



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 D Newton
David Newton Associates
Mercers House
The Street
Leonard Stanley
Stonehouse
Gloucestershire
GL10 3NR

Applicant:

Minchinhampton Market House
Trustees
The Market House
Market Square
Minchinhampton
Stroud
Gloucestershire
GL6 9BW

Planning Ref:S.21/2292/FUL

Application Date: 20/09/2021

Dated: 23/02/2022

Description of Land

The Market House, Market Square, Minchinhampton, Stroud

Description of Development

Lifting, re-setting, resurfacing & replacement of stone flags to the undercroft area. Modification of existing, reinstatement of livestock barrier, replacement of benches and lighting in the undercroft area
Minchinhampton Parish Council 387255 200749

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: 265 CO01A

Drawing No. 265 SU01 – Site Location Plan – Received 20 September 2021

Drawing No. 265 SU02 – Block Plan – Received 20 September 2021

Drawing No. 265 GA02 RevB – Plan indicating work to barriers as proposed– Received 09 November 2021

Drawing No. 265 CO01A – Proposed Barrier Components – Received 20 September 2021

Drawing No. 265 CO02A – Proposed Barrier Components – Received 20 September 2021

Drawing No. 265 GA01B – Proposed Flagstone Layout – Received 20 September 2021

Drawing No. 265 GA03 – Proposed North and West Elevations – Received 20 September 2021

Drawing No. 265 GA04 – Proposed Part Elevations – Received 20 September 2021

Drawing No. 265 GA05 – Proposed Inverted Ceiling Plan – Received 20 September 2021

Reason:

To ensure that the development is carried out in accordance with the approved plans.

3. The works hereby approved shall be carried out in accordance with the submitted Written Scheme of Investigation for an Archaeological evaluation at Minchinhampton Market House, Minchinhampton, Gloucestershire (Urban Archaeology, UA231_eval_WSI_v1, November 2021).

IMPORTANT NOTES –SEE OVERLEAF

Proper Officer of the Council
Duly Authorised in that behalf

Reason:

It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme will advance understanding of any heritage assets which will be lost.

Informatives:

1. ARTICLE 35 (2) STATEMENT - Whilst there was little, if any, pre-application discussion on this project it was found to be acceptable and required no further dialogue with the applicant.

NOTES

1. If you the applicant are aggrieved by the decision of the District Council as Local Planning Authority to grant permission subject to conditions, you 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 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 them 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least **10 days** before submitting the appeal. Further details are on Gov.UK.

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.planninginspectorate.gov.uk or to the appeals casework portal <https://acp.planninginspectorate.gov.uk>. 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, they 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.