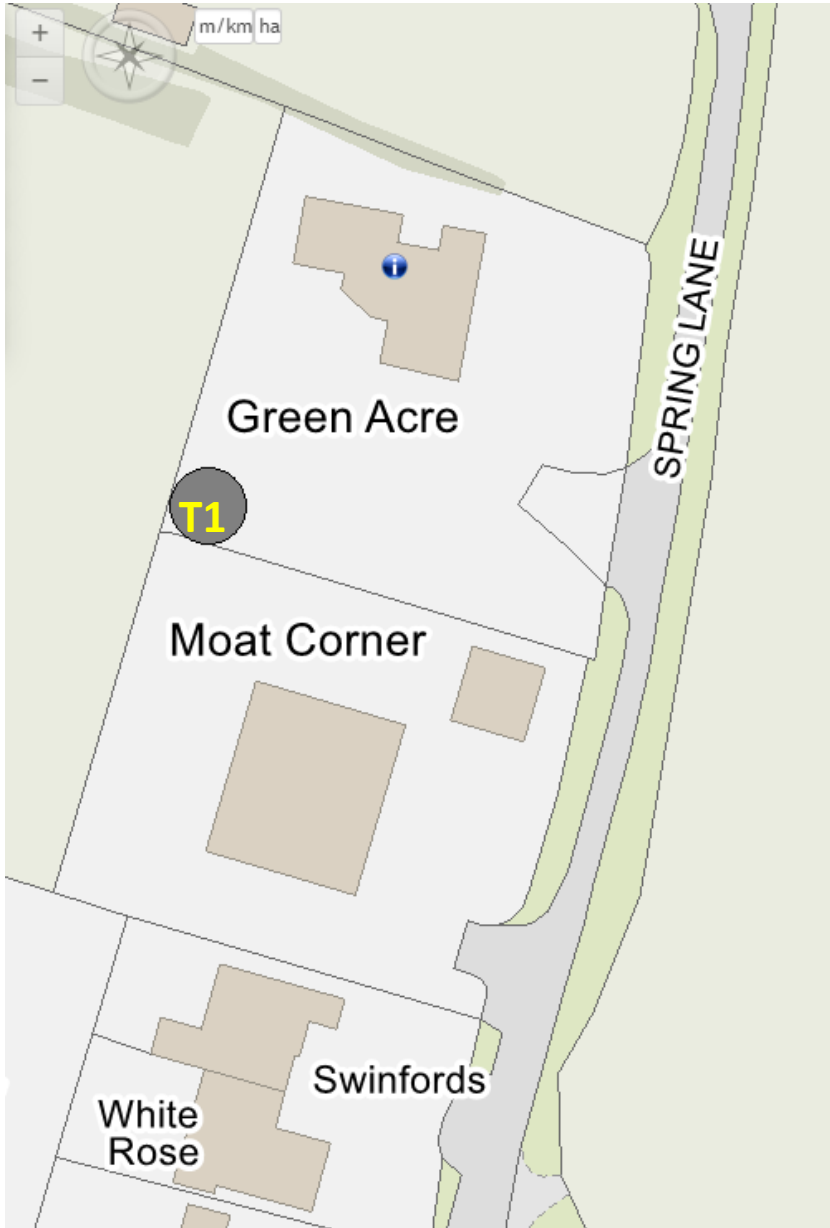


24-00812-TREEPO – Green Acre Spring Lane

TPO to protect one Scots pine to rear of Green Acre, Spring Lane, Prestbury

Having received an objection to the provisional TPO from the adjacent neighbour, the application is at planning committee to determine whether to confirm the TPO



Site plan

Scots pine to south west of Green Acre (note circle is indicative of tree's location, not crown spread). Tree overhangs Moat Corner – details of objection follow later in presentation.



View of pine from garden



View of pine from Spring Lane

Reason for TPO

- Response to planning applications 23/01618/PIP and 23/02089/OUT which would re-contextualise the tree in a much smaller garden space
- Likely pressure increase for removal of tree
- Tree of high value (has good form, appears in good condition, has good life expectancy ahead of it)

Policy

Policy GI2 of the Cheltenham Plan states:

The Borough Council will resist the unnecessary felling of trees on private land, and will make Tree Preservation Orders in appropriate cases.

Although no removal of the tree has yet been formally proposed, it is outside of any Conservation Area so is vulnerable during construction and beyond.

Policy GI3 of the Cheltenham Plan states:

Development which would cause permanent damage to trees of high value will not be permitted.

Given that the harm to the tree is foreseeable or at least likely, as a result of increased pressures from development, a TPO to protect the tree (coupled with protective measures during construction as conditions of permission) appeared a more appropriate approach than not permitting development.

Objection

Site notice was put up on Green Lane. Immediate neighbour was consulted. Objection was received from neighbour – Moat Corner.

