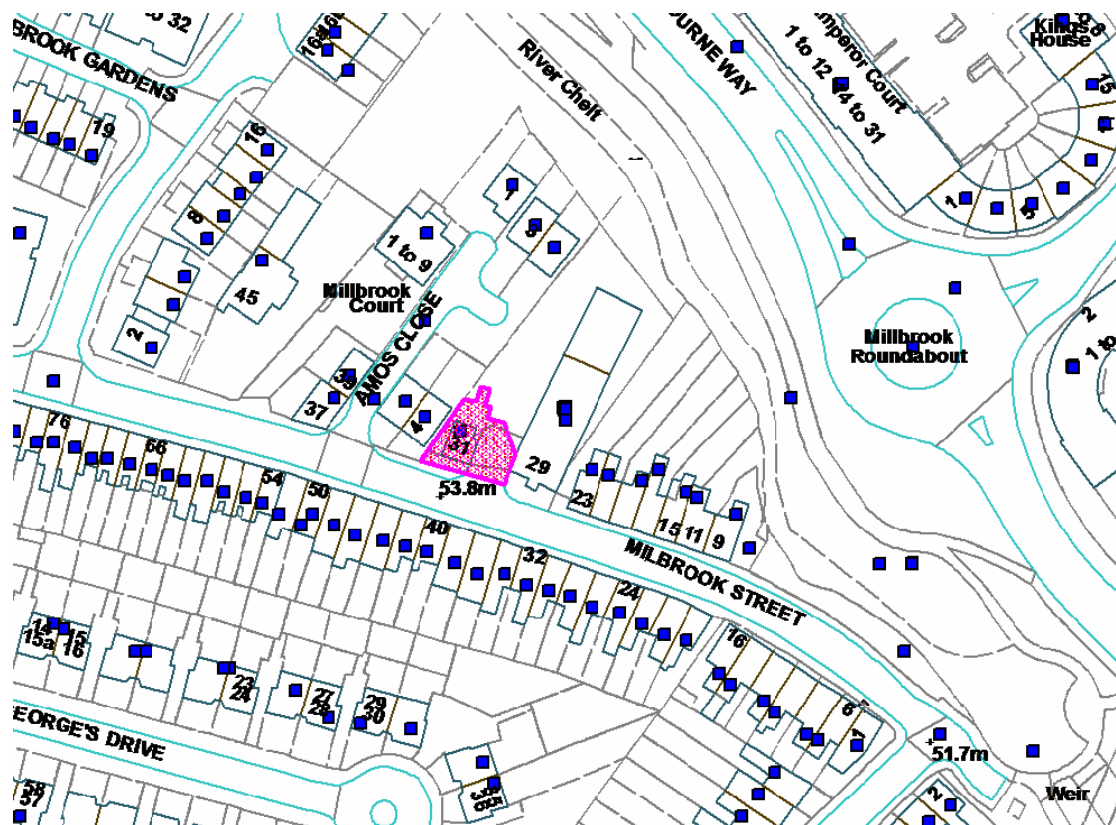


APPLICATION NO: 14/01956/FUL	OFFICER: Miss Chloe Smart
DATE REGISTERED: 29th October 2014	DATE OF EXPIRY: 24th December 2014
WARD: St Peters	PARISH:
APPLICANT: Millbrook Street Builders	
AGENT: Stanley Partnership Architects	
LOCATION: 29 - 31 Millbrook Street, Cheltenham	
PROPOSAL: Conversion of 2no. B1 commercial offices to 2.no flats	

RECOMMENDATION: Recommendation at Committee



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a three storey building which was approved as part of a 2011 planning application (ref: 11/00945/FUL) for a revised scheme for the front block to provide 2.no one bedroom and 2.no two bedroom flats and commercial unit at ground floor.
- 1.2 The current application seeks permission to allow the change of use of the two ground floor units from commercial units to 2.no residential flats. The building is in situ, although the commercial use has not been implemented by the applicant.
- 1.3 The application is before planning committee following a request from Councillor Rawson, who has raised concerns regarding the adverse impact of the proposal on parking.
- 1.4 Officers have raised concern over the level of detail submitted in relation to the marketing of the site given the requirements of local plan policy EM2. The applicant intends to submit additional information in respect of this and therefore the full officer report and recommendation will follow once this information has been received.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Honeybourne Line
Landfill Sites boundary
Residents Associations
Smoke Control Order

Relevant Planning History:

