

<b>APPLICATION NO:</b> 15/01628/FUL	<b>OFFICER:</b> Mr Ben Hawkes
<b>DATE REGISTERED:</b> 23rd September 2015	<b>DATE OF EXPIRY:</b> 18th November 2015
<b>WARD:</b> Hesters Way	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	Mr S Rosagro
<b>LOCATION:</b>	Garage Site 03, Marsland Road, Cheltenham
<b>PROPOSAL:</b>	Installation of height restriction barrier to former garage site entrance, access gates to car park adjoining flats, solar powered street lighting at access points

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1. Condition 5 has been added and relates to the locking of the pedestrian access gates.

### 2. CONCLUSION AND RECOMMENDATION

- 2.1. The recommendation is to permit the application subject to the conditions set out below;

### 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 01628:01, 01628:02 A and correspondence received 5th October received 9th September 2015 and 23rd September 2015.  
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 The colour of the approved height restriction barrier shall be Black or Dark Green and maintained as such thereafter.  
Reason: To protect the amenity of the surrounding properties in accordance with Local Plan Policy CP4.
- 4 The proposed lighting design hereby permitted, shall be installed in accordance with the information submitted in the Landscape lighting design information received on 7th December 2015 and maintained as such thereafter.  
Reason: To protect the amenity of the surrounding properties and to comply with policy CP4 of the Cheltenham Borough Council Local Plan.
- 5 In accordance with correspondence dated 5th October 2015, the proposed pedestrian access gates hereby permitted shall be kept securely locked and only for the use of residents of Dorington Walk and shall be maintained as such thereafter.  
Reason: To ensure the security of the residents and to comply with policy CP4 of the Cheltenham Borough Council Local Plan.

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.