



Notice of a meeting of Planning Committee

**Thursday, 19 September 2019
6.00 pm
Council Chamber - Municipal Offices**

Membership	
Councillors:	Karl Holey, Garth Barnes (Chair), Stephen Cooke, Paul McCloskey, Paul Baker (Vice-Chair), Diggory Seacome, Victoria Atherstone, Bernard Fisher, Dilys Barrell, Mike Collins, Alex Hegenbarth, Tony Oliver, Simon Wheeler, John Payne and Rowena Hay

The Council has a substitution process and any substitutions will be announced at the meeting

Agenda

- a) **19/01436/FUL, The Quadrangle, Imperial Square, Cheltenham** (Pages 5 - 6)
[Planning application documents](#)

Contact Officer: Judith Baker, Planning Committee Co-ordinator,
Email: builtenvironment@cheltenham.gov.uk

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]APPLICATION NO: 19/01436/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 19th July 2019		DATE OF EXPIRY: 13th September 2019
DATE VALIDATED: 19th July 2019		DATE OF SITE VISIT: Various dates
WARD: Lansdown		PARISH: n/a
APPLICANT:	ABF Pension Trustees LTD	
AGENT:	SF Planning Limited	
LOCATION:	The Quadrangle, Imperial Square, Cheltenham	
PROPOSAL:	Public realm improvements to external areas including new public exhibition facilities, external seating area, replacement planting and hard landscaping works	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Since publication of the main report, the list of suggested conditions has been amended in agreement with the applicant.
- 1.2. The changes have been made to ensure a clear distinction between the approved scheme for improvements to The Quadrangle building itself, and the plaza scheme now proposed.

2. REVISED CONDITIONS

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions 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 planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the approved plans, prior to the commencement of development on the public realm works hereby permitted, physical samples of the proposed hard surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. All new hard surfacing areas shall be permeable or drain to a permeable area and shall be carried out in accordance with the approved samples.

Reason: In the interests of the character and appearance of the area, having regard to saved policy CP7 of the Cheltenham Borough Local Plan (2006), and adopted policy SD4 of the Joint Core Strategy (2017). Approval is required upfront because the hard surfacing is an integral part of the development and its acceptability.

- 4 Prior to the commencement of development on the public realm works hereby permitted, a management and maintenance plan (MMP) for the hard and soft landscaping, for a minimum period of two years, shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall cover:

- a) weeding;
- b) pruning;
- c) feeding;
- d) replacement of any dead trees or plants;
- e) sweeping; and
- f) repair and maintenance of hard structures.

Reason: In the interests of the character and appearance of the area, having regard to saved policies CP7, GE5 and GE6 of the Cheltenham Borough Local Plan (2006), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017). Approval is required upfront because the long term maintenance of the landscaping is integral to the development.

- 5 Prior to the commencement of development on the public realm works hereby permitted, an Arboricultural Monitoring scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of (i) person(s) to conduct the monitoring; (ii) the methodology and programme for reporting; and (iii) a timetable for inspections. The works shall not be carried out unless in accordance with the approved details.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to saved policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 6 Prior to their installation, the detailed design of the demountable exhibition display stands shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policy CP7 of the Cheltenham Borough Local Plan (2006), and adopted policy SD4 of the Joint Core Strategy (2017).