

Item No 01:-

15/01718/OUT (CD.0780/F)

**Tall Trees
Oddington Road
Stow-On-The-Wold
Gloucestershire
GL54 1HR**

Main Issues:

- (a) Principle of Development
- (b) Impact on the Character and Appearance of the AONB
- (c) Impact on the Setting of the Conservation Area and the Setting of Listed Buildings
- (d) Highway Safety
- (e) Ecology
- (f) Trees

Reasons for Referral:

The application has been brought before the Planning Committee for determination because the site lies outside of a Development Boundary (as identified by the Cotswold District Local Plan 2001-2011) and consequently the proposals are a 'departure' from the Development Plan.

1. Site Description:

The application site is located on the south-eastern edge of the town and beyond the built form of the settlement. It is on the southern side of the Oddington Road (A436) and lies adjacent to the Maugersbury Road. The site area extends to approximately 0.5ha and comprises part previously used land (commonly known as 'brownfield' land) and part greenfield land. There are two buildings and skips located on the previously used part of the site (within the southern corner). These buildings pre-date the Planning Act and are thought to be ex-army huts; it is not clear what the buildings are currently used for. The remaining land within the application site comprises part of an open paddock used for the grazing of horses.

A public footpath bounds the eastern boundary and effectively provides pedestrian access from Oddington Road onto Maugersbury Road. The length of the eastern boundary comprises a mixture of mature trees which fall outside of the application site and one of them, an ash tree (T3), is subject to a Tree Preservation Order (TPO). The Oddington Road roadside boundary is planted with leylandii trees, whilst the southern boundary of the site, bordering the Maugersbury Road, has a raised highway verge with trees and a low Cotswold drystone wall. The western and northern boundaries to the application site open on to the paddock.

The site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB) and is bounded by the Stow Conservation Area which wraps around the western and southern boundaries of the application site.

2. Relevant Planning History:

14/04138/OUT: Erection of a Doctor's Surgery and associated car parking (outline application with all matters reserved for future consideration). Refused 11.02.2015.

3. Planning Policies:

- NPPF National Planning Policy Framework
- LPR05 Pollution and Safety
- LPR09 Biodiversity, Geology and Geomorphology
- LPR10 Trees, Woodlands and Hedgerows
- LPR15 Conservation Areas
- LPR19 Development outside Development Boundaries
- LPR32 Community Facilities
- LPR38 Accessibility to & within New Development
- LPR39 Parking Provision
- LPR42 Cotswold Design Code
- LPR45 Landscaping in New Development

4. Observations of Consultees:

Land Contamination Officer: no objection subject to conditions requiring studies to be undertaken to ascertain any possible contaminants within the application site.

Landscape Officer: views incorporated within the Officer's report.

Tree Officer: views incorporated within the Officer's report.

Conservation and Design Officer: views incorporated within the Officer's report.

Biodiversity Officer: views incorporated within the Officer's report.

GCC Highways Engineer: no objection, subject to conditions.

CDC Drainage Engineer: no objection subject to a condition requiring a surface water drainage scheme to be approved.

5. View of Town/Parish Council:

Maugersbury Parish Council: objects on the following grounds: Maugersbury Road is too narrow to provide suitable access to the surgery and it cannot accommodate the significant extra traffic that would arise from the development; question the viability of the scheme; in the absence of an alternative, immediately deliverable solution to the requirement for a new surgery, the PC would not object in principle to a surgery on this site but would require the access to be onto the Oddington Road (A436), not the Maugersbury Road; and would like to see a S106 agreement on the remainder of the site.

6. Other Representations:

Cotswolds Conservation Board:

- i. This proposal does offer a number of advantages above the adjacent Stow Fair site;
- ii. It is a visually more contained site with clearly defined boundaries adjacent to the settlement boundary that has the potential through careful design, layout and landscaping to integrate into the landscape;
- iii. There are existing buildings on the site and the development will be seen in the context of other comparable uses including the nearby veterinary surgery (instead of simply sitting in a field);
- iv. The site is adjacent to the edge of the settlement which is significant both in terms of the sequential test and landscape impact;
- v. This proposal does not include the 5 dwellings that forms part of the Stow Fair site proposal, which bring an element of harm to the AONB in their own right.

In conclusion, if the Council can confirm that the need for a new doctor's surgery cannot be met through any other more suitable sites within the settlement boundary; that this proposal can be brought forward and will meet a specific identified public interest in this case; and subject to significant mitigation measures; then the Board accept the exceptional circumstances behind this proposal and raise no objection. Indeed the potential development of this site for a new doctor's surgery would avoid the greater harm that the adjacent Stow Fair site proposal could result in.

8 third party letters of support:

- i. This is a more suitable location for the doctor's surgery;
- ii. It is an ideal location for the doctor's surgery;
- iii. Re-use of a brownfield site;

- iv. Ideally suited for access off Oddington Road but measures will need to be included to ensure safe pedestrian access from that busy road;
- v. Design is sympathetic for the AONB;
- vi. Vehicular access onto Maugersbury Road is safer than onto the Oddington Road;
- vii. There is a clear need for pedestrian access onto the Oddington Road;
- viii. This proposal doesn't require the building of new houses to enable the delivery of the doctor's surgery;
- ix. The existing levels and landscaping mean that the proposals would have a minimal impact on the AONB, the conservation area or nearby listed buildings;
- x. The scale and design of the building means that it will have minimal impact upon the AONB;
- xi. An increased number of car parking spaces are proposed on this site which will benefit the doctors and the town; and
- xii. No residential development should be allowed on the site.

13 third party letters of objection:

- i. This application is not supported by the doctors and is not approved for funding by the NHS so if planning permission were given, it could result in long delays in the delivery of the surgery;
- ii. The site does not allow for future expansion of the doctor's surgery;
- iii. The remainder of the land is not protected against future development, which is the case on the alternative site;
- iv. The site is currently used to store skips;
- v. The Maugersbury Road is very narrow and totally unsuitable for ambulances and other large vehicles which would require access to the surgery and cannot cope with such a high volume of traffic;
- vi. The development would result in traffic congestion on the Maugersbury Road and at the Bell junction and raise highway safety concerns for vehicles and pedestrians;
- vii. Access to the site should be provided off the Oddington Road (A436);
- viii. This is a totally inappropriate location for the doctor's surgery;
- ix. Pedestrian access from King George's field area of the town is inadequate and unsuitable for the elderly or young mums;
- x. More public car parking is not required this far outside of the town - the Council car park opposite is never full; and
- xi. There will be light pollution associated with the car park.

