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| <b>APPLICATION NO:</b> 21/01696/FUL     |  | <b>OFFICER:</b> Mrs Lucy White   |
| <b>DATE REGISTERED:</b> 4th August 2021 |  | <b>DATE OF EXPIRY:</b> 29th September 2021/Agreed Ext of Time 30 <sup>th</sup> June 2023 |
| <b>WARD:</b> Pittville                  |  | <b>PARISH:</b>   |
| <b>APPLICANT:</b>                       | Uliving@Gloucestershire Ltd  |  |
| <b>AGENT:</b>                           | Mrs Catherine Hoyte  |  |
| <b>LOCATION:</b>                        | Pittville Student Village Albert Road Cheltenham   |  |
| <b>PROPOSAL:</b>                        | Temporary dual use of up to 205 bedrooms for either student accommodation (C1) or serviced apartment accommodation (Class C1) for an 18 month period commencing June 2023. |  |

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1. Further to the previous officer update report, the Highway Authority (HA) has confirmed that it does not wish to provide any further comments beyond what was set out in their original consultation response. This is on the understanding that the only proposed revision is the amended start date for the temporary permission, commencing June 2023.
- 1.2. For ease of reference, the previous HA comments are as follows:

*12th October 2021-*

*Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection.*

*The justification for this decision is provided below.*

*This planning application seeks permission for a temporary change of use of part of the existing student accommodation at Pittville Campus to either student accommodation or serviced apartments (short term lets). The proposal would not change the use class of the application site, and would not increase the number of available rooms. It is understood from the supporting information that the application would give the university flexibility during term times and the summer to let the rooms to non-students.*

## Page 2

*The proposed change to allow for serviced apartments could result in a higher trip generation figure to the application site. However, it is recognised that the site is in a relatively sustainable location, and there is limited parking available on site. As such it is not considered that the proposed temporary change would result in an unacceptable harm to highway safety nor that there would be a severe capacity issue.*

*It is noted that concerns have been raised that the proposal would result in displacement of parked vehicles on the roads surrounding the application site. There are currently parking restrictions on Hillcourt Road, Albert Drive and Marston Road. These restrictions will reduce the risk of any vehicles being displaced onto the highway.*

*The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.*

*The Highway Authority therefore submits a response of no objection.*

# 21/01696/FUL – Pittville Student Village, Albert Road

## Proposals:

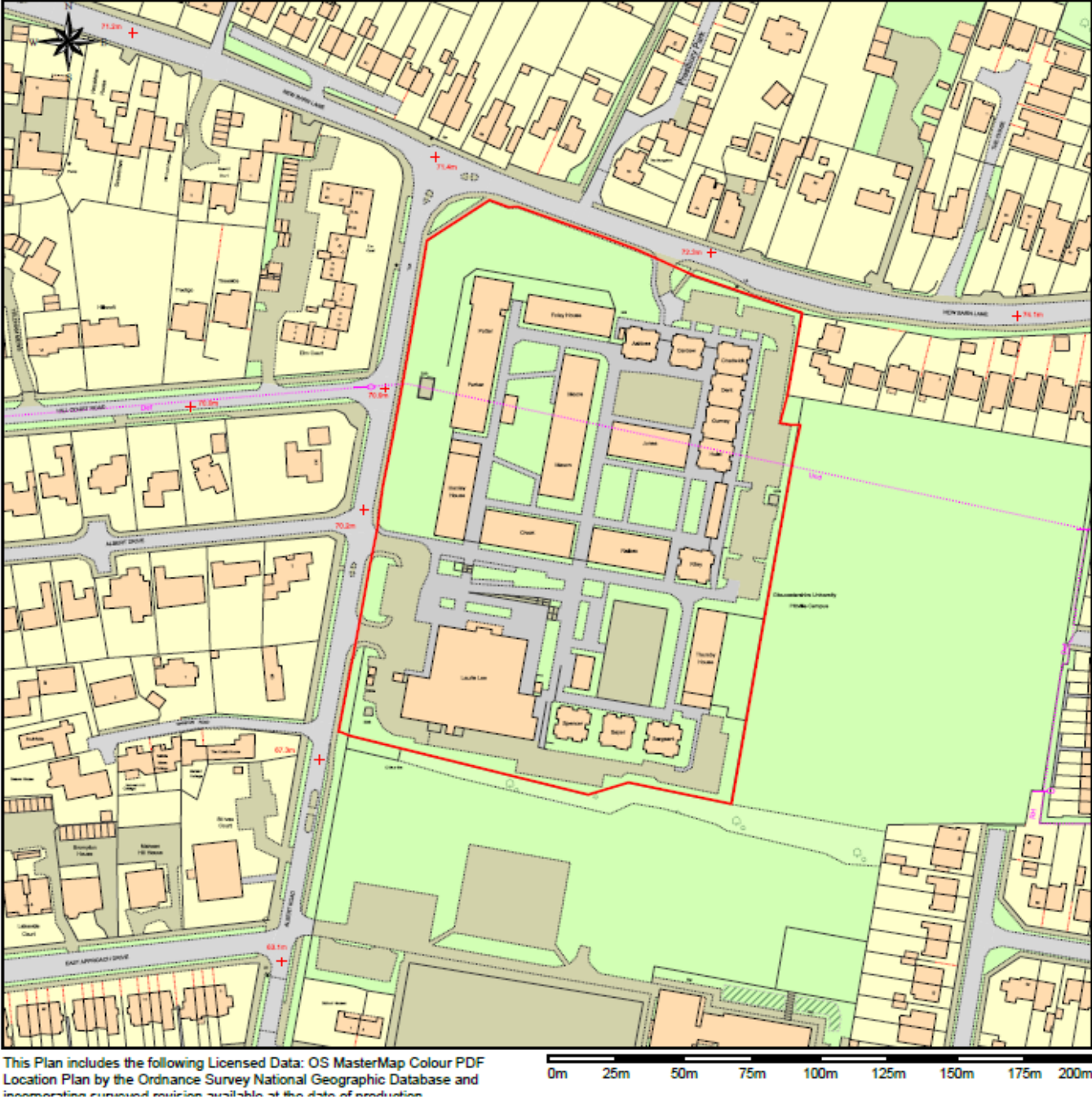
Temporary dual use of up to 205 bedrooms for either student accommodation (C1) or serviced apartment accommodation (C1) for an 18 month period commencing June 2023

