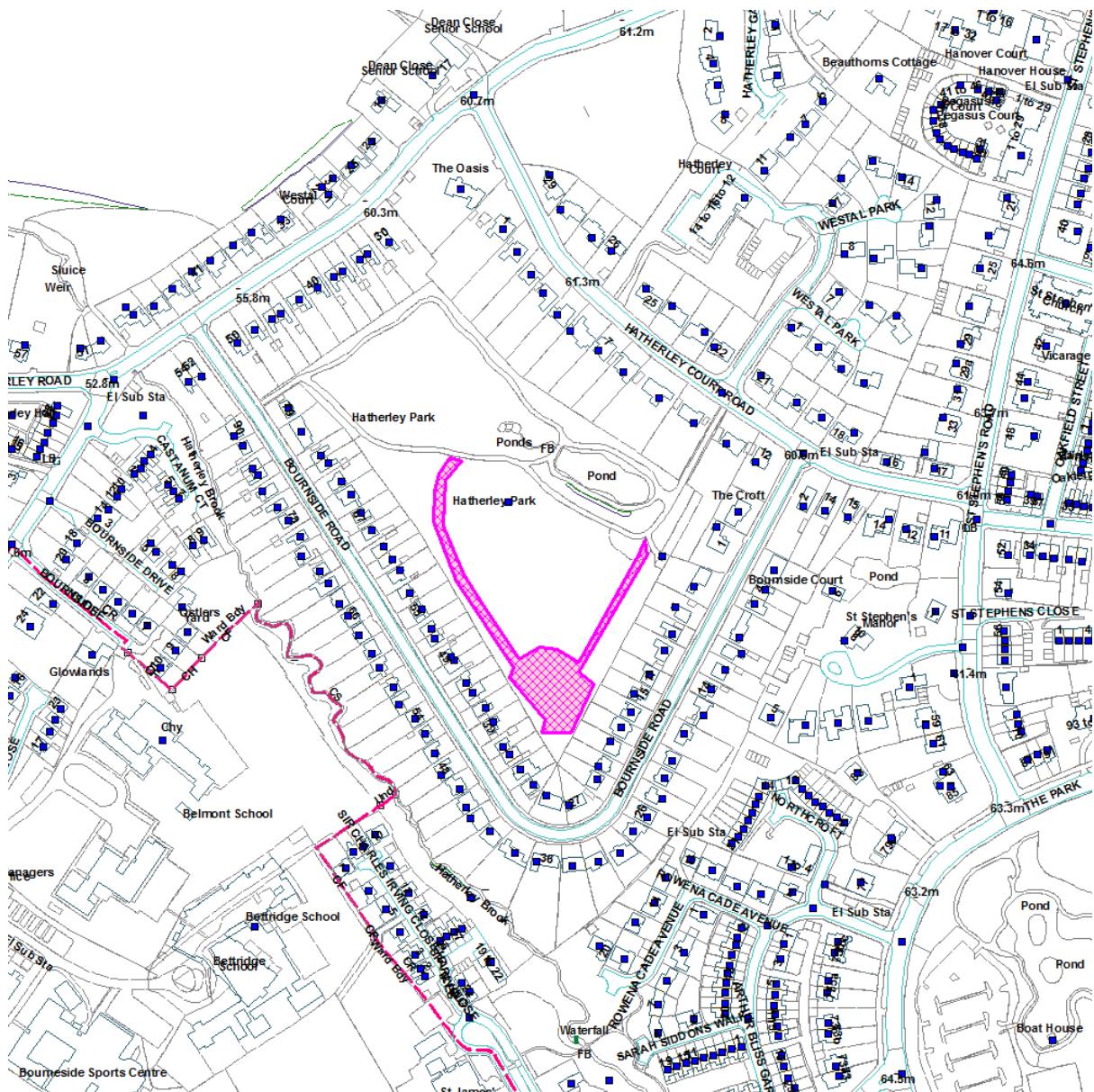


<b>APPLICATION NO:</b> 15/02082/FUL	<b>OFFICER:</b> Mr Ben Hawkes
<b>DATE REGISTERED:</b> 27th November 2015	<b>DATE OF EXPIRY:</b> 22nd January 2016
<b>WARD:</b> Park	<b>PARTY:</b>
<b>APPLICANT:</b> Tony McNamara	
<b>AGENT:</b>	
<b>LOCATION:</b> Hatherley Park, Hatherley Court Road, Cheltenham	
<b>PROPOSAL:</b> Construction of a gravel path	

**RECOMMENDATION:** Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

## **1. DESCRIPTION OF SITE AND PROPOSAL**

- 1.1 The application relates to part of the land associated with Hatherley Park located to the rear of properties on Bournside Road and Hatherley Court Road.
- 1.2 The applicant seeks planning permission for the construction of a gravel path.
- 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  
Residents Associations

### **Relevant Planning History:**

**89/01571/PF 18th January 1990 PER**  
Re-siting of Children's Play Area And Replacement Of Equipment

## **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**

### **Landscape Architect**

*8th December 2015*

The proposal is acceptable

### **Gloucestershire Centre For Environmental Records**

*14th December 2015*

Report available to view on-line.

### **Tree Officer**

*15th December 2015*

The Tree Section supports this application.

## **5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>0</b>
Total comments received	<b>1</b>
Number of objections	<b>0</b>
Number of supporting	<b>1</b>
General comment	<b>0</b>

- 5.1** Two site notices were displayed at the application site; one letter of support has been received from a local resident (attached).

## **6. OFFICER COMMENTS**

- 6.1** The proposal to add a gravel footpath in/around Hatherley Park is considered by officers to be a positive addition to the space. The path would provide better access for members of the public and in particular improved accessibility for those who have 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 and tree officer were consulted on this application and raise no objection to the proposal.
- 6.4** The introduction of a path is not considered to have a harmful impact on neighbouring amenity.
- 6.5** Whilst records show that important species or habitats have been sighted on or near the application site in the past, it is not considered that the proposed small scale development will have any impact on these species.

## **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.