



COTSWOLD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Agent
Suburban Studios Ltd
Coombe Farm Oaks Road
Croydon
CR0 5HL

Applicant
Dr Anwar Ansari
Coombe Farm
Oaks Road
Croydon
CR0 5HL

**Change of use of water pumping station to holiday let at Pumping Station
North East Of Century House Cheltenham Road Bagendon Gloucestershire**

**APPLICATION REF: 16/01971/FUL
FILE REF: CT.4244/L**

DATE OF DECISION: 29th June 2016

DECISION NOTICE

In pursuance of their powers under the above Act, and in accordance with the requirements of the Town and Country (Development Management Procedure) (England) Order 2015, the development has been fully considered and assessed to comply with the relevant policy(ies) contained within the Development Plan as detailed in the section called "**Relevant Policies**", on this certificate.

The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans which are subject to the following conditions:

1 The development shall be started by 3 years from the date of this decision notice.

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

2 The development hereby approved shall be implemented in accordance with the following drawing number(s): 090407-05 Rev B, 090407-06, 090407-07 Rev- B, 090407-01.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

3 Notwithstanding Classes C2 and C3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any other change of use permitted by any subsequent Order, the accommodation shall be used to provide short term holiday accommodation only. For the purpose of this condition, a period of short term holiday accommodation by any person or group shall not exceed a period of one month in duration. The accommodation hereby approved shall not be occupied as permanent, unrestricted accommodation or as a person's sole or primary place of residence.

Reason: This is development which is only permitted at this location because it provides holiday accommodation. This needs to be carefully controlled.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any other statutory instrument amending or replacing it, no extensions, additions, outbuildings, flues, chimneys, oil or liquid petroleum gas containers, hard surfaces, decking, or mean of enclosure shall be erected, constructed or sited in the application site other than those permitted by this Decision Notice.

Reason: The site lies in open countryside within the Cotswold Area of Outstanding Natural Beauty and the Local Planning Authority needs to maintain control over the type and amount of development at the site in accordance with Cotswold District Local Plan Policy 42 and the landscape considerations of the National Planning Policy Framework.

5 No external lighting shall be installed within the site.

Reason: To prevent light pollution and to protect the character and appearance of the Cotswold Area of Outstanding Natural Beauty, in accordance with Cotswold District Local Plan Policy 5 and the pollution and landscape considerations of the National Planning Policy Framework.

6 The development shall not be occupied or brought into use until vehicle parking has been provided in accordance with the approved plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate off-road parking is provided, in accordance with Local Plan Policy 39.

7 The gradient of the driveway shall not be steeper than 1 in 15 within 4.5m of the edge of the existing carriageway and shall thereafter not be steeper than 1 in 7.

Reason: In the interests of highway safety in accordance with Cotswold District Local Plan Policy 38.

8 The secure cycle parking provided shall be completed in accordance with the approved details prior to the first use/occupation of the development hereby permitted.

Reason: To ensure adequate cycle facilities are provided to meet the requirement for sustainable development, in accordance with Cotswold District Local Plan Policy 39 and the National Planning Policy Framework.

9 The development shall not start before a comprehensive landscape scheme has been approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 45.

10 Landscaping on the boundary of the site shall be completed by the end of the first planting season following the start of construction and the remainder by the end of the planting season immediately following the development being brought into use or occupied.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

11 Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

12 No development or site preparation works, hereby permitted shall take place within the grounds of the application site until the applicant, or their agents, or successors in title, have carried out a survey (by an appropriately qualified person) to determine whether there are any [protected species present on the site. The results of the survey shall be made available to the Local Planning Authority upon completion and if there is any evidence of habitation, a mitigation and translocation strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall then be implemented in full as approved before development starts on site.

Reason: To ensure that the biodiversity of the site is protected and enhanced in accordance with the Wildlife and Countryside Act 1981 as amended and the Conservation of Habitats & Species Regulation 2010, Policy 9 of the Cotswold District Local Plan and the biodiversity considerations of the National Planning Policy Framework.

