



Stroud District Council

Town and Country Planning Act, 1990 (As amended)

Planning
Permission

Under the above Act the District Council as Local Planning Authority HEREBY GRANTS Planning Permission for the development described below in accordance with the submitted application and accompanying plan(s) but subject to the conditions stated:

Agent:

GL Hearn
Queen Square House
18-21 Queen Square
Bristol
BS1 4NH

Applicant:

Crest Nicholson Operations Ltd
C/o Agent
G L Hearn

Planning Ref:S.15/1498/VAR

Application Date: 23/06/2015

Dated: 14/09/2017

Description of Land

Land At Colethrop Farm, Bath Road, Hardwicke, Gloucestershire

Description of Development

Variation of Conditions - 1, 2, 5, 6, 9, 10, 11, 13, 15, 16, 18, 20, 21, 24, 25, 26, 27, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 49, 51, 52, 53, 55 - From S.09/1692/VAR
Haresfield Parish Council 380402 211349

Conditions attached to permission and reasons therefor:

1. Approval of the "Reserved Matters" in any phase or sub-phase shall be obtained in writing from the Local Planning Authority prior to the commencement of development on any phase (as defined and approved under the Phasing Condition 10). The Reserved Matters for each phase are specifically:
 - i. siting, design, layout and external appearance, including all building facing materials and finishes;
 - ii. details of access arrangements and surface materials finishes for the highways, footpaths, cycle ways, private drives and all other hard surfaces;
 - iii. the soft and hard landscaping of the site and details of screen walls, fences and other means of enclosure;
 - iv. details of existing and proposed ground levels and proposed finished floor levels and building heights;
 - v. bin stores and dog bins
 - vi. waste minimisation details in accordance with the principles of the Waste Minimisation Strategy by Parsons Brinckerhoff February 2007.
 - vii. the noise bund to include proposed ground levels and profile of the bund and the source of any imported material together with details of associated lorry movements.These details shall accord with the parameters and objectives laid out in the Design and Access Statement (March 2007), Supplement to the Design and Access Statement (December 2007) and Design and Access Statement Addendum (May 2015). The development shall be carried out in accordance with the approved details.

Reason:

To define the approval.

2. Applications for approval of the Reserved Matters shall be made to the Local Planning Authority before prior to 19/01/2020.

Reason:

In the interest of implementing the permission.

3. The total number of dwellings that shall be erected on the application site shall not exceed 1,750.

Reason:

IMPORTANT NOTES –SEE OVERLEAF

Proper Officer of the Council
Duly Authorised in that behalf

In the interest of character and appearance.

4. Each application for the approval of Reserved Matters shall provide for Public Open Space substantially in accordance with the submitted Master Plan (ref 13143/3139 H) and Design and Access Statement Addendum (May 2015) and shall include a detailed landscape scheme that accords with the approved strategic landscape proposals. The detailed landscape scheme shall include the retention of existing trees and hedgerows as agreed in writing by the Local Planning Authority, new planting proposals, means of enclosure, the treatment of hard and soft areas and the provision of appropriate facilities on these areas.

Reason:

To ensure a satisfactory appearance.

5. The development shall not take place other than substantially in accordance with the mix and disposition of uses shown on the Master Plan (ref 13143/3139 H), the Design and Access Statement (March 2007) and the Supplement to the Design and Access Statement (December 2007) and Design and Access Statement Addendum (May 2015).

Reason:

To ensure a satisfactory appearance.

6. No development shall take place within areas of archaeological interest as agreed in writing by the Local Planning Authority until the Applicant, their agents or successors in title, has implemented a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Local Planning Authority.

Reason:

To ensure that heritage assets are properly investigated and recorded.

7. Details of all means of enclosure, equipment, seating and surfacing of the Hillside Park NEAP located in the archaeologically sensitive area identified in Figure 8 (Volume 4 Technical Appendices) of the Environment Statement (May 2006), shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Thereafter the Hillside Park NEAP shall be constructed in accordance with the approved details.

Reason:

To ensure archaeological sensitive provision.

