

CLIENT

Private Land Owner

PROJECT NAME

New Barn Lane

LOCATION

Cheltenham

SOLUTIONS IN PLANNING FOR

Enhance land value to enable Business relocation

**the problem**

Our client owned and operated a well established and respected car body shop operation in a residential area and held sub-regional contracts with Mercedes. Changes in legislation governing the business and the requirements of Mercedes led to a need to relocate and improve the quality of premises in a short time scale. To enable this, our client had submitted an outline application for residential development which had been refused permission on the grounds of loss of employment land, inappropriate access and layout and lack of contributions.

the solution

Hunter Page Planning submitted an appeal against the client's refused application and secured a hearing to determine the appeal. HPP negotiated away the reasons for refusal relating to contributions and play space through a legal agreement and condition. HPP gathered evidence from Mercedes and Trade Journals to support the appeal. As the timescale for determining the appeal was of concern to our client HPP submitted and gained planning permission for a scheme that met the Council's emerging protective policy on employment land. This included residential units and live-work units to retain the employment requirement of policy and dealt with the layout and access issues that had hampered the appeal proposals. The mixed use permission gave the client confidence to secure alternative premises within the Borough. As the emerging employment land policy had been modified to require business to be retained within the Borough if there was a change of use, HPP prepared a revised legal agreement which committed the client to relocate to premises within the Borough for the appeal hearing. With all issues resolved, the

Inspector upheld the appeal and granted planning permission for residential development. With the added value of the residential permission our client completed the purchase of new premises and HPP secured the necessary planning permission to enable the relocation to those premises and secure the continuation of the business and its contracts within the Borough.

HPP's SOLUTIONS IN PLANNING provided:

- submission of a planning appeal against the Council's refusal of planning permission for residential development
- a Live/Work scheme to reconcile the requirements of the LPA with the aspirations of the client
- planning permission for a mixed use to include residential and 'live-work' units in line with the Council's emerging policy.
- submission of a legal agreement and agreement of conditions meeting the need for contributions.
- presentation of appeal case at the hearing and subsequent planning permission for residential use
- planning permission for the business to operate at new premises in Cheltenham

The Inspector's decision to permit development has enabled the relocation of the business to an industrial estate in Cheltenham and the continued future of the business.