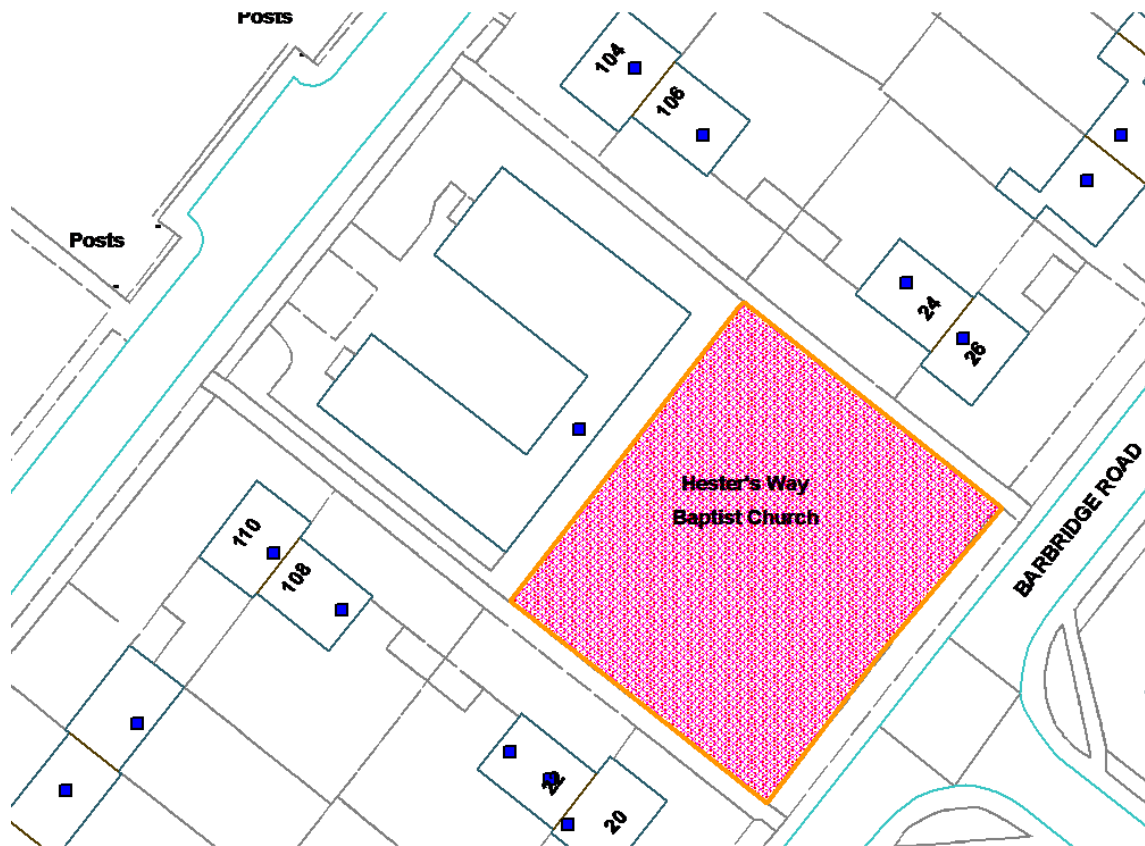


APPLICATION NO: 15/00517/FUL	OFFICER: Mr Ed Baker
DATE REGISTERED: 8th April 2015	DATE OF EXPIRY: 8th July 2015
WARD: Hesters Way	PARISH:
APPLICANT:	Cheltenham YMCA and Hesters Way Baptist Church
AGENT:	Forge Design Studio
LOCATION:	Hesters Way Baptist Church, Ashlands Road, Cheltenham
PROPOSAL:	Erection of 10 no. YMCA "move on" residential units (revised scheme)