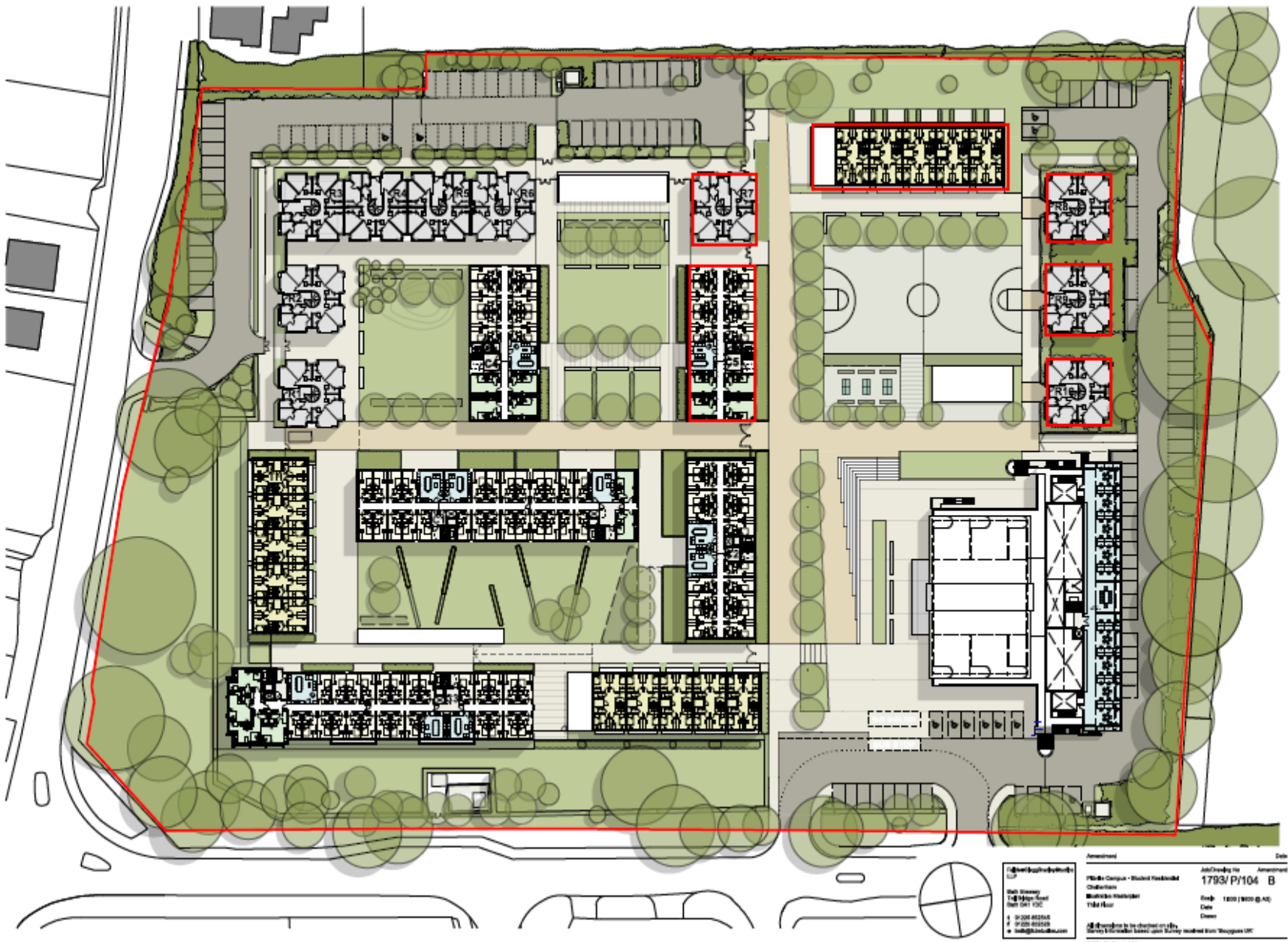
Update report following the Planning Committee's resolution to grant planning permission (subject to variation of the s106 Agreements) in November 2021. A significant delay in the completion of the Deed of Variation of the original s106 Agreement has prevented the issuing of the decision.

Revised proposed commencement date – June 2023

No other alterations to the previous proposals or changes in the use or activities on site.

Site Location Plan





# Key Planning Matters

- Any change in site or neighbourhood characteristics since 2021
- Neighbour amenity
- Parking congestion and highway safety in nearby streets
- Any changes to national and local planning policy and guidance since 2021

# Summary of Conditions

Standard conditions and conditions relating to:

- Temporary planning permission ending on 31<sup>st</sup> December 2024
- Limit of 90 day rental agreements (other than for students and university staff)
- Compliance with applicant's supporting statement
- On-site parking provision for 75 vehicles made available between the hours of 18:00 and 08:00 Monday to Sunday

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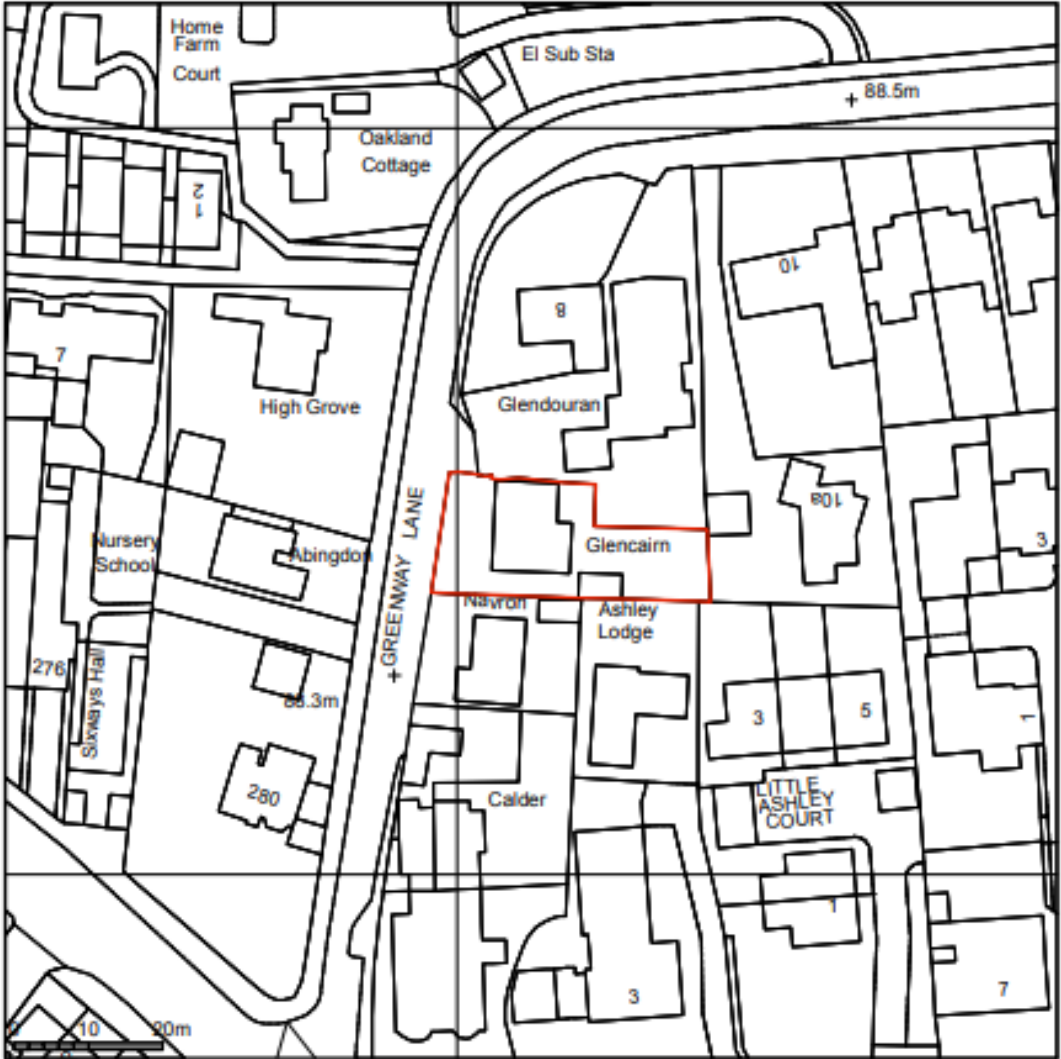
# 23/00345/FUL-Glencairn Greenway Lane

