

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

Application number:	22/00320/COU
Validated on:	28 th March 2022
Site address:	Unit 2A Eastbrook Road
Proposal:	Change of use from B8 warehouse to Sui Generis Brethren members only retail club

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 details of the application form, and drawing numbers:

- 22458-GA-01 – Proposed Site Layout;
- 22458-GA-02 – Existing and Proposed Floor Plans;
- Site Location Plan.

Reason

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

Condition 3

The members only retail club component of the sui generis use hereby permitted shall only be available to members of the Plymouth Brethren Christian Church who are registered to use the facility and there shall be no trade to visiting members of the general public.

Reason

The local planning authority wishes to control the specific use of the land/premises, in the interests of safeguarding employment generating uses and retail impact to comply with the aims of policies SD2, SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017) and emerging policies A1 and B2 of the Gloucester City Plan.

Condition 4

The net sales area for the members only retail club component of the sui generis use hereby permitted shall be limited to a floorspace not exceeding 350 sq.m.

Reason

The local planning authority wishes to control the specific use of the land/premises, in the interests of safeguarding employment generating uses and retail impact to comply with the aims of policies SD2, SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017) and emerging policies A1 and B2 of the Gloucester City Plan.

Condition 5

The members only retail use hereby permitted shall not be occupied or brought into use until the car parking and turning areas have been installed/laid out within the site in accordance with the details of approved plan number 22458-GA-01 (Proposed Site Layout) and a minimum of 2 no. car parking spaces have been equipped with electric vehicle charging points (EVCPs). Thereafter, the parking, turning areas and EVCPs shall be kept available for their intended use in association with the approved development.

Reason

To ensure the development benefits from a sufficient number of off-street car parking and turning areas in accordance with the aims of policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017) policies A1 and G2 of the Gloucester City Plan.

Condition 6

The development hereby approved shall not be brought into use until a minimum of no. 2 secure cycle parking spaces been provided within the curtilage of the site. Thereafter, the cycle parking spaces shall be kept available and maintained for the intended use in association with the approved development.

Reason

To encourage sustainable travel and healthy communities in accordance with paragraph 112 of the NPPF, policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017) policy G1 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

To ensure the cycle parking/storage areas are fit for purpose the design should be informed by the guidance within Cycle Infrastructure Design - Local Transport Note 1/20 (Department for Transport – July 2020).

Note 3

The electric vehicle charging points (EVCPs) should be installed by an authorised EV charger installer. Further details are available at The Department for Transport.

Note 4

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: 2nd September 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET