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APPLICATION NO: 20/00273/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 14th February 2020		DATE OF EXPIRY: 10th April 2020	
WARD: St Peters		PARISH:	
APPLICANT:	Mr Stephen Harper		
AGENT:	Miss Sarah-Jane Bonner		
LOCATION:	21 Great Western Road, Cheltenham		
PROPOSAL:	Demolition of the existing garage and outbuilding and erection of 2 storey extension to form 4 x 1 bedroom flats.		

Update to Officer Report

1. CONSULTATIONS

GCC Highways Planning Liaison Officer

20th May 2020

After further review of the above planning application ref: 20/00273/FUL, 21 Great Western Road Cheltenham Gloucestershire GL50 3QP. GCC have carried out a check and there is capacity for parking on the highway and that it is operating at 42% therefore, GCC wish to withdraw the informative from response dated 3rd March 2020.

2. OFFICER COMMENTS

2.1 Since writing the report a further comment has been received from the County Highways Planning Liaison Officer. In their original comment they requested the following informative to be attached:

You are advised that the Local Highway Authority has recommended to the Local Planning Authority (LPA) of which the development forms part and shall be treated as car free/low-car and the occupiers are ineligible for resident parking permits as well as visitors parking permits if in a residents parking scheme.

- 2.2 As detailed above they have withdrawn the request to attach this informative. It is understood that it is not feasible to ensure that occupants of a new development will not be issued with a parking permit and as such the County's policy is no longer to make these requests.
- 2.3 The County have stated that there is capacity on the highway for parking and as such no objection is raised.

3. CONCLUSION AND RECOMMENDATION

The recommendation remains to approve the application, subject to the conditions and informatives listed below. This is as per the previous report, save for the removal of the informative as discussed above.

4. 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 The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan ref: - 3144P(2)04- and those facilities shall be maintained for the duration of the development.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

- 4 No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

- 5 All external facing and roofing materials shall match those of the existing building unless otherwise first agreed 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).

- 6 Prior to first occupation of the development, refuse and recycling storage facilities shall be provided in accordance with the approved plans and shall be retained as such thereafter.

Reason: In the interests of sustainable waste management and recycling, having regard to Policy W36 of the Gloucestershire Waste Local Plan.

INFORMATIVES :-

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

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