## Proposal:

Proposed single storey rear extension, proposed dormers to create loft conversion, porch, new front pier and proposed electric gate(part retrospective) (revised scheme following grant of application ref. 22/01581/FUL)

Recommendation: Permit

# Site location plan and Google earth image

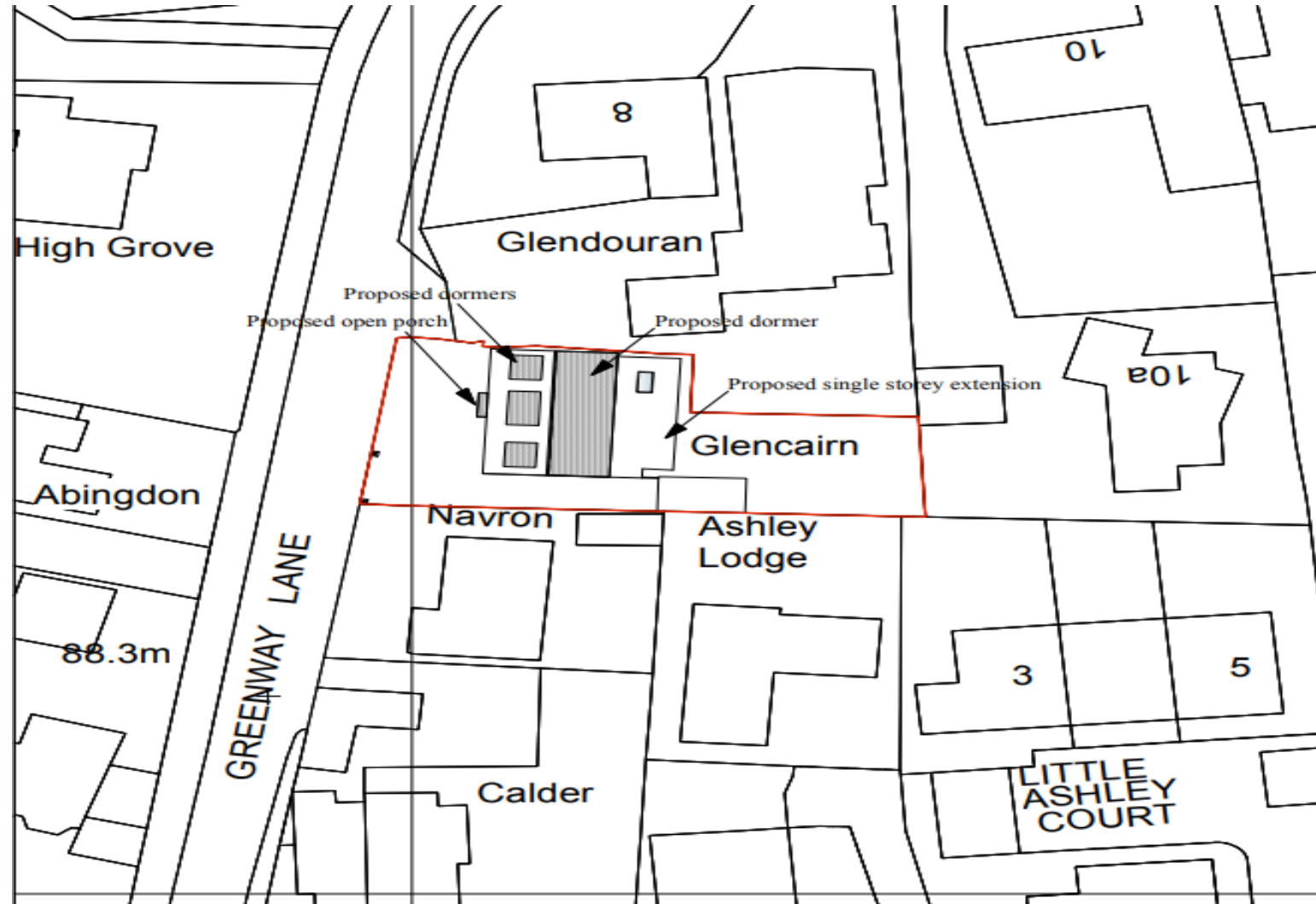




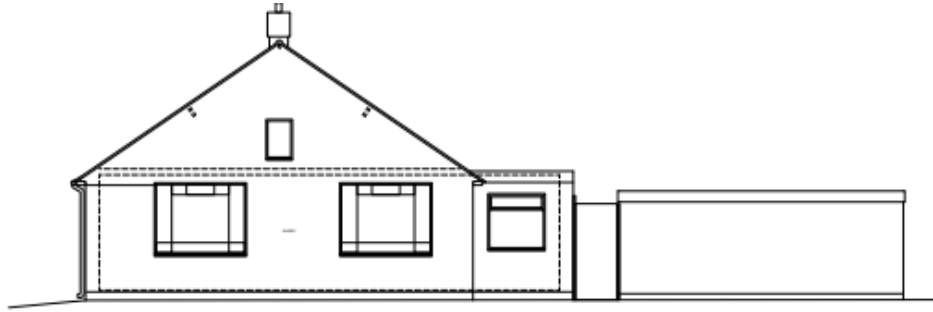
# Google earth 3D image



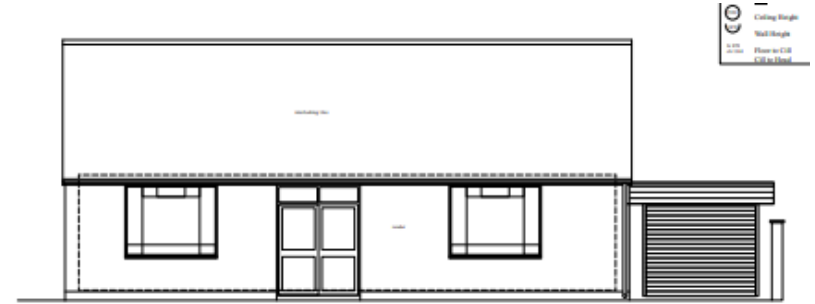