Summary of objection:

- Amenity value of tree is low and not deserving of a TPO
- Effects of tree escaping property boundary:
 - Roots lifting paving slabs
 - Overhanging branches provide perch for pigeons who make a mess of paving slabs
 - Seasonal debris drop (needles / cones)
 - These factors led to the removal of an arbor that had been installed under the tree, and to the patio becoming unusable
- The admin burden and cost of applying for repeat works

Addressing the objection

- The tree is in good condition, shows good vitality, has excellent colour and good form. It is currently visible from the road and is not yet fully grown. It has many safe years ahead of it. By these criteria, it can be judged to have good amenity value – a high value tree.
- The patio slabs have been lifted. This can be remedied by relaying them on sharp sand to allow for root growth.
- The overhanging branches have been and can continue to be pruned. Debris drop and pigeon guano are not reasonable grounds not to protect a tree.
- The admin burden of applying for tree works is minimal, often taken on by contractors on behalf of clients and should not represent a reason for not applying the TPO legislation. The Council does not apply a fee for applications to work on trees protected by TPO.
- Cheltenham Tree Services have applied for works to the tree that would reduce the nuisance element to Moat Corner. This application was permitted well within the timeframe afforded to LPAs (which is 8 weeks) at no cost (financial or otherwise) to the owner of Moat Corner.

Recommendation – confirm TPO

The TPO is justified:

- The tree is high value with a good safe life expectancy. It appears to be in good condition and has good form.
- It has good public visibility with growth likely to increase this.
- Development around it is likely to increase pressure on it both during construction and beyond.
- The objections to the TPO can be addressed through pruning and reasonable adjustments to accommodate the tree's roots.
- On balance, the benefits of the tree outweigh the problems it is causing.

Therefore, the Officer's recommendation is to confirm the TPO.

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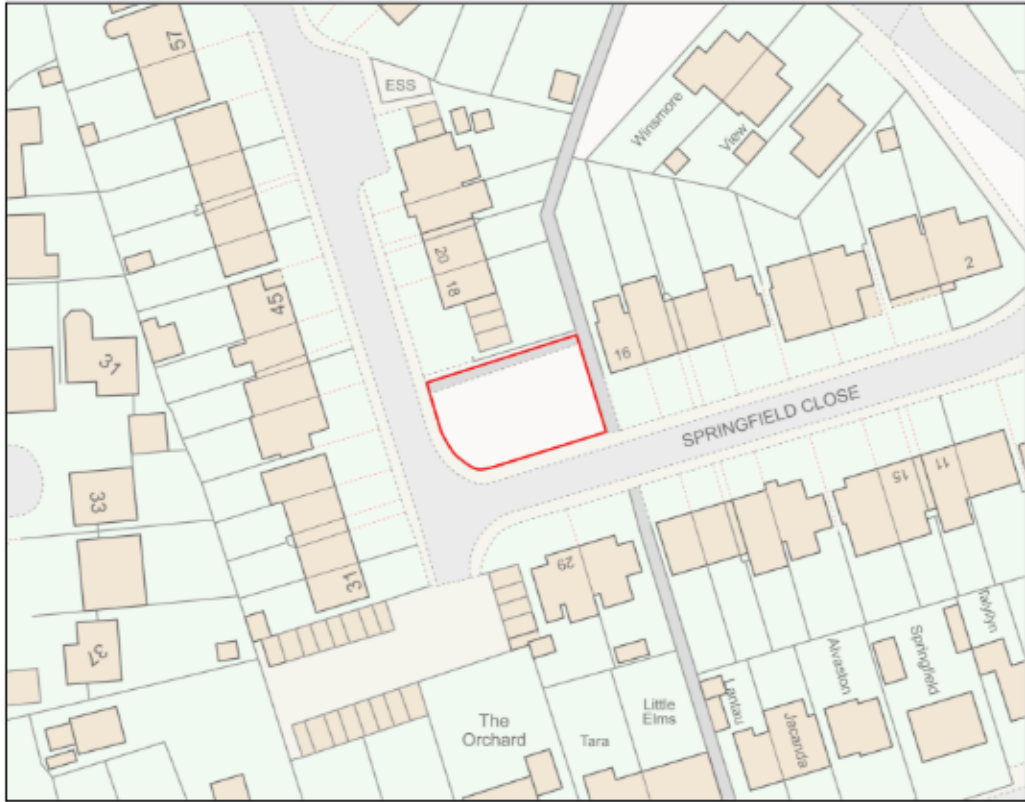
24/00389/FUL – Land at Springfield Close

Proposed works:

Erection of one dwellinghouse.

The application is at planning committee at the request of Councillor Collins due to the level of local interest/concern.

