reserved for future consideration and no details other than an illustrative layout have been provided at this stage.

Adopted Local Plan policy requires that 40% affordable housing is provided on sites of this size and this has been considered by the applicant although discounted on the basis of allowances made under Vacant Building Credit. The buildings to be demolished are of a greater floor area than those proposed and when the credit is applied no affordable housing would be applicable in this instance.

Miscellaneous: Design

Two of the existing industrial units on site are not included as part of the redevelopment scheme. Whilst it is understood that a substantial lease still exists on these buildings, their exclusion from the proposal serves to fragment the site's redevelopment and prevents a more coherent and inclusive scheme coming forward.

Conclusion

Taking the above into account and on balance, the Planning Policy Team does not raise an objection to the principle of this proposal.

- The location is a sustainable one being situated within the Principal Urban Area (where there is a presumption in favour of development) and on previously developed land.
- Residential development at this location would go some way to meet identified housing needs for the Borough at a time when those needs are not being met.
- A change of use from employment is acceptable as the developer has sufficiently demonstrated that the site has been adequately marketed for an appropriate period without interest for continued employment (compliance with adopted Local Plan Policy EM2).
- The site has been evaluated for a change of use as part of the preparation of the new Cheltenham Plan. As a result, the site is not intended to be protected for employment purposes; rather, it is considered to be suitable for a housing allocation instead.

However, fragmentation in the site's redevelopment remains a matter of concern and it is somewhat disappointing that the whole site cannot be brought forward as a single entity to achieve a more comprehensive redevelopment especially as the applicant asserts there has been no interest in employment related leasehold tenure as part of extensive marketing during the last 18 months.

It will be for the determining officer to reach a view on whether this matter weighs sufficiently to justify a refusal of the application.

GCC Highways Planning Liaison Officer

9th June 2017

Regarding the above application and submitted information I recommend no objection subject to conditions.

Following a pre-application submission this outline application has been submitted for access associated with 54 dwellings on the Premier Products Ltd site currently occupied by former industrial buildings has been submitted with access via an altered existing access to the site from Bouncers Lane, a new access on the south end of the site off Bouncers Lane.

There are regular service bus stops into the town centre within walking distance, and the town centre is within reasonable cycle distance reducing reliance on private vehicle trips.

Bouncers Lane is a class 4 highway subject to a 30mph speed limit with street lighting and footways on both sides. There has been no collisions recorded in directly outside the site accesses according to the transport assessment and just one reported approximately 500m north on Bouncers Lane involving a rear shunt slight collision attributed to driver error.

A transport statement has been submitted which demonstrates from a TRICS analysis that AM 8am-9am and PM 5pm-6pm peak hour two way vehicle trips associated with the proposed dwellings will result in 31 trips during both peaks compared with 33 AM and 26 PM trips for the consented industrial use on site. This

results in a decrease in AM peak hour trips by 2 and increase in PM peak hour trips by 5 which would not significantly impact on existing highway or junction capacity. Notwithstanding the transport statement which compares trips based on a stated 10,461 sqm internal gross floorspace of existing industrial/manufacturing use, the application form states only 8,809.4 sqm of gross internal existing floorspace.

Therefore a further TRICS analysis using this lower floorspace has been carried out compared with a further analysis for 58 dwellings illustrating an estimated same number of AM two-way vehicle trips for the industrial and residential uses (26), an increase of 9 PM trips (33 compared to 26) and a daily reduction from 370 to 270 trips. The 9 additional PM trips combined with a reduction of an estimated 100 daily trips illustrates no significant impact on the local highway network.

Following previous correspondence revised main site access plans have been illustrated demonstrating suitable space for vehicle tracking and passing to serve the main site for 54 dwellings which is slightly altering the existing industrial site access. The revised site access plans also illustrate suitable emerging and inter-visibility as well as an uncontrolled pedestrian crossing over the site access on the desire line.

It has been noted the main site access arrangements will involve removing an stopping up the access from Whitethorn Drive which is considered a betterment as a more minor road which joins the wider highway network via Bouncers Lane and therefore does not affect traffic distribution.

A second site access will access the smaller site the remaining 4 dwellings proposed of which the only details appear to be a sketched shared access driveway onto Bouncers Lane between the the remaining existing industrial access and crematorium access. However subject to the provision of a minimum 5m width access with vehicle visibility splays of 2.4m back from the nearside carriageway edge x 54m to the nearside carriageway or nearside vehicle track edge according to figure 3.8 of Manual for Gloucestershire Streets (MfGS) Standing Advice 2nd Edition.

