



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:

White Young Green Planning
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

Applicant:

Sainsbury's Supermarkets Ltd
33 Holborn
London
EC1N 2HT

Planning Ref:S.07/0318/FUL

Application Date: 05/02/2007

Site No: 27029

Dated: 12/06/2007

Description of Land

Land To North Of, Castle Street, Dursley, Gloucestershire

Description of Development

Erection of a foodstore, ancillary storage and service areas, car park, landscape piazza and associated highway works.
(Further Information received 23rd February, 27th April 2007).
Dursley Town Council 375545 198274

Conditions attached to permission and reasons therefor:

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

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. No development shall take place until sample panels of all external materials to be used in the construction of the external surfaces of all building works (includes the main store, access ramp and all boundary walling and fencing) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

Reason:

In order to safeguard the character and appearance of the conservation area in accordance with Policies BE2 and BE5 of the adopted Stroud District Local Plan, November 2005.

3. The development hereby permitted shall not be commenced until a scheme of hard landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide details of all surface finishes and material samples for all external areas including private and public parking and pedestrian facilities. The approved scheme shall then be implemented in full prior to the bringing into use of the development and shall be maintained as such thereafter.

Reason:

In order to safeguard the character and appearance of the conservation area in accordance with Policies BE2 and BE5 of the adopted Stroud District Local Plan, November 2005.

4. No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Head of Development Services. The submitted scheme shall include details of soft landscaping plans, written specifications (including cultivation and other operations associated with tree, shrub,

IMPORTANT NOTES –SEE OVERLEAF



Philip Skill
Head of Planning

Duly Authorised in that behalf

hedge or grass establishment), schedules of plants noting species, plant size and proposed numbers/ densities and an implementation programme.

Reasons:

In order to enhance the natural environment in accordance with Policy NE13 of the adopted Stroud District Local Plan, November 2005.

5. All soft landscape works shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development hereby approved, or in accordance with a programme agreed in writing by the Head of Development Services. The works shall be carried as follows:

(a) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, 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 practise 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 2006).

(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:

To ensure the enhancement of the natural landscape in accordance with Policy NE13 of the adopted Stroud District Local Plan, November 2005.

6. Prior to the commencement of the development hereby permitted details of the following matters shall be submitted to and approved in writing by the Local Planning Authority:

(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;

(b) Details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height and an 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 protective 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.

The development shall then be carried out in strict accordance with the approved details with all protective measures being retained intact for the duration of the development and not repositioned or removed unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of preserving the existing natural landscape features in accordance with Policy NE6 of the adopted Stroud District Local Plan, November 2005.

7. No trees or shrubs or hedges within the site which are shown as being retained on the approved plans submitted in accordance with condition 6 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:

In order to protect the existing natural landscape features in accordance with Policy NE6 of the adopted Stroud District Local Plan, November 2005.

8. No excavations for services, 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:

In order to protect the existing natural landscape features in accordance with Policy NE6 of the adopted Stroud District Local Plan, November 2005.

9. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed programme of works (including timetable of all construction works) has been submitted to and approved in writing by the Local Planning Authority. This shall provide for a long term retention of the trees. No development or other operations shall take place in complete accordance with the approved construction specification/ method statement.

Reason:

In order to safeguard the existing natural landscape features in accordance with Policy NE6 of the adopted Stroud District Local Plan, November 2005.

10. No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling/pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. 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:

In order to safeguard the existing natural landscape features in accordance with Policy NE6 of the adopted Stroud District Local Plan, November 2005.

11. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed arboriculture method statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved method statement. Such method statements shall include full details of the following:

(a) Implementation, supervision and monitoring of the approved tree protection scheme.

(b) Implementation, supervision and monitoring of the approved tree work specification.

(c) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved tree protection scheme.

(d) Timing and phasing of arboriculture works in relation to the approved development.

(e) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved tree protection scheme.

(f) Timing and phasing of Arboriculture works in relation to the approved development.

Reason:

In order to safeguard the existing natural landscape features in accordance with Policy NE6 of the adopted Stroud District Local Plan, November 2005.

12. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed level survey, which provides for the retention of trees on the site, has been submitted to and approved in writing by the Local Planning Authority. No alterations in site levels shall take place, except in complete accordance with the approved survey. The survey shall include existing and proposed spot levels at the base of and around the crown spreads of all trees specified for retention.

Reason:

In order to safeguard the existing natural landscape features in accordance with Policy NE6 of the adopted Stroud District Local Plan, November 2005.

