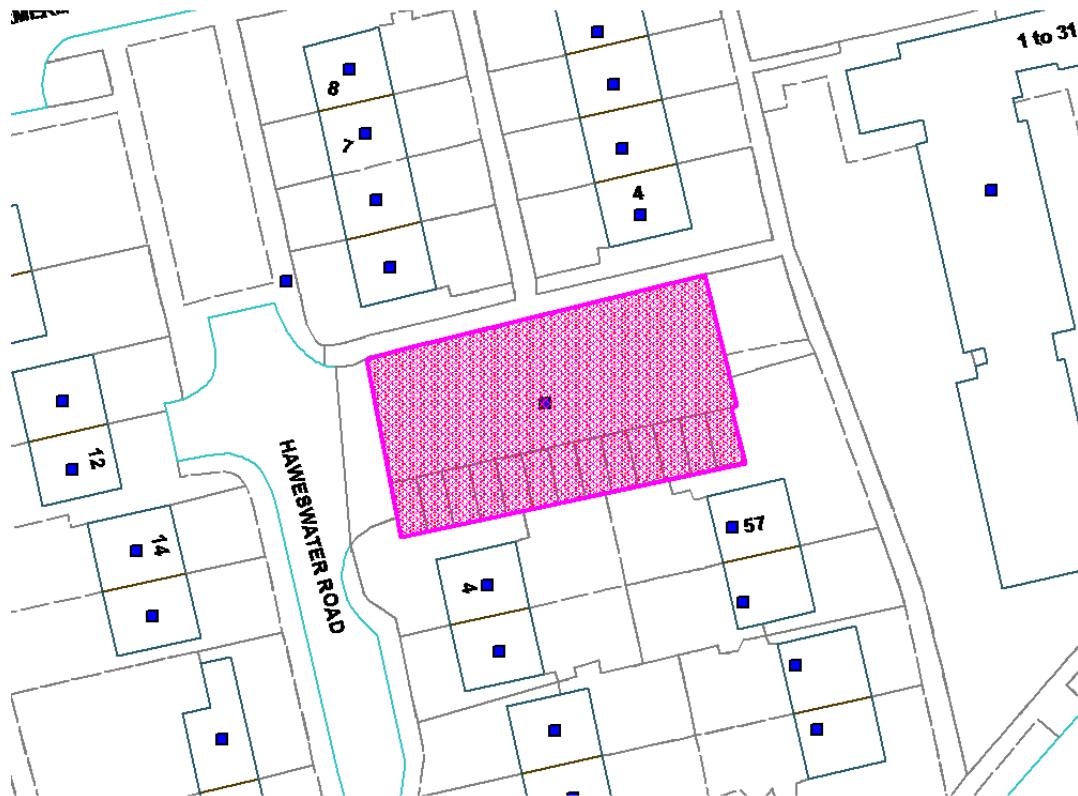


APPLICATION NO: 14/01700/FUL		OFFICER: Mr Martin Chandler
DATE REGISTERED: 23rd September 2014		DATE OF EXPIRY: 18th November 2014
WARD: Up Hatherley		PARISH: Up Hatherley
APPLICANT:	Mr Gordon Malcolm	
AGENT:	Quattro Design Architects Ltd	
LOCATION:	Garages at Haweswater Road, Cheltenham	
PROPOSAL:	Erection of 4no flats with associated hard and soft landscaping	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application proposes the erection of two buildings each containing two apartments on a parcel of land currently occupied by thirteen garages and twelve parking spaces.
- 1.2 This proposal is one of three applications before members at this meeting which relate to parking courts within Hatherley.
- 1.3 The application site is before Planning Committee due to the applicant being Cheltenham Borough Homes. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policie

CP 4 Safe and sustainable living

CP 7 Design

HS 1 Housing development

RC 6 Play space in residential development

UI 3 Sustainable Drainage Systems

TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Ward Councillor

4th February 2015

As ward Councillor, I have concerns about this application (also applicable to its sister applications in Haweswater Road and Coniston road). Before committee considers passing this application it is important that residents' concerns, especially over parking, are not only taken into account but are met, given the already acute parking shortages in roads in the 'Lakeside' area. Any loss of parking capacity will create serious difficulties for residents.

