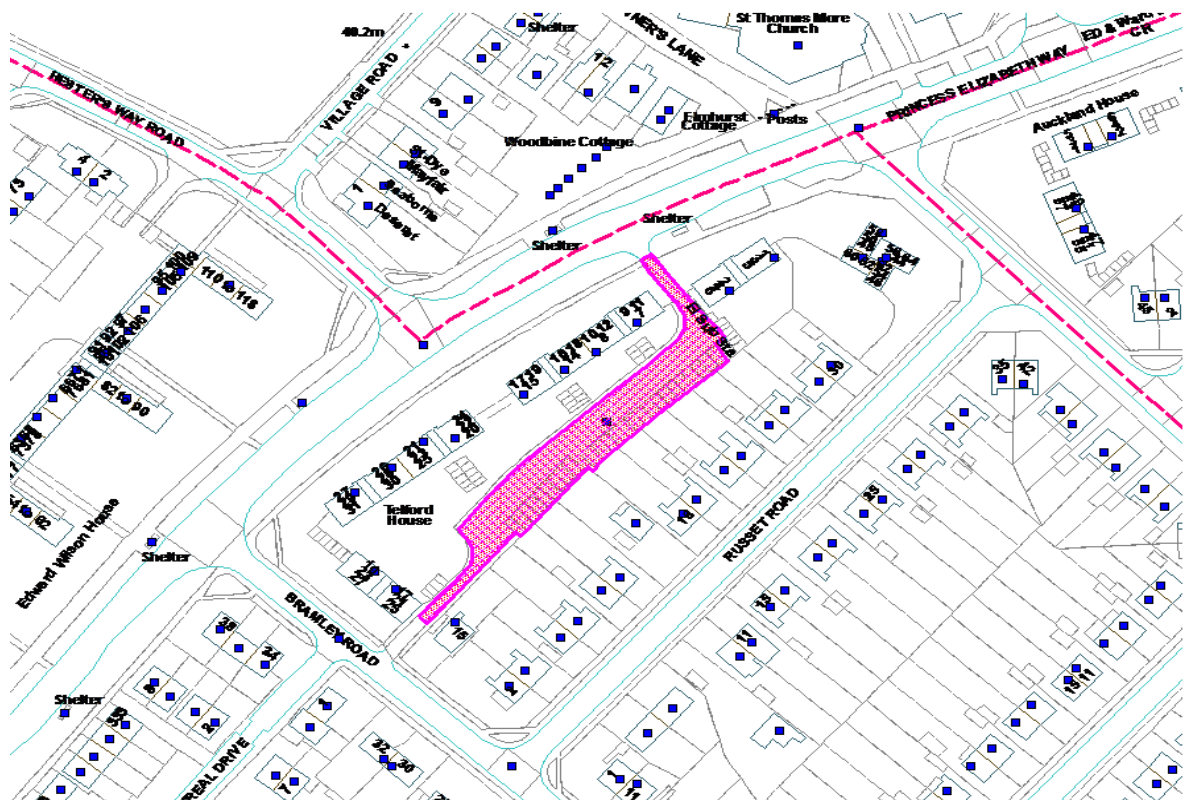


<b>APPLICATION NO:</b> 15/00840/FUL	<b>OFFICER:</b> Miss Chloe Smart
<b>DATE REGISTERED:</b> 20th May 2015	<b>DATE OF EXPIRY:</b> 15th July 2015
<b>WARD:</b> Hesters Way	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	Cheltenham Borough Homes Ltd
<b>LOCATION:</b>	Telford House Garages (1 to 25), Princess Elizabeth Way, Cheltenham
<b>PROPOSAL:</b>	Demolition of existing garages, re-surfacing of the service road leading to garages and marking of service road to create unallocated open car parking spaces.

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application relates to the rear of Telford House which is a residential building located on Princess Elizabeth Way, in the ward of Hester's Way.
- 1.2 The applicant seeks planning permission for the re-surfacing of the service road to the rear of the building, and the marking out of the road to create parking spaces. The parking spaces will be sited in the location of an existing row of garages, which the applicant proposes to remove.
- 1.3 The proposal is before Planning Committee as the Council is the applicant.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

N/A

### Relevant Planning History:

**C15/00009/DEMO REC**

Demolition of property.

## 3. POLICIES AND GUIDANCE

### Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP7 Design

GE 5 Protection and replacement of trees

GE 6 Trees and development

TP 1 Development and highway safety

### National Guidance

National Planning Policy Framework

## 4. CONSULTATIONS

### **Tree Officer**

*10th June 2015*

It is unclear on the plans that have been provided if there is going to be any resurfacing where the existing garages are. If there is no intention to resurface where the existing garages are the Tree Section would have no objections to this application. However if there is to be resurfacing where the existing garages are the Tree Section would want a method statement with how the neighbouring trees would be protected. If there is to be resurfacing where the existing garages are please could a method statement be submitted and approved prior to a decision being issued.