# Proposed block plan



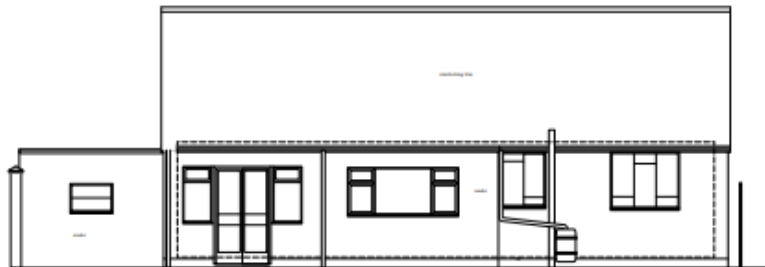
# Original dwelling elevations



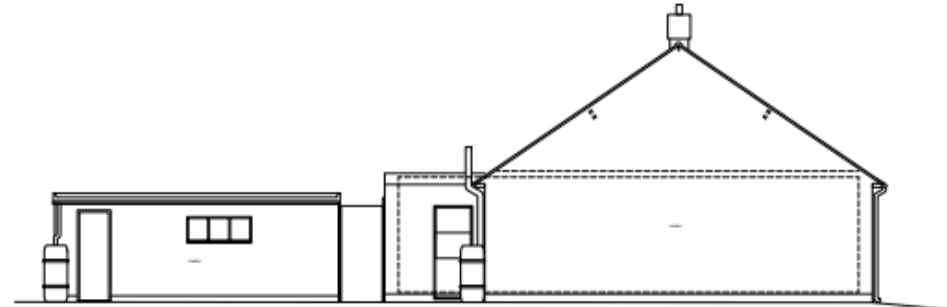
Side Elevation 1



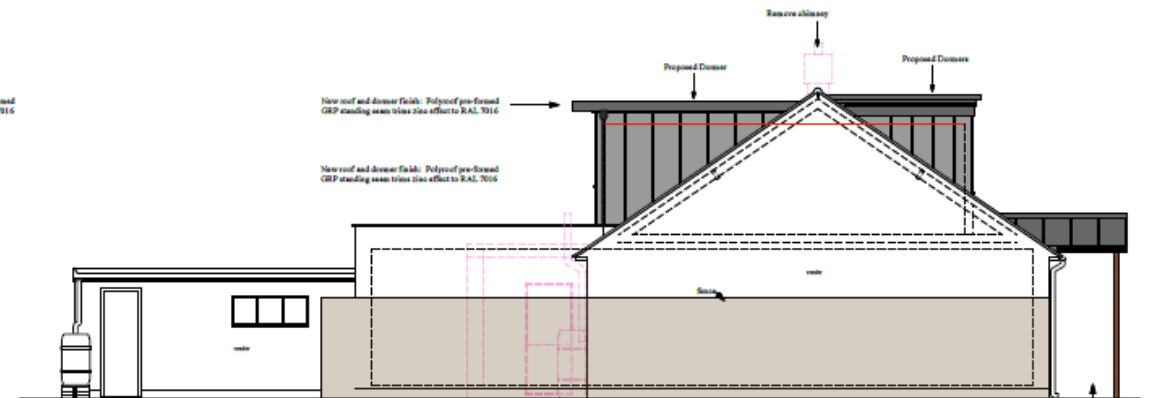
Front Elevation



Rear Elevation

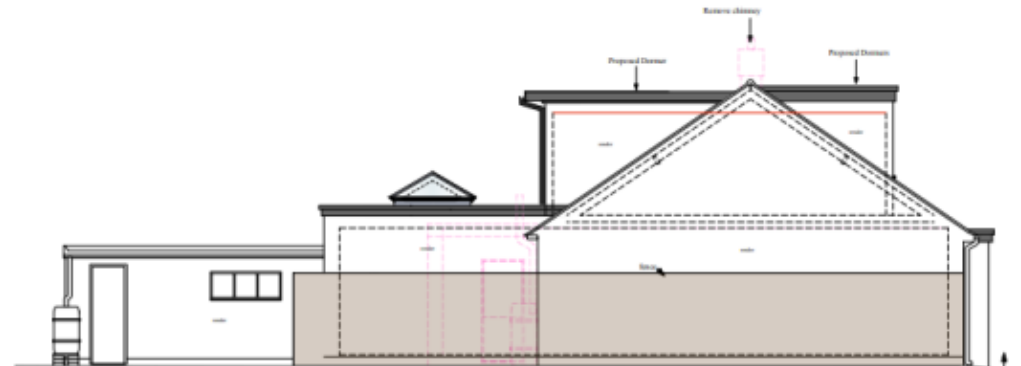
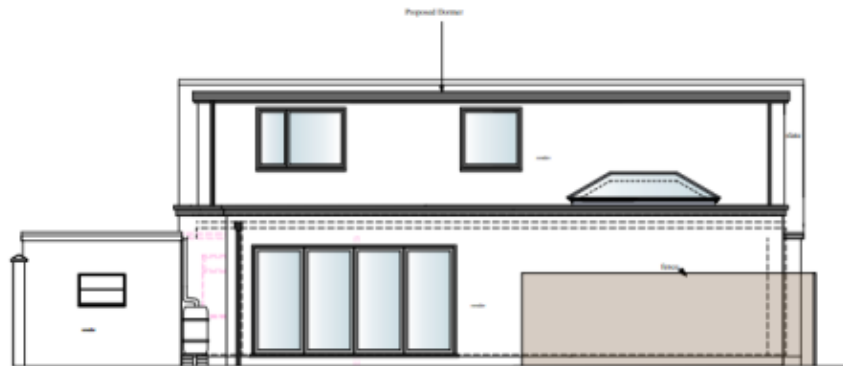
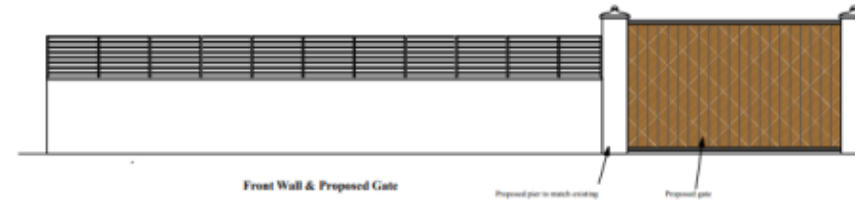
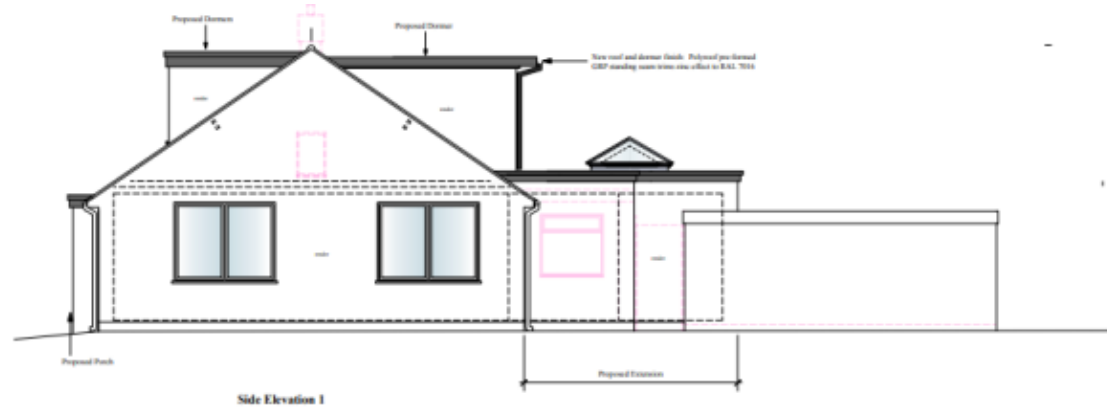


