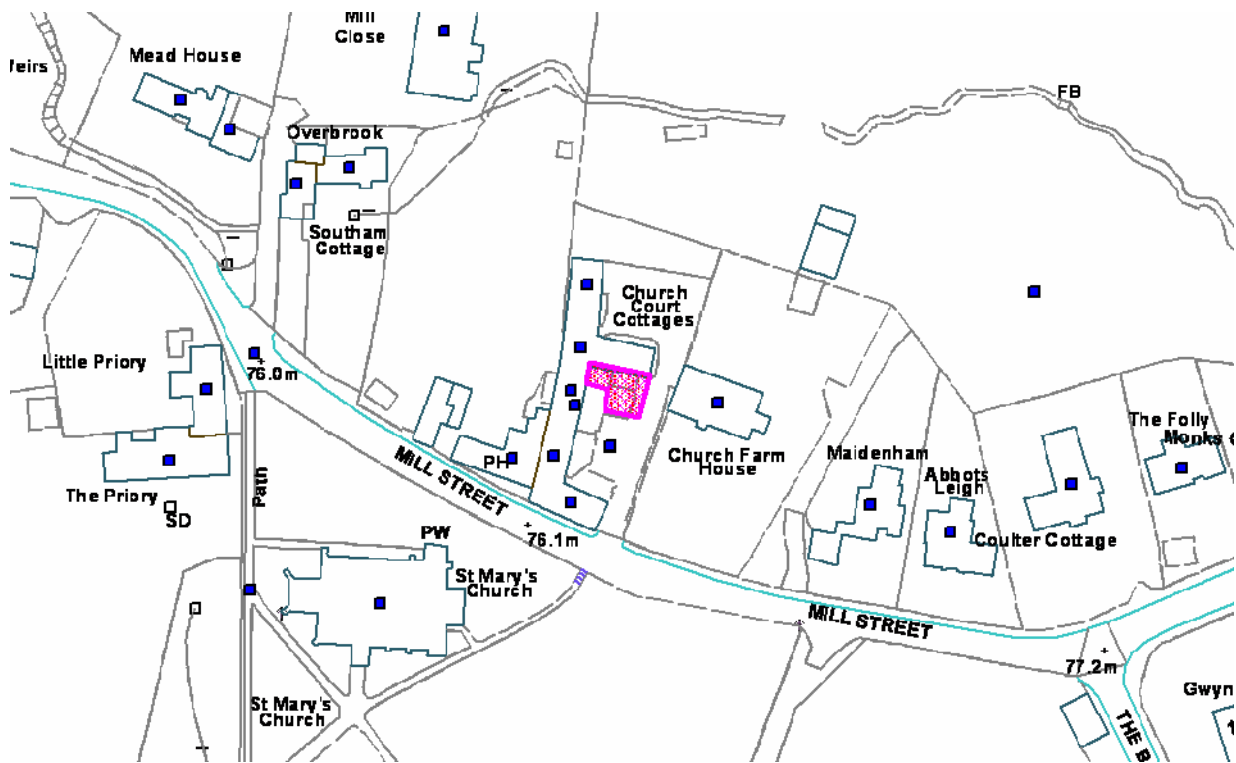


APPLICATION NO: 14/01448/FUL		OFFICER: Miss Chloe Smart
DATE REGISTERED: 21st August 2014		DATE OF EXPIRY: 16th October 2014
WARD: Prestbury		PARISH: Prestbury
APPLICANT:	Mr J Tenvig	
AGENT:	Anthony Priddle Architects	
LOCATION:	Cleeve, Church Court Cottages, Mill Street, Prestbury	
PROPOSAL:	Erection of bin store to front of property.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to the erection of a bin store to serve a cluster of houses accessed from Mill Street, Prestbury. The bin store is proposed to be located off an existing driveway which serves the houses; the submitted drawings show that the store is to be faced in stone with a hipped roof. It will house four bins.
- 1.2 Members will note on planning view that the proposed store replaces an existing bin store.
- 1.3 The application also originally included the construction of stone boundary walls along the perimeter of the site but these have subsequently been removed from the application as they do not require planning permission given the proposed height of 1.8 metres.
- 1.4 The application site is located within the Prestbury Conservation Area and also within the greenbelt.
- 1.5 It is before planning committee at the request of Cllr Stennett but also in light of a Parish Council objection.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Greenbelt

Relevant Planning History:

83/00965/PF 29th November 1983 PER

Alterations to existing buildings to provide two residential units

84/01335/PF 24th January 1984 PER

Alterations and extensions to existing barn and farm buildings to provide 4 dwelling units for retired couples

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living
CP 7 Design
BE 5 Boundary enclosures in conservation areas
GE 5 Protection and replacement of trees
GE 6 Trees and development
CO 5 Definition of green belt
CO 6 Development in the green belt

Supplementary Planning Guidance/Documents

Prestbury conservation area character appraisals and management plan (June 2009)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Parish Council
26th August 2014

No objection.