### **Tree Officer**

*25th June 2015*

I am happy with the method statement, if there is no intent to excavate and the plan is only to break up the current concrete I have no significant concerns with the neighbouring conifers.

### **GCC Highways Planning Liaison Officer**

*25th June 2015*

The proposal is to demolish the existing garages and replace them with 27 no marked parking spaces located at the rear of Telford House.

The existing accesses are to remain unchanged including existing speed humps, the accesses are from the A4013 (Princess Elizabeth Way) and Bramley Road both which are subject to a 30mph speed limit. The proposed plan submitted shows the proposed parking layout, yet contains no detail as to the size of the parking spaces. The minimum of dimensions for the parking spaces will need to be 2.4m wide and 4.8m long. I consider that there is sufficient space on the site to enable vehicles to manoeuvre into and out of the parking spaces so as to enable vehicles to enter and exit the site in forward gear.

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

(1) No beneficial occupation of the approved car park shall occur until the vehicular parking facilities have been provided in accordance with the submitted drawing no 00840:4 (parking layout) with a minimum dimension(s) per parking space being 2.4m wide and 4.8m long and shall be maintained available for that purpose thereafter.

Reason: To reduce potential highway impact in accordance with paragraph 39 of the NPPF and CBC LP Policy CP5 & TP6.

(2) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall:

- i. specify the type and number of vehicles;
  - ii. provide for the parking of vehicles of site operatives and visitors;
  - iii. provide for the loading and unloading of plant and materials;
  - iv. provide for the storage of plant and materials used in constructing the development;
  - v. provide for wheel washing facilities;
  - vi. specify the intended hours of construction operations;
  - vii. measures to control the emission of dust and dirt during construction;
  - viii specify the access points to be used and maintained during the construction phase(s);
- Cheltenham

Reason: To reduce the potential impact on the public highway and in accordance with paragraph 35 of the NPPF and CBC LP Policy TP1.

## 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	1
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 A site notice has been displayed to advertise the application. No letters of representation have been submitted.

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

**6.2** The main considerations in relation to this application are the design, the impact on highway safety and neighbouring amenity.

### **6.3 Design**

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

**6.5** The applicant proposes a tarmac surface which will be of similar appearance to the existing road surface. The introduction of marked car parking spaces is considered acceptable and will not look out of place in a rear service road such as this. The proposal will therefore respect the character of the area in accordance with Local Plan Policy CP7.

### **6.6 Access and highway issues**

**6.7** Due to the nature of the application, Gloucestershire County Council Highways has been consulted on the application. No objection has been raised to this proposal.

**6.8** The Highway Officer is satisfied there will be sufficient space for vehicles to manoeuvre in and out of the spaces and exit the area in a forward gear. There are minimum standards for parking spaces, which are 2.4 metres wide and 4.8 metres long. Whilst the application does not include specific detail of this, having measured the submitted plan the spaces are sufficient to achieve this. To ensure the parking spaces are implemented according to minimum standards, GCC Highways has suggested a condition is attached.

### **6.9 Trees**

**6.10** The Trees Officer has been consulted in relation to this application due to the proximity of the proposal to neighbouring trees. Following initial comments from the Tree Officer, a method statement has been submitted confirming there is no intention to excavate as part of this proposal. As such, no objection has been raised in relation to the impact of the proposal on nearby trees.

### **6.11 Impact on neighbouring property**

**6.12** Local Plan Policy CP4 requires development to protect the amenities of neighbouring land users.

**6.13** The proposal will have minimal impact on neighbouring amenity. There will be no unacceptable increase in noise disturbance as a result of the introduction of marked parking spaces, given the existing garages can be used for parking.

**6.14** The proposal is therefore in accordance with Local Plan Policy CP4.

## **7. CONCLUSION AND RECOMMENDATION**

**7.1** Overall, the proposal is considered acceptable in terms of its impact on the character of the surrounding area, highway safety, nearby trees and the amenity of neighbouring land users.

**7.2** The recommendation is therefore to permit this application subject to the conditions below.

## **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 The development hereby permitted shall be carried out in accordance with drawing numbers 00840:1, 00840:2 and 00840:4 received 12th May and 19th May 2015.

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

- 3 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction;
- viii. specify the access points to be used and maintained during the construction phase(s); Cheltenham

Reason: This information is required prior to the commencement of works, as the site is within close proximity of the A4013 (Princess Elizabeth Way) and due to the potential increased vehicular movements throughout construction, to ensure the potential impact on the public highway is reduced and in accordance with paragraph 35 of the NPPF.

- 4 No beneficial occupation of the approved parking spaces shall occur until the vehicular parking facilities have been provided in accordance with the submitted drawing no 00840:4 (parking layout) with a minimum dimensions per parking space being 2.4m wide and 4.8m long and shall be maintained as such thereafter.

Reason: To reduce potential highway impact in accordance with paragraph 39 of the NPPF.

## **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.