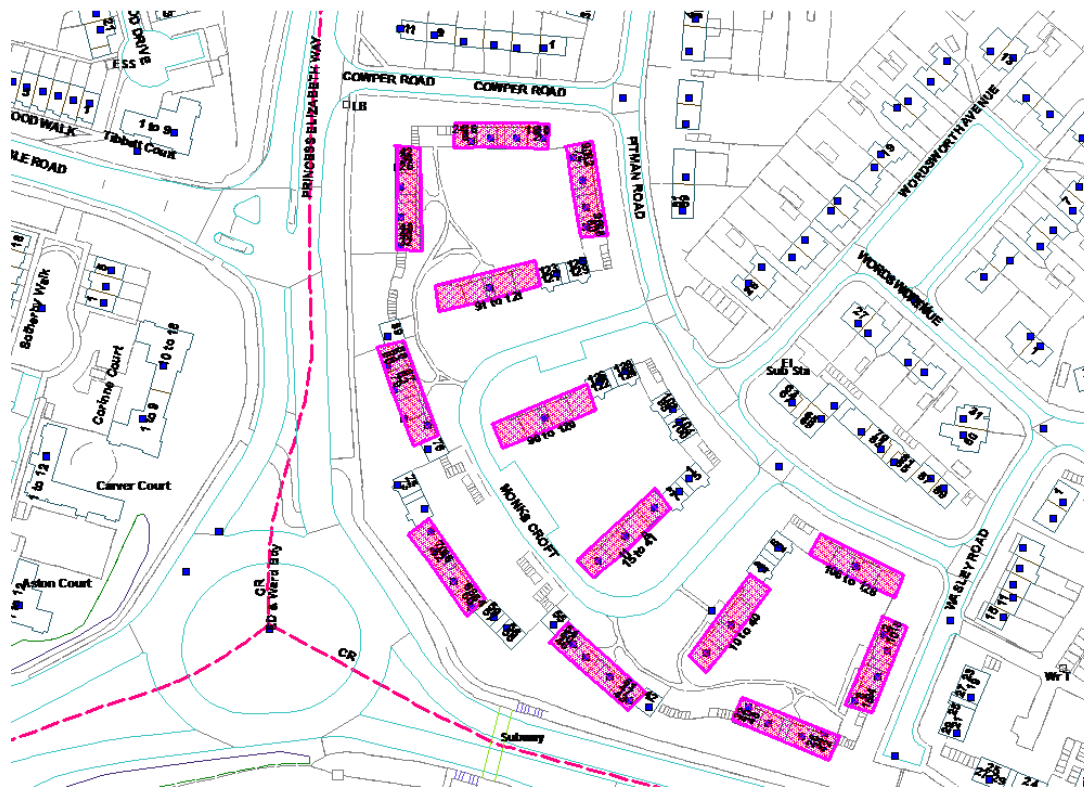


APPLICATION NO: 15/00525/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 11th April 2015	DATE OF EXPIRY:
WARD: St Marks	PARISH: None
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes
LOCATION:	2 Cowper Road, Cheltenham
PROPOSAL:	New external soil stacks for nos. 2-24 (even) and 26-48 (even) Cowper Road, nos.74-96 (even) and 106-128 (even) Pitman Road, nos.2-24 (even) and 26-48 (even) Wasley Road, and nos.9, 11, 15-41 (incl), 43-54 (incl), 60-71 (incl), 77-88 (incl) and 90-121 (incl) Monkscroft

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application proposes the provision of external soil pipes to several blocks of flats that are managed and maintained by Cheltenham Borough Homes. The properties affected are nos.2-24 (even) and 26-48 (even) Cowper Road, nos.74-96 (even) and 106-128 (even) Pitman Road, nos.2-24 (even) and 26-48 (even) Wasley Road, and nos.9, 11, 15-41 (incl), 43-54 (incl), 60-71 (incl), 77-88 (incl) and 90-121 (incl) Monkscroft. The flats are arranged in a series of three and four storey buildings.
- 1.2 The application is before the planning committee as the applicant is Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

National Guidance

National Planning Policy Framework

4. CONSULTATION RESPONSES

None

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Given the nature of the proposal, individual letters of notification were not sent out on this occasion however 7 site notices were posted. No representations have been received in response to the publicity.

6. OFFICER COMMENTS

- 6.1 Each block of flats is currently served by narrow cast iron, or in some cases copper, waste pipes which run through the building internally. Over the years, the existing waste pipes have become heavily scaled and corroded internally, and tend to become blocked and leak at the joints within the flats.
- 6.2 Cheltenham Borough Homes who manage the properties has suggested that it would not be feasible to replace the stacks internally as this would require the residents to be temporarily re-housed during the works, and would also necessitate the removal and refitting of fitted kitchens and bathrooms, and the taking up of existing floor coverings. The new soil and vent pipes are therefore proposed to be installed on the exterior of the building; pipes run externally will be more easily accessible for future maintenance and replacement.
- 6.3 The new soil pipes will be 100mm in diameter in black PVC to match the existing rainwater goods.

6.4 Whilst it is regrettable that the new soil pipes will be located externally it is considered that, on balance, the cost benefits and lack of disruption to residents will far outweigh any resulting visual harm, which will be negligible. The overall character of the buildings will not be unduly affected.

6.5 The recommendation therefore is to permit the application.

7. CONDITIONS

- 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 Nos. 00525.1A, 00525.15, 00525.16, 005125.17, 00525.18 and 00525.19 received 24th March 2015 and 10th April 2015.

Reason: To ensure the development is carried out in strict accordance with the approved drawings.

INFORMATIVE

- 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.