8. No more than 400 dwellings shall be occupied until a phasing scheme (based upon the approved Master Plan (ref 13143/3139 H), the Design and Access Statement – March 2007) and Supplement to the Design and Access Statement (December 2007) and Design and Access Statement Addendum (May 2015) has been submitted to and approved in writing by the Local Planning Authority. The phasing scheme shall indicate the sequence and approximate timescales of:

a) site remediation and demolition works;

b) development phases (including the approximate numbers of dwellings and affordable housing units in each phase);

c) the provision of highway and drainage infrastructure, bus routes and the provision of bus services, pedestrian linkages into the existing public rights-of-way network, employment provision, utility infrastructure, landscaping, open space, recreational and educational facilities, the neighbourhood centre, primary school, safe routes to school and key pedestrian and cycle routes to internal and external destinations.

The development shall proceed in accordance with the detailed phasing scheme.

Reason:

To ensure appropriate phasing of infrastructure.

9. The developer shall submit annual reports (on the anniversary of the date of the approval of the phasing plan) reviewing development progress against the approved phasing scheme plan.

Reason:

To ensure proper monitoring.

10. The dwellings hereby permitted shall be constructed to provide the necessary noise mitigation to achieve internal noise levels within bedrooms and living rooms no greater than 35 dB (LAeq,T) during the daytime (07:00 – 23:00) and within bedrooms no greater than 30 dB (LAeqT) during night-time (23:00 – 07:00) periods. An external noise level of 50 dB (LAeq,T) should not be exceeded in private garden areas and patios during the daytime period. After completion of works and prior to occupation or use, noise measurements shall be carried out to demonstrate that the above criteria are met. All noise measurements shall be submitted in the form of a report to the LPA for its written approval prior to occupation or use.

Reason:

To protect residential amenity.

11. No dwelling shall be occupied in Parcel R27 (as defined on plan 13143/3149B) of the development until Phase 1a of the acoustic bund (as defined on plan FSE91314E/199) has been constructed in accordance with the approved details under Condition 1(g) unless otherwise agreed in writing by the Local Planning Authority.
No dwelling shall be occupied in Parcels R20-26 (as defined on plan 13143/3149B) of the development until Phases 1a and 1b of the acoustic bund (as defined on plan FSE91314E/199) have been constructed in accordance with the approved details under Condition 1(g).
No dwelling shall be occupied in Parcels R17-19 (as defined on plan 13143/3149B) of the development until Phase 1a, 1b and 2 of the acoustic bund (as defined on plan FSE91314E/199) has been constructed in accordance with the approved details under Condition 1(g).

Reason:

To protect amenity.

12. No development shall start within each particular phase not until a scheme to deal with contamination of land, controlled waters and/or ground gas has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:
- 17.1 A Phase 1 site investigation report carried out by a competent person to include a desk study, site walkover, the production of a site conceptual model and a human health and environmental risk assessment, undertaken in accordance with BS 10175:2001 Investigation of Potentially Contaminated Sites – Code of Practice.
- 17.2 A Phase II intrusive investigation report detailing all investigative works and sampling on-site, together with the results of the analysis, undertaken in accordance with BS 10175:2001 Investigation of Potentially Contaminated Sites – Code of Practice. The report should include a detailed quantitative human health and environmental risk assessment.
- 17.3 A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation should be stated, such as site contaminant levels or a risk management action, and how this will be validated. Any ongoing monitoring should also be outlined. No deviation shall be made from this scheme without prior written approval from the Local Planning Authority.
- 17.4 If during the works contamination is encountered which has not previously been identified, then no further works shall be carried out (unless otherwise agreed in writing by the Local Planning Authority) until the additional contamination has been fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority.
- 17.5 A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

Reason:

To protect amenity.

13. No deliveries shall be taken at or dispatched from the site outside the hours of 07:00 to 22:00 on Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason:

To protect amenity

14. Details of the boundary treatment along the curtilage of Wynnstay, Bristol Road, shall be submitted as part of any reserved matters bordering that boundary, and agreed in writing by the Local Planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the first dwelling facing the curtilage, and shall be maintained as such thereafter.

Reason:

To protect privacy and avoid disturbance.

15. The Neighbourhood Centre as shown on the Master Plan, shall include only a mix of the following uses falling within the Town and Country Planning (Use Classes), Order 1987 as amended;

- 1) Shops – Class A1;
- 2) Financial and Professional Services – Class A2;
- 3) Restaurants and cafes – Class A3;
- 4) Drinking Establishments – Class A4;
- 5) Hot food takeaways – Class A5;
- 6) Residential uses – Class C2;
- 7) Community buildings – Classes D1 and D2;
- 8) Business Uses – class B1.

Reason:

To ensure that only community facilities are provided.

16. The total retail area (within Use Class A1) shall not exceed 2,050sq m, with a food store limited to 1,115sq m maximum. No other unit shall exceed 200sq m.