13. Notwithstanding the submitted details the development hereby permitted shall not be commenced until further details as to the size, depth and construction of the proposed attenuation pond indicated on plan number CHQ.05.6796-36, have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be drawn in conjunction with a qualified arboriculturist so as to maximise the level of tree retention required in conjunction with condition 6. The development shall then be carried out in strict accordance with the approved scheme prior to the bringing into use of the development and shall be maintained as such thereafter.

Reason:

These matters require further consideration in order to safeguard the existing trees in accordance with Policy NE11 of the adopted Stroud District Local Plan, November 2005.

14. The development hereby permitted shall not begin 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 scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:

1. A Phase I 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.
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.
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 on going monitoring should also be outlined. No deviation shall be made from this scheme without prior written approval from the Local Planning Authority.
4. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority.
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 comply with the provisions of Policies GE2 and GE6 of the adopted Stroud District Local Plan, November 2005 and to ensure the site is free from the effects of any contamination from previous uses of the site and does not pose a threat to human health.

15. Prior to the commencement of the development hereby permitted details of all external plant and machinery, including a relevant noise report and attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved scheme with all attenuation measures fully implemented prior to the bringing into use of the development and maintained as such thereafter.

Reason:

To safeguard the amenity of the area in accordance with Policies GE1 and GE2 of the adopted Stroud District Local Plan, November 2005.

16. No external plant or machinery shall be erected on any part of the development hereby permitted unless explicitly approved by the Local Planning Authority in connection with condition 15 of this permission.

Reason:

To safeguard to the amenities of the area in accordance with Policies GE1 and GE2 of the adopted Stroud District Local Plan, November 2005.

17. Prior to the commencement of the development hereby granted, a comprehensive scheme of all external lighting for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full prior to the bringing into use of the development and shall be maintained as such thereafter. No further lighting of any description shall be erected on any part of the development, unless explicitly approved by the Local Planning Authority.

Reason:

To safeguard the amenities of the adjacent occupiers and to preserve the character and appearance of the designated conservation area in accordance with Policies GE1 and BE5 of the adopted Stroud District Local Plan, November 2005.

18. Prior to the commencement of the development hereby approved a renewable energy strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall incorporate, amongst other measures, the use of a biomass boiler, rainwater harvesting and solar gain initiatives, and shall include full construction details of such measures together with a timetable for their implementation. The development shall then be carried out strictly in accordance with the approved strategy and be maintained as such thereafter.

Reason:

To promote the use of renewable energy measures in accordance with Policy BE21 of the adopted Stroud District Local Plan, November 2005.

19. Drainage works shall be carried out in accordance with details and a timetable to be submitted to and approved in writing by the local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system, in accordance with the principles of sustainable drainage systems (SuDS) set out in Appendix E of PPG25, and the results of the assessment provided to the local Planning Authority. Where a SuDS scheme is to be implemented, 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) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; 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. The scheme shall be implemented, maintained and managed in accordance with the approved details.

Reason:

To provide the development with a suitable method of disposing of surface water. To prevent the incidence of flooding. To comply with the provisions of Policy G4 of the Stroud District Local Plan as amended December 2003.

20. No development shall take place within the application site until the applicant, their agents or successors in title, has secured the implementation of 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:

In the interests of archaeology and in accordance with Policy BE14 of the adopted Stroud District Local Plan, November 2005.

21. No siteworks shall commence until such time as a temporary car parking area for site operatives and construction traffic has been laid out and constructed within the site in accordance with details to be submitted to and agreed in writing by the Head of Development Services and that area shall be retained available for that purpose for the duration of building operations.

Reason:

To ensure the access roads in the vicinity of the site are kept free from construction traffic, in the interests of highway safety.

22. Prior to the commencement of development details of a comprehensive set of measures to prevent mud, dirt and other deleterious materials from the site being deposited on the highway shall be submitted to and approved in writing by the Head of Development Services. The measures shall include construction vehicle routes and associated signage, vehicle cleaning facilities, physical demarcation of a vehicle route to ensure that all vehicles have to pass through dedicated wheel wash facilities and monitoring and remedial measures to ensure that the adjacent highways are regularly inspected by site operatives and any stray mud deposits left on the highway are removed immediately. The approved details shall be implemented prior to the commencement of development and shall remain in place until the final completion.

Reason:

To ensure that the surrounding highway is maintained free of dirt and other obstructions in the interests of highway safety and in accordance with Policy GE5 of the adopted Stroud District Local Plan, November 2005.

23. Prior to the commencement of the development hereby permitted details of the proposed hours of operation of all site construction and activities shall be submitted to and approved in writing by the Head of Planning. The development shall then be carried out in strict accordance with the approved scheme for the duration of the construction works.

