

APPENDIX D

Planning Permission and Building Regulations Approval



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:

Mr R. Brock
1 Coxgate
Randwick
Stroud
GL6 6HR

Applicant:

Ms J. Marshall
Cainscross Parish Council
39 Westward Road
Cainscross
Stroud
GL5 4JA

Planning Ref: S.15/0775/FUL

Application Date: 30/03/2015

Dated: 12/05/2015

Description of Land

The Pavilion, Victory Park, Church Road, Cainscross

Description of Development

Demolition and construction of football pavilion.
Cainscross Parish Council 382908 204929

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

Site Location Plan of 30/03/2015
Plan number = 10

Topographical Survey of 30/03/2015
Plan number = 10

Existing plans and elevations of 30/03/2015
Plan number = 11

Proposed plans and elevations of 30/03/2015
Plan number = 12

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

3. No construction site machinery or plant shall be operated, no process shall be carried out and no construction-related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Monday to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

IMPORTANT NOTES –SEE OVERLEAF

Proper Officer of the Council
Duly Authorised in that behalf

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Stroud District Council Local Plan Policy GE1 and in accordance with the provisions of Circular 11/95.

Informatives:

1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant. Whilst there was little if any pre-application discussion on this project, it was found to be self contained and required no further dialogue with the applicant.

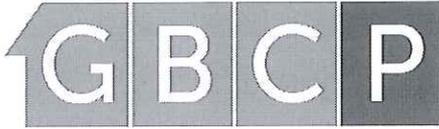
NOTES

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

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

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

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



Gloucestershire Building Control Partnership

FULL PLANS APPROVAL NOTICE

The Building Act 1984
The Building Regulations
Building Regulations Plan Number:
2017/0351/OTHFP

**Gloucestershire
Building Control Partnership**
Ebley Mill
Ebley Wharf
Stroud
Gloucestershire
GL5 4UB

1	Addressee Church Architectural 1 Coxgate Randwick Stroud Glos GL6 6HR
2	Description of Work Proposed football pavilion and club room.
3	Location of Building to which work relates The Pavilion Victory Park Cainscross Stroud Gloucestershire GL5 4JE
4	Approval The plans submitted on the 22/03/2017 and listed below have been examined and passed by the Authority on 30/05/2017 as complying with the Building Regulations subject to the attached conditions. This Approval is for the purpose of the requirements of Building Regulations, of Sections 18,21,24 and 25 of The Building Act 1984 and Section 10 of The Clean Air Act 1956 in each case if applicable. It is not an approval under The Town Country Planning Acts, an approval for improvement grant purposes or for any other statutory provision. Under the requirements of Building Regulations the person(s) carrying out the work is (are) required to give notice of commencement and completion of certain stages of work identified in previous correspondence. If work is not commenced within three years of submitting the plans the Authority will declare the application void under the provision of the Building Act 1984, Section 32.
5	Authority This Full Plans Approval Notice is authorised by:  Paul Bowley Building Control Partnership Manager

Date: 31 May 2017

Please turn over

Important

1. Any proposal to make a connection to a public sewer requires consent from the appropriate Water Company in accordance with Section 106 of The Water Industry Act 1991. Approval given by this Council for either Building Regulations or Planning purpose does not give this consent.

The two water companies involved can be contacted as follows:

Severn Trent Water

Gloucester District
Staverton Depot
Cheltenham Road East
GLOUCESTER
GL2 9QY

Wessex Water

Waste Water Services
Trowbridge Sewage Treatment Works
Bradford Road
TROWBRIDGE
Wilts
BA14 9AX

2. This Notice is a Notice of Decision in respect of your plans submitted for the purposes of The Building Regulations only.

Before commencing any work you should ensure that you have detailed planning permission for such work (*if appropriate*) and that any relevant conditions have been fully complied with.

Other statutory legislation not administered by The Building Control Service may also be involved.

It is for you to check.

3. Please note that following the implementation of the Private Sewers Transfer Regulations 2011 on the 1st October 2011, you may require a building over agreement from your sewerage undertaker when erecting a building or extension that is over or within three metres of a sewer. A sewer under these regulations will typically carry waste water from more than one property and communicates to a public sewer. Further information is available from DEFRA and Water UK at:
www.defra.gov.uk/environment/quality/water/sewage/sewers/ and
www.water.org.uk/home/policy/private-sewers-transfer

The following plans and specifications were approved with conditions:

Structural calculations
Demolition Plan 13
Door details
Drainage plan M001
Electrical Layout 6001
Electrical Layout 6100
Electrical Layout 6101
Existing plans and elevations 11
Proposed elevations and floor plans 12
Fire strategy layout 6104
Foundation Plan 1064/01
Foundation Plan 14
Lighting layout 6102
Other information - Non Specified CO2
Other information - Non Specified CO2
Other information - Non Specified FINISHES
Other information - Non Specified LINTEL SCHEDULE
Other information - Non Specified SBEM & EPC
Other drawing 20
Other drawing 6103
Other drawing M002
Other drawing M003
Other drawing M004
Proposed plans 15
Roof plan 1064/02
Roof plan 19
Sections 16
Sections 17
Sections 18
Security alarm layout 6105
Site Location Plan 10
Ventilation layout M005
Window detail

The plans have been passed subject to the conditions, which are listed below being met:

Part A: Structure

1. Provide manufacturers details and calculations for the proposed roof trusses, designed in accordance with BS5268 Parts 2. Roof trusses are to be braced in accordance with BS5268 Part 3 and manufacturers recommendations.
2. Provide manufacturers details of the proposed roller shutter lintels.

Part B: Fire Safety

1. As a result of the roller shutters over the escape exit doors a management strategy will be required. This strategy must indicate that when the building is in operation the shutters will be in an open position as to not prejudice the means of escape.
2. All escape routes require external emergency lighting.
3. Provide testing and commissioning certificates for the fire alarm and detection system.

4. Provide testing and commissioning certificates for the emergency lighting installation.

Part H: Drainage and waste disposal

1. Indicate all new foul and surface water drainage layouts up to their connection with the existing system or discharge points on the floor or block plan, together with approximate depths of inspection chambers.

Part K: Protection from falling, collision and impact

1. Provide guarding details to external doors that swing outwards by more than 100mm. The guarding details should be in accordance with ADK diagram 10.2.

Part L: Conservation of fuel and power

1. Provide an as built SBEM (2013) calculation to show that the building emission rate (BER) was no worse than the target emission rate (TER) in accordance with Regulations 26 and 27 and incorporating air tightness testing results in accordance with Regulation 43 (where applicable)
2. Provide an energy performance certificate(s) to the building owner within 5 days of completion, provide a notice to that effect to building control and include the registration reference number, in accordance with Regulation 29.
3. Pressure testing (where applicable) to be carried out by a specialist registered by the British Institute of non-destructive testing in compliance with the design BER. Test results to be provided to Building Control within 7 days of the final test.
4. Provide a notice to building control to confirm that fixed building services have been commissioned within 5 days of completion.

Part M: Access to and use of buildings

1. Provide details of disabled parking bay designed in compliance with Diagram 2 of AD:M.
2. Provide disabled showering facilities in accordance with ADM vol 2.