Reason:

To protect town centres.

17. No individual premises containing a food and drink related use (Classes A3, A4 and A5) shall be brought into use until a scheme for treating fumes and odours from the premises has been submitted to and approved in writing by the Local Planning Authority. Thereafter the use shall only operate in accordance with the approved details.

Reason:

To protect amenity.

18. No individual premises containing a food and drink related use (Classes A3, A4 and A5) shall be brought into use until a scheme to attenuate the noise from any noise generating equipment, fans, air conditioning units, ventilation equipment or similar equipment has been submitted to and approved in writing by the Local Planning Authority. Thereafter the use shall only operate in accordance with the approved details.

Reason:

To protect amenity.

19. Cycle parking shall be provided within the Neighbourhood Centre and at the school, allotments, employment area and recreation facilities and community centre in accordance with timing and details agreed in writing beforehand by the Local Planning Authority.

Reason:

To promote sustainability.

20. Any hot food shop, drinking establishment or restaurant within the site shall open to customers only between the hours of 07:00 to 00:00 Mondays to Saturdays and 09:00 to 22.30: on Sundays, Bank or Public Holidays.

Reason:

To protect amenity.

21. All areas of Public Open Space, the Neighbourhood Centre and any other building or facility to which there is public access shall be fully accessible to disabled persons in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority prior to the start of works on any such building or the laying out of any such facility. The measures shall include disabled parking, accessible routes to, from and across buildings and land and the provision of accessible entrances at each principal public entrance. All works shall be carried out in accordance with approved details prior to the first use of any such building or facility.

Reason:

To ensure accessibility for all the community.

22. Lighting for the all weather playing surface shall not be brought into use until it has been directed and/or hooded in accordance with details to be agreed in writing by the Local Planning Authority prior to installation of the lighting. The lighting scheme shall thereafter be maintained in accordance with the approved details.

Reason:

To protect amenity.

23. Prior to the commencement of development of each phase, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. All construction works shall thereafter be carried out in accordance with the approved plan. The plan shall cover the following areas;
- (a) Details of the earthworks for each phase, comprising: the proposed excavation, grading and mounding of land areas including the levels and contours to be formed; details of the treatment, recycling and re-use of soils and demolitions arisings
 - (b) Details of the nature, type and quantity of materials to be imported onto the site.
 - (c) Methods for the protection of drainage ditches and water bodies within the site (both existing and newly created) from pollution during construction works.
 - (d) Pollution prevention and control measures during the construction phase including: (i) facilities for the storage of fuels, oils and chemicals: (ii) surface water drainage arrangements for interception, settlement and treatment of contaminated surface water run-off; (iii) measures to ensure there is no polluting discharge from haul roads and disturbed areas;
 - (e) Habitat protection and enhancement to avoid harm to breeding birds and other protected species, with appropriate monitoring of agreed Mitigation and Biodiversity Objectives. Monitoring will be carried out in accordance with a scheme of ecological monitoring to be submitted and approved by the Local Planning Authority in relation to specific measures proposed within each development phase. The applicant shall submit a monitoring report annually for the first four years following completion of development of each phase and thereafter at periods to be agreed in writing by the Local Planning Authority. The monitoring report will identify any further measures required to meet Biodiversity Objectives which if required, shall be implemented in accordance with a programme of works to be agreed by the Local Planning Authority. The remedial measures shall be fairly and reasonably related in scale and kind to the proposed development.
 - (f) Site access and haul routes including times of operation;
 - (g) Site establishment and topsoil management;
 - (h) Mitigation of construction noise;
 - (i) Construction site works hours;
 - (j) Location of principal service route corridors
 - k) measures to prevent mud, dirt and other deleterious materials from the site being deposited on the highway, with all vehicles using such facilities prior to leaving the site.
 - (l) details of temporary car parking and accommodation for site operatives
 - (m) details of security fencing

Reason:

To protect the environment and amenity.

24. No building hereby permitted shall be occupied within any phase until surface water drainage works for that phase have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and

iii. provide a 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.

Reason:

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

25. Prior to the commencement of development within each phase of the development hereby approved incorporating Shorn Brook, Haresfield Brook or any other ditches, swales, ponds or water attenuation features details of any proposed works and the phasing of those works shall be submitted to and approved in writing by the Local Planning Authority. The proposed works shall be designed and implemented to protect and enhance biodiversity and shall be carried out in accordance with the approved details.