RECOMMENDATION: Permit



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1. BACKGROUND

1.1 The application is referred to the Planning Committee at the request of the Vice Chairman.

2. DESCRIPTION OF SITE AND PROPOSAL

- 2.1 The application site is a square shaped area of open space situated to the north-west side of Barbridge Road, opposite the junction with Lechmere Road.
- 2.2 The site is approximately 0.1 hectares (ha) in size and is grassed and relatively flat.
- 2.3 The site is surrounded by housing on either side to the north-east and south west. These adjacent houses are Nos. 20, 22, 22A, 24 and 26 Barbridge Road. Nos. 22, 22A and 24 face towards the site on either side. There is a narrow alley on each side that provides access to the front of these properties as well as the houses and church further to the north-west.
- 2.4 At the rear of the site is Hesters Way Baptist Church, which is a modern church building that backs onto the site.
- 2.5 The application seeks full planning permission for the erection of ten "Move On" YMCA residential units. The development would comprise two single storey blocks perpendicular to the highway. The blocks would face each other with a communal garden area in between. At the rear, the units would each have a small rear garden with direct access to the alley ways on either side of the site. Each garden would have a bicycle and bin store.
- 2.6 The buildings would have a low mono-pitch metal roof and the walls would be faced in brick. The windows and doors would either be timber, UPVC or power coated aluminium. A parking area of nine spaces would be provided at the front of the site perpendicular to Barbridge Road.
- 2.7 The plans show new tree planting at the front of the site either side of the parking area, and within the communal garden area between the buildings.
- 2.8 The proposal follows the granting of planning permission for an alternative scheme of ten "Move On" YMCA residential units in 2012 (12/00929/FUL).
- 2.9 Amended plans have been received at the request of the planning officer, which reduce the size of the rear gardens, add a recessed window in each front facing gable wall, and make more of a design feature of the back wall in the central courtyard.

3. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History:

12/00929/FUL 24th August 2012 OBL106
Construction of 10no. YMCA "move-on" dwellings

15/00353/AMEND 12th March 2015 WDN

Non material amendment to planning permission 12/00929/FUL - amendment to design removal of two storey area of development

4. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 4 Safe and sustainable living
CP 7 Design
NE 1 Habitats of legally protected species
NE 3 Biodiversity and geodiversity of local importance
HS 1 Housing development
HS 2 Housing Density
HS 4 Affordable Housing
RC 5 Development of amenity space
RC 7 Amenity space in housing developments
UI 7 Renewable energy
TP 1 Development and highway safety
TP 2 Highway Standards
TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Affordable housing (2004)

National Guidance

National Planning Policy Framework

5. CONSULTATIONS

GCC Highways Planning Liaison Officer

28th April 2015

The above application seeks consent for the erection of 10 x 1 person move-on studio flats for residents of the town centre YMCA facility who wish to move into 'independent living' accommodation. This application is similar to application 12/00929/FUL to which no highway objections were raised and was granted permission in August 2012.

The development site is situated to the rear of Hesters Way Baptist Church and will be accessed from Barbridge Road opposite its junction with Lechmere Road. Lechmere Road forms a short link between Barbridge road and Princess Elizabeth Way which provides a primary link between A 40 Gloucester Road to the southwest of Cheltenham with A 4019 Tewkesbury Road to the northwest of Cheltenham.

No on-site parking is proposed, however the location is felt to provide favourable access to sustainable forms of transport with a regular bus service with Cheltenham Town Centre operating along Princess Elizabeth Way.

The proposed design shows parking for 9 cars provided on street by way of a parking bay with the footway behind the parking. These spaces should be a minimum size of 4.8 m x 2.4 m. However, to implement this the Applicant will be required to enter into a legal agreement for the construction of the lay-by and footway, as some of these works will be on existing highway, and the dedication of these areas as publicly maintainable highway. This will mean that this area could be used as general parking for vehicles not associated with the proposed development.

I recommend that no highway objection be raised subject to the following condition being attached to any permission granted:-

No works shall commence on site until details of the new highway arrangement, which includes the amended footway alignment and parking bay with perpendicular parking, has been submitted to and approved in writing by Local Planning Authority. The works shall then be completed in accordance with the approved details prior to occupation of the 10 no. dwellings.

Reason: To ensure adequate car parking is provided to serve the development in accordance with paragraph 39 of NPPF and policies CP5 & TP6 of Cheltenham Borough Council Local Plan.