The internal layout is a reserved matter, however the internal roads of the main site access serving the 54 dwellings will need to demonstrate two-way inter-visible passing for the area refuse vehicle and an estate car accounting for local and national guidance in Manual for Streets (MfS) and Manual for Gloucestershire Streets (MfGS) guidance. The tracking illustrated for the refuse vehicle within the concept masterplan layout fails to illustrate such two-way swept path tracking which would be sought at reserved matters stage.

Parking dimensions and numbers would need to be illustrated on plan and justified as sufficient to meet expected demand based on local or similar site evidence with suitable individual and shared parking and internal road visibility splays where emerging and with forward visibility based on MfS and MfGS guidance.

In conclusion I recommend no objection subject to the following conditions;

1. The vehicular accesses hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge or evidenced nearer vehicle track edge of the public road 54m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent

carriageway level.

Reason:- To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and 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 paragraph 35 and Local Plan policy TP1.

2. The minor proposed site access between existing Unit 1 and the Listed Lodge on drawing CMP-07 Rev D shall be a minimum of 5m in width with 6m junction radii in general accordance with figure 3.8 of Manual for Gloucestershire Streets Standing Advice 2nd Edition prior to further development commencement on site. Alternative site access arrangements would require details to be submitted and approved in writing by the Local Planning Authority prior to site development commencement.

Reason:- To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Local Plan policy TP1.

4. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15m of the proposed main access road in general accordance with drawing 5586.002 Rev C and 5m of the proposed minor access road, including the junction with the existing public road has been completed to at least binder course level and footways or shared surface road to surface course level.

Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Local Plan policy TP1.

5. Details of the layout (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in accordance with the approved plans. No dwelling on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public Highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Local Plan policy TP1.

6. 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. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;

- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: 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.

7. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the Framework and Local Plan Policy TP1 and TP2.

8. No development shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

9. The details to be submitted for the approval of reserved matters shall include vehicular parking and turning facilities within the site, and the buildings hereby permitted shall not be occupied until those facilities have been provided in accordance with the approved plans and 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 conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 35 and Local Plan policy TP1.

Note:

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.

Note: The applicant is advised that to discharge condition 7 that the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Statement of Due Regard

Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development. It is considered that no inequality is caused to those people who had previously

utilised those sections of the existing transport network that are likely to be impacted on by the proposed development.

It is considered that the following protected groups will not be affected by the transport impacts of the proposed development: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation, other groups (such as long term unemployed), social-economically deprived groups, community cohesion, and human rights.

Yours sincerely,
Mark Sweet
Senior Technician

Tree Officer

13th June 2017

It is assumed that the BS 5837(2012) survey of 18.1.17 by Aspect Ecology and the Tree Constraints Plan of 1.2.17 also by Aspect Ecology submitted as a part of 17/00051/PREAPP are also valid for this application.

In the main CBC Tree Section do not object to this application. However there are several proposals which need to be modified or further information is required.

As a part of the PRE-app process, Trees Officers requested a shade analysis for all trees to be retained within the site and also within the sphere of influence. This analysis should configure shade from trees at their full anticipated size (in line with BS 5837(2012) para 5.3.4a). Such an analysis has not been submitted. Such an analysis needs to demonstrate that shade from trees onto properties and open space will be tolerable now and into the future.

The Design Statement states that only one B class tree is to be removed (T120), however a large (17 metre) common lime is also earmarked for removal. This tree is C1/B1 class. Trees Officers consider that this tree should be retained within the proposed public open space. However this would have implications for the proposed adjacent road way to the rear of plots 55-58 as this roadway is within the RPA of this tree and as such some form of no-dig construction road way will be necessary.

Concerns remain regarding the proposed retention of the 2 London plane trees to the front. In order to maintain a proportionate size, it is proposed that these trees will be routinely pollarded. This builds in a high degree of financial and time commitment into the future. It would be preferable to plant different species at this location which will provide a high degree of screening and visual amenity but will require little maintenance once established. Such pollarding of trees is frequently not well received by those frequently looking onto such trees and the resulting leaf growth can be heavy leading to significant shade and leaf drop etc. In order to help build in a climate-change/pest and disease-proof landscape plan, it would be advisable not to propose the planting of other Acer species (like those adjacent) either. Tree species which will grow to a proportionate size for this location as well as ecological, visual amenity etc value need to be carefully chosen.

