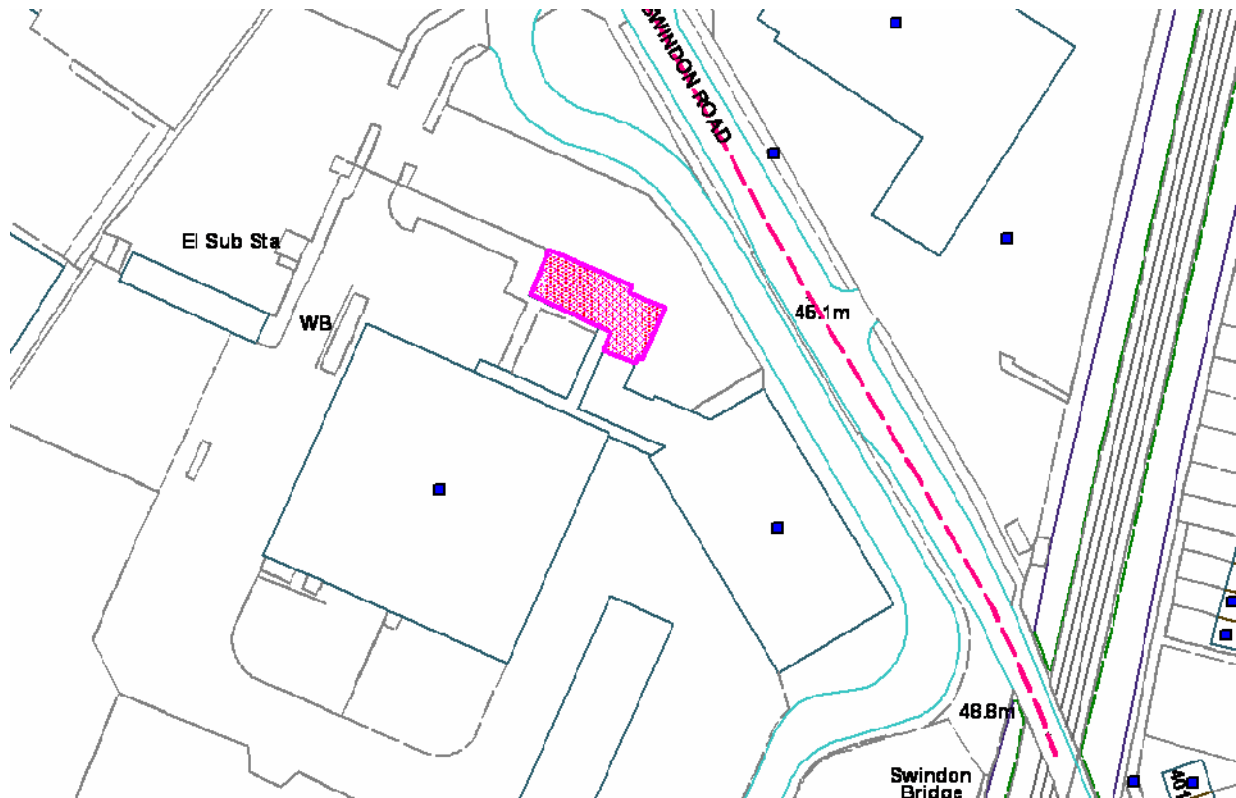


APPLICATION NO: 14/00736/FUL	OFFICER: Miss Chloe Smart
DATE REGISTERED: 13th May 2014	DATE OF EXPIRY: 8th July 2014
WARD: Swindon Village	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes (CBH)
LOCATION:	The Council Depot, Swindon Road, Cheltenham
PROPOSAL:	Proposed installation of variable refrigerant volume (VRV) system to provide air-conditioning to CBH offices at Central Depot Site

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to the Central Council Depot which is located off Swindon Road within the Swindon Village ward.
- 1.2 The applicant seeks planning permission for the installation of a variable refrigerant volume system to provide air conditioning to offices at the depot site which is within an industrial area.
- 1.3 The application is before Planning Committee as the applicant is Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Core Commercial Area
Landfill Sites region
Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

N/A

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

19th May 2014

No comment

Environmental Health

28th May 2014

In relation to application 14/00736/FUL for The Council Depot, Swindon Road, Cheltenham, Gloucestershire, GL51 9JZ, I have no objection to make.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	1
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

5.1 A site notice has been displayed at the site and no comments have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations in relation to this application are the design and siting of the proposed unit; and the impact on the amenity of adjoining land users.

6.3 Design and siting

6.4 Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development.

6.5 The proposed unit would be sited to the south of the Central Depot building which is at the rear of the property. There are two existing air conditioning units fixed to the rear elevation. This application proposes a floor mounted free standing condensing unit.

6.6 The unit would be positioned 0.25 metres from the side wall of the building, with a height of 1.7 metres and a width of 1.2 metres. The unit would be mounted on a concrete base, with a rubber mat between the unit and the base.

6.7 Given the positioning of the unit to the rear of the property and within close proximity of the building itself, the proposal would not be visually intrusive and therefore would not adversely affect the character of the existing building or locality. For that reason, the proposal is in accordance with Local Plan Policy CP7.

6.8 Impact on neighbouring property

6.9 Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.

6.10 As previously stated the property is located within an industrial area, with the nearest residential properties being some 120m away from the site across the railway line and Swindon Road.

6.11 The Borough's Environmental Health Officer has also been consulted and has raised no objection to the application. Given the distance from the residential properties and the Environmental Health Officer comments the application is considered to accord with Policy CP4.

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons discussed above it is considered that the proposal is in accordance with policy CP7 in terms of achieving a high standard of design and would not have an unacceptable impact on neighbouring amenity.

7.2 As such, the recommendation is to permit this application subject to the conditions set out below.

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 736.02, CBH-D-201-01P, CBH-D-202-01P 01 and CBH-D-203-01P 01 received 28th April 2014.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.