7. Applicant's Supporting Information:

Design _ Access Statement
 Heritage Assessment
 Aboricultural Assessment
 Transport Statement
 Non-Motorised User Context Report
 Preliminary Ecological Appraisal
 Landscape Impact Appraisal
 Sequential Test

8. Officer's Assessment:

Background

Members will note that planning permission was refused by the Planning Committee in February of this year for a development similar to that being proposed under this current application. It is important to note that the development was proposed on land to the north of the current application site, on land within the same paddock. The refused scheme proposed a doctor's surgery running parallel with the Oddington Road with car parking provided to the front and side

(eastern side) of the building. Vehicular and pedestrian access was proposed off the Oddington Road. That application was refused on three grounds: firstly, it was considered to harm the character and appearance of the Cotswolds AONB; secondly, it was considered to have a negative visual impact upon the character, appearance and local distinctiveness of this part of the town and to be visually harmful to the setting of the conservation area and the setting of a nearby listed building; and thirdly, insufficient information was submitted to demonstrate that the development would not harm a tree which is subject to a Tree Preservation Order.

Proposals

This application proposes to provide a new doctor's surgery within the southern corner of the application site. The proposed development includes the replacement of two linear timber sheds with a new 'T' shaped building reflecting the vernacular of traditional local agricultural buildings. Patient car parking spaces are proposed to the north of the building, with overflow and additional parking spaces for use by the general public shown to the north-west of the building. Vehicular and pedestrian access would be gained from the Mangersbury Road.

The building as proposed would comprise a part two-storey and part single-storey structure. The two-storey range would run in a north-south direction and measure approximately 37.6m in length with a depth of approximately 9m. At its maximum height, that part of the building would measure approximately 10.7m. The single-storey range would run in an east-west direction and would measure approximately 27.6m in length, have a depth of approximately 9m and a maximum height of approximately 8.2m. The building would provide 725sq.m. of floor space for the doctor's surgery. It is proposed that the building would be constructed in natural Cotswold stone with artificial Cotswold stone slates for the roof.

The application has been submitted in outline form with appearance only being reserved for future consideration. Therefore, the LPA is to consider access, landscaping, layout and scale as part of this application.

(a) Principle of Development

The site is located outside of a Development Boundary as designated in the Cotswold District Local Plan 2001-2011 (LP). Development in such locations is primarily covered by LP Policy 19: Development Outside Development Boundaries. This policy allows for 'small-scale' community facilities, such as the doctor's surgery proposed under this application, subject to a number of criteria. Most critical to the consideration of this application is criterion (b) of Policy 19 which states that new development should not 'cause significant harm to existing patterns of development, including the key characteristics of open spaces in a settlement'. This issue will be discussed in more detail in later sections of this report.

Local Plan Policy 32 (Community Facilities) supports the provision of a range of community facilities, including doctor's surgeries, as does advice set out within the NPPF.

It is clear that there is a long-established and acknowledged need for the existing doctor's surgery within the town to relocate from the existing premises in Well Lane to a larger site, with a modern, purpose-built structure to allow for the provision of improved services and facilities and to allow for the future expansion of the surgery. Members will be aware that the Council is currently considering an alternative scheme for a doctor's surgery, on land adjacent to this site, known locally as the Stow Fair site (planning reference 15/01809/FUL).

The provision of a new doctor's surgery for the town is clearly an important material consideration in the determination of this planning application. This is a significant factor weighing in favour of the application.

(b) Impact on the Character and Appearance of the AONB

The site lies within the Cotswolds AONB, wherein, the LPA has a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the landscape. The site is located on the edge of the settlement and outside of the defined Development Boundary for the town.

As previously set out, the application site is located outside of the Development Boundary of the town and consequently, is detached from the built form of the settlement, albeit that the proposed doctor's surgery building would be sited within approximately 37m of the vets practice and within 65m of the nearest dwelling (Belle View). The eastern boundary to the site which borders the open countryside beyond the town edge is defined by a line of mature trees lining the public footpath which provide a visual screen to the site when viewed from the wider AONB.

The application proposals have sought to use the contours of the land to reduce the visual impact of the building by siting it on the lower section of the application site. Due to the changing levels within the site, some cut and fill will be required to provide level access, but would be relatively minor in nature. Officers consider that the eastern and northern boundaries to the application site require more substantial planting than that currently proposed in order to create a definitive boundary between the built form of the settlement and the open countryside beyond. The applicant is agreeable to this and is to submit amended drawings to reflect this enhancement (this is likely to involve re-orientating or relocating the building further away from the eastern boundary which is also suggested in order to improve its relationship with the adjacent conservation area - this is covered in a later section within this report).

Concerns have been raised with the applicant's agent regarding the extent of car parking provision. Officers consider that the amount of hard surfacing proposed would have a suburbanising visual impact on this otherwise open paddock and would consequently harm the character and appearance of the AONB. As a result, the applicant has agreed to omit this element of the scheme and amended drawings to reflect this change are expected to be submitted prior to the Committee meeting.

Whilst it is acknowledged that any development on this site, outside of the Development Boundary, would have a negative visual impact upon the AONB, providing the above amendments are made to the scheme, Officers consider that any visual harm generated would be mitigated to an extent that any residual negative impact would be outweighed by the public benefit generated by the development, i.e. the provision of the much needed doctor's surgery.

Due to the concerns raised by Officers with regards to the negative visual impact of the proposed development on the application site, the applicant undertook a sequential appraisal of potential alternative sites in and around Stow for the health care centre. In total, 19 sites were considered by the applicant and all but 1 site, the application site, were discounted as being unsuitable, unavailable or unachievable. On balance, it is considered that whilst this appraisal does not represent an exhaustive list of all land around the town, it is a reasonable assessment of potential alternative sites that have been considered to deliver the health care centre.

Major development within the Cotswolds AONB

Paragraph 116 of the NPPF states "planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of;

i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and

iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated".

No definition of major development is provided within the NPPF or in either of its forerunners - namely PPS7: Sustainable Development in Rural Areas and PPG7: The Countryside, which also made similar references to major development within designated landscapes such as AONBs. However, some clarification was provided in the former Gloucestershire County Council Structure Plan Second Review which was written having regard to guidance in PPG7. Paragraph 14.2.22 of the notes accompanying Policy NHE.4 stated that the "definition of major development is affected by issues such as location, scale, context and design. Major cannot be quantified or determined at the strategic level in this context. However, potential impact can be judged against the local characteristics of a particular proposed site through the local plan process, thereby allowing for the local interpretation of major and so ensuring the retention of qualities of local distinctiveness within the AONB".