At minimum committee should condition adequate parking capacity if it is minded to pass the application(s), as well as ensuring that other neighbour issues (e.g. crime risks in alleyways etc, and loss of light) are fully addressed.

Proposals at the time of writing (03/02/15) propose additional parking through demolitions of garage blocks i.e. additional to the actual building site, and displacement of garage users to underused capacity in adjacent blocks. This approach is good as far as it goes, but DOES NOT go far enough to make good the shortfall. Further measures are needed - by taking this process further and/or residents have suggested other measures such as extending laybys further into grass verge areas, and generally utilising other available spaces.

I await the officer report with interest, having already registered request to speak at committee.

Parish Council

30th September 2014

This is obviously a major development but we see no reason to object. However, should any of the neighbours object then we would be grateful if you could let us know their reasons so we can reconsider our own position.

14th October 2014 - ADDITIONAL COMMENTS:

I am sure there must be a way of adding a rider to our comments on your planning website but I can't discover how to do it. Please therefore accept the following comments instead.

1. Following a number of representations and site visits, we feel compelled to overturn our original "No objection" to each of the two CBC planning applications above.
2. We now respectfully request that further study be given to the parking situation at each location as we are not convinced that the figures provided are either accurate or meaningful for the immediate future.

2nd December 2014

This is a hard one to call and I fear we must defer to the experts. However, should there be an uprising from local residents then we would respectfully ask to be kept informed. In the meantime, kindly note the correct spellings of "Grasmere" and "Thirlmere".

Contaminated Land Officer

2nd December 2014

Due to the potential for the presence of asbestos containing materials and other contaminants from the use of the site for garages, the inclusion of the small development contaminated land planning condition is recommended for this site.

Small development planning condition for potentially contaminated land:

No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the

site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Tree Officer

16th December 2014

The Tree Section has no objection to this application.

Should this application be granted please use the following condition:

1. TRE02B- Tree protection plan
2. TRE03B- Tree protective fencing
3. TRE09B-leaf guards so as to minimise the nuisance caused by the inevitable annual leaf, seed and twig drop

GCC Highways Planning Liaison Officer

17 November 2014

The above proposal will result in a development of four flat. A development of this scale falls under our Highways Standing advice and as such we do not need to be consulted.

However, I note that the location of the proposed development is currently used to provide off-road parking by way of 13 garages and 12 open spaces for a total of 25 vehicles. Additional off-road parking is proposed at sites in Buttermere Close, Thirlmere Road and two sites in Ennerdale Road that offer sufficient spaces to accommodate any displaced parking as part of the Parking Strategy. These sites are identified as Group 3 in the submitted parking strategy and are located 60m, 120m, 157m and 200m from the existing parking provision.

The development is to include off-street parking for 6 vehicles which is felt to be sufficient for anticipated parking demand.

I refer to the above planning application received on the 24 September 2014 with Plan Nos: 4062/P/01, /02, /10, /20, /21, /70 and /71. I recommend that no highway objection be raised subject to the following condition being attached to any permission granted:

The development hereby permitted shall not be occupied until the car parking associated with that development has been provided in accordance with drawing number 4062/P/10 and shall be maintained available for that purpose for the duration of the development.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	78
Total comments received	5
Number of objections	5
Number of supporting	0
General comment	0

- 5.1 To publicise the application, letters were sent to 78 neighbouring properties. In response, five objections have been received to the proposal, all of which raise loss of car parking as their chief concern. Concern is also raised about the lack of parking proposed for the four apartments and the impact the proposed layout could have on anti-social behaviour. These matters will be considered below.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.1.1 The key considerations in relation to this application are the principle of the development and the potential implications it may have for parking provision in the locality, the design and layout of the proposal and potential impact on neighbouring amenity.