13 There shall be no outside storage of materials or domestic paraphernalia in connection with the use hereby permitted.

Reason: The site lies in open countryside within the Cotswold Area of Outstanding Natural Beauty and the Local Planning Authority needs to maintain control over the type and amount of development at the site in accordance with Cotswold District Local Plan Policy 42 and the landscape considerations of the National Planning Policy Framework.

14 Prior to the development hereby permitted being first brought into use, the non-mains sewerage shall be completed and thereafter permanently maintained in accordance with the approved approved details 090407-05 Rev B.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding and pollution in accordance with Cotswold District Local Plan Policy 5 and the pollution considerations of the National Planning Policy Framework.

15 The works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report "Arboricultural Consultants Arboricultural Method Statement" produced by Nick Burke. All of the recommendations shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained trees in accordance with Cotswold District Local Plan Policies 10 and 45.

RELEVANT POLICIES & GUIDANCE:

The following policies contained within the Development Plan and guidance from National Policies were taken into consideration in the assessment of this proposal:

NPPF National Planning Policy Framework
LPR09 Biodiversity, Geology and Geomorphology
LPR28 Conversion of Rural Buildings
LPR42 Cotswold Design Code
LPR39 Parking Provision
LPR46 Privacy & Gardens in Residential Deve

Statement in respect of the positive and proactive approach undertaken by the Local Planning Authority

In accordance with the requirements of paragraphs 186 and 187 of the NPPF, the Local Planning Authority has worked with the applicant(s) in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area.

Your attention is drawn to the NOTES overleaf.

Kevin Field

Kevin Field

Planning and Development Manager on behalf of Cotswold District Council

INFORMATION ABOUT THIS DECISION

This is the Council's formal decision on your application. As your application has been agreed, conditions may have been attached. It is very important that you take careful note of the conditions and comply with them. If there is anything about the decision or conditions that you do not understand, then please contact Customer Services, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000.

ENFORCEMENT

It is very important that you comply with the Council's decision. As your application has been allowed, you must follow the agreed plans carefully and comply with the conditions. It is a developer's responsibility to ensure that the plans granted planning permission and those approved under the Building Regulations are consistent.

If you fail to comply with this Decision Notice, then you could be in contravention of the Town and Country Planning Act 1990 or other legislation. In such circumstances, the Council may well initiate enforcement action.

APPEALING AGAINST A DECISION

If you disagree with the Council's decision, you can appeal to the Secretary of State against any of the conditions that have been imposed under Section 78 of the Town and Country Planning Act 1990.

The Secretary of State can allow longer for you to lodge an appeal, but only in cases where there are special reasons which excuse the delay in giving notice of appeal.

To appeal, you must complete a form which you can obtain from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or the Appeals area at www.planningportal.gov.uk. Some personal information will be displayed on this website, please contact the Planning Inspectorate if you have any concerns.

The Secretary of State need not consider an appeal if it seems to him that the Council have no option under planning legislation but to refuse permission or impose a particular condition, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

BUILDING REGULATIONS

The development may involve building work which requires approval under the Building Regulations. You are responsible to ensure that Building Regulation Consent is granted prior to commencement of work on site. Information about Building Regulation approval, the procedure to be followed and application forms can be obtained from the Council's Building Control Section, Trinity Road, Cirencester, Gloucestershire GL7 1PX Tel: 01285 623000

DEMOLITION AND OTHER APPROVALS

If the development involves demolition you should contact the Building Control Section for advice on how to proceed.

DISPOSAL OF WASTE CREATED DURING DEVELOPMENT

For advice please contact the Waste Advice Team at the below address or visit www.cotswold.gov.uk/go/WasteCarriers.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owners interest in the land in accordance with the provisions of Chapter I Part VI of the Town and Country Planning Act 1990.

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel 01285 623000 www.cotswold.gov.uk

OCTOBER 2010