07/00616/FUL 20th August 2007 REF

Construction of 8 x one-bed flats, 6 x two-bed flats, 183 sq.m of commercial space including 14 parking spaces

07/01370/FUL 17th December 2007 PER

Construction of 8 x one-bed flats, 6 x two-bed flats, 183 sq.m of commercial space including 14 parking spaces

10/01496/TIME 26th November 2010 PER

Application to extend the time limit for implementation of 07/01370/FUL. Construction of 8 x one-bed flats, 6 x two-bed flats, 183 sq.m of commercial space including 14 parking spaces

11/00945/FUL 15th September 2011 PER

Revised scheme for front block to provide 2x one bedroom and 2x two bedroom flats and commercial unit at ground floor - (revision to approved scheme 10/01496/TIME)

11/01030/CONDIT 15th September 2011 PER

Removal of condition 11 imposed on planning permission reference 10/01496/TIME requiring the dwellings to be constructed in a manner to achieve Code Level 3 in accordance with the Code for Sustainable Homes

12/01552/AMEND 20th November 2012 PAMEND

Amendment to applications 10/01496/TIME and 07/01370/FUL - minor changes to elevation of Block B

12/01554/FUL 19th December 2012 PER

Revised scheme for Block A (frontage building, 4 x 2 bed flats and 183 sqm commercial space) incorporating contrasting brick upper storey (change in shade not in colour); Herringbone brickwork between selected windows on street elevation to echo similar details in gables on nearby properties and changes to rear elevation (Revisions to scheme approved under applications 10/01496/TIME and 11/00945/FUL)

13/00423/DISCON 1st August 2013 DISCHA

Discharge of conditions on Planning Permission 12/01554/FUL revision scheme for block A, and amendment to block B planning permission 12/01552/AMEND

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living
CP 7 Design
EM 1 Employment uses
EM 2 Safeguarding of employment land
TP 1 Development and highway safety

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

GCC Highways Planning Liaison Officer

8th December 2014 - The above location is within a predominately residential area, approximately 1 km from Cheltenham Town centre from where access to local leisure and commercial facilities can be found with public transport links to local and national destinations. A previous application resulted in the creation of 4 x 1 bedroom, 8 x 2 bedroom flats and 143 m² of Commercial B 1 floor space with 14 off-road parking spaces. This proposal will result in the change of use of the commercial floor space at ground floor level, to provide an additional 2 x 2 bedroom flats of market housing. This will bring the total number of dwellings on the site to 16 with an off-road parking requirement of 24.

Millbrook Street suffers from a high level of on street parking at the present time, however this is to be expected given that very few dwellings in the street have any on plot parking spaces.

Therefore, there is already a certain level of 'harm' being caused by existing residents and visitors already parking on the carriageway and footway, it must therefore be determined as part of this application whether or not there will be any additional 'harm' created as part of this proposed development, if there is additional harm it must be considered if this 'harm' is severe, in the context of paragraph 32 of the National Planning Policy Frameworks.

The fallback position of site is a B1 office unit, therefore in planning terms trips to and from the office units are already occurring and therefore the offices are already generating a parking demand, it is irrelevant in planning terms that the offices are currently vacant as the fallback position relating to the existing planning permission for the commercial units means that they could be occupied by a business immediately without the need for planning permission.

Therefore, the overall impact of the development must be considered as the impact of the proposed development, the flats, against the extant use of the site, offices. This fallback position requires the provision of at least 5 parking spaces, whilst the proposed change of use will result in a parking demand of less than 4 spaces, albeit at a different time of day. Overall, the highway authority consider that the residential cumulative impact of the development is NOT severe, given the fall back position of the site, as the existing use in planning terms is already generating a certain level of parking demand and vehicle trip generation.

I refer to the above planning application received on 21 St November 2014 with Plan Nos: 1270(SK)001, 1270(EX)001, application form and supporting documentation. I recommend that no objection be raised on highway grounds.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	21
Total comments received	7
Number of objections	7
Number of supporting	0
General comment	0

5.1 Twenty one letters have been sent to neighbouring properties and seven responses have been received raising an objection to the proposal. A petition has also been submitted with 52 signatures.

5.2 Summary of comments received;

- Highway and pedestrian safety
- Parking issues within the area
- Original development included commercial due to the previous commercial use
- Level of marketing of commercial units

6. OFFICER COMMENTS

Officer comments and recommendation will follow as an update.