Method Statements for all construction within Root Protection Areas need to be submitted and agreed as a part of any full planning permission application.

The Tree protection Plan (04814TPP Rev A) shows trees 115-118 to be removed but these trees are outside the red line boundary of the site. Agreement needs to be reached before this can proceed.

A description of the perimeter fence needs to be included so that trees outside but adjacent to the site are suitably protected during construction.

The Tree Protection Plan also outlines the position of new planting proposals. Such proposals need to have a full description as a part of any full application. However it is also noted that there is no proposed planting within the rear or front garden areas. This needs to be changed and trees of an appropriate species need to be planted as a part of any proposal.

All tree pruning proposals need to be clearly identified. It is anticipated that trees to the rear of plots 10-27 will have rear gardens influenced by the presence of Norway maple and ash, sycamore etc growing along this boundary within the cemetery and the extent of such pruning is necessary to now know. It may be that there is an overwhelming influence of such trees over rear gardens. Consideration should be given as to whether there is scope for possible whole tree removal and replanting offers of such trees within the adjacent cemetery.

24th July 2017

The CBC Tree Section maintains that T 127-lime is a tree worthy of retention, has significant amenity value and should be retained. Whilst it's location proposed to be a part of an open space to the south, the tree's retention would not diminish this area. It is realised that the proposed roadway is to be within 3-4 metres of this large tree, a "no dig construction method" for the area of land within the Root Protection Area should be actioned. This was requested by Tree Officers on 13.6.17. Alternatively, the road configuration could be re-arranged to move the proposed access road away from the RPA. This latter proposal would be preferable.

Lime tree 129 is a multi-stemmed mature lime whose form would benefit from some tree surgery to reduce its dominance and improve it's overall structure. Indeed all trees to be retained should be assessed as to whether surgery is required. Such information should be marked on a plan as a part of any full application.

The shade analysis drawings demonstrate that whilst there will be shade, such shade should not overwhelm properties.

Previously Trees Officers recommended the removal of the large plane trees fronting onto Bouncers lane. It is noted that both of these trees are still shown as retained. Such trees are to be within 7 metres of plots 49-52. Currently their canopy extends 5 metres towards where such plots are proposed and these fast growing trees will continue to grow fast and

Contaminated Land Officer

13th June 2017

In terms of contaminated land, the Premier Products site has been used as an industrial manufacturing plant for many years. I must therefore recommend that the attached comprehensive condition is attached to any permission for development, should it be granted.

If you have queries, let me know.

Standard Contaminated Land Planning Condition

Unless otherwise agreed by the Local Planning Authority, development shall not commence on site until the following condition has been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination until section iv) has been complied with in relation to that contamination.

i) Site characterisation

A site investigation and risk assessment shall be carried out to assess the potential nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report must include;

a) a survey of the extent, scale and nature of contamination

b) an assessment of the potential risks to;

- human health
- property (including buildings, crops, livestock, pets, woodland and service lines and pipes)
- adjoining land
- ecological systems
- groundwaters and surface water
- archeological sites and ancient monuments

c) an appraisal of remedial options to mitigate against any potentially significant risks identified from the risk assessment.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'

ii) Submission of a remediation scheme

Where remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use shall be produced and will be subject to the approval of the Local Planning Authority prior to implementation. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. 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.

iii) Implementation of approved remediation scheme

Any approved remediation scheme must be carried out in accordance with its terms prior to the commencement of the development, other than that required to carry out remediation. Following completion of measures identified in any approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority.

iv) Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with section i) and a remediation scheme submitted in accordance with section ii). Following completion of measures identified in the approved remediation scheme, a verification report must be produced in accordance with section iii).

Reason: 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.

Wales And West Utilities

22nd May 2017

Letter and Plan available to view in Documents Tab.

Gloucestershire Centre For Environmental Records

26th May 2017

Biodiversity Report available to view in Documents Tab.

Joint Waste Team

19th May 2017

Viewing the concept masterplan this development looks similar to others in Cheltenham which have been constructed over the past few years.

Providing the intention is for the development to become adopted, the road surfaces within the development need to be adequate to accommodate a 26 tonne refuse vehicle which usually precludes block paving.

In addition, pavements have to be wide enough to accommodate the waste and recycling receptacles when presented on collection day and not pose any obstructions to pedestrians.