Reason:

To protect against flooding.

26. No building shall be occupied until the vehicular, cycleway and pedestrian accesses necessary to serve that part of the development from the adopted highway have been constructed in accordance with a plan and programme submitted to and approved in writing by the Local Planning Authority before each development phase commences.

Reason:

To promote accessibility.

27. No more than 750 of the dwellings permitted within the red line depicting the site location shown on Plan 2073LO/01 Figure 1.1 from Environmental Statement, shall be occupied until a plan showing the proposed access from Haresfield Lane to the sports pitches and changing facilities together with the details of the proposed car and cycle-parking arrangements for the sports facilities has been submitted to and agreed in writing by the Local Planning Authority. The plan shall also show the proposed access to Haresfield Lane from the development site as shown on the indicative masterplan (ref 13143/3139 H). The access to Haresfield Lane from the development site, the sports pitch access and parking areas shall thereafter be constructed in accordance with the approved details. The access to Haresfield Lane from the development site shall be completed prior to the 751st occupation within the red line depicting the site location shown on Plan 2073LO/01 Figure 1.1 Environmental Statement.

Reason:

In the interest of highway safety.

28. No more than 1000 of the dwellings within the red line depicting the site location shown on Plan 2073LO/01 Figure 1.1 from Environmental Statement, shall be occupied until the road between the main site access from the A38 linking to the Waterwells Business Park has been constructed.

Reason:

In the interest of highway safety.

29. The land identified in Plan Reference RPS01 shall be reserved for a period of 7 years from commencement of development for the provision of a railway station. Following this it may only be used for open space if not taken up for use as a new railway station.

Reason:

To promote sustainability.

30. There shall be no access for construction traffic to the application site from Haresfield Lane East of the M5 Motorway.

Reason:

In the interest of highway safety.

31. None of the Class B2 uses hereby permitted shall operate between 22:00 and 7:00 hours on any day.

Reason:

To protect amenity.

32. Before any Class B2 or Class B8 premises hereby approved is first brought into use a scheme for the control of noise emitted from that building shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and maintained in accordance with the approved scheme.

Reason:

To protect amenity.

33. The designated employment land shall be developed for uses falling only within use Classes B1 (a) offices; B1 (b) research and development; B1 (c) light industrial; B2 general industrial; B8 storage and distribution of the Town and Country Planning (Use Classes) Order 1987 (as amended), and any incidental uses such as studios/showrooms/workshops shall be limited as being ancillary to the main use.

Reason:

To protect amenity.

34. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) a scheme to enclose any oil and other chemical storage tanks, buildings, ancillary handling facilities, filling, drawing and overflow pipes within an impervious bunded area of at least 100% of the tank capacity, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development within each Reserved Matters phase. The scheme as approved shall be fully implemented before the relevant phase of the development is occupied or brought into use.

Reason:

To protect the environment.

35. No more than 500 of the dwellings within the red line depicting the site location shown on Plan 2073LO/01 Figure 1.1 from Environmental Statement, shall be occupied until a pedestrian/cycle link is provided into the employment land in the approximate location shown on the approved Master Plan in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To promote sustainability.

36. Fire hydrants served by mains water supply shall be provided prior to any dwellings being occupied on any development phase as agreed in writing by the Local Planning Authority (in association with Gloucestershire Fire and Rescue Service).

Reason:

In the interest of safety.

37. No development shall take place within a residential or commercial development phase until a Sustainable Energy Scheme for that phase has been submitted and approved in writing by the Local Planning Authority. The Sustainable Energy Scheme shall include details of energy efficiency measures and details in accordance with current statutory standards. Development shall then proceed in accordance with the approved Strategy.

Reason:

To promote sustainability.

38. Prior to the commencement of each development phase (as defined under the phasing scheme plan submitted and approved pursuant to Condition 10), the following details shall be submitted to the Local Planning Authority for approval:

a) A plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point of 1.5m above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree.

Details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height and assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply.

c) Details of any proposed pruning of any retained tree or any tree on land adjacent to the site.

d) Details of any proposed alterations in existing ground levels and the position of any proposed excavations within the crown spread of any retained tree or of any tree on land adjacent to the site, or within a distance from any retained tree or any tree on land adjacent to the site, equivalent to half the height of that tree.

e) Details of the specification and positioning of fencing and of any measures to be taken for the protection of any retained tree from damage before or during the course of the development. In this condition, retained tree means an existing tree that is to be retained in accordance with the plan referred to in paragraph (a) above.

f) Details of the service and foul and surface water drainage layout, such that it will provide for the long-term retention of the trees.

g) a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a tree preservation order currently in force. The development shall be carried out in accordance with the approved details.

