

APPLICATION NO: 15/01860/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 24th October 2015	DATE OF EXPIRY: 19th December 2015
WARD: Pittville	PARISH: n/a
APPLICANT:	Cheltenham Borough Council
AGENT:	Mr Mark Godson
LOCATION:	Pittville Park, Evesham Road, Cheltenham
PROPOSAL:	Replacement of children's play park and erection of refreshment kiosk

Update to Officer Report

1. OFFICER COMMENTS

- 1.1 The revised landscaping plan referred to in paragraph 6.6.1 of the main report has now been received. This revised plan details a revised species for the hedge adjacent to Evesham Road to address concerns raised by the Landscape Architect. In addition, the proposed tree sizes have been amended to meet the recommendations of the Tree Officer.
- 1.2 The recommendation remains to grant planning permission subject to the following conditions:

2. SUGGESTED 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 Nos. 01860.01, 01860.02 and 01860.03 received by the Local Planning Authority on 23rd October 2015, Drawing No. 60124203.02 Rev C received 13th November 2015, Drawing No. 60124203/1 Rev D received 9th December 2015, and the individual product specifications as submitted.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 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.

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.