Site Location Plan

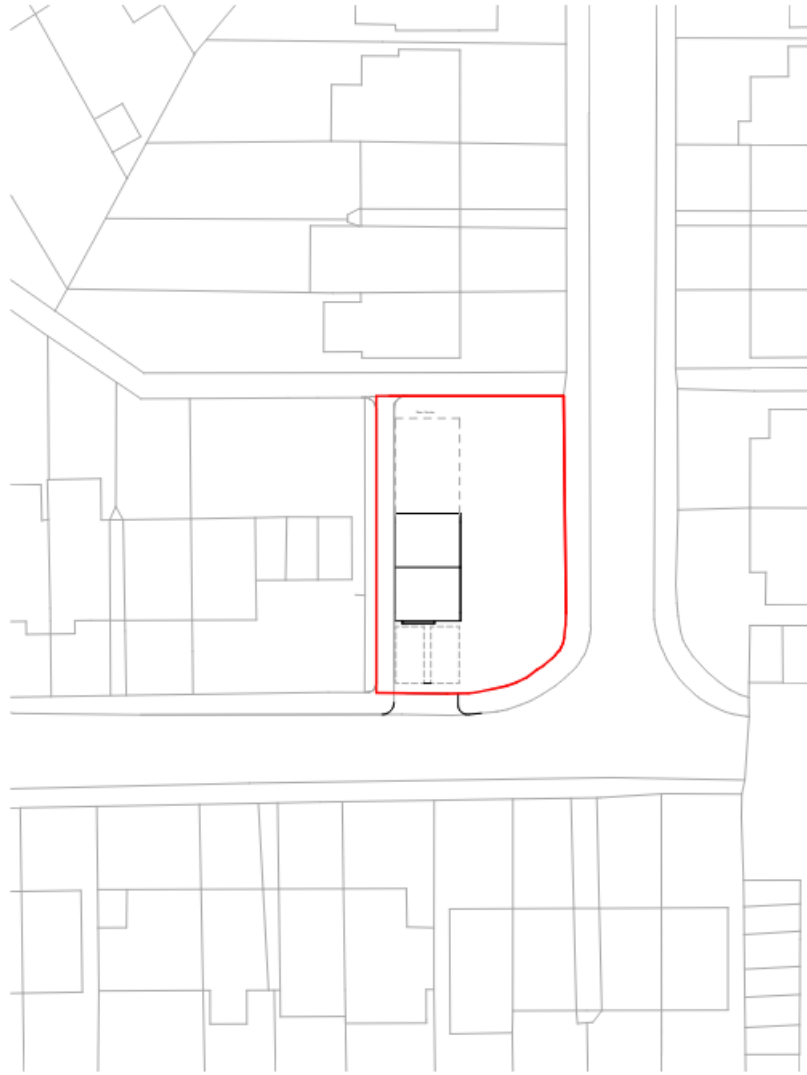




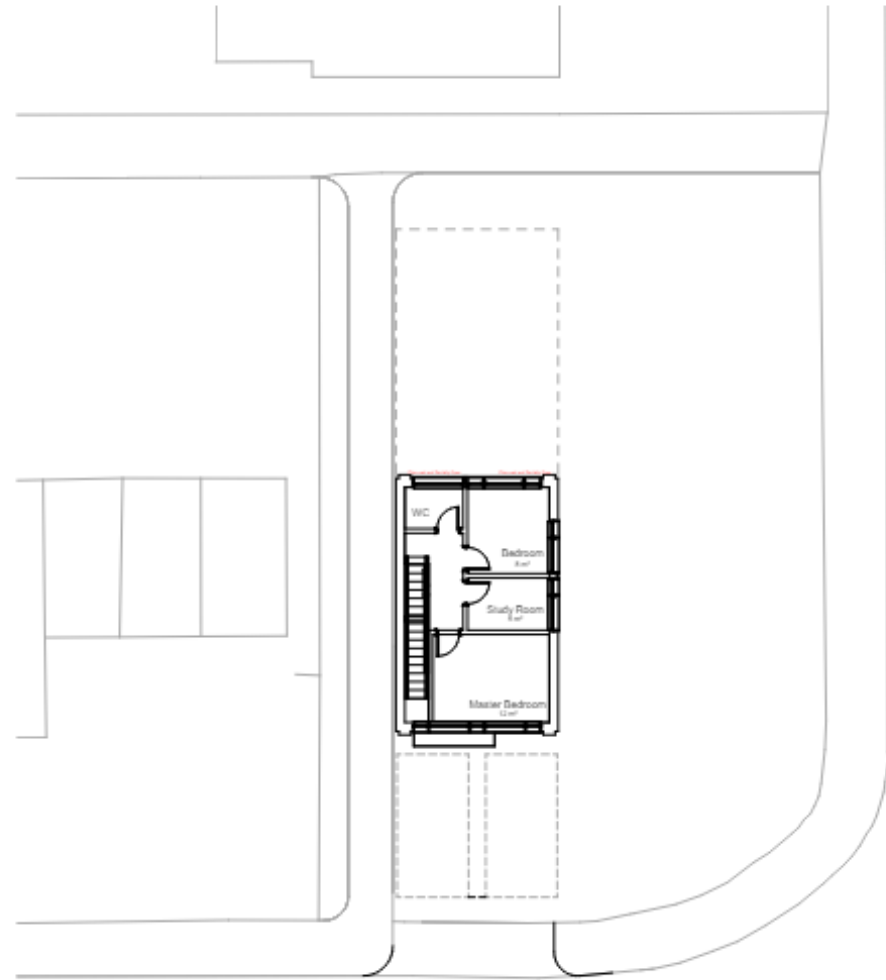
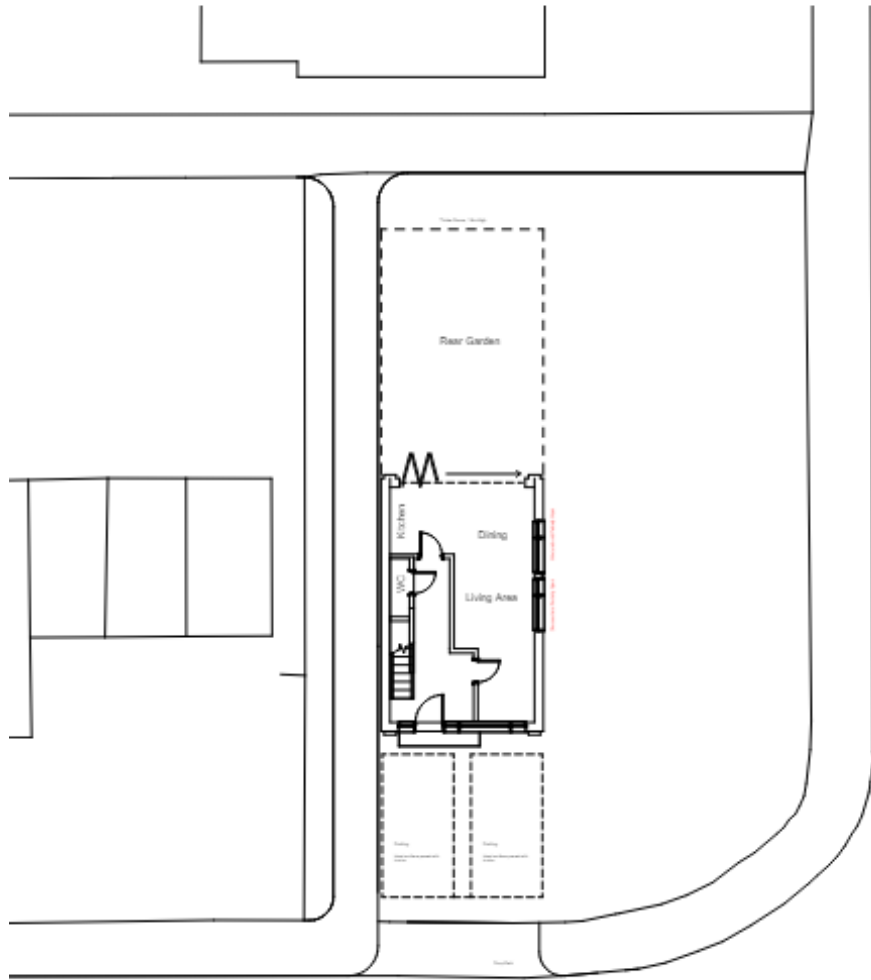
Site Photo



Site photo



Proposed Block Plan



Parking space paved with bricks.
Will be drained, no water flows
onto highway.

Proposed Plans



Proposed Elevations

Key Planning Matters

- Principle
- Site layout and design
- Impact on neighbouring amenity
- Parking and highway safety
- Sustainability
- Impact on Beechwoods SAC
- Bio-diversity Net Gain

Recommendation – Permit subject to conditions

Conditions:

- Time
- Approved plans
- Submission of materials
- Submission of landscaping details
- Implementation of access and parking
- Removal of PD rights for new boundary treatments
- Removal of PD rights for dormers
- Removal of PD rights for further openings
- Rear windows to be obscurely glazed and high level opening.

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24/00318/FUL – 2 Walnut Close

Proposed works:

Single and two storey extensions and remodeling works.