NOTE:

The Local Highway Authority will require the developer to enter into a legally binding agreement to secure the proper implementation of the proposed highway works including an appropriate bond.

29th April 2015 - ADDITIONAL COMMENT:

I am advised that as the works have been secured by condition the agreement would be between ourselves as the Highway Authority and the applicant under a section 278 agreement.

Social Housing

22nd April 2015

The proposal is for Cheltenham YMCA to provide 10 self-contained units for supported accommodation for people with housing and support needs

The scheme will meet an identified affordable housing need in Cheltenham. The units will provide short term tenancies for existing residents of the YMCA in Vittoria Walk who are considered ready for move on into independent living whilst still receiving floating support.

The proposal will be subject to applications for funding from the HCA and the Local Authority.

The Design and Access Statement states that it considers this proposal meets the requirements of the core policies of the local plan - seeking to promote sustainable development and environment, safe and sustainable living and good design. At construction stage the development will be carried out to a standard that ensures compliance with Part M of the Building Regulations.

There is a high demand for move on accommodation from the YMCA to ensure that Vittoria Walk remains available for new residents finding themselves to be homeless. We have no objections and fully support the proposed application for 10 clusters flats for YMCA 'move-on' accommodation. We consider that the changes to the building will ensure now and in the future that the scheme's accommodation will be fit for purpose and meet the Council's strategic priorities and evidenced need of supported housing and the supporting people programme.

Landscape Architect

14th May 2015

The Architects' Panel's comments regarding the size of the central space and the lack of a focal point are noted and agreed with.

The front elevations of the existing houses face each other across the green. In the proposed layout the front elevations of the existing houses will face the rear elevations of the proposed units (i.e. they will be looking at back garden walls and gates). This arrangement is generally to be avoided in urban design. This is also a problem with the extant permission.

Security could be an issue in the proposed development as both the front and rear of the dwellings are easily accessible from public footpaths. The proximity of public footpaths to rear garden boundaries is especially to be avoided because of the security problems that can arise.

The proposed layout offers little informal surveillance of the public footpaths. The rear garden boundaries could contribute to a sense of enclosure along the paths and could deter people from using them, especially at night.

Bin management could be a problem if wheelie bins left outside back gates for collection cause obstruction to the public footpath.

Suggest considering revising the layout such that:

The front elevations of the proposed dwellings face the front elevations of the existing dwellings across the footpaths. The proposed dwellings are set back from the footpath behind small front gardens. This would allow for informal surveillance of the path, while ensuring it is unobstructed by people entering or leaving their dwellings.

To the rear of each proposed dwelling there could be a small private garden which opened into a central space. The central space would be narrower than that shown in the extant planning permission but with the appropriate landscape treatment - boundary materials, gates, paving could be made attractive. Suggest making this space secure with a lockable gate. A signature tree and low level planting could form the focal point at the end of this courtyard space.

Notwithstanding the above points and the fact that there is an extant planning permission, in my opinion the site would be better left as green space where it could continue to provide a sense of spaciousness to this residential area and retain the potential to contribute to urban green infrastructure.

Crime Prevention Design Advisor

19th May 2015

The Landscape Architect had proposed moving or repositioning each building to create back to back gardens will offset the known problem and generate a new one. In order to maintain access to the back of each property a communal footpath/ alleyway will need to pass through the middle of the site and between each garden. This alleyway will then offer a secluded entrance into each garden, thereby replicating the original problem. As shown in the attached illustration.

In an effort to apply some practical crime prevention and designing out crime principles to this proposed design, I've enclosed the central space to create a communal garden which will offer a secure boundary, restricted access, increase surveillance from each apartment, while encouraging a defensible space with ownership. The ongoing management and maintenance of this area will be easier to facilitate. Changing the emphasis of each front garden by relocating the individual bin and cycle store, using a 1.2 – 1.4 metre boundary wall will provide better surveillance and create a better relationship with the existing residences.

A communal bin store or cycle shed would allow the formation of a shared facility, requiring less space which will be easier to manage and maintain. These features can be seen in the following illustration.