It should be recognised that with that many properties there is likely to be some roadside parking and so the roads themselves have to be wide enough to allow waste and recycling collection vehicles to gain access past parked cars and heads of cul-de-sacks should be designed in such a way so that they can be used even when cars are in situ. I can see two main cul-de-sack at either end shaded areas - these shaded sections of the road would have to be able to accommodate the collection vehicles.

Finally, with this many properties being built, there will be a phased approach and so the developer has to take account of the need for waste and recycling collections from residents having moved onto the site to take place whilst building is still underway. With this in mind, the road surfaces will need to be ready to accept large waste and recycling vehicles using them during this time and have a clear and safe route for the collection teams to gain access when required. In addition, the developer would be required to give Ubico permission to use the unfinished roads to make the collection which the build was still underway, otherwise those residents residing would have to present their waste and recycling receptacles at the nearest adopted highway.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	49
Total comments received	4
Number of objections	0
Number of supporting	1
General comment	3

5.1 The application was publicised by way of letters to 49 properties, a site notice and a notice in the Echo. The following comments were received.

5.2 Comments Received

5 Briar Walk Prestbury Cheltenham Gloucestershire GL52 5LS

Comments: 10th July 2017

The outline plans show 58 houses on this site. This seems a lot for what is not a large site, and I wonder at the quality of the build.

The consultation process seems not to have been as robust as it might be for a development which clearly affects many more people than the immediate neighbours on

Bouncers Lane, with seemingly just one notice posted to a single lamp post outside the site to alert passers by that an application has been received.

The documents include an ecological report which is clearly incomplete, as is the follow up letter dated earlier this year, as there is at least one protected species within a few yards of the site boundary which has been overlooked.

All in all, the process seems rushed, as if the Council want to deal with it with the minimum of input and fuss from neighbours.

74 Bouncers Lane Cheltenham Gloucestershire GL52 5JW

Comments: 6th June 2017

I support the new builds, however would like to express concern about the large trees. Who will maintain them? In winter the leaves are hazardous to the elderly and school children. Pavements become dangerous with wet leaves. Leaves need to be swept up and trees need to be under control.

Prevent parking on main roads. Calming traffic bumps need to be installed on the main road. No parking of commercial vehicles and buses. Double yellow lines are needed especially as this route is main access to Winchcombe and Prestbury

68 Bouncers Lane Cheltenham Gloucestershire GL52 5JW

Comments: 22nd May 2017

Bouncers Lane has a large volume of traffic, much of which travels in excess of the 30mph speed limit. It is already difficult to enter and exit private driveways safely in the area of Premier Products site and Newland Court new housing.

Consideration must be given to traffic calming measures with this new proposed development and the increase in traffic it will bring.

There should also be a pedestrian crossing facility at the location, either pelican crossing or central island crossing points.

Increased signage re speed limits, ideally with flashing indicators should be installed. There is currently nothing to slow traffic on this road which signage at the Priors Rd junction still directing everything up Bouncers Lane to Prestbury, Winchcombe and beyond.

5 Blackberry Field Prestbury Cheltenham Gloucestershire GL52 5LT

Comments: 28th June 2017

The principle of the redevelopment of the site for residential use is welcomed, but the existing buildings should not be an excuse for the quality of what follows.

This is an outline application with all matters reserved and so offers very little in the way of assurance about the quality of the design.

The illustrative layout looks comfortable enough but at 35.6 dph for the main site of mostly houses, it is questionable how realistic this is once detailed requirements are factored in (parking, vehicle tracking, garden sizes etc).

It seems likely that the purpose of this outline application is to sell the site, which will increase pressure on the final design commercially.

It will therefore be important that the Council retains as much control as possible from the outline permission, to insist on an appropriate density and design at the reserved matters stage.

6. OFFICER COMMENTS

6.1 Determining Issues

The key issues in determining this application are considered to be (i) EIA, (ii) principle, (iii) design and layout, (iv) setting of adjacent listed buildings and park, (v) living conditions (vi) impact on neighbouring property, (vii) access and highways issues, (viii) trees and landscaping, (ix) flooding and drainage.

6.2 Environmental Impact Assessment

6.2.1 The application does not meet the screening thresholds of either 150 dwellings or 5 ha stated in the 2017 EIA regulations. As such no screening opinion has been provided.