Side Elevation 2





# Proposed revised elevations

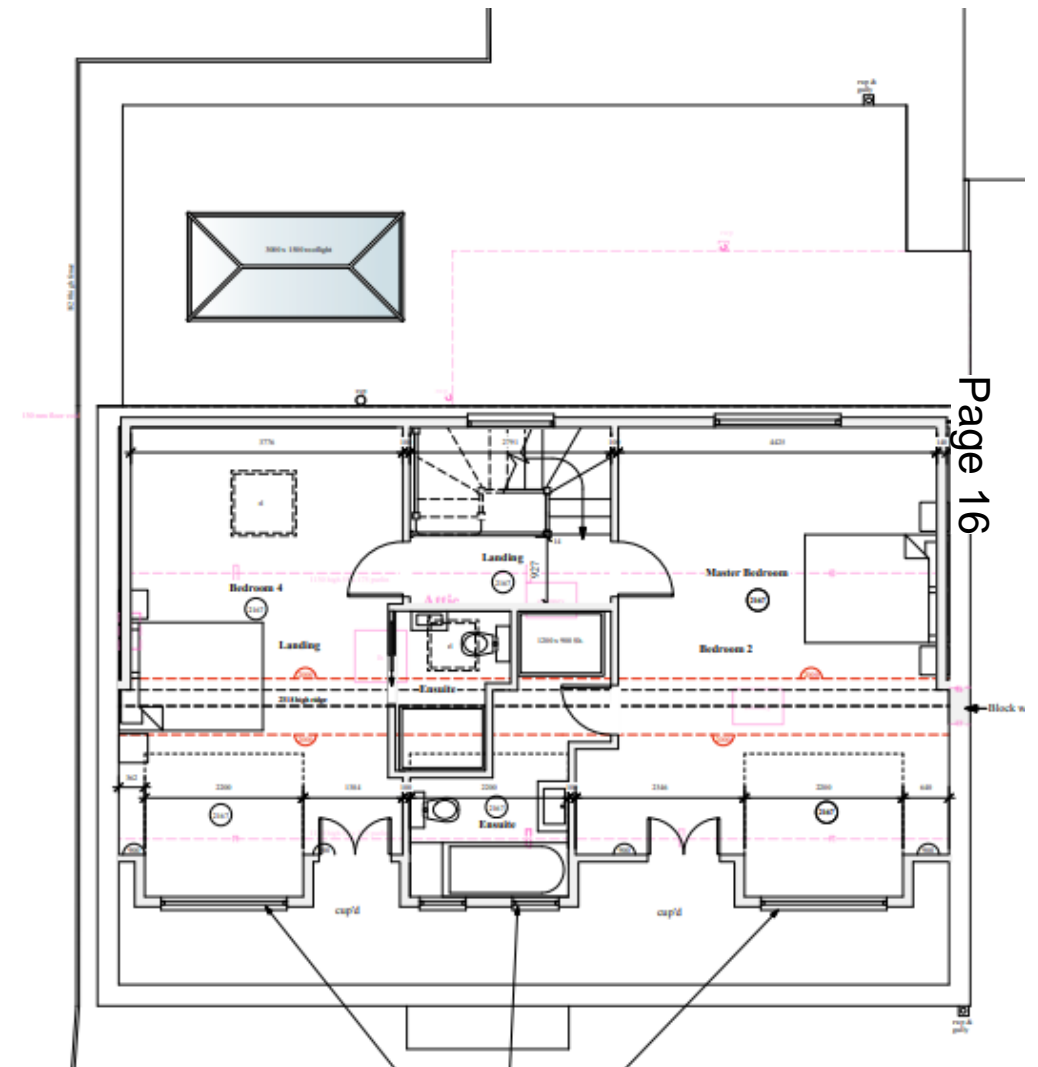


**Room Dimensions:**

- Kitchen: 10'0" x 11'0" (note: 10'0" x 11'0" is written inside the kitchen area)
- Dining Area: 10'2"89"
- Living Room: 14'7"0" x 14'7"0"
- Bedroom 1: 11'0" x 11'0"
- Bedroom 2: 11'0" x 11'0"
- Bedroom 3: 11'0" x 11'0"
- Bathroom: 5'0" x 6'0"
- Clashroom: 5'0" x 6'0"
- Utility Room: 5'0" x 6'0"
- Hall: 10'0" x 11'0"