It is evident therefore that the term 'major' did not have a strict definition when it came to the interpretation of former Policy NHE.4. This is supported by a recent High Court judgement in 'Aston and another v Secretary of State for Communities and Local Government and others' in which the judge determined that the phrase 'major development' did not have a uniform meaning and to define it as such would not be appropriate in the context of national planning policy.

In this particular case, the scale of development proposed is considered not to be significant. The proposal is therefore considered not to constitute major development in the context of Paragraph 116 of the NPPF.

(c) Impact on the Setting of the Conservation Area and the Setting of Listed Buildings

The development site forms a strip of previously undeveloped agricultural land on the eastern fringe of the town of Stow-on-the-Wold. As stated earlier, previous development on the site is restricted to the redundant ex-army huts located in the south corner. Four modern dwellings are located in the triangle of land to the west of the site (including Tall Trees, Tall Trees bungalow, Paddock View and most recently Belle View). The Stow Veterinary Practice is located on the opposite side of Maugersbury Road.

The site is partly bounded to the South by the Stow Conservation Area. The conservation area also wraps around to the west and northern boundaries of the adjacent paddock. The character of the conservation area consists of the vernacular nature of the town, its built environment and street patterns. The rural fringe of the town and its approaches are equally important in terms of the historic relationship between the town and the adjacent countryside.

There are three Grade II Listed buildings (two of which are within the conservation area) to the north of the site along Oddington Road. These include Enoch's Tower directly to the north with The Counting House beyond and The Old School Meeting House to the north east. Enoch's Tower is very prominent within the context of the site. There are a number of additional listed buildings to the west becoming increasingly prolific further into the town.

In regard to the above designations the Local Planning Authority is statutorily required to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality and have special regard to the desirability of preserving the setting of the listed buildings in compliance with Section 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and section 12 of NPPF.

The proposed development will also be assessed against Local Plan Policy 42 and as such should be designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style setting, harmony, street scene, proportion, simplicity, materials and craftsmanship. It is accepted that details and materials could be agreed through reserved matters.

The proposed development includes the replacement of two linear timber sheds with a new 'T' shaped building reflecting the vernacular of traditional local agricultural buildings. Officers are generally supportive of the design approach but have raised concerns with the applicant's agent regarding the entrance canopy on the north side of the proposed surgery building as this element appears prominent and incongruous. This element would form part of the view from Enoch's Tower and would distract from the generally agricultural character of the new building. It is considered that the development would not have an impact on any additional listed buildings within the locality.

The configuration of the car park and its boundaries would take up a large percentage of the field and would require substantial excavation and levelling. Officers have consistently advised the applicant that this extent of hard surfacing would dilute the rural openness of this part of the town and have a negative visual impact upon the setting of the conservation area, and the approach to the town. To a lesser extent the setting of Enoch's Tower would also be affected. On this basis, we have requested that the town car parking element of the scheme is omitted and it is understood that an appropriately amended drawing will be submitted prior to the Planning Committee meeting (an update will of course be provided either in late pages or at the Committee meeting). In addition, Officers have requested that the building is re-configured and re-orientated to make better use of the site and reduce the encroachment into the open paddock. Again, amended drawings to reflect these changes are expected prior to the Committee meeting.

The principle of the development is considered to be acceptable, notwithstanding that Officers have identified a negative impact upon the setting of the conservation area and Enoch's Tower. There is a clear public benefit generated by the proposal (in the provision of a doctor's surgery) and this must be considered in the planning balance. Officers consider that if the town car parking is omitted from the scheme, amendments are made to the orientation and detailed design of the building as outlined above, and associated planting is undertaken, any visual harm generated would be mitigated to an extent that any residual negative impact would be outweighed by the public benefit generated by the development.

(d) Highway Safety

Impact on highway network

The Transport Statement provides details of the existing characteristics and level of use of the highway and the proposed trip generation. Mangersbury Road links Stow-on-the-Wold with Mangersbury. In the vicinity of The Bell Inn at the junction of the A436 Oddington Road, a 30mph limit is in force, this increases to a 40mph speed limit south east of The Bell Inn. The carriageway of Mangersbury Road varies in width between 4.5m and 5m, the road is straight and thus provides intervisibility between approaching traffic. 5m is sufficient width to pass a car and a larger vehicle such as a delivery or refuse vehicle. Mangersbury Road benefits from a 1m wide footway, which will be widened on its southern side to accommodate the proposed increase in pedestrian movements, the northern side is a grass verge between 3m and 3.5m wide.

Footpath 10 connects Mangersbury Road with the A436 Oddington Road to the east of the site, 30m to the east of where the footpath meets the A436 Oddington Road there is a signal controlled pedestrian crossing point linking to the residential properties. The site is located within 1500m of the facilities within the town centre an average walking time of 20 minutes when the topography is level, however, the topography here is not level therefore the walking time will be

longer. It would still be possible for some staff and patients to walk or cycle to the facilities in the centre of Stow on the Wold. Bus stops are located near King George's Field and are served by routes 801, 818 and 819, these stops are currently unmarked. Bus stops located at the public house are served by routes 801, 818, 819, V2, V4, V6, V12, and V21. This means that bus travel is a viable option for travel to/from Moreton-in-Marsh and Cheltenham. Main line rail services are available from Moreton in Marsh.

A review of the recorded personal injury collision history for the most recent 5 year period available shows no collisions.

The TRICS database has been used to predict the level of trips to and from the proposed development. The TRICS selection criteria are those used and agreed previously. The proposal is predicted to generate 990 trips (based on 750sqm) in a 12 hour period, of these 562 trips will be as a vehicle driver, this amounts to 48 vehicle trips in the AM peak hour and 40 in the PM peak hour. This is less than 1 per minute. The majority of these trips will have transferred from the existing surgery and a number will form part of another trip such as commuting or shopping and are already on the local highway network.

Non-Motorised Users

The Non-Motorised Users Review has examined the local network, the existing facilities are characteristic of the area and the development proposed, however additional provision is required and has been demonstrated along Mangersbury Road and has been recommended by condition later.

Site Access

Drawings numbered 1164/P12 and S531/3 illustrate access to the Mangersbury Road. Mangersbury Road is subject to a 40mph speed limit and vehicular visibility splays of 2.4m by 120m have been illustrated and demonstrate that suitable emerging visibility splays are achievable to serve the development. The site access as illustrated is sufficient to allow simultaneous access and egress to the site. A Swept Path Analysis has been undertaken to demonstrate that large vehicles such as service and delivery vehicles can access the site. A pedestrian crossing has been illustrated providing a link to the existing footway to the opposite side of Mangersbury Road, from which pedestrian access to the facilities and residential areas of Stow on the Wold can be achieved.