This development has been designed to place 10 identical apartments in a restricted space and would benefit from further design options. Future design considerations should address the plot size, location, existing features and ultimate use and management of this facility has been needs to be considered in a holistic capacity, not the creation and placement of individual living units.

Cheltenham Borough Council's Local Plan which contains Policy CP 4:

"Development will be permitted only where it would:

*(c) make adequate provision for security and the prevention of crime and disorder;
and*

(b) not, by nature of its size, location, layout or design to give rise to crime or the significant fear of crime or endanger public safety."

"Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion." Paragraph 58, National Planning Policy Framework, DCLG 2012

21st May 2015 -

Even if the design didn't change and as long as each apartment use BS PAS24: 2012 doors and windows this development would meet Secured by Design Part 2, thereby meeting the requirements of the Housing Association.

As for the redesign, my suggestion reworked the site plan to follow the principles of Designing out Crime and the seven attributes of Safer Places. To create a new front garden I removed the various structures and orientated the plans to change the purpose of these outdoor spaces, resulting in both footpaths being flanked by small enclosed front gardens; the very nature of these gardens will create defensible spaces and a sense of ownership.

The central space would be enclosed with a 1.8m high gap boarded fence to offer a communal garden. The bin and cycle store was provided in order to free up the front gardens; the possible location of the bins would allow for easy servicing on collection days, while the cycle stores would benefit from extra natural surveillance from the neighbouring properties and less congestion on each footpath.

I have no formal reason to object to this development, but it would be a shame to miss an opportunity to design something fitting the area; I can't help but notice the similarity between each apartment and the layout of a static caravan.

Tree Officer

24th April 2015

The Tree Section has no objections with this application. If permission is granted please use condition:

Detailed Landscaping

The landscaping proposal shall be carried out no later than the first planting season following the date when the development is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. The current Landscape Planning Proposals must be modified to also specify species, planting size, root type (it is anticipated that container grown trees will be planted) and protection so as to ensure quick

successful establishment. The size of the trees shall be at least a Selected Standard as per BS 3936-1:1992. The trees shall be maintained for 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted.

Reason: To preserve the visual amenities of the locality in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

Environmental Health

22nd April 2015

With regard to this application I have the following comment to make:

Noise - From Construction

Construction works on the development shall not take place other than during the following times:

1. Monday to Friday 0800 to 1800 hours
2. Saturday 0800 to 1300 hours

Nor at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect existing residents who are in close proximity to this site.

Architects Panel

11th May 2015

The site for this proposal carries an extant approval which demonstrates a more traditional 'alms-house' type approach as opposed to the modern proposal put forward under this application. There were some good features to the proposed design, for example, the access from side alleys through private yards; however, the disadvantage to this approach is that the accommodation on either side is pushed closer together creating a very narrow central space which might lead to overlooking issues. We were concerned that, because of overlooking and the fact that access could be from the sides, the central space could become lifeless and unused. It also seemed strange that a clear symmetry had been set up but with no focal point. In this respect, the previous scheme was more successful in that the central space was given priority and further emphasised by the focal nature of the architecture. Elevationally, the mono-pitch approach seemed weak (almost garage like) and lacked any sense of relationship with the street - for example, could the end units be handed so some windows could look out? Overall the scheme lacked presence and substance and would require significant re-design before it could be supported.

6. PUBLICITY AND REPRESENTATIONS

Number of letters sent	25
Total comments received	7
Number of objections	7
Number of supporting	0
General comment	0

6.1 Comments Received - attached.

7. OFFICER COMMENTS

7.1 Determining Issues

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

7.3 The Development Plan for the area comprises the Cheltenham Borough Local Plan (adopted 2006).

7.4 The main issues relevant to the consideration of the planning application are:

- (i) Planning history
- (ii) Loss of amenity space
- (iii) Whether this is a suitable location for housing
- (iv) Provision of affordable housing
- (v) Impact on neighbour amenity
- (vi) The effect on the character and appearance of the area
- (vii) Crime and disorder
- (viii) Access and parking
- (ix) Ecology
- (x) Drainage
- (xi) Other issues raised during the consultation process.

