

APPLICATION NO: 13/01386/FUL	OFFICER: Miss Chloe Smart
DATE REGISTERED: 6th September 2013	DATE OF EXPIRY: 1st November 2013
WARD: Battledown	PARISH: Charlton Kings
APPLICANT:	Cheltenham Borough Council
AGENT:	Mr Stephen Rosagro
LOCATION:	Coronation Flats, Oak Avenue, Charlton Kings
PROPOSAL:	Provide new refuse bin storage stores

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Coronation Flats is a red brick three storey block of flats located at the junction of Beaufort Road and Oak Avenue within the ward of Battledown.
- 1.2 The application is seeking permission for the erection of two bin storage areas, one to be located to the west of the block facing Oak Avenue on a grass verge; the other to the east of the block facing Beaufort Road on an area of hardstanding.
- 1.3 The existing bin storage area is located to the rear and middle of the block which is accessed via a narrow path and does not comply with UBICO recommendations that bins are pushed or pulled no more than 10 metres by operatives.
- 1.4 The application was included on the agenda for October's Planning Committee but was deferred as some additional amendments have been made to the scheme.
- 1.5 The application is before planning committee as the applicant is Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Parish Council

2nd October 2013

No Objection on condition that the existing right of way to the rear of the flats is maintained and that the new storage areas do not lead to a reduction in the number of garage/off road parking spaces.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	12
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Twelve letters have been sent out to neighbouring properties and no responses have been received.

6. OFFICER COMMENTS

- 6.1 The main considerations in relation to this application are the design and the impact of the proposed bin storage on neighbouring amenity.
- 6.2 Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development. Policy CP4 seeks to protect the existing amenity of neighbouring land users.
- 6.3 As previously stated, the existing bin store to the rear of Coronation Flats does not comply with UBICO recommendations that bins are pushed or pulled no more than 10 metres by operatives. This has meant there is a requirement for bin storage areas which do fit with these requirements.
- 6.4 The applicant proposes a bin store on both the Beaufort Road and Oak Avenue elevation of Coronation Flats. The Oak Avenue bin store will have a height of 1.8m and will measure 4 metres by 3 metres. This storage area will be slightly larger to allow some of the properties to have a 180 litre bin each.
- 6.5 The Beaufort Road bin storage area will also have a height of 1.8 metres and will measure 2.6 metres by 2.6 metres. This refuse storage area will be smaller than the one proposed on Oak Avenue as fewer bins are required in this area.
- 6.6 Officers consider the Beaufort Road bin store to be in a slightly more prominent location than the Oak Avenue store, which is set amongst existing trees and landscaping. As such, the applicant has agreed to carry out landscaping around the bin storage area. A condition has been included requiring details of the proposed landscaping to be submitted to and approved by the local planning authority.
- 6.7 Both structures are proposed to be constructed in timber and are considered to be low key and in keeping with the surrounding area. The proposals would not adversely affect the character of the existing building or locality or have any unacceptable impact on the amenity of the residents or neighbouring properties.
- 6.8 Other Considerations**
- 6.9 The Parish Council have been consulted on the application and have raised no objection to the proposal providing the existing right of way is maintained and there is no reduction in parking spaces as a result of the proposal.
- 6.10 The existing right of way will not be affected by the proposal however the applicant has confirmed there will be a loss of one parking space. Notwithstanding this, there will still be off road parking available and there is also plenty of parking on surrounding roads. As such, the loss of one parking space is not considered unacceptable.
- 6.11 In conclusion, the proposal is considered to comply with the objective of policies CP7 and CP4 of the Local Plan and the recommendation is therefore to approve the application with the suggested conditions.

7. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
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 development hereby permitted shall be carried out in accordance with drawing numbers 1386.01, 6 Rev B and 2 Rev C received 8th August, 11th November 2013.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to the commencement of development, a detailed scheme for landscaping, tree and/or shrub planting for the Beaufort Road bin store shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting size and layout. The scheme approved shall be carried out in the first planting season following completion of the development, whichever is the sooner.
Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7 relating to sustainable development and design.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 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.