Parking

The supplementary information details the expected car parking demand for the proposal as being acceptable. 35 parking spaces are required for the Surgery, and 49 spaces are proposed. The car parking spaces proposed closest to the building access are 3m wide to provide easy access.

(e) Ecology

A Phase 1 Habitat Survey & Protected Species Survey and Assessment has been submitted in support of the application. Officers are content that subject to a condition requiring the mitigation measures to be implemented as outlined in the Phase 1 survey, which include the provision of both bat and bird boxes, the proposed development would comply with Policy 9 of the Local Plan and the guidance outlined within the NPPF in so far as it relates to ecological issues.

(f) Trees

An arboricultural Assessment has been submitted in support of the planning application but the Council's Tree Officer has not yet had the opportunity to review this information. An update on

the impact of the development on the protected trees will be provided in late pages.

9. Conclusion:

It is acknowledged that there is a strong desire and a need for the existing doctor's surgery to relocate from the existing, restrictive premises in Well Lane to more functional and practical premises to allow for better provision of services and facilities and to provide an opportunity for future expansion of the surgery. This is a significant consideration weighing in favour of the scheme.

Subject to revisions being made to the current submission, to include the omission of the town car parking, a reorientation/relocation of the building, minor design revisions and more substantial planting on the boundaries of the site, Officers consider that the development would not harm the setting of the conservation area, the town or the adjacent listed building (Enoch's Tower) and consequently would accord with advice set out within the NPPF and Cotswold District Local Plan Policies 9, 10, 15, 19, 32, 38, 39, 42 and 45.

10. Proposed conditions:

The development shall be started either by five years from the date of this decision notice or before the end of 2 years from the date that the last of the reserved matters is approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

Application for the approval of the reserved matters shall be made to the Local Planning Authority by three years from the date of this decision notice.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

The development shall be started by 2 years from the date that the last of the reserved matters is approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

The development hereby permitted shall be carried out in accordance with the following approved plans: 1164/ L10, P10, P12, P13, P14, P15, P16 and S531/A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the guidance provided by the National Planning Practice Guidance.

The part of the application site hereby permitted for use as a health care centre (the northern parcel of land) shall be used only for that purpose and for no other purpose, including any other use in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or the equivalent to that Class in any statutory instrument amending or replacing the 1987 Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015.

Reason: It is essential that the Local Planning Authority retains control over the use of the development because the site is located outside of a Development Boundary, as identified by the Cotswold District Local Plan 2001-2011, where new development would normally be restricted. Permission is granted on the basis that the provision of this important community facility

outweighs the harm identified in developing this land. Further consideration would need to be given to alternative uses of the site. This condition is imposed in light of Cotswold District Local Plan Policies 15 and 19 and the provisions of the NPPF.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions and no outbuildings or structures shall be erected, constructed or sited in the application site other than those permitted by this Decision Notice.

Reason: It is essential that the Local Planning Authority retains control over future development within the site because it is located outside of a Development Boundary, as identified by the Cotswold District Local Plan 2001-2011, where new development would normally be restricted, and is within the Cotswolds AONB and adjacent to a conservation area, wherein it is important to protect and maintain the character and appearance of the area. This condition is imposed in accordance with Cotswold District Local Plan Policies 15, 19 and 42 and the provisions within the NPPF.

Prior to its installation, a scheme shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme should be implemented and maintained fully in accordance with the approved details

Reason: To prevent light pollution in accordance in accordance with Cotswold District Local Plan Policy 5.

Prior to the commencement of the development hereby permitted, plans showing the existing and proposed ground levels at the site, the finished floor levels, the eaves and ridge heights of the proposed buildings, shall be submitted to and approved in writing by the Local Planning Authority (such levels and heights shall be datums above sea level). The development shall only be carried out in accordance with the agreed details.

Reason: It is important to clarify the levels and height of the development in relation to structures both on and off the site. The information is necessary to allow the impact of the development to be accurately assessed. These details need to be established prior to the commencement of development in order to ensure that ground works and slab levels are clearly established thereby avoiding future ambiguity over the height of development.

The hours of working on site during the period of construction shall be restricted to 0800 to 1800 hours Mondays to Fridays, 0800 to 1400 hours on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, deliveries to the site and the movement of construction vehicles within the curtilage of the site.

Reason: To ensure that disturbance to existing residents and businesses is minimised, in accordance with Cotswold District Local Plan Policy 5 and the provisions of the NPPF.

Prior to the first occupation of the development hereby permitted, a Waste Management Plan, including details of waste bin storage and recycling facilities, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented prior to the first occupation of any dwelling.

Reason: To ensure that waste generated during the development and subsequent occupation is to be sustainably managed, in accordance with the provisions of the NPPF.

Notwithstanding the submitted details and prior to the commencement of the development, a Waste Minimisation Statement in accordance with the County Council's 'Waste Minimisation in Development Projects Supplementary Planning Document' (September 2006) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

Reason: To ensure that waste generated during the development and subsequent occupation is to be sustainably managed, in accordance with the provisions of the NPPF.

The development shall not begin until a desk study (including site walk over) has been produced to assess the nature and extent of any contamination, whether or not it originates on site, the report must include a risk assessment of potential source pathway receptor linkages. If potential pollutant linkages have been identified a site investigation assessing the nature and extent of contamination will be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure that any contamination of the site is identified and appropriately remediated to remove the risks to public health and the environment due to land contamination in accordance with Section 11 of the NPPF and Cotswold District Local Plan Policy 5. It is important that details are agreed prior to the commencement of development as any groundworks could cause contamination or a risk to human health or the environment.

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. It is important to identify trees and other landscape features that are to be retained and provide adequate protection prior to the commencement of development.

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.

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.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the NPPF and Policy 38 of Cotswold District Local Plan.

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 20m of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

Reason: To reduce potential highway impact by ensuring that there is a satisfactory access at the commencement of construction works in accordance with paragraphs 32 and 35 of the NPPF and Policy 38 of Cotswold District Local Plan.

The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing numbered 1164/P12, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 32 and 35 of the NPPF and Policy 38 of the Cotswold District Local Plan.

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 120m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason: To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with paragraph 32 of the NPPF and Policy 38 of the Cotswold District Local Plan.

No building hereby permitted shall be occupied until the uncontrolled pedestrian crossing at the site access as shown on drawing numbered S531/3/A has been completed and are open to the public.