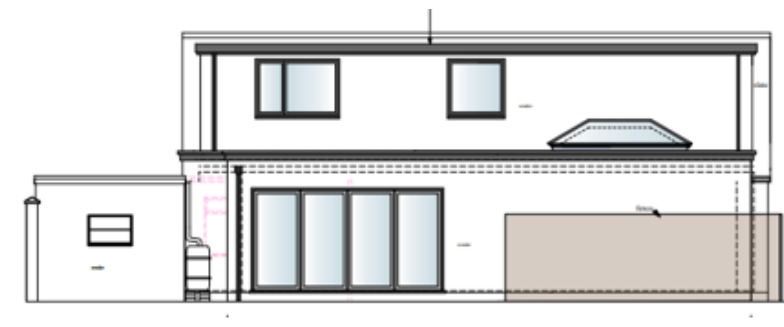
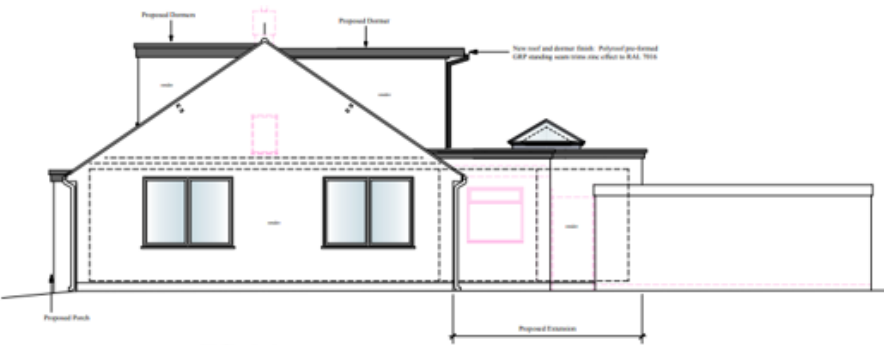
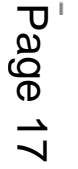
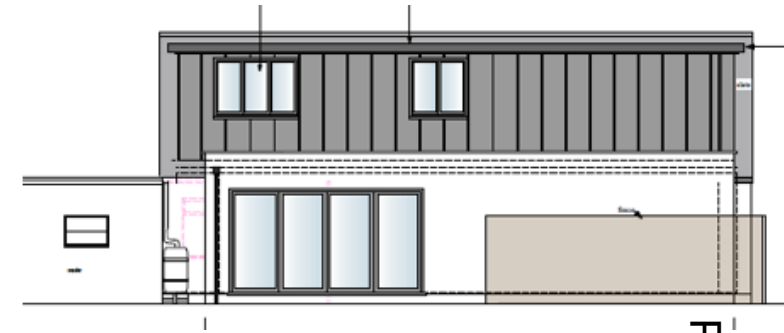
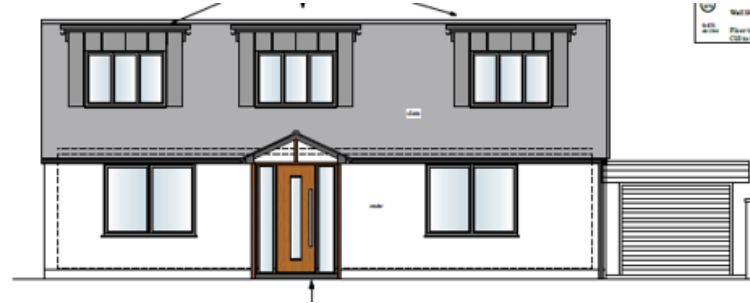
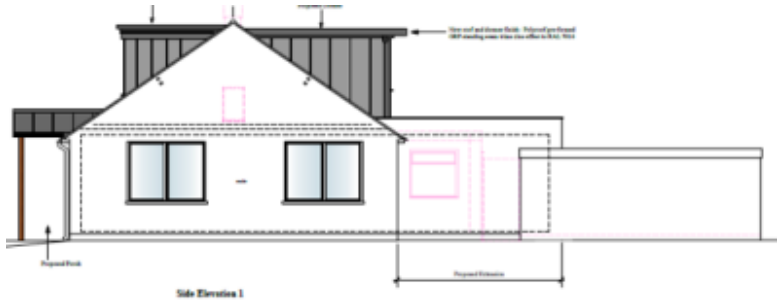
**Overall Dimensions:**

- Overall Width: 30'0"
- Overall Depth: 30'0"
- Overall Area: 900'0"





# Comparative elevations



# Key Planning matters

- Design
- Neighbouring amenity

# Summary of recommendation

- The principle of the works has been established by the recent grant of planning permissions in 2022. The size of the rear extension and dormer windows are the same as previously approved and only the porch has been reduced in size. In addition, officers consider the use of facing render to match existing to be appropriate.
- A dormer window in the rear of the existing dwelling could have been carried out as permitted development.
- The first floor bedroom window is approximately 20m from the rear boundary and 33m from the neighbouring property, The Villa 10A Greenway Lane, and therefore the window is well in excess of the distances set out within Note 2 within Policy SL1 of the Cheltenham Plan. For this reason a obscure glazed window was not previously condition on all 3 previous applications.
- The first floor rear landing window provides limited/restricted views of the neighbours amenity space and therefore condition 4 on the previous planning consents requiring the window to be glazed with obscure glass is no longer necessary.
- The revised proposals are in accordance with all relevant national and local planning policy and the recommendation is to grant planning permission subject to the schedule of conditions set out within the officer report, which reflect in part those listed on the earlier permissions.