7.5 Planning history

7.6 The site already benefits from planning permission for the erection of ten “Move On” YMCA residential units granted in August 2012 (12/00929/FUL). The planning permission remains extant until August 2017. The existing permission is a material consideration relevant to the consideration of the current proposal and represents a “fall-back position” – what could lawfully take place if planning permission for the current proposal is not granted. The current application should therefore be assessed in the context of the existing planning permission.

7.7 Loss of amenity space

7.8 The proposal would result in the loss of a reasonable-sized area of amenity space which may be used by the local community, contrary to Saved Policy RC 5 of the Local Plan. However, the loss of amenity space was considered acceptable when the previous planning permission for development of the site was granted. There is an extant planning permission for a similar scheme and so the principle of the loss of amenity space has already been established.

7.9 Policy RC 7 of the Local Plan requires play space to be provided for new housing. However, National Planning Policy Guidance makes it clear that contributions should not be sought in relation to schemes of ten residential uses or less. Therefore, it would be unreasonable to apply Policy RC 7 in this case.

7.10 Whether this is a sustainable location for new housing

7.11 The site is located within a built up residential area. It benefits from reasonable access to shops, services, public transport and jobs. The site is considered to be a good and sustainable location in principle for new housing.

7.12 Moreover, the proposal would make effective use of land.

7.13 The site has previously been found to be acceptable for residential use through the granting of the earlier planning permission.

7.14 Provision of affordable housing

7.15 The proposal comprises 10 residential units, which is below the threshold for the negotiation of affordable housing set by Policy HS4 of the Local Plan and National Planning Policy Guidance, but within the threshold set by the emerging Joint Core Strategy for Cheltenham, Gloucester and Tewkesbury ("JCS").

7.16 Policy SD13 of the emerging JCS states that the Local Planning Authority will seek through negotiations to deliver 40% affordable housing on sites of 10 or more dwellings. It is considered that reasonable weight can be given to this policy.

7.17 The proposal is for supported housing, or "Move On" accommodation as the applicant describes it. Such housing is not excluded from the requirement for affordable housing. The YMCA confirms that this type of accommodation is affordable housing in its own right.

7.18 The application provides the following description of the proposed tenure:

'The YMCA provides help to young people in a number of ways including the provision of housing, training and supporting facilities and providing support for young people and their families. The organisation is the largest voluntary provider of safe, secure and affordable supported housing for young people in England and every night over 7,000 young people stay at a YMCA in 250 communities through England.' (para. 1.2 of the applicant's Design & Access Statement)

'Cheltenham YMCA is a fully autonomous and independent local charity and affiliated to the National Council of YMCA. Cheltenham YMCA is also Registered Provider (previously referred to as a Registered Social Landlord), and is regulated by the Homes and Communities Agency (HCA). Cheltenham YMCA currently provides fully-supported young person's accommodation at their town centre site at Vittoria Walk. That site is currently under development with the first phase having recently been completed.'

'At the Vittoria Walk site, YMCA residents are fully supported and are offered individual support packages, designed to help find suitable employment and education and training opportunities, whilst engaging in personal development and independent living plans. It is part of the YMCA's housing strategy for residents to stay in the this town centre starter accommodation for up to 2 years, allowing the provision at Vittoria Walk to remain available for new residents finding themselves to be homeless. After this time, YMCA residents are supporting into appropriate move-on accommodation.'

'As a further part of the YMCA's housing strategy, suitable move-on accommodation needs to be identified early on for those residents who wish to progress into independent living whilst still receiving floating support. In reality, in the absence of any such purpose built accommodation, many of the YMCA's current residents have struggled to find suitable local accommodation at affordable rent levels and the YMCA are aware of how difficult this can be in the present economic climate.' (paras. 2.2 and 2.3)

7.19 The proposal will provide supported accommodation for young people who have previously lived and been supported at Vittoria Walk:

'The units will be offered to selected residents who have achieved a required level of independence and have the appropriate level of maturity to live independently, albeit with floating support still provided by the YMCA. Residents would generally have lived at the YMCA in Vittoria Walk and proved that they are able to live independently; would be employed or in training; and would be considered by the YMCA as being suitable for living in this particular accommodation in this particular location.'