Reason:

To safeguard the amenities of the adjacent occupiers in accordance with Policy GE1 of the adopted Stroud District Local Plan, November 2005.

24. Prior to the commencement of the development hereby permitted a construction parking strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details as to the number and location of public car parking spaces to be made available during the course of construction together with a timetable as to their release. Public car parking shall then be made available for public use in accordance with the approved strategy and shall be maintained free of obstruction and available for use for the duration of construction works.

Reason:

To minimise the loss of public car parking during the course of construction in order to safeguard the economic operation of the town centre.

25. The development hereby permitted shall not be brought into use until the vehicle and cycle parking, turning and manoeuvring areas shown on the approved plans are made available for use. This provision shall include a minimum of 10 cycle spaces and shall be maintained as such, free of obstruction, thereafter.

Reason:

To ensure that sufficient parking and turning space is made available in accordance with Policy TR1 of the adopted Stroud District Local Plan, November 2005.

26. Prior to the commencement of the development hereby permitted the existing highway known as 'The Knapp' shall, in part, be stopped up as it is affected by the development and a new section of highway created alongside the new store, which shall be a minimum of 4m in width. The route shall then connect to 'The Knapp' largely in accordance with the submitted drawing CHQ.05.6796-38 prior to the beneficial occupation of the development and shall then be kept free of all obstructions thereafter.

Reason:

This is an existing highway, which will need to be stopped up and re-established in accordance with Policy TR1 of the adopted Stroud District Local Plan, November 2005.

27. Before the development commences full engineering drawings of the highway works to Castle Street shown in principle on drawing number S1/07294-01 rev C shall be submitted to and approved in writing by the Local Planning Authority. These works shall then be completed in all respects before the development commences trading.

Reason:

These works are a necessary part of integrating the town centre with the new development in accordance with Policies SH8 and TR1 of the adopted Stroud District Local Plan, November 2005.

28. Prior to the commencement of trading the access facilities necessary to serve the site shall be laid out and constructed in accordance with the submitted details and the area within 20m of the carriageway edge surfaced in bituminous macadam or other approved material and thereafter similarly maintained.

Reason:

To ensure a satisfactory means of access is provided and maintained in the interests of highway safety and in accordance with Policy GE5 of the adopted Stroud District Local Plan, November 2005.

29. Before the development hereby permitted is brought into use provision shall be made within the site for the disposal of surface water from the parking areas in accordance with details to be submitted to and agreed in writing by the Local Planning Authority and the works as approved shall thereafter be similarly maintained.

Reason:

To ensure that surface water does not discharge onto the highway, in the interests of highway safety and in accordance with Policy GE5 of the adopted Stroud District Local Plan, November 2005.

30. All vehicles shall enter and leave the service yard, as identified on drawing CHQ.05.6796-31, in a forward gear.

Reason:

In the interests of highway safety in accordance with Policy GE1 of the adopted Stroud District Local Plan, November 2005.

31. Prior to the commencement of trading provision for the loading and unloading of vehicles within the site shall be completed in accordance with the approved plans. Such facilities shall then be maintained as such free of obstruction thereafter for the duration of the use.

Reason:

To ensure that adequate parking and manoeuvring facilities are made available in accordance with Policies GE5 and TR1 of the adopted Stroud District Local Plan, November 2005.

32. Prior to the commencement of the development hereby permitted, details of all boundary walling and fencing details shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full prior to the bringing into use of the development and shall be maintained as such thereafter.

Reason:

In order to safeguard the character and appearance of the designated conservation area in accordance with Policy BE2 and BE5 of the adopted Stroud District Local Plan, November 2005.

33. The development hereby permitted shall include provision for a defined bus lay-by on the Castle Street highway in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full prior to the beneficial occupation of the store and shall be maintained as such, free of obstruction, thereafter.

Reason:

To ensure that the site is readily accessible by public transport in accordance with Policy TR1 of the adopted Stroud District Local Plan, November 2005.

34. Prior to the commencement of the development hereby permitted further details of all retaining structures shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details as to the location, construction, dimensions and materials finish of all retaining works.

Reason:

These matters require further consideration in order to safeguard the visual amenity of the area in accordance with Policies BE2 and BE5 of the adopted Stroud District Local Plan, November 2005.

35. Prior to the commencement of the development hereby permitted further details of all trolley storage and collection points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full prior to the bringing into use of the development and maintained as such thereafter.

Reason:

These matters require further consideration.

36. Notwithstanding the submitted drawings, the development hereby permitted shall not be commenced until further details as to the location, construction and surface finish of the footpath link to the adjacent 'Littlecombe' development site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in full prior to the bringing into use of the development and shall be maintained as such thereafter.