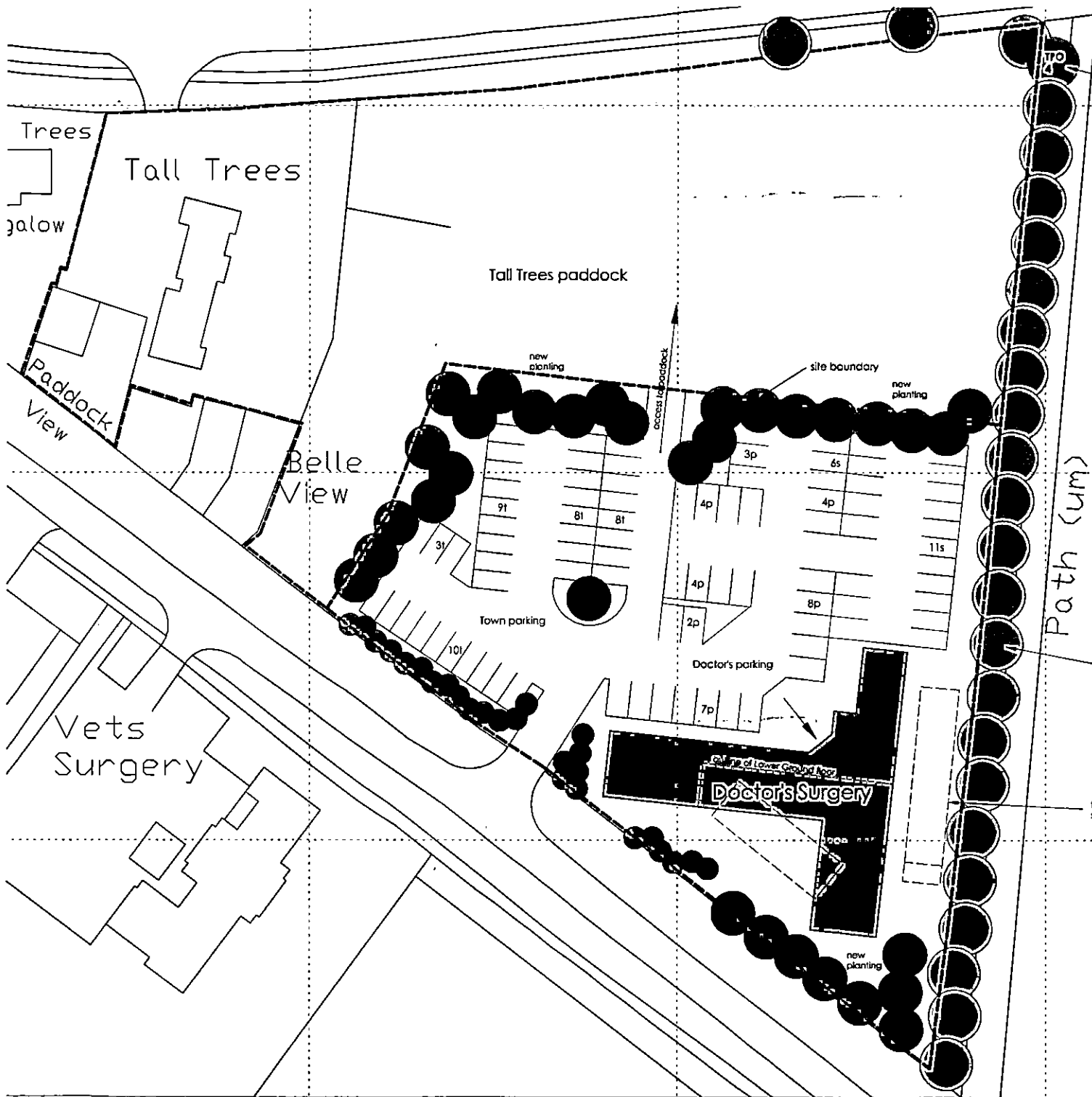
Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the NPPF and Policy 38 of Cotswold District Local Plan.

The development hereby permitted shall not be brought into use until details of the widening of the footway on the south-western side of Mangersbury Road, between the site entrance and The Bell Inn, have been submitted to and approved in writing by the Local Planning Authority, and the footway improvement constructed in accordance with the approved details.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the NPPF and Policy 38 of Cotswold District Local Plan.

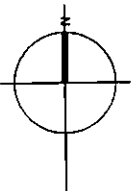
Informatives:

The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.



203.2m

TPO tree and number



SCHEDULE OF ACCOMODATION.
gross area 750m² ~

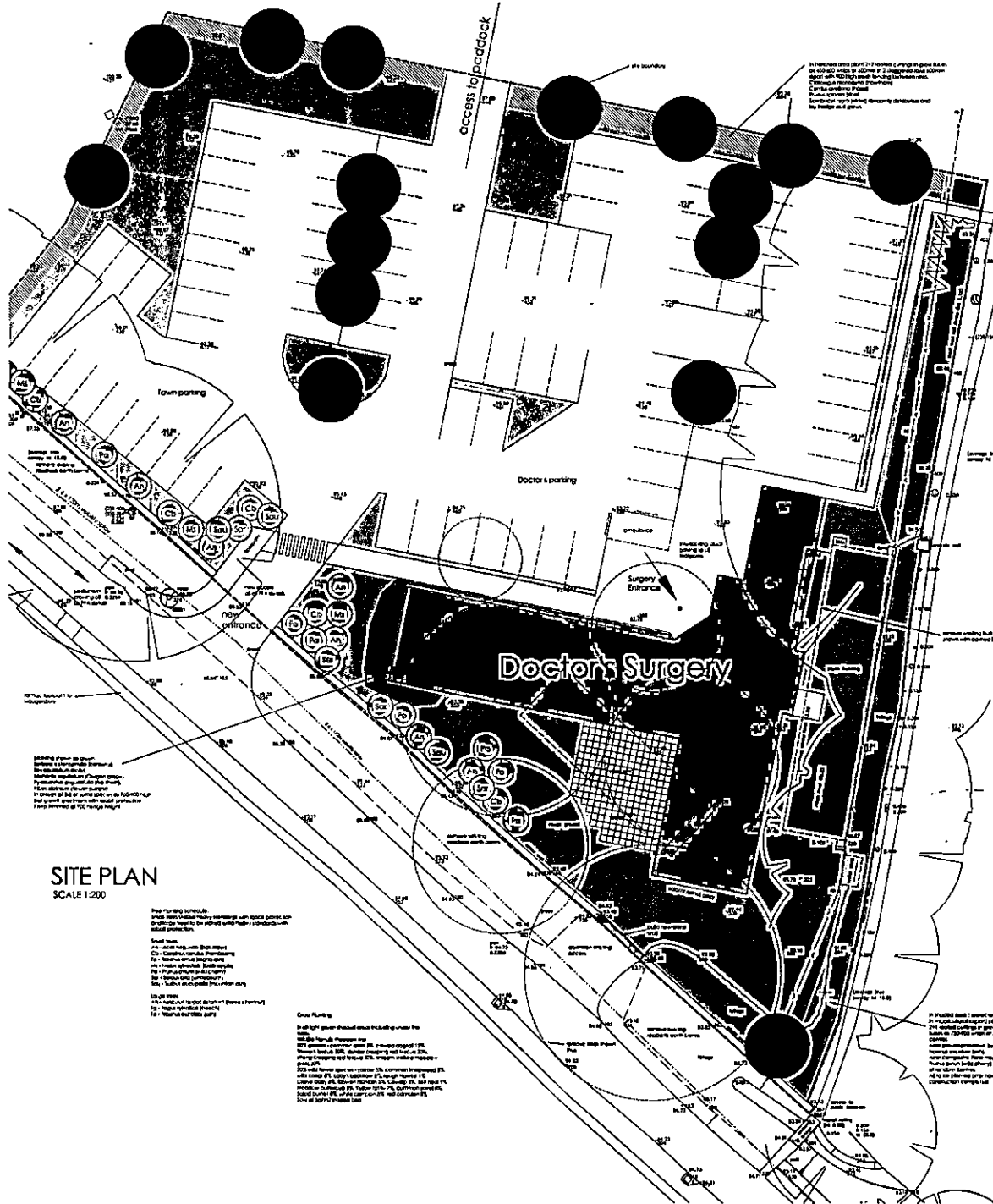
1. Ground Floor.
Entrance, Reception, Consulting Rooms,
Nurses, treatment, counselling, Dispensary,
WC's, waiting, Pharmacy.
2. Lower Ground Floor.
Staff, Manager, Administration, Meeting Room,
Utility, plant, IT, store, records.