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23/00479/FUL & 23/00479/LBC

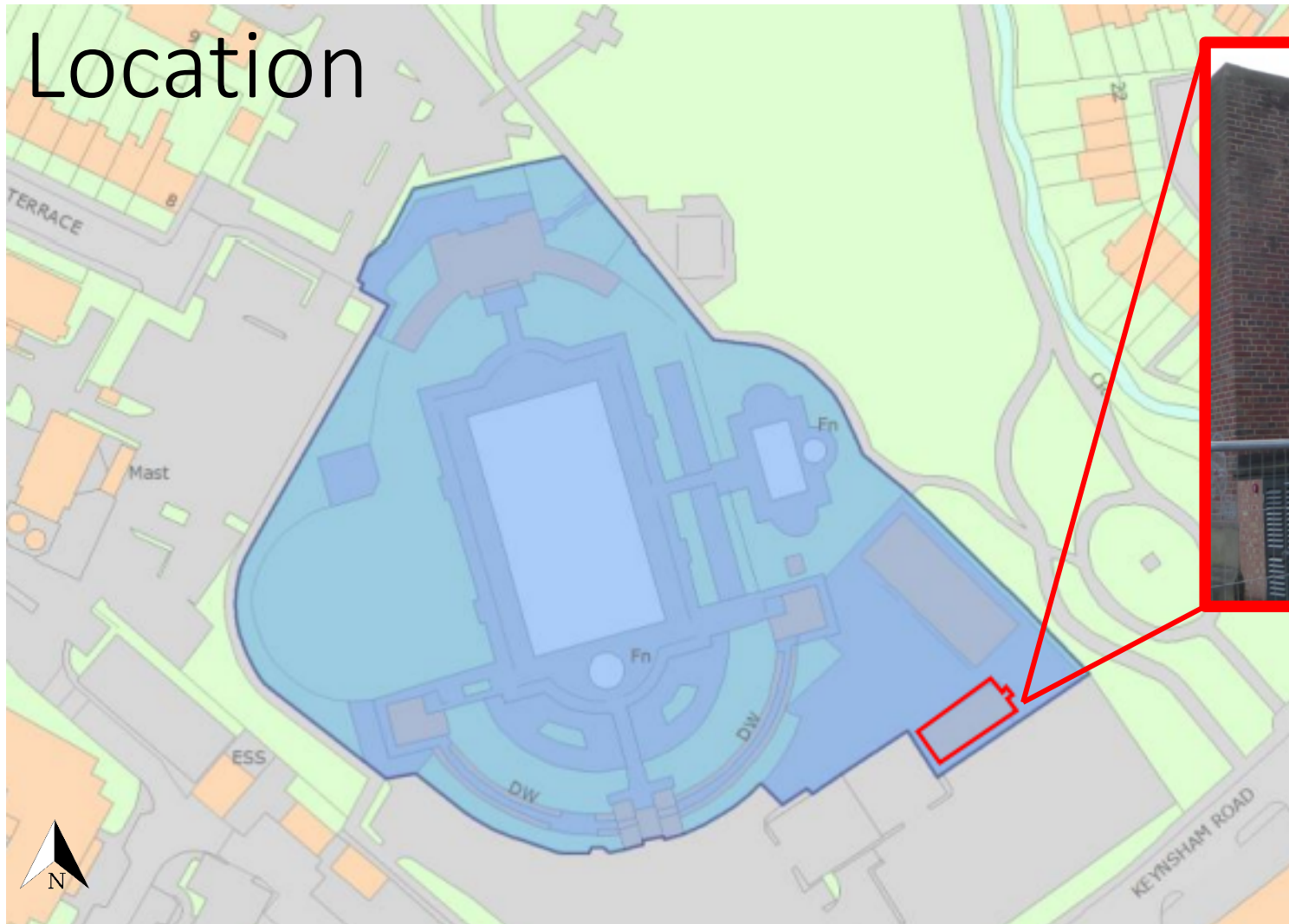
Site: Sandford Lido, Keynsham Road

Proposal: Installation of Solar PV Panels

The application is at planning committee as the site is owned by Cheltenham Borough Council.

Recommendation: Permit Planning Consent & Grant Listed Building Consent

# Location

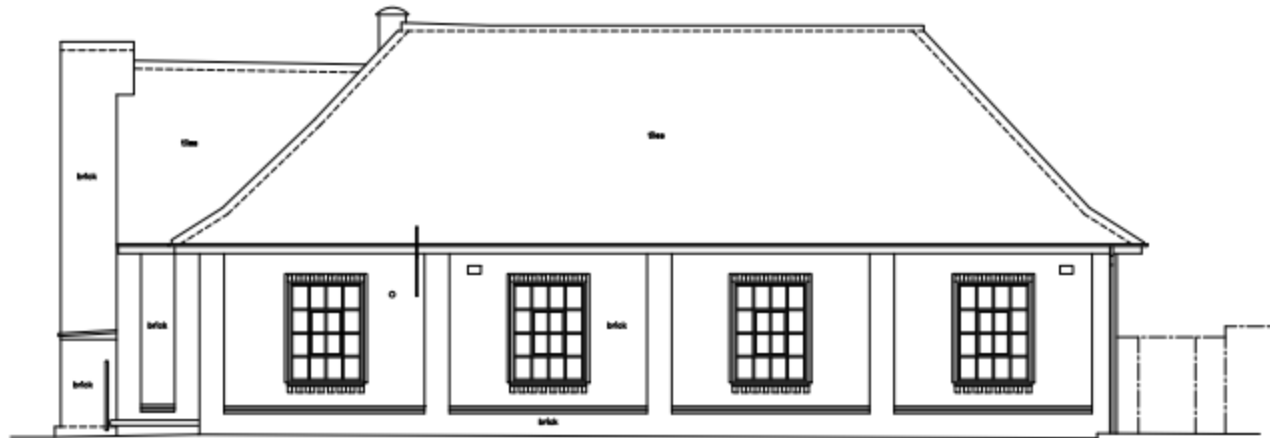
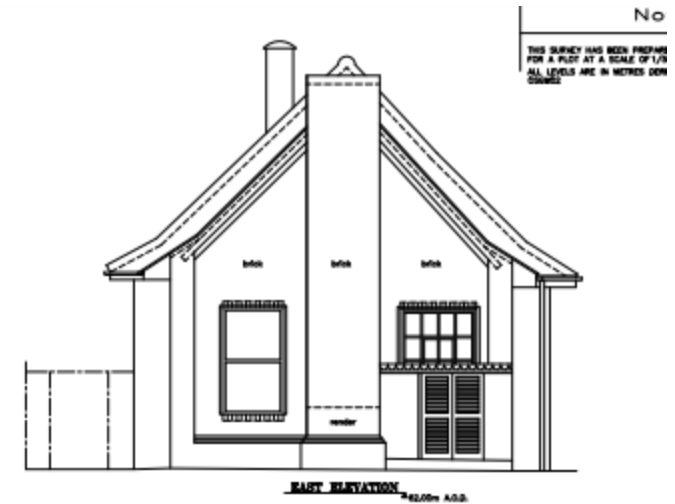
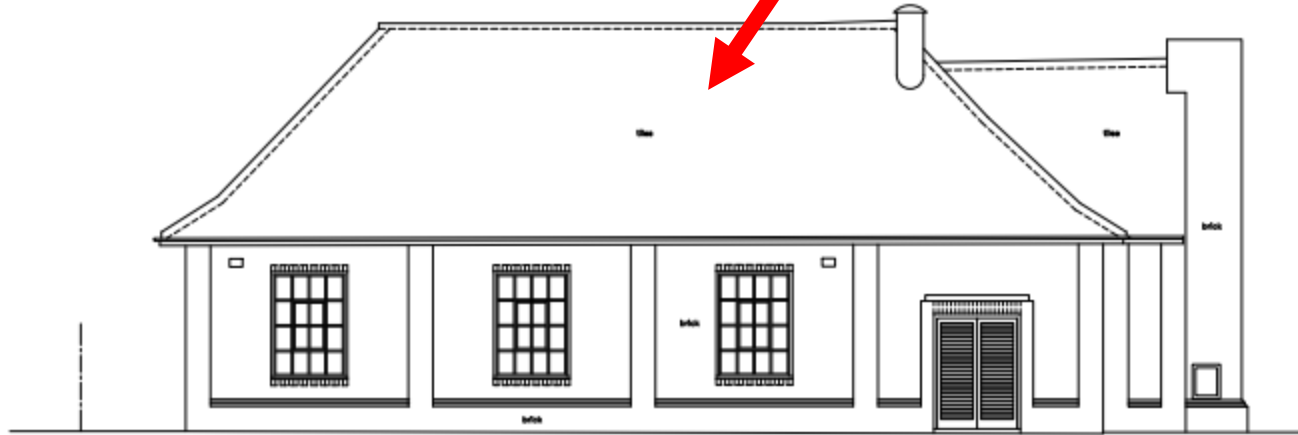