6.3 Principle of development

6.3.1 An outline of the relevant policy considerations along with a discussion on the principle of the proposal have been provided by the policy team and is reproduced above. It is not intended to repeat these comments, however in summary it is concluded that the application meets the test of EM2 in terms of marketing activity etc, which means that the loss of the employment use of the site is acceptable. The proposal provides much needed housing, is in a sustainable location and results in an appropriate re-use of brownfield land within a generally residential context.

6.3.2 Officers initially had concerns that the site did not include all of the buildings on the site and may potentially lead to a piecemeal form of development. Officers have been advised that this is in separate ownership and it is not possible to include it in the scheme. Information has been provided which shows how access could be provided from the current site, into this area if it did become available in the future, clearly more information will be required at reserved matters stage.

6.3.3 Whilst it is disappointing that it is not possible to secure a comprehensive redevelopment of the site at this stage, officers do not consider this to be sufficient reason to refuse the application, given the benefits that it provides in terms of visual enhancement and provision of dwellings.

6.3.4 The retention of the buildings on the site may, however result in problems in terms of the relationship with the proposed residential properties both with respect to visual impact and amenity. These matters will be discussed further below.

6.4 Design and layout

6.4.1 As mentioned above the application is in outline with all matters reserved except for access. The application has been accompanied by an indicative layout and a design and access statement.

6.4.2 The indicative masterplan shows two main rows of dwelling, one to the front of the site, fronting Bouncers Lane and one to the rear, backing on to the cemetery and fronting into the site. The central part of the site comprises a small area of open space and small groups of detached, semi-detached and terraced houses, along with a row of FOGs. The smaller portion of the site shows two pairs of semi-detached houses. The plan suggest that the dwellings would vary in height between 1 and 3 storeys.

6.4.3 Officers consider that the plan is sufficient to demonstrate that 58 dwellings can be comfortably accommodated on the site.

6.4.4 It is considered that the proposal to front Bouncers Lane is generally sound, however there are some reservations about the remainder of layout as shown on the indicative layout as follows:

- There is an uncomfortable relationship between the retained industrial buildings and the dwellings which surround it. Much greater analysis is required of how the two uses will co-exist and how the form of development proposed will allow for this. It is likely that a much great buffer will be required between residential properties and these retained buildings to soften the impact these will have in the outlook of adjacent dwellings.
- The south bound spur of the main access needs work in order to create an acceptable street frontage. The indicative scheme would result in blank garage doors and the side boundary treatment of gardens, fronting on to this with little active frontage.
- The parking courts to the front of units 34 – 40 and 27 – 31 have the potential to have a harsh, urban appearance and will need work to soften these and to ensure that cars do not dominate the street scene.
- The central 'block' is generally unresolved and sets up some awkward relationships between the buildings and unsatisfactory parking arrangements.
- The spur roads to the north and south of the site appear to be over engineered for their purpose.
- Some of the submitted information suggests that the dwellings will be up to three storeys in height. The surrounding area is primarily made up of two storey dwellings and as such there appears to be no justification for three storey dwellings to be widespread on this site, especially bearing in mind the relationship with the listed cemetery to the rear.
- The proposals for the smaller parcel of land need work – Access to the rear block is unresolved these properties have no proper frontage.

6.4.5 Whilst the indicative layout does not form part of the approval it is considered important to communicate these concerns at this stage so that they can be addressed through the submission of reserved matters. As such it is proposed to attach an informative outlining these concerns to the decision notice.

6.4.6 Subject to this, and on the basis that design and layout are reserved matters, officers are satisfied that the site is capable of being developed for 58 dwellings in a satisfactory manner.

6.5 Setting of adjacent listed buildings and park

6.5.1 As stated above the application site is adjacent to a listed building and the listed cemetery which also houses a number of listed buildings and structures.

6.5.2 Advice has been provided from the conservation officer. It is clear that the existing buildings on the site do not enhance the setting of these heritage assets and as such the scheme has the potential to improve this. Clearly the detailed design which comes forward through reserved matters will need to be assessed in detail to ensure the buildings are appropriate in this context. This is particularly important for the smaller parcel.

6.5.3 On this basis the proposal is acceptable in heritage terms.

6.6 Living Conditions

- 6.6.1** The site is considered to be generally suitable for residential use given that the wider area is made up of primarily residential properties. However, as mentioned above there is a concern about the retention of the buildings towards the centre of the site.
- 6.6.2** The future of these is unknown, however there do not appear to be specific conditions controlling the hours of use, or the precise operations within these buildings.
- 6.6.3** Environmental Health Officers have raised a concern in this regard, however it is likely that any issues in terms of amenity could be controlled through careful design and technologies within the proposed buildings. As mentioned above, officers expect the eventual layout to take better account of these buildings.
- 6.6.4** As such subject to the suggested conditions in this regard, the proposal is considered to be acceptable.