CAR PARKING.

Surgery. 32 spaces @ 5x3m
17 spaces @ 5x2.5m

38 spaces @ 5x2.5m for Overflow
parking OR Stow Town Council public
parking

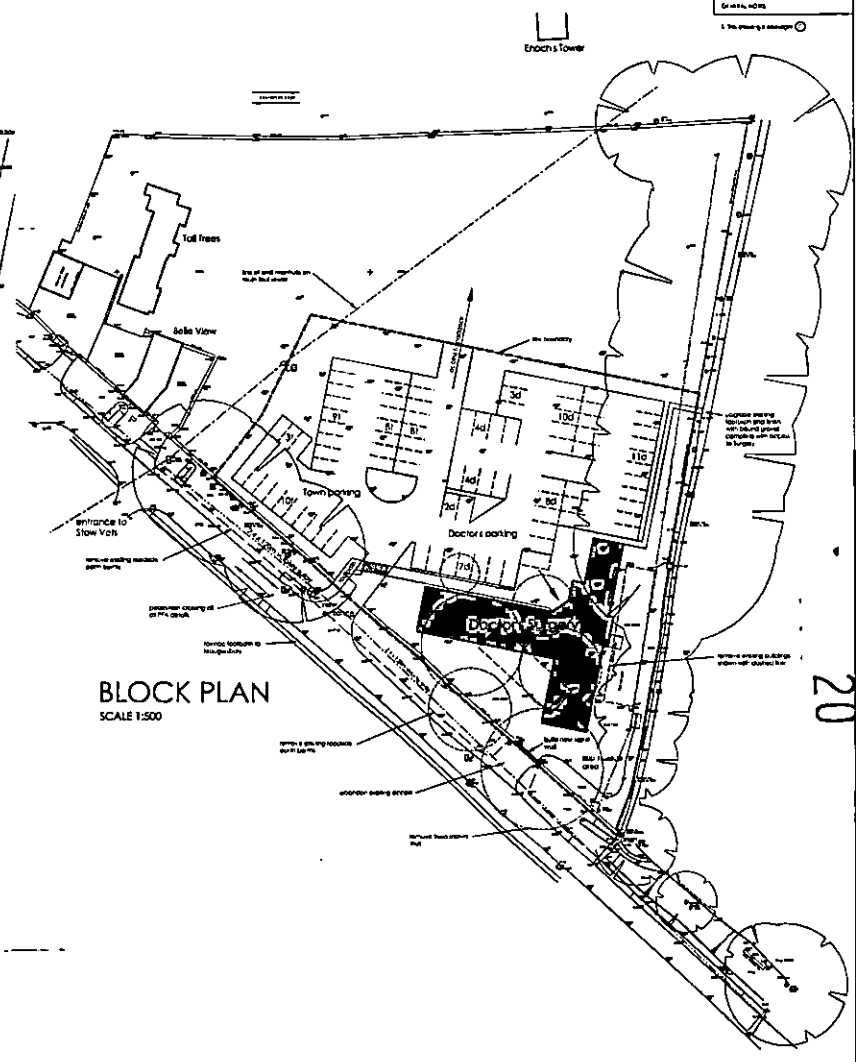
Status	PLANNING
Revisions	
new Doctor's Surgery, Tall Trees, Stow-on-the-Wold	
for Mis & Mrs D. SCARSBROOK	
EASTABROOK ARCHITECTS Kent House Sheep Street Stow-on-the-Wold Gloucestershire GL54 1HQ	
Phone: 01451 830541 Fax: 01451 830430 enquiries@eastabrookarchitects www.eastabrookarchitects.co.uk	
SURGERY PLAN, MAUGERSBURY ACCESS	
Scale: 1:500 @ A3 Date: April'15	
GENERAL NOTES	1164 / P10
1. This drawing is copyright ©	Revision



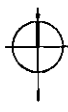
SITE PLAN
SCALE 1:200

- Red flagging symbols:**
 (Symbol) - 100mm dia. red flagging symbol
 (Symbol) - 150mm dia. red flagging symbol
 (Symbol) - 200mm dia. red flagging symbol
 (Symbol) - 300mm dia. red flagging symbol
 (Symbol) - 400mm dia. red flagging symbol
 (Symbol) - 500mm dia. red flagging symbol
 (Symbol) - 600mm dia. red flagging symbol
 (Symbol) - 700mm dia. red flagging symbol
 (Symbol) - 800mm dia. red flagging symbol
 (Symbol) - 900mm dia. red flagging symbol
 (Symbol) - 1000mm dia. red flagging symbol