The application is at planning committee at the request of Councillor Fifield who wishes the committee to consider impact on neighbouring amenity

Site Location Plan





Site Photo - Existing front



Photos of the application site
from rear garden of number 2
The Gardens



Photo of the application site
from rear bedroom window of
number 2 The Gardens





WEST ELEVATION



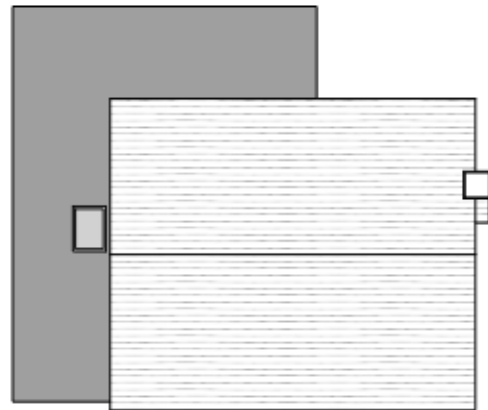
NORTH / FRONT ELEVATION



SOUTH / REAR ELEVATION



EAST ELEVATION



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

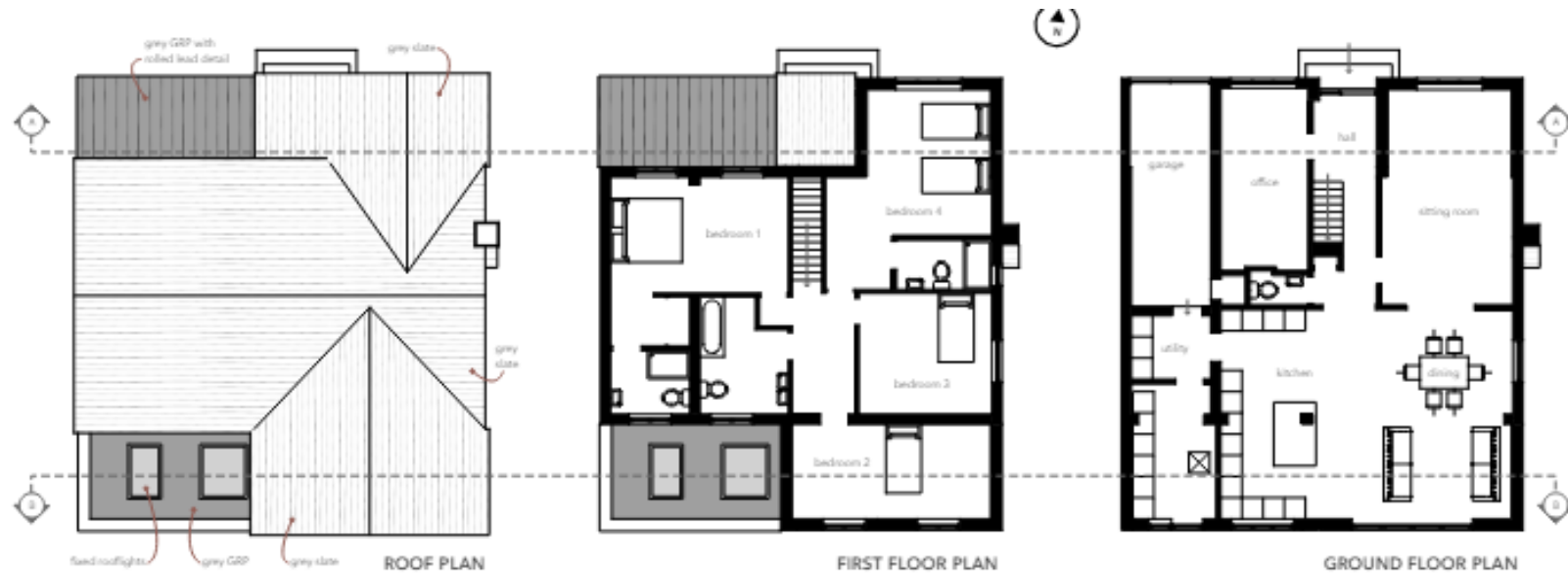
EXISTING MATERIALS:

- Plain tiles roof
- Felt flat roof membrane
- Brick and hung tile walls
- White uPVC windows and doors

0 scale 1 : 100 10m

All dimensions to be confirmed on site.
All works to be carried out in accordance with current Building Regulations.
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Existing Plans and Elevations



Proposed Plans and Elevations



Proposed 3D Views

Key Planning Matters

- Design
- Impact on neighbouring amenity

Recommendation – Permit subject to conditions

Conditions:

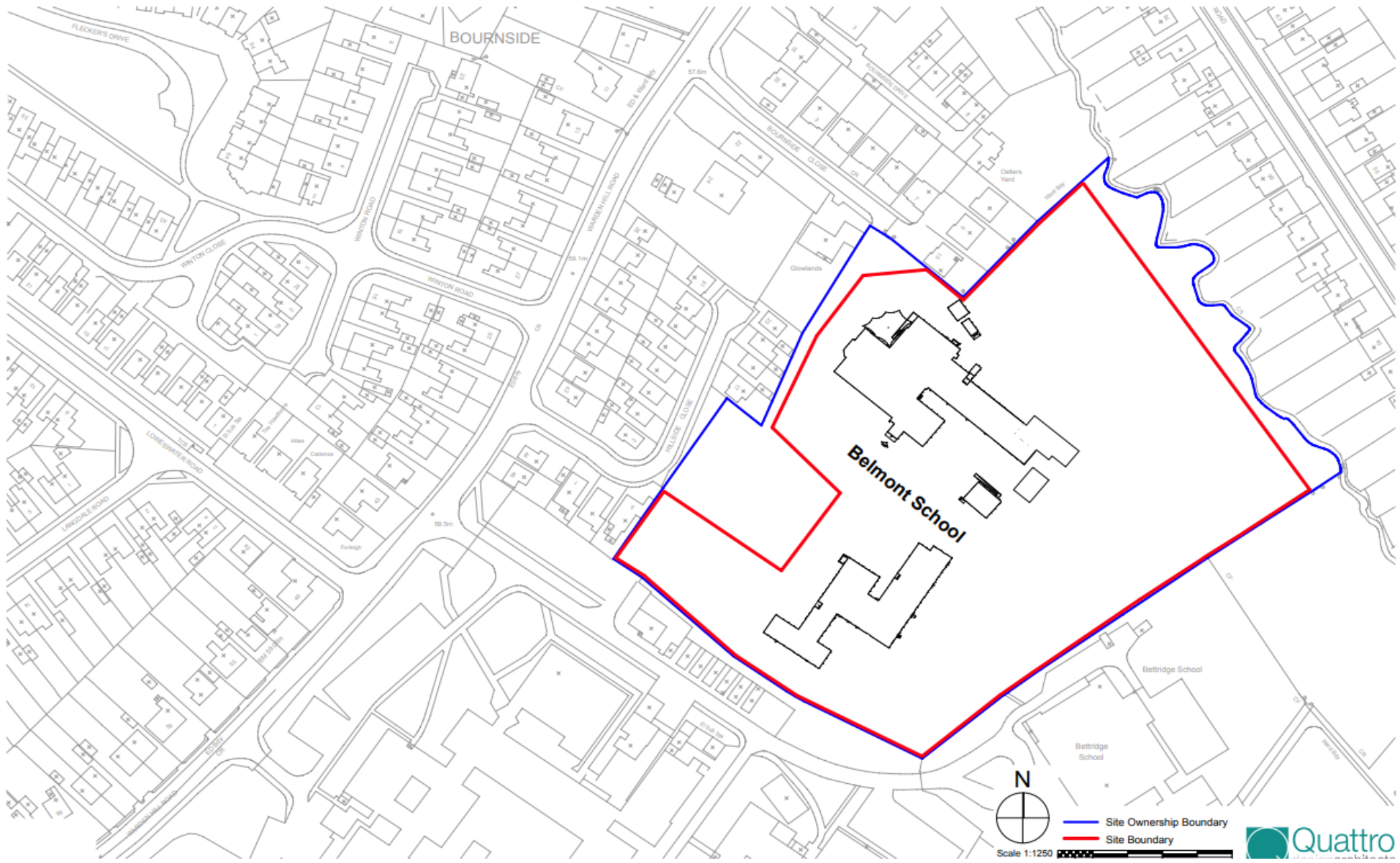
- Time
- Approved Plans
- First floor rear elevation windows – restricted opening and obscure glazing
- No new first floor rear elevation openings
- Cladding details

23/00117/FUL – Belmont School, Warden Hill Road, Cheltenham

Proposals:

Installation of 200m oval running track, 60m running straight with run off and long jump pit, 2no. smaller 100m ovals, a perimeter 2m wide cycle track, 1no. MUGA (to include five-a-side football pitch), 1no. BMX pump track (advanced and beginner combined) and bleacher seating.

This application is before the Planning Committee following requests from Councillors Chelin and Harman. The reasons for the referral are the level of public interest and potential impacts on the amenities of occupiers of neighbouring dwellings (noise and disturbance).



Site Location Plan



Site Location



SY	Description
01	Existing Building
02	New Cycle Track
03	Partial Lane Cycle Track with existing surface
04	New Fence
05	Existing Floor
06	Existing Character
07	Proposed Levels
08	Existing Parking
09	New Trees
10	Enhanced Greenery
11	New Outdoor sports infrastructure

Area Schedule	Area
Partial Lane Cycle Track	11,000 m ²
New Cycle Track	1,200 m ²
MBB Floor Track	1,000 m ²
Artificial Turf	1,100 m ²
Hard Landscaping Area (total)	1,000 m ²
MBB	1,000 m ²
Paved Area	1,000 m ²
Roofs	1,000 m ²
* Proposed Cycle Track Length = 600m	

Area Schedule	Area
Partial Lane Cycle Track	11,000 m ²
New Cycle Track	1,200 m ²
MBB Floor Track	1,000 m ²
Artificial Turf	1,100 m ²
Hard Landscaping Area (total)	1,000 m ²
MBB	1,000 m ²
Paved Area	1,000 m ²
Roofs	1,000 m ²

NOTES
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REVISIONS	CHANGED BY	NOTES
01	AW	Issue for client review
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50	AW	Issue for client review