- 7.20** The applicant's Design & Access Statement goes onto cite three examples of young people who have been successfully housed in YMCA accommodation (par. 5.1).
- 7.21** The Council's Affordable Housing Officer supports the application. They confirm that:
- '[The scheme] will meet an identified affordable housing need in Cheltenham... There is a high demand for move on accommodation from the YMCA to ensure that Vittoria Walk remains available for new residents finding themselves to be homeless. We have no objections and fully support the proposed application for 10 clusters flats for YMCA 'move-on' accommodation. We consider that the changes to the building will ensure now and in the future that the scheme's accommodation will be fit for purpose and meet the Council's strategic priorities and evidenced need of supported housing and the supporting people programme.'*
- 7.22** It is clear that the proposal would provide a very important housing service for the area and this is a significant material consideration in support of the proposal.
- 7.23** A condition is recommended that requires at least four of the ten units (i.e. at least 40% of in accordance with Policy SD13) are provided as affordable housing in perpetuity.
- 7.24 Impact on neighbouring property**
- 7.25** The proposed buildings are smaller than the previous scheme. The neighbours likely to be most affected by the proposal are Nos. 20, 22, 22A, 24 and 26 Barbridge Road, which are adjacent to the site on its north-east and south west sides.
- 7.26** The buildings are now exclusively single storey whereas the previous scheme had a central two storey element. The height of the single storey wings has been reduced from 5.2 metres to 4.0 metres in the current proposal. The buildings would be only slightly closer to the alley than before at 3.4 metres rather than 4.0 metres. The impact of the physical buildings on the immediate neighbours would therefore likely be less.
- 7.27** Some neighbours have expressed concerned about overlooking of their properties. However, the proposed buildings are single storey and the rear elevation of the buildings facing the neighbours would only have doors and no windows. The rear gardens next to the alley ways have been significantly reduced in size at the request of the planning officer. The gardens have been set back 1.2 metres from the alleyway and would comprise a bin/bicycle store, raised planting bed and path to the rear entrance door. The rear gardens are too small to be used as a general amenity area. The proposal would not give rise to harmful overlooking or disturbance to neighbouring properties.
- 7.28** It is considered that there would be sufficient amenity space within the development for residents. The distance between the internal elevations is relatively short at 10 metres (the previous scheme was 11.5 metres between elevations). However, it is considered that the scheme would unlikely give rise to unacceptable inter-overlooking between properties in view of the design, the nature of tenure and the community ethos that the scheme seeks to engender.
- 7.29 The effect on the character and appearance of the area**
- 7.30** The proposed buildings have a broadly similar layout to the previous scheme although the two storey building at the rear of the courtyard at the back of the site has been removed.
- 7.31** The current proposal has a much more modern design whereas the previous scheme had a rather ordinary, suburban and arguably dated appearance. The new design approach is contemporary with simple lines and a mono-pitched metal sheeted parapet roof. The walls

would be faced in a red brick which is the predominant material in the area. Whilst the architecture of the new buildings is different to the circa mid-20th Century houses on this part of the estate, the use of similar brick materials will provide important visual continuity. Most importantly, the scheme is a quality design, which responds to and respects its context. The new buildings would have a limited height and would generally be low-impact. They would have an attractiveness borne out of their simplicity. The scheme is considered to be a good design solution for the site.