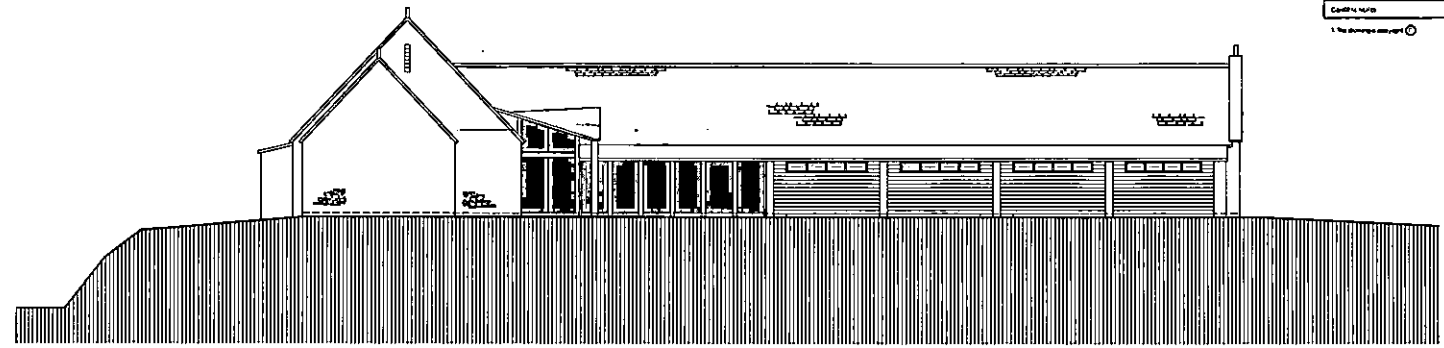
- Color Markings:**
 (Color) - 100mm dia. red flagging symbol
 (Color) - 150mm dia. red flagging symbol
 (Color) - 200mm dia. red flagging symbol
 (Color) - 300mm dia. red flagging symbol
 (Color) - 400mm dia. red flagging symbol
 (Color) - 500mm dia. red flagging symbol
 (Color) - 600mm dia. red flagging symbol
 (Color) - 700mm dia. red flagging symbol
 (Color) - 800mm dia. red flagging symbol
 (Color) - 900mm dia. red flagging symbol
 (Color) - 1000mm dia. red flagging symbol



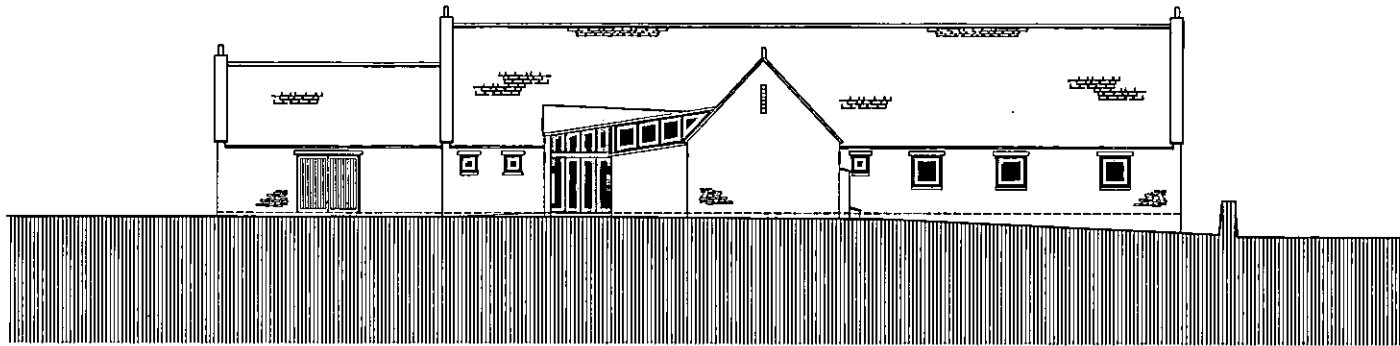
BLOCK PLAN
SCALE 1:500



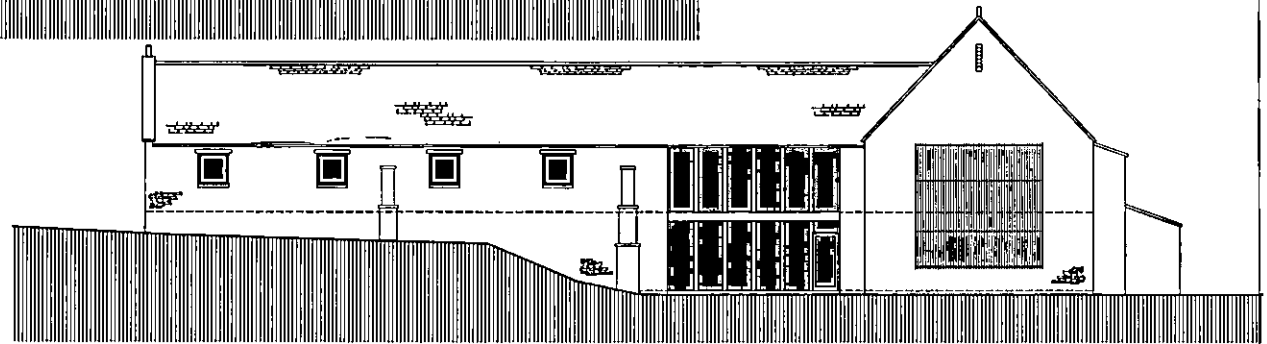
PLANNING	
New Doctor's Surgery, Tall Trees, Stow-on-the-Wold	
By Mr & Mrs D. SCARSMOOR	
EASTBROOK ARCHITECTS Eastbrook 1 Wood Street Stow-on-the-Wold, Gloucestershire GL54 1HQ Phone: 01451 830541 Fax: 01451 830539 www.eastbrookarchitects.co.uk	
BLOCK & SITE PLANS	
Scale: 1:200/500 @ A1	Date: 14/07/13
1164 / P12	



