

APPLICATION NO: 15/02097/FUL	OFFICER: Mr Ben Hawkes
DATE REGISTERED: 28th November 2015	DATE OF EXPIRY: 23rd January 2016
WARD: College	PARISH:
APPLICANT:	Mr Malcolm Walls
AGENT:	n/a
LOCATION:	Naunton Park, Naunton Lane, Cheltenham
PROPOSAL:	Construction of a gravel path to formalise desire lines to existing park facilities

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to part of the land associated with Naunton Park located to the rear of Naunton Park Primary School.
- 1.2 The applicant seeks planning permission for the construction of a gravel path leading from the car park at Asquith Road to the existing play area, Multi-Use-Games-Area and gardens.
- 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:

Conservation Area
Smoke Control Order

Relevant Planning History:

98/00489/OZ 25th June 1998 PER

Erection Of Railings, Metal Columns To Support Roses And Sculpture At Focal Point

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

Tree Officer

14th December 2015

The Tree Section does not object to this application.

However, please could the proposed tree planting species be changed from birch + rowan to eg Birch + wild (or some other species of) cherry. Cherry will have a bigger visual impact on the area as it matures, is quicker to establish, grows larger and lets through dappled light rather than cast dense shade.

The tree to be planted in the middle of the meeting of two pathways near to the car park should be planted and formally protected by an appropriate grille and guard framework.

These 2 requests can be negotiated/agreed on site between Parks Technical Officers + Trees Officers.

Tree Officer

16th December 2015

CBC Tree Section recommends this application.

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 Two site notices were displayed at the application site; no letters of objection have been received.

6. OFFICER COMMENTS

- 6.1 The proposal is to introduce a gravel footpath to formalise pedestrian desire lines from the car park at Asquith Road to the facilities within Naunton Park which include the children's play area, the Multi-Use-Games-Area and the gardens. The proposal is considered by officers to provide better and more usable access for members of the public and would offer greater accessibility for people with limited mobility.
- 6.2 The proposal is not considered by officers to have any harmful impact on the character of the existing park. The path is of an acceptable width and the proposed materials will allow for suitable surface water drainage.
- 6.3 The landscape architect was consulted on this application and raised no objection to the proposal.
- 6.4 The trees department were consulted on this application, their full comments can be read above. Revised plans to address the tree officers concerns which related to the species of trees to be planted were received on 15th December and the tree officer considers the proposal to be acceptable.
- 6.5 The introduction of a path is not considered to have a harmful impact on neighbouring amenity.

7. CONCLUSION AND RECOMMENDATION

- 7.1 The proposal is considered to be compliant with local plan policy CP7 and CP4 in terms of protecting the amenity of local land users and being of an acceptable design.

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 the approved plans listed in Schedule 1 of this decision notice.
Reason: For the avoidance of doubt and in the interests of proper planning.

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.