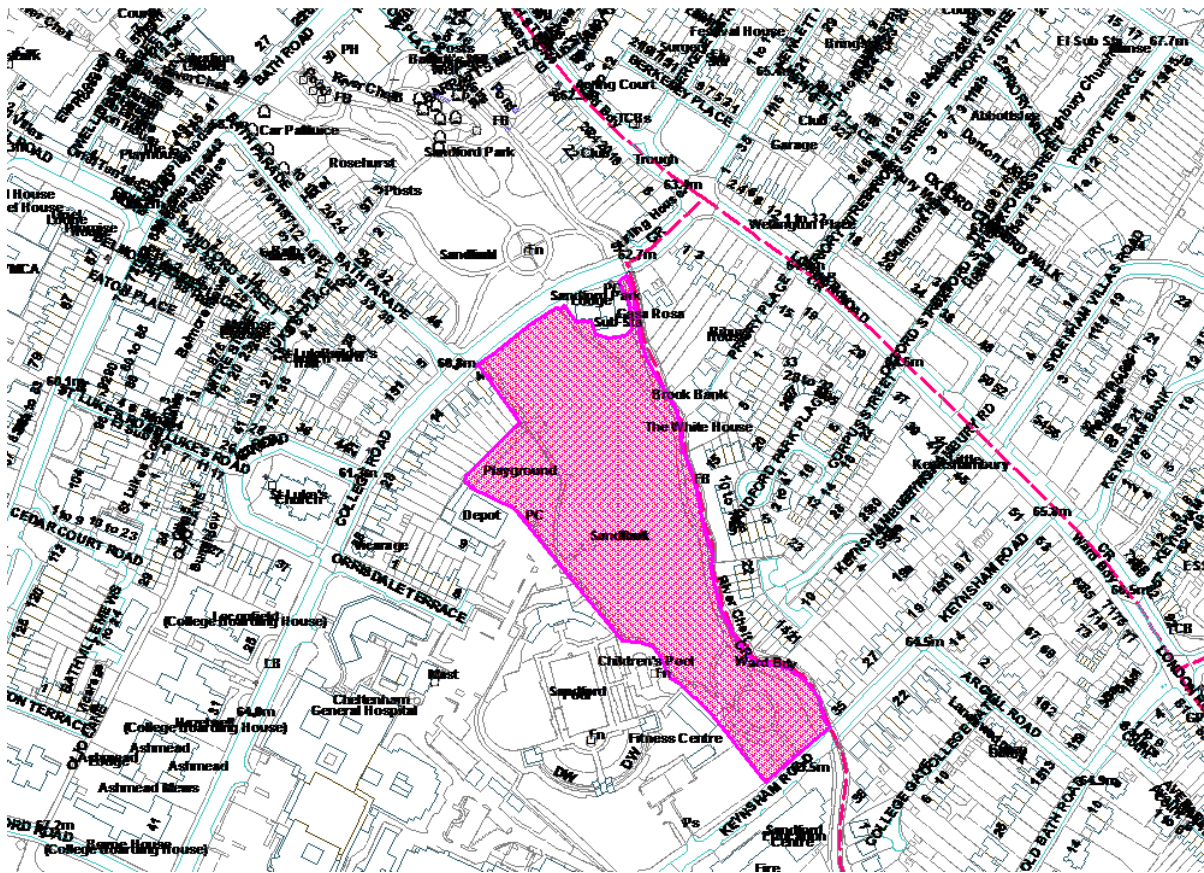


<b>APPLICATION NO:</b> 15/00899/FUL	<b>OFFICER:</b> Mrs Victoria Harris
<b>DATE REGISTERED:</b> 26th May 2015	<b>DATE OF EXPIRY:</b> 25th August 2015
<b>WARD:</b> College	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	n/a
<b>LOCATION:</b>	Sandford Park ,College Road, Cheltenham
<b>PROPOSAL:</b>	Construction of three self-binding gravel petanque courts, new tarmac path, picnic table areas, planting and the removal of an existing tarmac path

