

APPLICATION NO: 15/01796/FUL		OFFICER: Mr Ben Hawkes	
DATE REGISTERED: 10th October 2015		DATE OF EXPIRY: 5th December 2015	
WARD: Hesters Way		PARISH:	
APPLICANT:	Cheltenham Borough Council		
AGENT:	Cheltenham Borough Homes		
LOCATION:	1 Dorington Walk, Cheltenham		
PROPOSAL:	Demolition of brick sheds and replace with prefabricated sheds (Flats 1-25)		

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application relates to the brick sheds that serve the flats known as 1-25 Dorington Walk.
- 1.2 The applicant is seeking planning permission for the demolition of the existing brick sheds and their replacement with prefabricated sheds.
- 1.3 The application is to be considered at planning committee as Cheltenham Borough Council is the applicant.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History:

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living
CP 7 Design

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Environmental Health

11th November 2015

No objections to make from the Environmental Protection team. Please add the following informatives:

Informative:

This proposal includes an amount of demolition of existing buildings, this will inevitably lead to some emissions of noise and dust which have a potential to affect nearby properties, including residential property. The developer should have a documented plan for the control of noise and dust from works of construction and demolition at the site. The plan should also include controls on these nuisances from vehicles operating at and accessing the site from the highway. Such a plan is to be available for inspection by the Local Planning Authority if requested.

Informative:

For the construction phase to be kept within the times of work as follows: 7:30am - 6:00pm Monday - Friday and 8:00am - 1:00pm Saturdays with no noisy work on a Sunday or Bank Holiday and for the contractors to be mindful of noise when deliveries arrive at the site.

Letter available to view on line.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	23
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1** 23 letters were sent to neighbouring properties and two site notices were displayed. No letters of objection have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** The main considerations in relation to this application are the design of the proposed replacement sheds and the impact of the proposal on neighbouring amenity.

6.3 Design

- 6.4** The existing brick built sheds are in a poor condition and are considered to have a harmful visual impact on the surroundings; the removal of these sheds is therefore welcomed by officers.

- 6.5** Officers consider the proposed size, design, materials and location of the replacement sheds to be acceptable and will result in an improved environment for the local residents as well as providing usable and safe storage for the residents of the flats.

- 6.6** The proposal is considered to be compliant with the requirements of the local plan policy CP7 in achieving an acceptable design.

6.7 Impact on neighbouring properties

- 6.8** The replacement sheds will sit on a similar foot print as the existing sheds and be of a similar size and are therefore not considered to cause an unacceptable impact on neighbouring amenity.

- 6.9** The environmental health team were consulted on this application; the environmental health officer raises no objection to the proposal however has recommended that two informatives are added to the decision which relate to a plan to control the noise and dust during the works and the operating hours of the development. An informative has been added to bring the applicants attention to these matters.

- 6.10** The proposal is considered to be compliant with Local Plan policy CP4 which requires development to protect the existing amenity of neighbouring land users and the locality.

7. CONCLUSION AND RECOMMENDATION

- 7.1 For the reasons discussed above it is considered that the proposal is in accordance with policy CP7 in terms of achieving an acceptable standard of design and would not have an impact on neighbouring amenity.
- 7.2 As such, the recommendation is to permit this application subject to the conditions set out 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 01796:01, 01796:02, 01796:03 and 01796:04 received 9th October 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

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.

- 2 Wales and West utilities have identified that pipes are located in the area of the proposed development, we therefore advise the applicant to contact Wales and West utilities to discuss their requirements.
- 3 The applicant's/developer's attention is drawn to the Council's 'Code of Good Practice - Building and Demolition Site Operators' leaflet which sets out reasonable working hours for noisy activities which would be audible beyond the site boundary. The hours are 7:30am - 6:00pm Monday to Friday, and 8:00am - 1:00pm on Saturdays, with no noisy work on Sundays or Bank Holidays. The applicant/developer is also asked to be mindful of noise when deliveries arrive at the site.