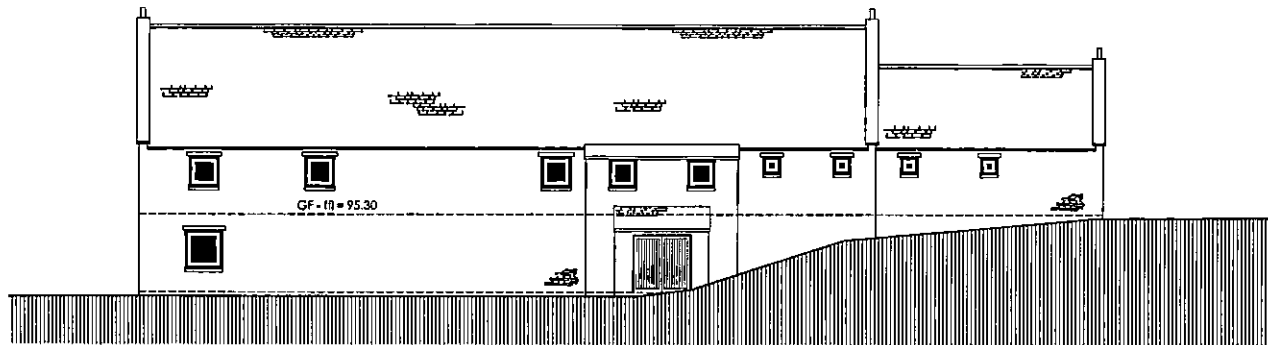
NORTH ELEVATION



WEST ELEVATION

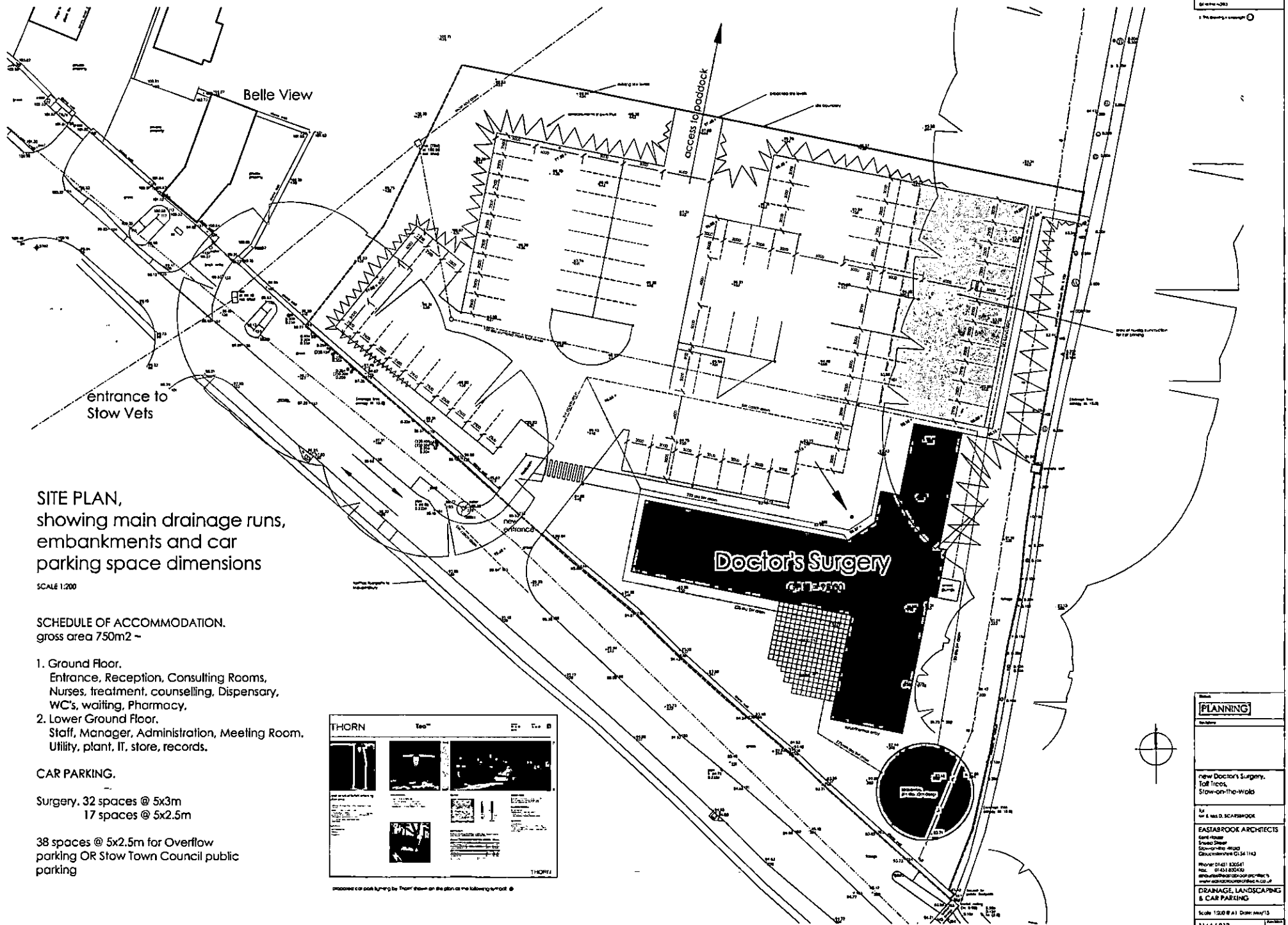


SOUTH ELEVATION



EAST ELEVATION

PLANNING	
Project Name	
new Doctor's Surgery, Tall Trees, Slaw-on-the-Wold	
Architects	
Mr & Mrs D. SCARROCK	
Architects	
EASTBROOK ARCHITECTS	
14th Floor, 100 Broad Street, Gloucestershire, Gloucestershire G1 1JG	
Phone: 01453 82041	
Fax: 01453 82043	
www.eastbrookarchitects.com	
www.glaucstershirearchitects.co.uk	
ILLUSTRATIVE ELEVATIONS	
Scale: 1:100 @ A1 Date: May 15	
1164 / P16	



SITE PLAN,
 showing main drainage runs,
 embankments and car
 parking space dimensions

SCALE 1:200

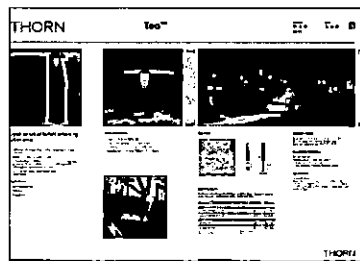
SCHEDULE OF ACCOMMODATION.
 gross area 750m² -

1. Ground Floor.
 Entrance, Reception, Consulting Rooms,
 Nurses, treatment, counselling, Dispensary,
 WC's, waiting, Pharmacy.
2. Lower Ground Floor.
 Staff, Manager, Administration, Meeting Room,
 Utility, plant, IT, store, records.

CAR PARKING.

Surgery, 32 spaces @ 5x3m
 17 spaces @ 5x2.5m

38 spaces @ 5x2.5m for Overflow
 parking OR Stow Town Council public
 parking



proposed car park layout by Thorn shown on the plan at the following turnout: ©

01 10 10 10 10 10 1 The quantity is correct	
PLANNING	
new Doctor's Surgery, Tall Trees, Stow-on-the-Wald	
by Mr & Mrs D. SCARBROOK	
EASTBROOK ARCHITECTS 100 High Street Stow-on-the-Wald Gloucestershire GL54 1JG Phone: 01451 830451 Fax: 01451 830450 email: eastbrookarchitects@bt.com www.eastbrookarchitects.co.uk	
DRAINAGE, LANDSCAPING & CAR PARKING	
Scale 1:200 @ A1 Date: May/15	
1164 / P13	