6.7 Impact on neighbouring property

- 6.7.1** The site has no immediately adjoining residential properties, although there are neighbours in relatively close proximity within Whitehorn Drive and Bouncers Lane. The indicative layout suggests that there would be at least 20m between existing and proposed properties, with no direct overlooking. Again, only indicative information is available at this stage, however officers are confident that the site could be developed in a way which would have an acceptable impact on neighbouring properties.

6.8 Access and highway issues

- 6.8.1** Access to the site is a matter for consideration at this stage. Detailed comments have been provided from the Highways Officer and are outlined above.
- 6.8.2** It is concluded that the proposal would have an acceptable impact on the highway network and as such the principle of 58 dwellings on the site is acceptable in highway terms. Clearly further information will be required as part of the outline application and conditions have been suggested which deal with this.
- 6.8.3** Suggestions in terms of the internal layout have been provided from Ubico and it is proposed that these are conveyed to the applicant by way of an informative.
- 6.8.4** For these reasons the proposal is considered to be acceptable in terms of highway safety.

6.9 Trees and Landscaping

- 6.9.1** Again, landscaping is a matter reserved for future consideration. However an indicative landscaping proposal has been submitted along with information about works to existing trees. This has been the matter of some negotiation with the tree officer, specifically with reference to the retention of a lime tree and the suggested removal of Plane Trees.
- 6.9.2** Revised information has been submitted and the tree officer is now content subject to conditions.
- 6.9.3** With regards to the general landscaping of the site, the indicative plans show that there will be opportunities within the site to provide landscaping, although as mentioned above it may be necessary to add more to provide a buffer between the proposed units and the retained industrial buildings.

6.10 Flooding and Drainage

6.10.1 Detailed comments have been provided from the LLFA and negotiations have taken place between the LLFA and the applicant. This has resulted in a revised drainage strategy which results in an increase in the reduction of surface water run-off from 50 – 70% of pre-development levels. The LLFA have advised that this is acceptable. Detailed design of the scheme will be required by condition. However at this stage it is considered that the proposal is acceptable on flooding and drainage matters.

6.11 Affordable Housing and other planning obligations

6.11.1 Local plan policy HS4 (affordable housing) seeks the provision of 40% affordable housing in all new residential developments of 15 or more dwellings. This application is for up to 58 dwellings and therefore policy HS4 is triggered. Additionally, for a development of this nature, contributions to education, libraries and play space will also normally be sought.

6.11.2 The applicant has submitted information that sets out the case for 'vacant building credit'. The following paragraph of the NPPG, paragraph 021, explains what the vacant building credit (VBC) is:

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

6.11.3 Paragraphs 022 and 023 below go on to explain the process for determining the vacant building credit, and when the vacant building credit applies.

Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.

The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought.

(Paragraph 022)

The vacant building credit applies where the building has not been abandoned.

The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy.

In doing so, it may be appropriate for authorities to consider:

- *Whether the building has been made vacant for the sole purposes of re-development.*

- *Whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.*

(Paragraph 023)

6.11.4 In this instance the buildings have been vacated however they are technically capable of being reused and accordingly do not fall within the 'abandoned' category; VBC is therefore applicable.

6.11.5 The existing buildings cover the site expansively and total 8,809 sqm. The proposed dwellings would have a combined floorspace of less than this and therefore when applying VBC to this application, no affordable housing provision can reasonably be sought.

6.11.6 The applicant has agreed to all other applicable contributions including education, libraries and play space.

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons outline above the proposal is considered to be acceptable and is therefore recommended for approval.

8. CONDITIONS / INFORMATIVES

1 The development hereby permitted shall be begun not later than whichever is the later of the following:

- (a) the expiration of three years from the date of this permission; or
- (b) the expiration of two years from the date of approval of the final reserved matters;

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 Application/s for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3 The development hereby permitted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

4 The Reserved Matters application shall include a scheme to control the impact of noise from the retained industrial buildings, adjacent to the application site, upon the proposed residential dwellings. Such a scheme shall take account of the final positions of residential properties and all lawful uses of the industrial buildings. Such a scheme may include suitable fenestration or barriers to protect residents from a loss of amenity. Any such measures shall be installed in full prior to occupation and retained thereafter.