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is Sandford Park which is located within the Central Conservation Area.
- 1.2 The proposal is for 3 gravel petanque courts, new tarmac path, picnic table areas, planting and the removal of an existing tarmac path.
- 1.3 The site for the new works are in the southern open section adjacent to the Lido café and close to the locally listed 1935 Lido Swimming Pool.
- 1.4 The application is brought to Planning Committee because the applicant and owner is Cheltenham Borough Council.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Conservation Area  
Flood Zone 2  
Flood Zone 3  
Public Green Space (GE36)  
Smoke Control Order

### Relevant Planning History:

**03/00706/LBC 31st July 2003 GRANT**

Dismantling of deteriorating structure for investigation and reconstruction with replacement sections and fittings

**81/00348/PF 11th September 1981 PER**

Sandford Park Off Cheltenham Gloucestershire - Erection Of New Stores Building (CBC Parks Dept. Application - No Observations)

**83/00324/PF 20th September 1983 PER**

Sandford Park Off Cheltenham Gloucestershire - New Stores Building For Parks Department

**87/01396/PF 21st January 1988 PER**

Sandford Park Depot Cheltenham Gloucestershire - Erection Of Mess Room

**87/01490/PF 25th February 1988 REF**

Sandford Park/College Road Cheltenham Gloucestershire - Relocation Of Existing 2.4m High Security Fence And Re-Alignment Of Existing Footpath

**88/01516/RZ 15th December 1988 PER**

Renewal Of Temporary Permission Cb.16972/05 For A Further Twelve Months

**89/01595/PR 18th January 1990 PER**

Renewal Of Planning Permission For Three Portacabin Units

**90/01190/PC 13th December 1990 PER**

Temporary Use As Office And Storage Compound For Sewer Construction (For A Period Of 12 Months)

**91/00074/PR 21st March 1991 REF**

Renewal Of Planning Permission For Three Portacabin Units

**91/01149/AN 19th December 1991 WDN**

Erection Of Hoarding For Temporary Period From November 1991 To March 1992

**92/00568/PF 30th July 1992 PER**

Proposed Erection Of Circle Of Friendship At Sandford Park

**92/01068/PF 21st January 1993 PER**

Development Of Twinning Garden With Alteration And Addition Of Features In Park

**92/01140/PC 21st January 1993 PER**

Cheltenham Borough Council Gardens Dept Depot - Continued Use Of Warehouse Store and Change Of Use Of Land To Provide Approx 55 Car Parking Spaces And Associated Lighting

**93/00150/PC 29th April 1993 PER**

Former Parks Department Yard And Office - Change Of Use To Children's Recreational Facilities In Connection With The Cheltenham Holiday Recreation Programme

**96/00272/PC 21st May 1996 UNDET**

Change Of Use To Hospital Car Park With Access Through General Hospital. Demolition Of Buildings

**98/00189/PC 23rd April 1998 PER**

Use As Landing Site For Air Ambulance

**98/00698/PF 10th September 1998 PER**

Former Council Depot - Change Of Use From B8 (Warehousing/Storage) Of Council Grounds Machinery To B1 - Offices and Maintenance Base For Hospital Tradesmen. Insertion Of New Doors and Windows. F

**08/00222/CACN 11th March 2008 NOOBJ**

Norway maple - remove braches overhanging boundary to Barratts Mill

**09/00303/FUL 11th May 2009 WDN**

Installation of railings at Upper Sandford Park to surround the drainage inlet structure (The Plughole).

**10/01915/FUL 2nd February 2011 PER**

Enlargement of existing Flood Attenuation Reservoir, as part of the Cheltenham Flood Alleviation Scheme, involving raising height of embankment adjacent to College Road, increasing height of existing walls on the south western edge of the Park and construction of additional low flood walls

**11/00970/AMEND 6th March 2013 DISPOS**

Non-material amendment to ref: 10/01915/FUL (Enlargement of existing Flood Attenuation Reservoir, as part of the Cheltenham Flood Alleviation Scheme, involving raising height of embankment adjacent to College Road, increasing height of existing walls on the south western edge of the Park and construction of additional low flood walls) to allow for disabled access to The Lodge

### **3. POLICIES AND GUIDANCE**

#### Adopted Local Plan Policies

CP 1 Sustainable development

CP 3 Sustainable environment

CP 4 Safe and sustainable living

CP 7 Design  
GE 1 Public green space  
GE 5 Protection and replacement of trees  
GE 6 Trees and development

Supplementary Planning Guidance/Documents

Central conservation area: St. Luke's Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

## 4. CONSULTATIONS

### **Wales And West Utilities**

*8th June 2015*

Wales & West Utilities acknowledge receipt of your notice received on 29.05.2015. advising us at the planning application and proposals at Sandford Park, College Road, Cheltenham, Gloucestershire, GL53 7HZ.