Reason:

To ensure that the site is readily accessible by pedestrians in accordance with Policy TR1 of the adopted Stroud District Local Plan, November 2005.

37. Prior to the commencement of the development hereby permitted further details of the proposed railings for the new footpath access ramp to the north of the site shall be submitted to and approved in writing by the Local Planning Authority. The access ramp and improved footpath link shall then be provided in strict accordance with the approved plans prior to the bringing into use of the development and shall be maintained as such thereafter.

Reason:

To ensure that the proposal is accessible to pedestrians in accordance with Policy TR1 of the adopted Stroud District Local Plan, November 2005.

38. Prior to the commencement of the development hereby permitted further details of the route of the proposed new footpath adjacent the western elevation of the store, which links Castle Street and the Knapp, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the location, route, size and demarcation of the new footpath together with its surface finish. The approved details shall then be implemented in full prior to the bringing into use of the development and shall be maintained as such thereafter.

Reason:

To ensure that a safe and adequate means of public footpath is provided in the interests of pedestrian safety and in accordance with Policy TR1 of the adopted Stroud District Local Plan, November 2005.

39. The route of the new footpath approved in respect of condition 31 shall be kept clear of obstructions to pedestrian traffic at all times. No temporary or permanent structures of any form (including advertisements) shall be erected on any part of the approved footpath route.

Reason:

To safeguard pedestrian safety in accordance with Policy TR1 and GE1 of the adopted Stroud District Local Plan, November 2005.

40. Prior to the commencement of the development hereby permitted a scheme for the provision of information / history boards to be inserted in the southern elevation of the store shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the bringing into use of the development and maintained as such thereafter.

Reason:

In the interests of historic location of the development in accordance with Policies BE2 and BE5 of the adopted Stroud District Local Plan, November 2005.

41. Prior to the commencement of the development hereby granted, a scheme for the inclusion of the date plaques and date stones reclaimed from the former Dursley Education Centre, within the development proposals, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in full prior to the bringing into use of the development and shall be maintained as such thereafter.

Reason:

In the interests of the historic location of the site and its former uses in accordance with Policies BE2 and BE5 of the adopted Stroud District Local Plan, November 2005.

42. All deliveries to the store shall take place between the hours of 0700 to 2200 Monday to Saturday inclusive and 0900 to 1700 on Sundays and statutory or bank holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the amenities of the adjacent occupiers in accordance with Policy GE1 of the adopted Stroud District Local Plan, November 2005.

43. The development hereby permitted shall have a maximum net sales area of no more than 1,858sqm.

Reason:

To safeguard the viability and vitality of the identified town centre in accordance with Policy SH8 of the adopted Stroud District Local Plan, November 2005.

Informatives:

1. For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reasons for the Council's decision are summarised below together with a summary of the Policies and Proposals contained within the Development Plan which are relevant to this decision:

The proposal would provide a town centre store within the defined Dursley Town Centre, in accordance with both national guidance contained with PPS6 and allocation SH8 of the adopted Stroud District Local Plan, November 2005. A satisfactory and safe means of highway access can be provided to the serve the development with improved pedestrian links to the town centre thereby promoting linked trips and assisting in the regeneration of Dursley. Furthermore the design and style of the development reflects the historic nature and pattern of development within the town centre thereby preserving the character and appearance of the designated Dursley Conservation Area with further matters of tree retention and landscaping controlled by condition. In addition the design would promote the use of sustainable and renewable energy with the overall amenity and use of the development again controlled by condition.

In this manner the proposal accords with Policies SH8, BE2, BE5, BE21, GE1, GE2, GE5, GE6, NE6, NE11, NE13 and TR1 of the adopted Stroud District Local Plan, November 2005.

2. The applicant's attention is drawn to the existence of a public highway and footpath on the site, which will require formal diversion prior to the commencement of development. The applicant is advised to contact Gloucestershire County Highways for further information.
3. The attention of the applicant is drawn to the existence of public sewers on the development site, which may require diversion. The applicant is advised to contact Severn Trent Water for more information.
4. The proposed stopping up of the highway will require an application under the appropriate section of the Town and Country Planning Act 1990.
5. The Local Highway Authority will require the developer to enter into a legally binding agreement to secure the proper implementation of the proposed highway works including an appropriate bond.
6. In the interests of highway safety, the route of public footpath from the Knapp must be kept open at all times, even if on an agreed diversion route.

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 of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN. When lodging an appeal a copy must also be sent to the Head of Development Services, Council Offices, Ebley Mill, Westward Road, 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 five 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, Westward Road, Ebley, Stroud, GL5 4UB. Please quote the Reference Number on this permission in any correspondence.