Parish Council
10th October 2014

REVISED COMMENTS:

Prestbury Parish Council Planning Committee objects to this application on the grounds that the proposed structure is oversized and disproportionate to its intended use. Other bin stores within the area are much smaller and more discrete.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	3
Number of objections	3
Number of supporting	0
General comment	0

5.1 Letters were sent to seven neighbouring properties following the submission of the application. In addition, the application was advertised by way of site notice and within the Gloucestershire Echo.

5.2 In response to this publication, three letters of objection were received. The concerns are summarised below;

- The flooding implications of the proposed wall and bin store;
- The height, size and location of the proposed bin store;
- Harm to the openness of the area;
- Impact on daylight to existing cottages

5.3 Members are reminded at this stage that the originally proposed boundary enclosure no longer forms part of the application. The following section of the report will therefore only consider the objections insofar as they relate to the proposed bin store.

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The key considerations relating to this application are the design of the proposed bin store (and any potential impact it has on the conservation area and green belt) and any impact on neighbouring amenity. The concerns in relation to flooding will also be considered.

6.2 Design and layout

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

- 6.2.2** Members will note on the site that the proposed bin store replaces an existing store which does not provide full enclosure for the bins. The bin store is 0.4 metres wider than the existing structure and is located closer to the existing driveway.
- 6.2.3** Despite the marginal increase in width and the addition of a hipped roof, officers are satisfied that the structure is a suitable addition to this complex of buildings. The store building incorporates timber doors to screen the bins and in this respect, will read as a traditional outbuilding. It is a functional building but, in the view of officers, it is a building that is well considered. It provides a useful space to hide bins and allows sufficient height to be functional whilst also being respectful to its immediate surroundings.
- 6.2.4** In relation to the likely impact on the conservation area, officers consider this to be neutral. The proposal is well set back from Mill Street and will be read in the context of a complex of larger buildings. With this in mind, the proposal will have no impact on the openness of the green belt.
- 6.2.5** The concerns from the neighbouring properties in terms of the design and location of the building are understood. The proposal, however, is entirely compliant with provisions of local plan policy CP7 and policies relating to green belt restrictions. The proposal is essentially an alteration to the existing building and is subordinate in size and consistent in character with its wider context.

6.3 Impact on neighbouring property

- 6.3.1** Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.
- 6.3.2** The section above has already commented on the suitability of the structure but representations have also raised potential loss of daylight as a concern. In response to this, members are advised that the proposed development more than comfortably passes the relevant loss of daylight test referenced in local plan policy.
- 6.3.3** Further to the above, the proposal cannot be considered to be overbearing in any way when viewed from surrounding properties. It is a single storey building located over 4.5metres from the boundary with the neighbouring cottage; an entirely acceptable arrangement.
- 6.3.4** The proposal fully satisfies the requirements of local plan policy CP4.

6.4 Other considerations

- 6.4.1** Members will note that the objections to the application reference flooding as a concern, suggesting that the foundations could impact on drainage. Officers cannot share this view. The proposal is a small scale addition which replaces an existing store and any impact on surface water run off will negligible.

7. CONCLUSION AND RECOMMENDATION

- 7.1** The proposal represents a small scale addition to a well established cluster of buildings. It is a well considered structure that responds well to its context and in this respect is compliant with local plan policy CP7.
- 7.2** The proposal will not compromise the openness of the green belt and will not harm neighbouring amenity.
- 7.3** It is recommended that planning permission be granted.

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 2 The development hereby permitted shall be carried out in accordance with drawing numbers 99.014.402 A, 99.014.400 B and 99.014.401 B received 11th September 2014.
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.

- 2 The application shows the retention of a tree to the rear of the proposed bin store. To ensure works do not affect the integrity of this tree; the applicant should be made aware that no mechanical methods of excavation should be used within 3 metres of the centre of the trunk of the tree. In addition, no roots greater than 25mm should be severed.