# Existing

Panels proposed on south elevation

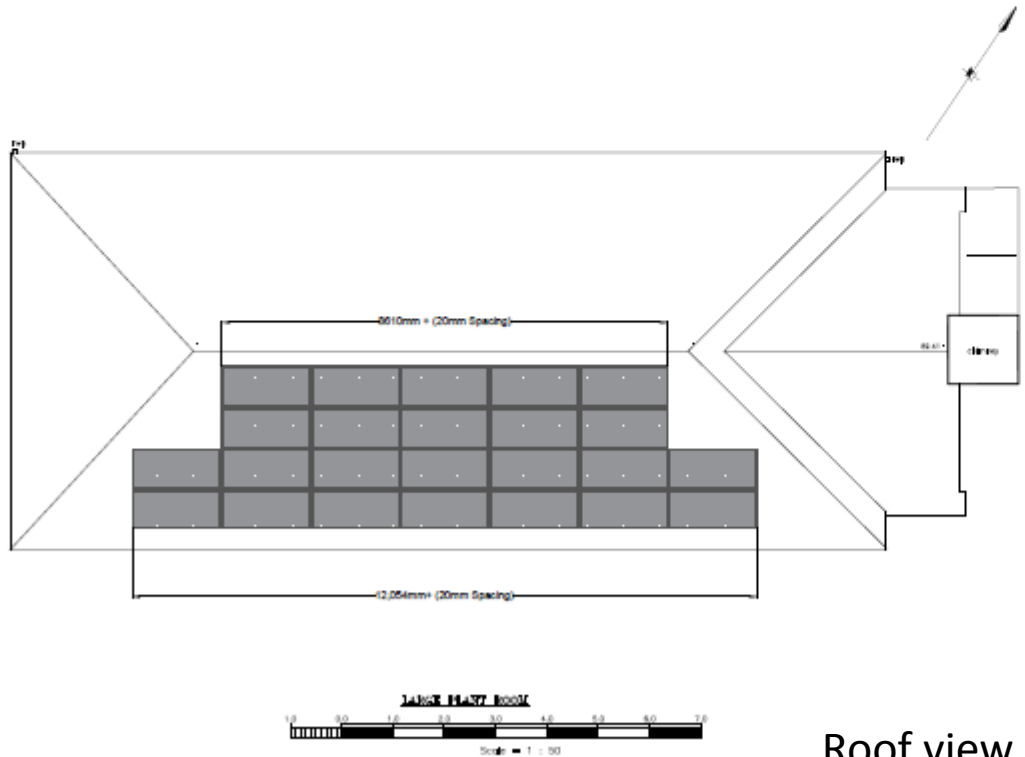
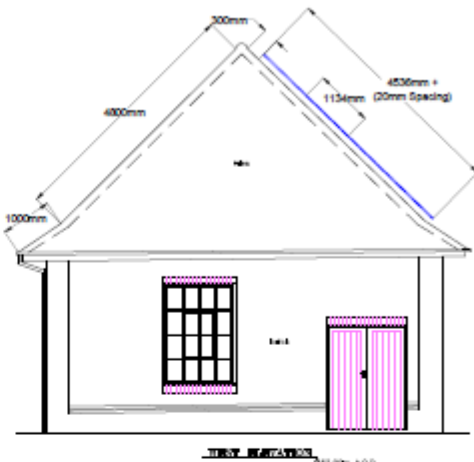




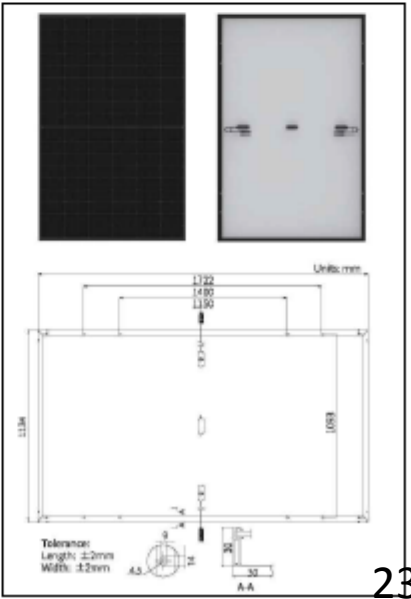
# Existing



Proposed




| Mechanical Parameters |   |
|-----------------------|---|
| Cell Orientation      | 108 (6x18)  |
| Junction Box          | IP68, three diodes  |
| Output Cable          | 4mm <sup>2</sup> , +400, -200mm<br>length can be customized |
| Glass                 | Single glass, 3.2mm coated tempered glass                   |
| Frame                 | Anodized aluminum alloy frame                               |
| Weight                | 21.5kg  |
| Dimension             | 1722x1134x30mm  |
| Packaging             | 36pcs per pallet / 216pcs per 20' GP / 936pcs per 40' HC    |



| Client Approval |  |
|-----------------|--|
| Name:           |  |
| Signature:      |  |
| Date:           |  |

| Rev. | Date       | Description |
|------|------------|-------------|
|      |            |             |
|      |            |             |
|      |            |             |
|      |            |             |
| A.   | 10.02.2023 | First issue |



Cotswold Energy Group, 1 Upper Mills,  
Stonehouse, Gloucestershire,  
GL10 2BJ Tel: 0333 444 5 444

|                 |             |                    |
|-----------------|-------------|--------------------|
| Drawn By<br>CGA | Approved By | Date<br>10.02.2023 |
|-----------------|-------------|--------------------|

Project: Stratford Park - Lido

Title: PV Panel Arrangement

# Key Considerations

- Design & Heritage impact
- Climate change

# Conditions

- Standard commencement
- Standard plans schedule 1
- All disturbed surfaces shall be made good