

APPLICATION NO: 13/01683/REM	OFFICER: Mr Ian Crohill
DATE REGISTERED: 1st October 2013	DATE OF EXPIRY : 31st December 2013
WARD: Battledown	PARISH:
APPLICANT:	Mrs Emma Geater
LOCATION:	GCHQ Oakley, Priors Road ,Cheltenham
PROPOSAL:	Approval of reserved matters pursuant to Outline Planning permission ref: CB11954/43 and ref: 01/00637/CONDIT for the erection of 311 dwellings and associated roads, footways, parking, landscaping, drainage and public open space.

REPORT UPDATE

The comments of the Council's Landscape Architect have not appeared in the schedule. They are copied below and they have in fact already been passed onto the applicant's agent for their information. It will be noted that conditions in accordance with her suggestions are included in the list of conditions below.

Principle Public Open Spaces and SuDS Scheme

Drawings:

Liz Lake Associates

Landscape Strategy Dwg. No. 1507 01

Detailed Planting Proposal Sheet 4 of 6 Dwg. No. 1507 08

Detailed Planting Proposal Sheet 5 of 6 Dwg. No. 1507 09

Focus on Design

Planning Layout Dwg. No. 0488-102

External Works Sheet 1 of 5 Dwg. No. 0488-104-1

External Works Sheet 2 of 5 Dwg. No. 0488-104-2

Both the extent and design of the wildflower areas should be reconsidered.

The Landscape Strategy drawing shows the public open spaces as being comprised mostly of amenity grass, with soft, flowing lines. This would provide both visual and practical amenity for the proposed development.

However, the other drawings show these areas to be extensively planted with wildflowers. While being visually attractive in summer, this reduces practical amenity, since wildflower areas cannot be walked on or used for informal play.

The shapes of the wildflower areas do not flow well - the outlines seem to have been arrived at by using the 'offset' command in the cad program. Some of the shapes are impractical e.g. the wildflowers to the south of the Tilia cordata near Plot 17. Wildflower areas should be designed to have naturalistic, flowing forms which will be aesthetically more pleasing and easier to mow around than pointed shapes.)

Consideration should also be given to the appearance of these areas in winter. Experience elsewhere in Cheltenham has shown that they can have an 'untidy' appearance which is not popular with the public.

Suggest the following:

- Remove all proposed wildflower areas and replace with amenity grass except in the area of the attenuation pond (shown on the Insert of the Landscape Strategy drawing).

- Smaller areas of wildflowers could be woven through this general area to provide food and habitat for wildlife and visual amenity in summer. However, the greater part of the public open space should be amenity grass in order to provide practical amenity for the proposed development.

- The wildflower mix selected is acceptable. Consider adding some areas of annual wildflowers. Although they require re-seeding each year, including annuals as well as perennials in a wildflower scheme can extend the nectar season. Experience elsewhere in Cheltenham has shown that their longer flowering season is welcomed by the public.

Units 134 - 174 and Units 93-99

Drawings:

Liz Lake Associates

Landscape Strategy Dwg. No. 1507 01

Detailed Planting Proposal Sheet 4 of 6 Dwg. No. 1507 05

Detailed Planting Proposal Sheet 5 of 6 Dwg. No. 1507 07

Focus on Design

Planning Layout Dwg. No. 0488-102

External Works Sheet 3 of 5 Dwg. No. 0488-104-3

- The central steps between Unit 134 and Unit 174 extend into the road. This should be remedied as it potentially dangerous.

- The lower pedestrian pathways terminate in parking plots. This means that pedestrians would have to step into the road - and this is not designed as a shared space.

- There is an upper walkway, but this might be perceived as semi-private space. The pedestrian path needs clarification.

- Access to the lower ground floor of Units 171-174 should be kept clear. The External Works Sheet shows planting across the access whereas on the Planting Strategy drawing it is kept clear. The two drawings should be in accord.

- Bin Store, Units 93-99: There is potentially a problem with the location of this bin store as it is outside a bedroom window. Consideration should be given both location and screening of the bin store.

General Comments

Access to Rear Gardens

Each proposed dwelling should be provided with paved access from the front of the dwelling to its rear garden. Paved access should also be provided from rear doors to the garden gate.

Retaining Walls

Given the nature of the site, retaining walls are required in a number of gardens. Where this is so, consider constructing the retaining structure in steps of not more

than 450mm height separated with planting beds. Terracing the garden in this way would be less visually obtrusive than a solid wall, when viewed from the house.

