

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)**  
**ORDER 2015**

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|----------------------------|--|
| <b>Application number:</b> | 22/00395/FUL   |
| <b>Validated on:</b>       | 12 <sup>th</sup> April 2022  |
| <b>Site address:</b>       | Cleeve House Horton Road   |
| <b>Proposal:</b>           | Demolition of Cleeve House (two-storey steel frame building) and creation of temporary car park for NHS staff including installation of barrier controlled entrance, external lighting and a new boundary enclosure (revised application following approval of 21/01066/FUL) |

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

**Condition 1**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason**

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Condition 2**

Except where these may be modified by any other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the application form, and drawing numbers:

- 0517-5-P-603 – Proposed Layout Plan;
- 0517-5-P-605 – As Proposed Chain Link Fencing;
- 0517-5-P-606 – As Proposed Typical Part Elevation;
- 0702E-E-002 – Proposed Lighting and Access Control Layout;
- 0702E-E-003 – Illumination Levels;
- 10272-GF700-R0 – Barrier Control System.

**Reason**

To ensure that the development is carried out in accordance with the approved plans.

**Condition 3**

The erection of fencing for the protection of any retained trees shall be undertaken in accordance with the approved details specified in the Bond Demolition Statement (Ref: Demolition Method Statement – PC dated 04/04/2022); before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the local planning authority.

**Reason**

To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 4**

Where excavations or surface treatments are proposed within the root protection areas (RPA) of retained trees and hedgerows, works shall be carried out strictly in accordance with the Method Statement as contained within the Bond Demolition Statement (Ref: Demolition Method Statement – PC dated 04/04/2022). The RPA is defined in BS5837:2012.TCR2022

**Reason**

To prevent damage to or loss of trees. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 5**

The development, including any works of demolition, shall only take place in accordance with the recommendations of the submitted Bond Demolition Statement (Ref: Demolition Method Statement – PC dated 04/04/2022) and the Construction Environmental Management Plan (Project number:BLBS0702E/Version:01 /Issue date: October 2021) that shall be adhered to throughout the construction period.

**Reason**

To ensure safe operation of the adopted highway and to minimised adverse impacts on neighbouring residential amenities during the demolition and construction phases of the development in accordance with the aims of policies INF1 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017) and policy B3 of the Gloucester City Plan.

**Condition 6**

The development hereby approved shall not be brought into use until a minimum of no. 2 electric vehicle charging point (EVCP) equipped car parking spaces have been provided in accordance with the details of BS EN 62196 Mode 3 or 4 charging and BS EN 61851. Thereafter, the EVCP equipped car parking spaces shall be kept available and maintained for the use of electric vehicles as approved.

**Reason**

To encourage sustainable travel and healthy communities in accordance with paragraph 112 of the NPPF and policy G2 of the Gloucester City Plan.

**Condition 7**

The new and replacement lighting columns hereby approved shall be installed in accordance with the details of approved plan numbers 0702E-E-002 – Proposed Lighting and Access Control Layout and 0702E-E-003 – Illumination Levels and shall be maintained in accordance with the approved details thereafter.

**Reason**

To protect neighbouring residential amenities in accordance with the aims of policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017) and policy B3 of the Gloucester City Plan.

**Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

**Note 2**

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet.

**Note 3**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**Jon Bishop**

Planning and Development Control Manager

**Decision date: 16<sup>th</sup> August 2022**

**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**