PROJECTS
 Belmont School Sports Facility

CLIENT
 Belmont School

DRAWING TITLE
 Proposed Site Layout

DRAWING NO.
 6606-P-200

REV
 AA

SCALE 1:500@A1

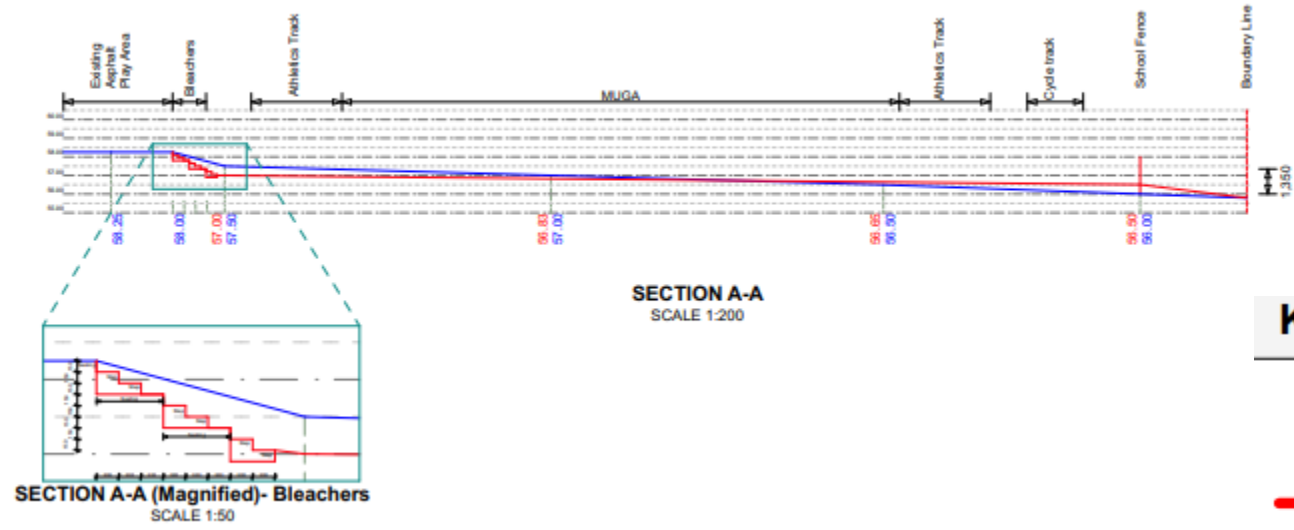
DATE August 2021

Matthews Workshop, High Orchard Street
 Gloucester Quay, GL3 5DQ T: (01452) 434234



