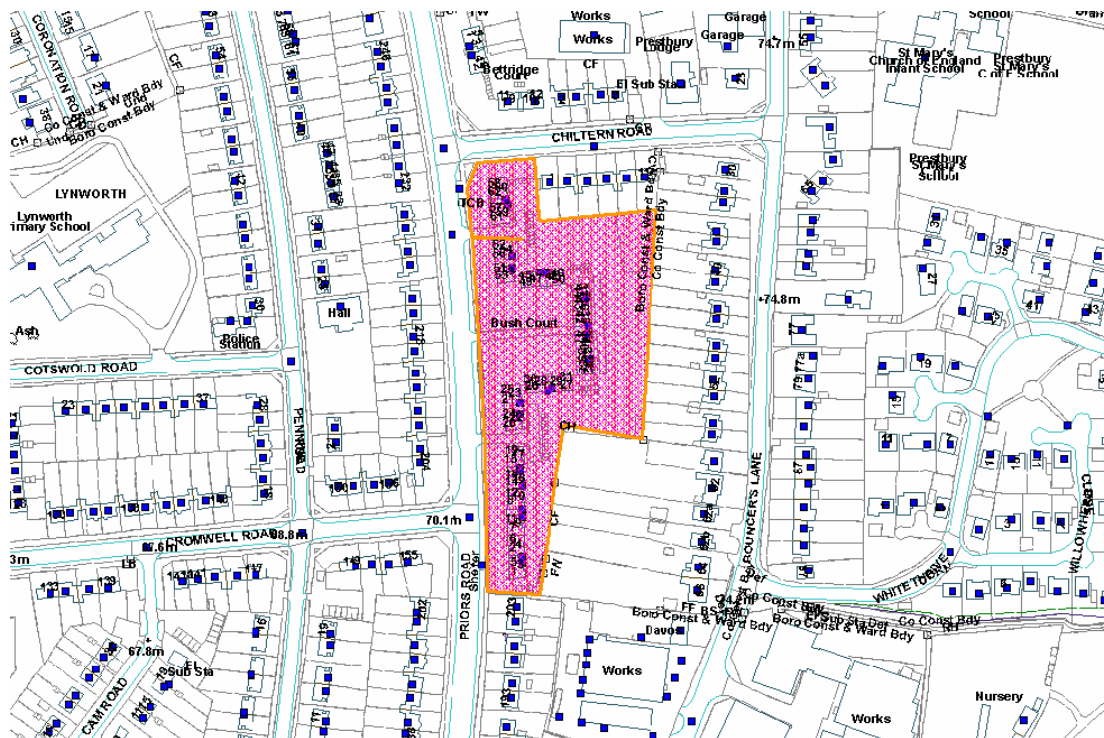


APPLICATION NO: 14/00255/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 25th February 2014	DATE OF EXPIRY: 22nd April 2014
WARD: Oakley Ward	PARISH: Prestbury
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes
LOCATION:	Bush Court, Priors Road, Cheltenham
PROPOSAL:	Proposed new soil pipes to exterior of building

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Bush Court is a Cheltenham Borough Homes site, owned by the Council. It comprises 62 flats arranged in a series of three and four storey buildings located on the east side of Priors Road, just south of the junction with Chiltern Way.
- 1.2 This application proposes the installation of external soil pipes to replace the outdated internal soil pipes. Providing them externally means that people can remain in their homes whilst the work is being carried out. The pipes are generally on the rear elevations of the buildings, however for the block containing units 26 – 31 they would be on the front.
- 1.3 The application is at committee because the Local Authority is the applicant.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

00/01452/COU 2nd December 2000 WDN
Car parking for 8 vehicles.

78/00645/PF 10th October 1978 PER

Alterations and extension to existing flats and maisonettes to provide refuse chutes and stores

12/01632/FUL 7th December 2012 PER

Various works as part of wider regeneration of external areas

13/00090/FUL 28th February 2013 PER

Various works as part of wider regeneration of external areas (revised scheme)

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

Contaminated Land Officer

6th March 2014

No comment

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 The application was publicised by way of site notices. No representations have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

The key issues in determining this application are considered to be (i) visual impact and (ii) impact on neighbouring properties.

6.2 The site and its context

The site comprises brick built blocks fronting Priors Road and arranged around a central entrance point. The surrounding area is primarily residential, with mainly detached and semi-detached houses adjoining the site.

6.3 Design and layout

The soil pipes are generally kept to the rear of the buildings, apart from one instance where they are on the front of a block which faces the central open space. They do not detract from the appearance of the buildings to a significant degree and do not have any implications on the appearance of the wider area, being akin to drainpipes etc.

6.4 Impact on neighbouring property

Neighbouring properties will be able to see the new pipes, however they do not result in any adverse impact upon their amenity in terms of loss of light or privacy.

7. CONCLUSION AND RECOMMENDATION

- 7.1 The proposals are modest and are necessary to upgrade this accommodation. As such the application is considered to be in accordance with policies CP4 and CP7 of the Adopted Local Plan and advice contained in the NPPF.

8. 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 038/13 to 19 received 14/2/14.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

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.