

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

<b>Application number:</b>	22/00248/FUL
<b>Validated on:</b>	13 <sup>th</sup> April 2022
<b>Site address:</b>	Longlevens Rugby Club
<b>Proposal:</b>	Proposed extension and alteration to clubhouse to include new gym, larger ground floor lounge bar, addition of balcony and bar area on the first floor, extension to existing store and extended car parking area

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**

The development hereby permitted shall be carried out in accordance with the application form and drawing numbers:

- Location and block plan 707/001 REV A
- Proposed site plan 7077/006 Rev MA2
- Proposed Elevations Sheet 1 707/009 REV B
- Proposed Elevations Sheet 2 707/010 REV B
- Proposed Ground Floor Plan 707/007 REV F
- Proposed first floor plan 707/006 REV FF
- Proposed gym plan/ elevation 707/020 REV C

**Reason**

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

**Condition 3**

The development hereby permitted shall not commence until details of permeable pavement design and a construction and maintenance schedule for all SUDS elements (soakaway and permeable pavement) have been submitted to and approved in by the Local Planning Authority. Approved details shall be maintained for the life of the development.

**Reason**

To ensure the development is provided with a satisfactory means of drainage and thereby reducing 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 4**

The development hereby approved shall not be brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.5 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

**Reason**

In the interests of highway safety.

**Condition 5**

The development hereby approved shall not be brought into use until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

**Reason**

To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

**Condition 6**

Prior to first use of the development hereby permitted the vehicular access shall be laid out and constructed broadly in accordance with the submitted plan drawing no. 707/006 Rev L but with a minimum entrance width of 5.0m with the area of access road within at least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

**Reason**

To reduce potential highway impact by ensuring that there is a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 110 and 112 of the National Planning Policy Framework.

**Condition 7**

The vehicular access hereby permitted shall not be brought into use until the existing vehicular access to the site (other than that intended to serve the development) has been permanently closed in accordance with details as shown on drawing number 707/006 Rev L.

**Reason**

In the interests of highway safety.

**Condition 8**

Notwithstanding the submitted details, the development hereby approved shall not be brought into use until 7 electric vehicle charging spaces have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

**Reason**

To encourage sustainable travel and healthy communities.

**Condition 9**

Notwithstanding the submitted details, the development hereby approved shall not be brought into use until at least 5 accessible car parking spaces have been provided in a location to be agreed in writing by the Local Planning Authority and thereafter shall be kept available for disabled users as approved.

**Reason**

To provide safe and suitable access for all users.

**Condition 10**

Notwithstanding the submitted details, the development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of no.10 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA.

**Reason**

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 110 of the National Planning Policy Framework.

**Condition 11**

Replacement Poplars for those felled shall be planted along the southern boundary of the site adjacent to the existing grouping (exact location to be agreed with the Local Authorities Tree Officer at the time of planting). Replacement trees shall be advanced nursery stock, semi mature size (20/25cm+ girth).

Planting of the replacement Poplars shall be carried out in the first planting season following the occupation of any building or the completion of the development, whichever is the sooner. Any trees or hedgerows, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. If any trees or hedgerows fail more than once, they shall continue to be replaced on an annual basis until the end of the 5-year period.

**Reason**

To ensure adequate provision for trees/hedgerows, 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 12**

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in the WTC Arboricultural Assessment and Method Statement dated 8th April 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 13**

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 WTC Arboricultural Assessment and Method Statement dated 8th April 2022. The RPA is defined in BS5837:2012.

**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 14**

No removal of trees/scrub/hedgerows shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

**Reason**

To ensure that the nature conservation interest of the site is protected. In accordance with the NPPF, Policy INF3 of the JCS and Policy E4 of the Gloucester City Plan.

**Condition 15**

The materials to be used in the construction of the external surfaces of the proposed extension to the buildings shall match those used in the existing buildings.

**Reason**

To ensure that the materials are in keeping with the existing building.

**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.

**Note 4**

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or [highways@gloucestershire.gov.uk](mailto:highways@gloucestershire.gov.uk) before commencing any works on the highway. Full Details can be found at [www.gloucestershire.gov.uk](http://www.gloucestershire.gov.uk) .



**Jon Bishop**

Planning and Development Manager

**Decision date: 3<sup>rd</sup> November 2022**

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