

APPLICATION NO: 15/02067/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 2nd December 2015	DATE OF EXPIRY: 27th January 2016
WARD: St Marks	PARISH: N/A
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes
LOCATION:	James Court, Griffiths Avenue, Cheltenham
PROPOSAL:	Installation of mobility scooter store (1.8m deep x 7.3m wide x 2.1m high) to provide 6no. individual secure compartments with charging points

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 James Court is a 1960's Sheltered Accommodation complex located on the west side of Griffiths Avenue, managed by Cheltenham Borough Homes. The site comprises four buildings which provide a total of 20no. flats. The buildings are two storeys in height with pitched roofs. The external spaces are largely laid to lawn. A large single storey electricity substation is centrally located to the front of the site.
- 1.2 The application proposes the provision of a purpose-built mobility scooter store with 6no. individual secure compartments with charging points. The structure would be 1.8m deep by 7.3m wide, and would be vertically timber clad with a curved mono-pitch aluminium clad roof, rising from 1525mm on the boundary to 2100mm within the site.
- 1.3 The store will be located to the rear of the site, adjacent to the boundary with The Knole Care Home, which is well screened by mature hedging. The store would be sited on a concrete base and accessed via an existing gate and new pathway.
- 1.4 The application sets out that due to an increase in the use of mobility scooters by residents in recent years has resulted in scooters being stored in corridors and communal lounges. This was raised as an issue in a Fire Risk Assessment carried out in 2010.
- 1.5 The application is before the planning committee as the site is owned by Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Gloucestershire Centre for Environmental Records

14th December 2015

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent to The Knole and the occupants of James Court. No representations have been received in response to the publicity.

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The main considerations when determining this application relate to the design and appearance of the proposed mobility scooter store, and amenity.

6.2 Design

6.2.1 The proposed mobility scooter store is utilitarian in appearance and would be discreetly located to the rear of the site; the design and materials of the building are considered appropriate for its function, and in this location. The store would provide a formal solution for the storage and charging of mobility scooters.

6.3 Amenity

6.3.1 The height and location of the proposed store would not result in any harm to the amenity of residents or the wider locality.

7. CONCLUSION AND RECOMMENDATION

- 7.1 With the above in mind, the recommendation is to grant planning permission.

8. 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 the approved plans listed in Schedule 1 of this decision notice, and the accompanying metroSTOR PSM in-line scooter store specification (PSM-6 Class 3).
Reason: For the avoidance of doubt and in the interests of proper planning.

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.