

APPLICATION NO: 15/01171/FUL	OFFICER: Mr Martin Chandler
DATE REGISTERED: 14th July 2015	DATE OF EXPIRY: 13th October 2015
WARD: Lansdown	PARISH:
APPLICANT:	Cheltenham Ladies' College
AGENT:	Mr David Jones
LOCATION:	Ladies College Swimming Pool, Malvern Road, Cheltenham
PROPOSAL:	Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Members are advised that the flood lighting aspect of this scheme has been withdrawn from the application. Members are therefore now being asked to determine the application on the basis of the revised description of development set out above.
- 1.2. Members will be aware from the initial officer report to this meeting that officers had instructed a lighting consultant to provide an independent critique of the floodlighting scheme. The findings of this work are yet to be finalised but following detailed discussions with both our consultant and the applicant, it has become apparent that there remains some uncertainty over the scheme.
- 1.3. In light of the above, the applicant was advised that officers do not feel comfortable recommending the scheme for approval but it should also be stressed that this is not to say that the proposal was considered to be unacceptable. Essentially, more information is necessary in relation to the scheme to ensure that members, officers, and the general public are fully informed in relation to the design parameters and the likely impact the floodlighting will have.
- 1.4. It is anticipated that a further application will be made for the floodlighting scheme.
- 1.5. Following the withdrawal of the floodlighting, the recommendation is that planning permission be granted for the application subject to the conditions set out below.

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 **[Drawing numbers to be revisited following withdrawal of floodlighting]**
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 3 The external facing materials used in the construction of the new sports hall shall not be implemented unless in accordance with a sample panel, which shall have first been constructed on site and approved in writing by the Local Planning Authority.

The sample panel shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the facing materials including coping bricks/stones (if applicable).

The approved sample panel shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.

Reason: In the interests of the character and appearance of the Conservation Area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 The external roofing materials used in the construction of the new sports hall shall not be implemented unless in accordance with samples, which shall have first been provided on site and approved in writing by the Local Planning Authority.

The samples shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the roofing materials.

The approved samples shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.

Reason: In the interests of the character and appearance of the Conservation Area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 Within three months of the removal of the laundry building as shown in the approved plans, all disturbed surfaces shall be made good using materials to match the existing materials, composition, form, finish and colour of the existing building.

Reason: In the interests of the setting of Glenlee, a building of local importance, having regard to Policy BE11 of the Cheltenham Borough Local Plan (adopted 2006).

- 6 No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence in relation to the new sports hall unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; 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 unless otherwise agreed in writing by the Local 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, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 7 Tree protection shall be installed in accordance with the specifications set out within the Arboricultural Report reference Cheltenham Ladies College Sports Centre and the Tree Protection Plan Drawing Number 12974/49433 dated July 2015. The tree protection shall be erected/installed, 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.
- 8 Notwithstanding the submitted details, the sports hall hereby approved shall not be occupied or used for education purposes until covered cycle storage for a minimum of 40 bicycles has been provided in accordance with the approved plans. The covered cycle storage shall be retained as such at all times.
Reason: To off-set the requirement for additional car parking and to promote sustainable travel having regard to Policies TP1, TP2 and TP6 of the Cheltenham Borough Local Plan (adopted 2006).
- 9 The sports hall hereby approved shall not be occupied or operated until the parking, turning and loading areas have been provided in accordance with drawing number 7554/SK010 I received on 07 September 2015 the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and shall remain free of obstruction for such use at all times.
Reason: To ensure adequate car parking within the site, having regard to Policies TP1 and TP6 of the Cheltenham Borough Local Plan (adopted 2006).
- 10 No development shall be carried out in relation to construction of the sports hall until details of a surface water drainage scheme, to incorporate sustainable drainage principles as well as attenuation and storage, has been submitted to and approved in writing by the Local Planning Authority. The volume balance requirements should be reviewed to reflect actual development proposal, agreed discharge rate and the extent of impermeable areas and runoff to be generated. The sports hall shall not be occupied until the scheme has been implemented in full.
Reason: To ensure appropriate drainage of the development, having regard to Policy UI3 of the Cheltenham Borough Local Plan (adopted 2006). It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

INFORMATIVE

- 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.