Reason: The use of the retained industrial buildings may result in an adverse impact upon the amenities of future residents and further measures will be required to ensure a satisfactory level of residential amenity with regards to noise, in accordance with policy CP4 of the Local Plan.

- 5 No development shall commence on site until a detailed design, maintenance & management strategy and timetable of implementation for the surface water drainage strategy presented in the revised Flood Risk Assessment F2 dated 31st May 2017 reference number SKsk12604 has been submitted to and approved in writing by the Local Planning Authority. The detail must demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the life time of the development. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

Reason: 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, flood risk and water quality in the locality, in accordance with advice contained within the NPPF.

- 6 No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, 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.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding, in accordance with advice contained in the NPPF.

- 7 The vehicular accesses hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge or evidenced nearer vehicle track edge of the public road 54m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent carriageway level.

Reason:- To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and 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 paragraph 35 and Local Plan policy TP1.

- 8 The minor proposed site access between existing Unit 1 and the Listed Lodge on drawing CMP-07 Rev D shall be a minimum of 5m in width with 6m junction radii in general accordance with figure 3.8 of Manual for Gloucestershire Streets Standing Advice 2nd Edition prior to further development commencement on site. Alternative site access arrangements would require details to be submitted and approved in writing by the Local Planning Authority prior to site development commencement.

Reason:- To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Local Plan policy TP1.

- 9 No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15m of the proposed main access road in general accordance with drawing 5586.002 Rev C and 5m of the proposed minor

access road, including the junction with the existing public road has been completed to at least binder course level and footways or shared surface road to surface course level.

Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Local Plan policy TP1.

- 10 Details of the layout (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in accordance with the approved plans. No dwelling on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public Highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 35 and Local Plan policy TP1.

- 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. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: 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 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the Framework and Local Plan Policy TP1 and TP2.

- 13 No development shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

- 14 The details to be submitted for the approval of reserved matters shall include vehicular parking and turning facilities within the site, and the buildings hereby permitted shall not be occupied until those facilities have been provided in accordance with the approved plans and 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 conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 35 and Local Plan policy TP1.

- 15 Prior to the implementation of any landscaping, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; a scheme of works to existing trees, details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 16 No works shall commence on site (including demolition and site clearance) unless a Tree Protection Plan ("TPP") to BS5837:2012 (or any standard that reproduces or replaces this standard) has been 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 position and specifications for the erection of tree protective fencing and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details and the measures specified by the TPP shall remain in place until the completion of the construction.

Reason: To safeguard existing tree(s) in the interests of visual amenity, having regard to Policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 17 All paths, parking areas and other forms of hard landscaping that fall within the Root Protection Area(s) shall be constructed using a no-dig method. Prior to the commencement of development, full details of the proposed no-dig method shall be submitted to and approved in writing by the Local Planning Authority and 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.

- 18 No works shall commence on site unless details of Arboricultural Monitoring of the site to include details of (i) person(s) to conduct the monitoring; (ii) the methodology and programme for reporting; and (iii) a timetable for inspections, has been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out unless in accordance with the details so approved.

Reason: To safeguard existing tree(s) in the interests of visual amenity, having regard to Policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 19 Prior to commencement of the development hereby approved the following information shall be submitted to and approved in writing by the Local Planning Authority:

(i) a full site survey showing:

- a) the datum used to calibrate the site levels
- b) levels along all site boundaries at regular intervals
- c) levels across the site at regular intervals
- d) finished floor levels or other datum of adjacent buildings
- e) cross section drawings clearly showing existing ground levels in relationship with the finished floor and eaves levels at adjacent buildings

(ii) full details showing:

- a) the proposed finished floor level of all buildings and ground levels including hard surfaces
- b) cross section drawings showing the proposed finished floor and eaves levels of all buildings and ground levels including hard surfaces

The development shall be implemented in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: It is important to clarify the height of the development in relation to existing levels and structures both on and off site. The information is necessary to allow the impact of the development to be accurately assessed.

- 20 No external facing or roofing materials shall be applied unless in accordance with

- a) a written specification of the materials; and
- b) physical sample/s of the materials,

The details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 21 The development shall not be occupied until details of boundary walls, fences or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied unless the boundaries have been implemented in accordance with the approved details and shall be permanently retained as such thereafter.

Reason: In the interests of the character and appearance of the area and residential amenity, having regard to Policies CP 4 and CP 7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the boundary treatment is an integral part of the development and its acceptability.