Revised Site Layout Plan



Site Layout – 3D View

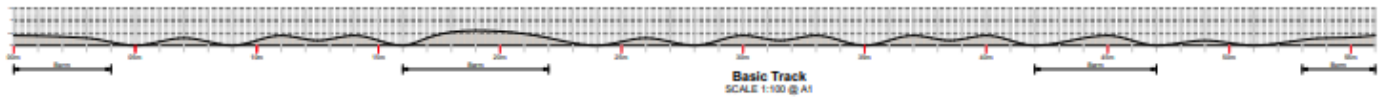
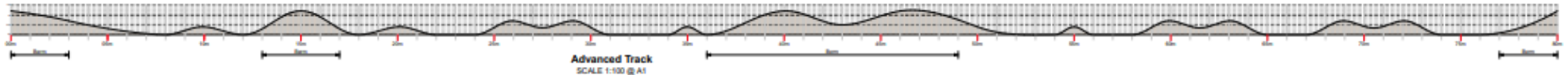
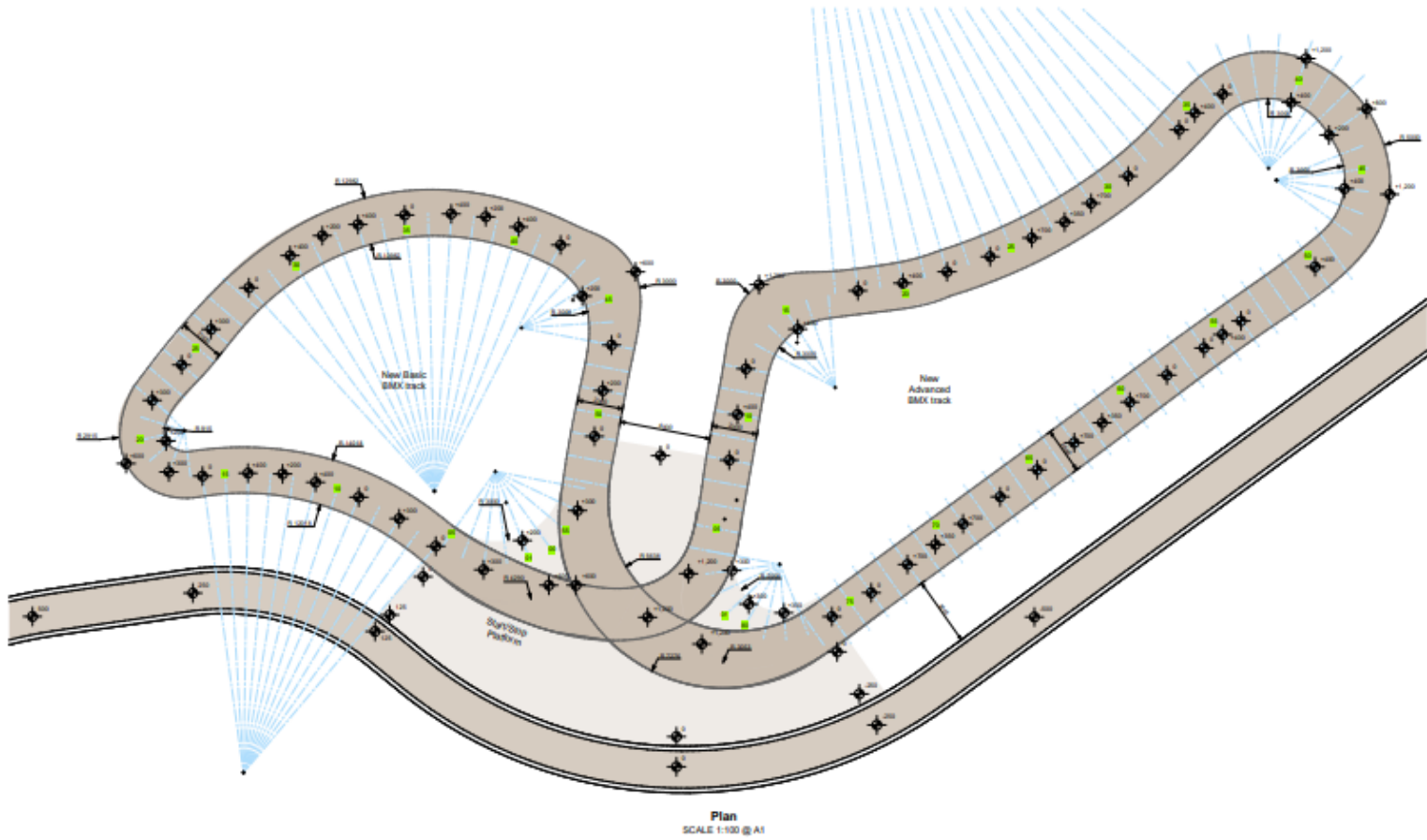


KEY

	Proposed New Indicative Ground Line
	Existing Ground Line

Note: Ground lines are indicative and subject to Civil Engineers design

Section Drawing – Bleacher Seating



BMX Pump Tracks



Berm Example
Photo of Eastman Pump Track



Start/Stop Area Example
Photo of Eastman Pump Track



Camel Humps Example
Photo of Eastman Pump Track

BMX Pump Tracks

Key Planning Matters

- Loss of school playing field
- Design, scale and layout
- Quantum of development
- Neighbour amenity
- Traffic and parking
- Landscaping and ecology
- Drainage and Flooding

Recommendation and Summary of Conditions

Recommendation to permit subject to standard conditions plus the following conditions relating (in summary) to:

- Details of boundary treatments, MUGA fencing, acoustic fencing and hard surfacing materials
- Landscaping scheme, including tree planting details and buffer hedging
- Restricted hours of use
- Noise Mitigation report plus no amplified speakers/music or firing of guns
- No floodlighting or other external lighting of proposed development
- Car Park Management Plan
- Compliance with Ecology Report recommendations (CEMP and LEMP)

Condition 4 – Restricted Hours of Use

The running track(s), cycle track, multiple use games area (MUGA), and BMX pump track(s) shall not be used outside of the following hours:-

- 08:30 to 19:30 Monday to Friday during Spring/Summer (March-October inclusive) and 08:30 to 16:30 Monday to Friday during Autumn/Winter (November-February inclusive)
- 09:00 to 13:00 on three Saturdays per calendar month and 12:00 (noon) to 16:00 on one Saturday per calendar month during term time
- 09:00 to 13:00 on Saturdays during school holidays

In addition to the above times, the Goals Beyond Grass cycle club may use the perimeter cycle track on Sundays between the hours of 14:00 and 16:00. A 15 minute time period is allowed immediately before and after this two hour session for the setting up and removal of equipment.

The cycle track shall not be used by any other persons or organisations at any time on Sundays or Bank Holidays.

The running track(s), MUGA and BMX pump track(s) shall not be used at any time on Sundays and Bank Holidays.

The running track(s), cycle track, MUGA, and BMX pump track(s) may only be used outside of the above restricted hours/days when the Belmont School annual sports day(s) and annual fete(s) are held. No organisation other than Belmont School shall use the approved facilities outside of the restricted hours/days.

Reason: To safeguard the amenities of the locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

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