6.2 The principle of redevelopment

- 6.2.1 As advised above, the application site provides for 13 garages and 12 parking spaces, all of which would be lost as a result of this proposal.
- 6.2.2 To support their proposal, the applicant has given consideration to a parking strategy across a wider geographical area. Members may be aware that this part of the borough has a number of parking courts each used in differing amounts. With regard to this proposal, three parking and garage courts have been assessed; Haweswater Road (the application site), Thirlmere Road and Buttermere Close.
- 6.2.3 Together, these sites provide for 49 garages of which only 26 are in use. To mitigate the impact of the proposed development, the applicant is proposing to relocate the garage users (6 at the application site) to the Buttermere Close site. In addition to this, the application is supplemented with a parking statement which has given consideration to how much the application site is used for parking and the availability of on street parking.
- 6.2.4 The application site was assessed on four separate occasions: Saturday 18 October 1000-1100 and 1400-1500, Thursday 23 October 2000-2100 and Friday 24 October 2100-2200. During these occasions, the number of cars parked on the application site (excluding the garages of which only 6 are in use) ranged between 3 and 6. In addition to this, it was also observed that the number of on-street parking spaces available in close proximity to the application site ranged between 10 and 12.
- 6.2.5 It is apparent from the work that has accompanied the application that the applicant is giving due consideration to the implications of the proposed development and that capacity does exist to relocate the garage users and lost parking spaces without compromising highway safety. With this in mind, officers are satisfied that the proposal to redevelop the application site to provide four new apartments represents a good use of brownfield land. This report will now consider the merits of the specific scheme that is proposed.

6.3 Design and layout

- 6.3.1** Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development.
- 6.3.2** When originally submitted, the applicant proposed the erection of a single apartment block containing four units located to the east of the application site, fronting onto Wallace House but officers had reservations with that proposal. Whilst it was successful in presenting an active frontage to the adjacent footpath, when stood within Haweswater Road, it would have resulted in a parking court and boundary fence enclosing the private amenity space. This would have been a disappointing addition to the street scene given that the proposed redevelopment offers a real opportunity to enhance the locality.
- 6.3.3** In response to these concerns, the applicant has split the apartment block into two separate buildings, one fronting Haweswater Road and one fronting the adjacent footpath. The parking spaces are now central to the application site with amenity space suitably located. It is considered that this approach is a much more successful approach to develop this dual fronted site. It helps to mend the street scene to both the east and west of the site and helps to ensure that the parking court central to the site is well overlooked.
- 6.3.4** Members will note that one concern from a neighbouring property relates to the encouragement of anti-social behaviour that the revised layout may cause. It is suggested that the relationship between apartments 3 and 4 and the dwelling immediately to the north will create an alleyway that will encourage such behaviour. In response to this, officers consider that whilst a short (8 metres), almost three metre wide gap will be created between buildings in which members of the public could walk down, the redevelopment of the site offers so many more benefits in terms of designing out anti-social behaviour. Members will note on planning view that the application site is not a welcoming environment and introducing four apartments with their associated natural surveillance (including windows on gable ends) will change the nature of the site in a significant and positive manner. Officers are satisfied that the proposal will not encourage anti-social behaviour and instead result in an enhancement to the locality.
- 6.3.5** Architecturally, the buildings are considered to be entirely appropriate for their context. They are of an acceptable mass, bulk and scale and their external appearance will sit comfortably within the street scenes.
- 6.3.6** In its revised form, officers consider that the proposal complies with the objectives of local plan policy CP7 and the advice set out within the Council's adopted SPD in relation to infill development.

6.4 Impact on neighbouring property

- 6.4.1** Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.
- 6.4.2** When assessed the provisions of this policy, the scheme is acceptable. It will not compromise light levels received by neighbouring properties and will not give rise to an unacceptable loss of privacy.
- 6.4.3** The proposal is compliant with local plan policy CP4.

6.5 Access and highway issues

- 6.5.1** Matters relating to highway considerations are fully discussed in section 6.2 of this report. The application has been supplemented with sufficient information to assure officers that developing the application site will not result in a highway safety impact and that displaced cars can be satisfactorily absorbed on the surrounding highway network.
- 6.5.2** The County Council have raised no objection to the proposal.

7. CONCLUSION AND RECOMMENDATION

- 7.1** To conclude, it is considered that this proposal represents a well-considered redevelopment of the site. The applicant has not looked at the site in isolation and has identified a parking strategy to mitigate the displacement of cars from the application site.
- 7.2** The scheme itself is appropriate in form and footprint and will sit comfortably within the street scene. The proposal will not compromise neighbouring amenity unduly.
- 7.3** It is recommended that planning permission be granted.

8. CONDITIONS / INFORMATIVES

To follow as an update.