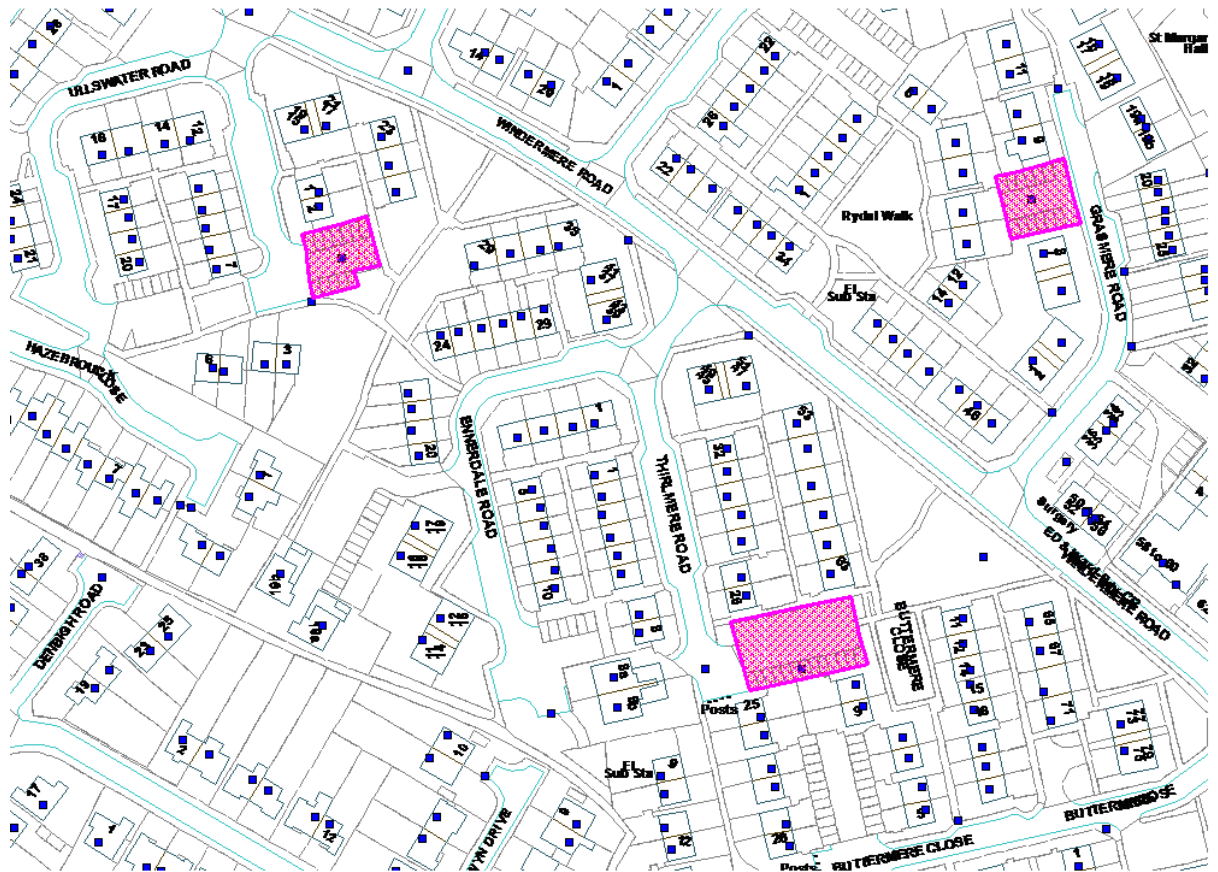


APPLICATION NO: 15/01086/FUL		OFFICER: Mr Martin Chandler	
DATE REGISTERED: 19th June 2015		DATE OF EXPIRY: 14th August 2015	
WARD: Up Hatherley		PARISH: Up Hatherley	
APPLICANT:	Cheltenham Borough Homes		
AGENT:	Quattro Design Architects Ltd		
LOCATION:	Garages And Parking, Ullswater Road, Hatherley		
PROPOSAL:	Demolition of existing garages and reinstatement of hardstanding to provide car parking (at Ullswater Road, Thirlmere Road, Grasmere Road)		

RECOMMENDATION: Delegated Authority To Officers



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application is for the demolition of three parking courts within Hatherley and their replacement with hardstanding and unallocated car parking spaces. The specific sites are within Ullswater Road, Grasmere Road and Thirlemere Road.
- 1.2 Members may recall planning permission being recently granted for the redevelopment of other parking courts in the locality; these proposals form part of the wider parking strategy that was discussed at the previous planning committee meeting.
- 1.3 The application is before because the parcels of land are owned by the Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Flood Zone 2

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP7 Design

TP 1 Development and highway safety

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Parish Council – no comments received to-date

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 Site notices have been posted adjacent to each site and at the time writing this report, no comments have been received. Members are advised that the consultation period does not expire until 21 July 2015. If any comments are received in the lead up to committee, members will be updated accordingly.

6. OFFICER COMMENTS

- 6.1** The provision of unallocated car parking spaces was widely accepted as a positive change during the consideration of the redevelopment scheme in close proximity to these sites. It is therefore pleasing that Cheltenham Borough Homes are seeking to fulfil the promises previously made.
- 6.2** Providing more car parking will help to mitigate the loss of the garages and will result in a significant increase in parking provision within the locality (net gain of 27 spaces).
- 6.3** Members will note that the consultation period will not have expired by the date of the committee meeting. It is therefore recommended that members raise no objection to the proposals and delegate the application back to officers to issue the decision, subject to no new issues being raised post resolution.