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities have no objections to these proposals however our apparatus may be at risk during construction works and should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

### **Landscape Architect**

*1st July 2015*

Principle

The proposal is acceptable in principle. The petanque courts should be an interesting addition to the activities available in Cheltenham's parks.

Design

The picnic tables/petanque court area and the new path should be considered as elements of a single coherent design.

As currently proposed, the design of the picnic tables/petanque court area lacks a definite shape. In addition, access to this area from the Lido seems somewhat constrained and awkward. Consider realigning this area with the access to the Lido and creating a smoother curve to the new path.

Given that the new path will extend further out into the open space of the park, a more sympathetic material than tarmac should be considered e.g. resin bound aggregate. This is especially a concern in the area of the temporary art space. It is appreciated that there can

be maintenance problems with resin bound aggregate so suggest laying it sections to make maintenance easier.

### Planting

A planting plan will be required showing species, size, number and spacing of proposed plants.

There appear to be some awkward areas of grass between the proposed path and new shrubbery. A mown grass strip between shrubberies and paths is generally recommended for increased security and to prevent plants overhanging footpaths. However, in this case the design would be improved if this practical consideration was achieved by shaping the grass into a more definite form. This would probably result from realigning the picnic table/petanque court area as suggested above.

### Conditions Required

Should planning permission be granted, please could the following conditions be applied:

- LAN02B Landscaping scheme (short version)
- LAN03B Landscaping - first planting season
- A long-term maintenance plan should also be supplied.

## **Heritage And Conservation**

*30th June 2015*

Further to: Application and site visit

### Analysis of Site:

Sandford Park is a large green area near the centre of town partially landscaped and partially open. The site is in the southern open section adjacent to the Lido café and close to the locally listed 1935 Lido Swimming Pool.

### Comments:

1. The principle of the proposal is acceptable and the additional amenities within the Park will no doubt be widely welcomed. However, there are some concerns regarding the design and layout of the courts, pathways and picnic area.
2. The removal of the existing path and replacement with shrubbery will help to conceal the ugly palisade security fencing that forms the boundary between the park and the swimming pool but if this is the intention it is to be guessed at, as there is no rationale or justification submitted with the application. The fencing is not shown on the plans so it is unclear whether it is to be retained behind the planting.
3. In my opinion the proposed new tarmac path will divide up the open space in an arbitrary way creating an irregular space that lacks a coherent design and is not sensitive to the existing site.
4. The increased use of tarmac will be visually quite intrusive and does not offer any enhancement to the park which could be achieved by using a more sympathetic material like a resin bound gravel surface.

Conservation and Heritage summary: support for the principle but consider that the submitted scheme does not offer the enhancement that could be achieved with a more coherent design.

## **Tree Officer**

*16th June 2015*

The Tree Section has no objections with regards to this application, however there are concerns with with the Norway Maple to the south east side of the proposed site. The Norway Maple is situated just north of the proposed new tarmac path. Without adequate protection there is potential for the Norway Maple to get damaged during construction.

Should this application be granted please use the following condition:

**Protective fencing**

Tree protective fencing shall be installed in accordance with the specifications set out within BS 5837:2012. The fencing shall be erected, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.

Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

**Cheltenham Civic Society**

*15th June 2015*

Bienvenue!

**Landscape Architect**

*31st July 2015*

Ref: 15/00899/FUL Sandford Park Petanque Court and Landscape Improvements

Drawing Title: Design layout; Drawing No: SP-1 Version 2

The design would benefit from adjustment in the layout of the picnic tables to provide better access from the new tarmac path to the entrance to the Lido café.