Paving Materials Alignment

There are a number of instances where areas of granite effect setts could be better aligned with the adjacent paving materials. Please ask the engineers to contact me directly as this is something best discussed on the phone.

Planting

The structural planting proposed in the Planting Strategy is acceptable. As previously suggested, detailed assessment of planting proposals will be carried out at conditions stage.

Conditions Required

Please could the following conditions be applied to planning permission:

- LAN02B Landscaping scheme (short version)*
- LAN03B Landscaping - first planting season*
- A long-term maintenance plan for the landscaped areas should be supplied.*

In addition, please find below suggested conditions that should be imposed on any approval of reserved matters granted.

1. The development shall be started on or before whichever is the later of the following dates:-
 - (a) Three years from the date of the outline permission;
 - (b) Two years from the date of this decision.
 Reason: To enable the Local Planning Authority to review the development should it not be started within the time specified.

2. The development hereby permitted shall be carried out in accordance with drawing numbers 1507-01A received 2 January 2014; 0488-114; 0488-103A; 0488-109-2A; D35 19P3A; 1507-05E; 1507-06E; 1507-07E; 150708E; 1507-09E; 1507-10E and the revised House Type booklet received 23 January 2014; 0488-102E; 0488-102-4B; 0488-104-1B; 0488-104-2B; 0488-104-3B; 0488-104-5B; 0488-104-10B; 0488-105-1B; 0488-105-2A; 0488-106A; 0488-107B; 0488-108B; 0488-109-1; 0488-110B; 0488-111B; 0488- 112D; 0488-113B; 0488-302-1A; 0488-302-2A; 0488- 302-3A; 0488-320B and Parking Matrix issue 3 received 6 February 2014
 Reason: To ensure the development is carried out in strict accordance with the approved drawings.

3. Prior to the commencement of any building works, large scale design and details (including materials and finishes) of the following shall be submitted to and approved in writing by the Local Planning Authority: verges, eaves detail, parapets, rainwater goods, sill and head treatments, reveals, all external doors and windows (including furniture & fittings), sill & head details, extract vents and flues, window guards together with any external lighting within the development. The design details shall be accompanied by elevations and section drawings (as appropriate) to a minimum scale of 1:5 together with full size cross section profiles of mouldings. The scheme shall be implemented strictly in accordance with the approved details.
 Reason: To ensure a satisfactory form of development.

4. Prior to the commencement of development sample panels of all facing and roofing materials and all hard surfacing materials of at least one square metre shall be constructed on site to illustrate the proposed palette of materials. The sample panels shall be approved in writing by the Local Planning Authority and thereafter retained on site until the completion of the scheme to provide consistency.

Reason: To ensure a satisfactory form of development.

5. All windows shall have either sliding sash or side hung opening mechanisms (with no top hung windows) and shall be of timber construction, finished in a colour to be agreed in writing by the Local Planning Authority and the external doors shall be in a painted timber construction and thereafter so maintained to the satisfaction of the Local Planning Authority. All windows and doors shall be set in reveals of at least 75mm from the face of the building.

Reason: To ensure a satisfactory form of development

6. No development shall take place until further details of the landscaping and planting scheme (following discussions between the Council's landscape Architect and the applicant's Landscape Architect) have been submitted to and approved by the Local Planning Authority. The scheme shall include all landscaping, tree and/or shrub planting and associated hard surfacing (which should be permeable or drain to a permeable area) and shall specify species, density, planting size and layout. The scheme following approval by the Local Planning Authority shall be carried out in the first planting season following the occupation of the buildings or 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.

7. The landscaping proposals approved in accordance with condition 6 above shall be carried out no later than the first planting season following the date when the development is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for 5 years after planting and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within this period shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the planting becomes established and thereby achieves the objectives of Local Plan Policies CP1 and CP7 relating to sustainable development and design.

8. A management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any of the residential units hereby approved. The landscaped areas shall be managed in strict accordance with the approved management plan thereafter.

Reason: To ensure that the development is maintained in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7.

9. Before any work on site is commenced drawings showing details of the drainage and specific features of the sustainable urban drainage system, based on the Drainage Statement submitted with this application, the principles of which are hereby established, shall be submitted to the Local Planning Authority for review and approval by the Lead Local Flood Authority or the Land Drainage Officer. The drainage scheme shall be implemented in accordance with the details and SUDS features so approved.

Reason: To ensure that the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating any flooding problems.