

APPLICATION NO: 15/00947/FUL		OFFICER: Miss Chloe Smart	
DATE REGISTERED: 30th May 2015		DATE OF EXPIRY: 25th July 2015	
WARD: Warden Hill		PARISH:	
APPLICANT:	St Margaret's Hall Users Group		
AGENT:	Mr Graham Hallett		
LOCATION:	St Margaret's Hall, Coniston Road Cheltenham		
PROPOSAL:	Construction of a single storey 'annex' extension		

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Since the publication of the main report, officers have reviewed the suggested conditions and have made some amendments. The wording of condition 3 and 4 has been altered to ensure the conditions are more precise and enforceable. In addition, condition 5 which required windows and doors to be kept shut has been removed. This has been secured through condition 3 and therefore it is considered unnecessary to have an additional condition requiring doors and windows to be kept shut.

2. 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 numbers 2015/1058/101B, 2015/1058/102B and 2015/1058/103A received 29th May 2015 and 3rd September 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to first use of the extension hereby approved, the noise mitigation measures referred to in drawing no. 2015/1058/101B (points 1-7 titled EHO requirements) received 3rd September 2015 shall be fully implemented and maintained in accordance thereafter.
Reason: To safeguard the amenities of the adjoining properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.
- 4 No amplified music shall be played outside the hours of 08.00 – 23:00 hours on any day.
Reason: To safeguard the amenities of the adjoining properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

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.