- 7.32** The Architects Panel discussed the original plans and was critical of some aspects of the design and felt that the approved scheme is perhaps more successful. The planning officer has sought a number of design changes in response to the Panel's comments. It is felt that these amendments have definitely helped improve the design. The existing approval is arguably a little dated and "ordinary" in comparison to the new scheme, which is much fresher and more interesting. The proposed buildings originally presented blank end gables to the street. However, in response to the Panel's concerns, a full height narrow recess with window has been added to each gable. This adds articulation and interest to these elevations.
- 7.33** It is felt that the overall attractiveness of the scheme comes from its economy and simplicity. The visual acceptability of the development will be further enhanced by the planted internal courtyard and the quality of hard landscaping. In particular, it will be important to differentiate the parking areas from the footway, perhaps with paving or other contrasting surface materials. The soft and hard landscaping can be controlled by means of condition.
- 7.34** The presentation of rear gardens facing the front of the adjacent houses has been an area of discussions with the applicant. Consideration was given to switching the gardens to inside the courtyard but this would likely create its own design difficulties, particularly by creating a narrow alley within the courtyard itself. The rear garden boundary walls next to the existing alleys would not be tall at 1.4 metres in height. The garden wall has also been shifted back from the edge of the alleyway (it is now set back 1.2 metres from the pathway). In this regard, the alleyways would remain quite open and wide. This layout would not create a confined and unattractive alley way to either side of the site.
- 7.35** The Architects Panel suggested that they preferred the previous scheme because they felt that the two storey element at the rear provided an important focal point at the rear. The current proposal has no building in this location and the back of the site would be defined by a garden boundary wall instead. It is considered that the soft landscaped courtyard would provide an important visual focal point. Moreover, the rear wall has since been redesigned to include recessed planters which would provide an interesting termination at the end of the courtyard, perhaps giving the feel of an attractive walled-in garden. The visual benefits to the street scene of removing the two storey building are considered to considerably outweigh the concern about the loss of visual focus point.

7.36 Crime and disorder

- 7.37** The prevention of crime and disorder can be a material planning consideration. Local people have expressed concerns that the proposal might give rise to crime and anti-social behaviour problems because of the nature of the tenure.
- 7.38** The applicant responds to these concerns as follows:

'... the Tenants of the new Units would essentially be moving-on from the YMCA's new Hub in Vittoria Walk and Tenants would only be moved to the St. Silas development when they are ready to move-on, have the self-confidence and have demonstrated that they are capable of independent living – again, residences at Vittoria Walk will have to be proved before any one is considered for [the site]. Appropriate management tools would also be installed to assist staff to monitor and provide floating support to residents – these include

remote access CCTV; overnight and weekend concierge monitoring; and the YMCA's coded locking system – equally the proposals would include secured by design recommendations.'

- 7.39** It is considered that the applicant has provided sufficient assurances on this issue.
- 7.40** Furthermore, the Police Crime Prevention Design Advisor does not object to the application. They have offered some recommendations on how the layout and design might be improved. These including making the central space an enclosed communal garden and relocating the private bin and bicycle stores to two communal stores on either street facing gable. However, the Design Advisor suggests that even if these design changes are not made, and provided that each apartment uses the necessary standard windows and doors, the proposal would achieve *Secure by Design Part 2*, thereby meeting Housing Association requirements.
- 7.41** It is considered that there are both benefits and dis-benefits of the Design Advisor's recommended approach. In response to the suggestions, the applicant cites management concerns and that the relocation of the stores next to the highway would render them more easily accessible by others, that they doubt that the public would intervene if they witnessed bicycles being thieved. Moreover, they feel that residents would still likely park their bicycles in the rear gardens. It is considered that the provision of communal bin and bicycle stores at the prominent frontage of the building would be a retrograde step in urban design terms.
- 7.42** Given the absence of an objection from the Police Crime Prevention Design Advisor, it is considered that there are no reasonable grounds to refuse permission because of concerns about crime and disorder.
- 7.43** Moreover, it must be remembered that the site already benefits from planning permission for YMCA units of the same tenure.
- 7.44 Access and parking**
- 7.45** The proposal re-configures the off-street parking arrangements in front of the site. The nine spaces which are proposed would technically be on the highway and would be available to any member of the public. This is fully understood by the applicant. The site is a sustainable location and it is considered that sufficient parking provision for the development would be available. Car ownership amongst tenants is likely to be low and so the overall parking requirement for the scheme is also likely to be low.
- 7.46** The Highway Authority does not object to the application. It is therefore considered that the proposed access and parking arrangements are acceptable. A condition is recommended that requires further approval of the design of the parking area.
- 7.47 Ecology**
- 7.48** The existing planning permission requires an ecological survey of the site to be undertaken as a condition of the permission. The site is currently grassed which is kept short and there are no hedges, bushes or shrub areas within the site. There would be limited scope for ecological richness within the site and as such it is considered unreasonable and unnecessary to require an ecological survey to be carried out. For this reason, it is recommended that no ecological survey is required.
- 7.49 Drainage**
- 7.50** A condition requiring details of surface water drainage incorporating Sustainable Urban Drainage Systems (SuDS) is recommended. This was a requirement of the previous planning permission.