During discussion with the applicant regarding the previous layout, Townscape officers expressed concern about the lack of a path to the Lido café when approaching from the Keynsham Road entrance to Sandford Park. The route to the café was between picnic tables. The creation of an identifiable path to the café was one of the amendments requested.

In this latest version the picnic tables have a more regular arrangement, with the spacing between them being approximately 2m which is standard path width. However, one of the picnic table/planting bed combinations is directly between the entrance to the Lido café and the new tarmac path. The tables will be fixed to the ground so it is important that the layout is correct from the start, as it will not be practical to move them once they are in place. Amending the layout, as shown in the attached scan, creates a more obvious main route between the café entrance and the new tarmac path. No reduction in the number of picnic tables is required.

Drawing Title: 2 metre wide path and picnic table paved area construction detailing;

Drawing Title: Petanque court and furniture construction detailing

In addition to the timber edging, the timber pegs should also be specified e.g. treated timber, minimum cross-section 40x40mm or 50x50mm, approximately 450-600mm in length, pointed at one end.

The sub-base should be extended underneath the concrete haunching at the path edge.

The type of concrete required for the foundation should be specified.

## 5. PUBLICITY AND REPRESENTATIONS

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

A Site Notice was displayed on site and a publication was made on the Gloucestershire Echo. No representations have been received to date.

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

6.2 The key considerations in relation to this application are the design of the proposal and impact that it will have on Sandford Park.

### 6.3 Design

6.4 The Design and access statement confirms that following discussions with the Friends of Sandford Park, councillors and the Lido café, it was identified that there was a need for more facilities for adults and families to socialize and be active.

6.5 The gravel petanque courts, picnic table areas and planting will be located in front of the entrance to the Lido Café. The layout has been revised following the Conservation Officer and Landscape Architect comments. The picnic tables have been moved to allow an unobstructed route between the café entrance and new path.

6.6 The new facilities will enhance the use of the park and is a welcome addition.

6.7 The existing foot path will be removed and a new tarmac path is proposed. The Design and access statement states, *"The current tarmac path along the Lido boundary is not fit for purpose with increased usage of the park and café. The path has poor sightlines, encroaching trees and shrubs, a lack of natural light and an unsightly palisade fence along the edge. The new path deals with these issues and enables shrubs to be planted to mask the palisade fence boundary and enhance biodiversity."*

6.8 The layout of the new path has been amended so that the curves have been smoothed out more to reflect the natural formations in Sandford Park. The Conservation Officer and Landscape Architect have both raised concerns with the proposed material of tarmac and have suggested resin bound gravel surface. The applicant has confirmed that resin bound gravel surface would not be consistent with other paths in the park, more costly and harder to maintain.

6.9 It is unfortunate that the new path will be tarmac but given that the existing path is tarmac and shrubbery is proposed in front of the existing palisade fence boundary the harm is outweighed by the visual enhancement to the park by concealing the palisade fence.

6.10 Landscaping conditions are proposed to ensure the proposed planting achieves the visual enhancements.

## **7. CONCLUSION AND RECOMMENDATION**

- 7.1 It is considered that permission should be granted. The revised scheme will enhance the visual amenity and facilities of the park to the benefit of the users of Sandford Park and Central Conservation Area.

## **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 SP-1V3, SP-2V3 and SP-3V3 received 03/08/15.  
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to the commencement of development, a detailed scheme for landscaping, tree and/or shrub planting and associated hard surfacing (which should be permeable or drain to a permeable area) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or completion of the development, whichever is the sooner.  
Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7 relating to sustainable development and design.
- 4 The landscaping proposals hereby approved 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. All planted materials shall be maintained for 5 years after planting and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within this period shall be replaced with others of similar size and species to those originally required to be planted.  
Reason: To ensure that the planting becomes established and thereby achieves the objectives of Local Plan Policies CP1 and CP7 relating to sustainable development and design.
- 5 Tree protective fencing shall be installed around the Norway Maple in accordance with the specifications set out within BS 5837:2012. The fencing shall be erected, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.  
Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

## **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.