- 22 The development shall not be occupied unless a scheme for the provision of refuse and recycling storage facilities has been submitted to and approved in writing by the Local

Planning Authority. The development shall be implemented in accordance with the approved details and shall be retained as such at all times.

Reason: In the interests of sustainable waste management and recycling, having regard to Policy W36 of the Gloucestershire Waste Local Plan. Approval is required upfront because the design of refuse and recycling storage is an integral part of the development and its acceptability.

- 23 The development shall be carried out in strict accordance with the recommendations and requirements of the ecological survey report submitted with the planning application.

Reason: To safeguard ecological species, having regard to Policies NE1 and NE 3 of the Cheltenham Borough Local Plan (2006).

- 24 Prior to the commencement of development a site investigation and risk assessment shall be carried out to assess the potential nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11 and shall include:

- a) a survey of the extent, scale and nature of contamination
- b) an assessment of the potential risks to:
 - human health
 - property (including buildings, crops, livestock, pets, woodland and service lines and pipes)
 - adjoining land
 - ecological systems
 - groundwaters and surface water
 - archaeological sites and ancient monuments
- c) an appraisal of remedial options to mitigate against any potentially significant risks identified from the risk assessment.

Where remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall 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 investigation, risk assessment report, and proposed remediation scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development.

Reason: 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 in accordance with Local Plan Policy NE4 relating to development on contaminated land.

- 25 Prior to the commencement of development, other than that necessary to comply with the requirements of this condition, the approved remediation scheme necessary to bring the site to a condition suitable for the intended use shall be implemented in full. Following the completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

Reason: 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 in accordance with Local Plan Policy NE4 relating to development on contaminated land.

- 26 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority and development shall be halted on that part of the site affected by the unexpected contamination. An investigation and risk assessment must then be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11 and a remediation scheme, where necessary, also submitted. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority before development can recommence on the part of the site identified as having unexpected contamination.

Reason: 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 in accordance with Local Plan Policy NE4 relating to development on contaminated land.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

- 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 to discharge condition 12 that the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.
- 4 Ubico have advised that the follows matters should be taken into account in the detailed design of the site:
- Providing the intention is for the development to become adopted, the road surfaces within the development need to be adequate to accommodate a 26 tonne refuse vehicle which usually precludes block paving.

- Pavements should be wide enough to accommodate the waste and recycling receptacles when presented on collection day and not pose any obstructions to pedestrians.
- Roads should be wide enough to allow waste and recycling collection vehicles to gain access past parked cars
- Consideration should be given to residents moving into earlier phases of the scheme to ensure that there is suitable access during construction for waste collections.

5 The applicant is advised that whilst the layout shown on the indicative plans is acceptable in demonstrating the capacity of the site, Officers consider that the layout is not acceptable and as such expect significant changes to be made prior to the submission of a reserved matters application. The main concerns with the indicative plan are as follows:

- o There is an uncomfortable relationship between the retained industrial buildings and the dwellings which surround it. Much greater analysis is required of how the two uses will co-exist and how the form of development proposed will allow for this. It is likely that a much greater buffer will be required between residential properties and these retained buildings to soften the impact these will have in the outlook of adjacent dwellings.
- o The south bound spur of the main access needs work in order to create an acceptable street frontage. The indicative scheme would result in blank garage doors and the side boundary treatment of gardens, fronting on to this with little active frontage.
- o The parking courts to the front of units 34 - 40 and 27 - 31 have the potential to have a harsh, urban appearance and will need work to soften these and to ensure that cars do not dominate the street scene.
- o The central 'block' is generally unresolved and sets up some awkward relationships between the buildings and unsatisfactory parking arrangements.
- o The spur roads to the north and south of the site appear to be over engineered for their purpose.
- o Some of the submitted information suggests that the dwellings will be up to three storeys in height. The surrounding area is primarily made up of two storey dwellings and as such there appears to be no justification for three storey dwellings to be widespread on this site, especially bearing in mind the relationship with the listed cemetery to the rear.
- o The proposals for the smaller parcel of land need work - Access to the rear block is unresolved these properties have no proper frontage.

6 This planning permission is subject to a Section 106 legal agreement which provide for the following:

- Playspace contributions
- Library and education financial contributions

The permission should be read in conjunction with these agreements.

CASE OFFICER: Emma Pickernell
AUTHORISING OFFICER: Martin Chandler
DATE: 22/8/17