7.51 Other issues raised during consultation

7.52 The devaluation of property is not a material planning consideration.

8. CONCLUSION AND RECOMMENDATION

8.1 It is recommended that the application is approved with conditions.

9. 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 submitted drawing number PL001 received on 07 April 2015; and drawing numbers PL002A, PL003A and PL004A, PL005A and PL006A received on 02 July 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 At least four of the residential units hereby approved shall be occupied in perpetuity as Affordable Housing in accordance with the definition of Affordable Housing provided in the Glossary of the National Planning Policy Framework, or any national planning policy statement revoking and/or re-enacting the National Planning Policy Framework, or in such other manner to be first agreed in writing by the Local Planning Authority.
Reason: To ensure that at least 40% of the residential units are provided as Affordable Housing in accordance with the requirements of the National Planning Policy Guidance and the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (Submission Version, November 2014).
- 4 Notwithstanding the submitted details, no development shall commence until details of the access and parking arrangements from Barbridge Road, as indicated on submitted drawing number PL003A received on 02 July 2015, have been first submitted to and approved in writing by the Local Planning Authority. None of the residential units shall be occupied unless the works have been carried out in accordance with the approved details and the parking area shall be retained as such in perpetuity.
Reason: In the interests of highway safety and to ensure adequate parking provision, having regard to Saved Policies TP 1 and TP 6 of the Cheltenham Borough Local Plan (adopted 2006).
- 5 None of the residential units hereby approved shall be occupied until the bin and bicycle stores have been provided in accordance with the approved drawings. The bin and bicycle stores shall be retained as such at all times.
Reason: To provide appropriate bin storage to serve the development and to promote sustainable means of travel, having regard to the provisions of the Cheltenham Borough Local Plan and National Planning Policy Framework.
- 6 Notwithstanding the submitted details, no development shall commence until a schedule of external materials and finishes has been first submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out unless in accordance with the details so approved.

Reason: In the interests of the character and appearance of the area, having regard to Saved Policy CP 7 of the Cheltenham Borough Local Plan (adopted 2006).

- 7 No development shall commence until a sample panel of all external facing materials to be used has been erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the development is completed. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, having regard to Saved Policy CP 7 of the Cheltenham Borough Local Plan (adopted 2006).

- 8 No development shall commence until a sample of all roofing materials to be used has been provided on site and approved in writing by the Local Planning Authority. The approved sample(s) shall be kept on site for reference until the development is completed. The development shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, having regard to Saved Policy CP 7 of the Cheltenham Borough Local Plan (adopted 2006).

- 9 Notwithstanding the submitted details, no development shall be commenced until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences and other boundary treatment and finished ground levels; a planting specification to include density, size, species and positions of all new trees and shrubs; the location of grassed areas details of the hard surface treatment of the open parts of the site and a programme of implementation.

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development, having regard to Saved Policy CP 7 of the Cheltenham Borough Local Plan (adopted 2006).

- 10 No development shall commence until details of surface water drainage which incorporate the principles of Sustainable Urban Drainage Systems (SuDS), have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a maintenance strategy and timetable for the implementation of the scheme. The development shall not be carried out unless in full accordance with the details so approved and shall thereafter be retained as such in perpetuity.

Reason: In the interests of the character and appearance of the area, having regard to Saved Policy CP 7 of the Cheltenham Borough Local Plan (adopted 2006).

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.