Reason:

To protect the existing trees.

39. No trees or shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority; any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

To protect the existing trees.

40. No works approved within a development phase or sub-phase shall commence (including any tree felling, tree pruning, and demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the tree protection measures required by the approved protection scheme are in place within that development phase or sub-phase. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) recommendations for tree work.

Reason:

To protect the existing trees.

41. No excavations, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

Reason: To protect the existing trees.

42. Protective fencing around trees, shrubs and hedges provided in accordance with the approved protection scheme shall be retained intact for the full duration of works within the relevant development phase, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason:

To protect existing trees.

43. All hard and soft landscape works within a development phase shall be completed in full accordance with the landscaping scheme for that phase as approved under Condition 5, within the first planting season following completion of the development phase, or in accordance with a programme agreed in writing with the Local Planning Authority. The landscaping scheme shall provide for the following requirements:

a) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3969, specification for nursery stock. All pre-planting, site preparation, planting and post – planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) code of practice for general landscape operations (excluding hard surfacing).

b) All new tree planting shall be positioned in accordance with the requirements of table 2 of British Standard BS5837:1991 A guide for trees in relation to construction (As amended 2005).

c) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Reason:

In the interest of character and appearance.

44. No more than 500 of the dwellings within the red line depicting the site location shown on Plan 2073LO/01 Figure 1.1 from Environmental Statement, shall be occupied until detailed proposals for the walking and cycling improvement works at Chatsworth Avenue shown in principle on JMP drawing ST15119-02 have been submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be constructed in accordance with the approved details. The works shall be completed prior to the 751st occupation at the site.

Reason:

To promote sustainability.

45. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Masterplan

1. Figure 2.1 Outline Masterplan Supplemental Environmental Statement (Drawing No. 13143/3139 H) prepared by PAD Design December 2014.
2. Figure 5.3 (S1) Parcel Densities Plan (Drawing No. 13143/3149B) 21/12/15
3. Noise Bund Phasing Plan Drawing Reference FSE91314E/199 prepared by Parsons Brinkerhoff 22 December 2015

Design and Access Statement Addendum

4. Addendum to the Design and Access Statement, Revision F, prepared by PAD Design 22 June 2015

Supplemental Environmental Statement

5. Supplemental Environmental Statement and Figures, Volumes 1 and 2, prepared by LDA Design (June 2015) Version 1.12

Planning Statement

6. Planning Statement, prepared by GL Hearn (18 June 2015)

Residents Management Company Report

7. Residents Management Company Report, Hunts Grove, Land at Colethrop Farm, Hardwicke, prepared by Crest Nicholson

Ecological Consultation Responses September 2015, prepared by LDA Design

Full draft Travel Plan (5 November 2015), prepared by JMP Consulting

Transformation of Pedestrian Route into a Shared Footway/Cycleway, drawing reference ST15119-02, prepared by JMP Consulting, 19 November 2014.

Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

NOTES

1. If the applicant is aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within six months (or 28 days if an enforcement notice is in place) of receipt of this notice. (Appeals must be made on a Planning form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN. If requesting forms from the Planning Inspectorate, please state the appeal form you require. When lodging an appeal a copy must also be sent to the Head of Development Services, Council Offices, Ebley Mill, Ebley Wharf, Ebley, Stroud, GL5 4UB.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Council as Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

2. If the permission to develop land is granted subject to conditions, whether by the District Council as Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District council a purchase notice requiring the District Council to purchase his interest in the land in accordance with the provisions of Sections 137-144 of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the District Council as Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
4. This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control Department at the District Council for information.
5. If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Divisional Surveyor before commencing such work. The address of the Divisional Surveyor may be obtained from the County Surveyor, Shire Hall, Gloucester, GL1 2TH.
6. If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.
7. Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to this permission constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken. Development begun after three years from the date of this permission is unauthorised development in respect of which enforcement action may also be taken.
8. Any further information concerning this decision can be obtained from the Head of Development Services, Council Offices, Ebley Mill, Ebley Wharf, Ebley, Stroud, GL5 4UB. Please quote the Reference Number on this permission in any correspondence.

Please note: Only the applicant possesses the right of appeal.