

<b>APPLICATION NO:</b> 15/01859/FUL	<b>OFFICER:</b> Miss Chloe Smart
<b>DATE REGISTERED:</b> 24th October 2015	<b>DATE OF EXPIRY:</b> 19th December 2015
<b>WARD:</b> Oakley Ward	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	No agent used
<b>LOCATION:</b>	Cheltenham Cemetery and Crematorium, Bouncers Lane, Cheltenham
<b>PROPOSAL:</b>	Proposed change of use of an area of land to the east of the cemetery for burial and cremation purposes and the erection of fencing

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1. As previously stated within the initial officer report, the proposal is a cross boundary application which is also being considered by Tewkesbury Borough Council. Essentially, all of the land to which the change of use relates lies within the administration of TBC, however, given the nature of use proposed, the red line of the application site has to extend to the public highway, which relates to land within Cheltenham Borough Council's administrative boundary.
- 1.2. For that reason, the only relevant consideration for Cheltenham Borough Council is whether the access to the site is suitable. Given the proposal involves an existing access point which is already established through the site, officers consider the access to this land to be suitable. There will not be any significant increase in vehicular movements as a result of this proposal.
- 1.3. It is worthwhile highlighting that there are outstanding Environment Agency and Archaeological considerations relating to the application within Tewkesbury Borough Council's administrative area, but given these are not relevant to the existing access road, this information is not required by Cheltenham Borough Council in order to make a decision on the land within this administrative boundary.
- 1.4. An informative has been attached to this recommendation, which draws the applicant's attention for the requirement to obtain approval from the adjoining Authority prior to any works being carried out.

### 2. CONCLUSION AND RECOMMENDATION

- 2.1. In light of the above, the proposal is not considered to result in any unacceptable highway safety impact and the recommendation is to approve this application.

### 3. CONDITIONS/REFUSAL REASONS

- 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 P020/CS/15/02 and P020/CS/15/03 received 23rd October 2015 and 5th November 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 The applicant is reminded that the majority of the 'red line' of the application site falls outside of Cheltenham Borough Council's administrative boundary and is within Tewkesbury Borough Council (TBC). A current application is currently under consideration by TBC Local Planning Authority. Consent will also be required from Tewkesbury Borough Council before this consent can be implemented.