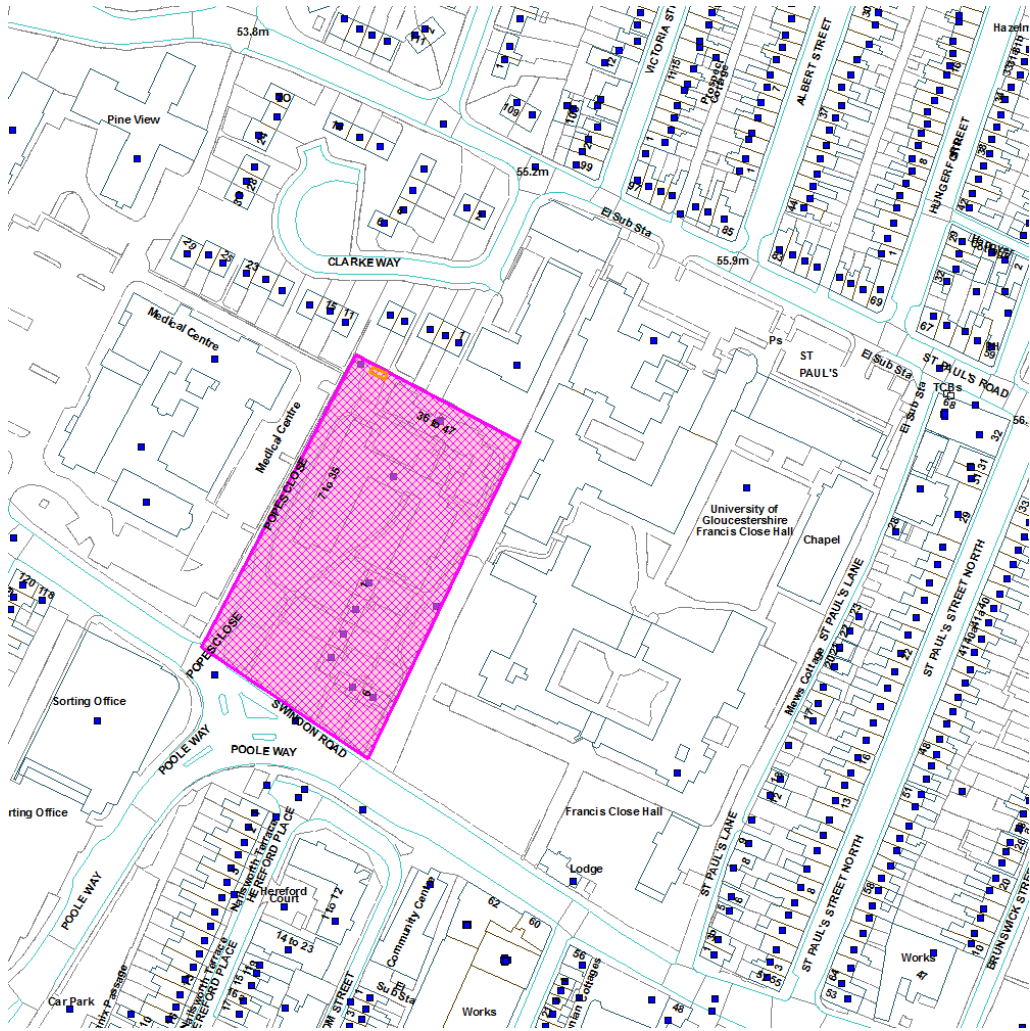


APPLICATION NO: 15/02242/FUL & 15/02247/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 9th January 2016	DATE OF EXPIRY: 5th March 2016
WARD: St Pauls	PARISH: N/A
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes
LOCATION:	Popes Close, Cheltenham
PROPOSAL:	Installation of mobility scooter stores (1.8m deep x 7.3m wide x 2.1m high) to provide 6no. individual secure compartments with charging points

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Popes Close is a purpose-built, 1960's Sheltered Accommodation complex located on the northern side of Swindon Road between St. Paul's Medical Centre to the east and The University of Gloucestershire to the west. Residential properties in Clarke Way are located to the rear (north) of the site. The site is managed by Cheltenham Borough Homes and comprises a total of 6no. bungalows and 40no. flats.
- 1.2 The applications propose the provision of purpose-built mobility scooter stores each with 6no. individual secure compartments with charging points. The structures 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 One store would be located in the northern corner of the site (Area A) adjacent to an existing bin store, and the other would be located adjacent to the south-eastern boundary wall (Area B) again alongside an existing bin store. The stores would be sited on concrete bases and accessed via new/existing pathways.
- 1.4 The applications set out that 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 applications are before the planning committee as Cheltenham Borough Council is the applicant, and owner of the land.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Honeybourne Line
Residents Association
Smoke Control Order

Relevant Planning History:

12/01468/FUL

PERMIT

23rd November 2012

New close boarded timber bin store compound finished with diamond trellis located in northern corner of site (Area A)

12/01469/FUL

PERMIT

23rd November 2012

New close boarded timber bin store compound finished with diamond trellis located adjacent to south-eastern boundary wall

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

22nd January 2016

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent out to four neighbouring properties in Clarke Way. In addition, site notices were posted and an advert published in the Gloucestershire Echo. 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 these applications relate to the design and appearance of the proposed mobility scooter stores, and amenity.

6.2 Design

6.2.1 The proposed mobility scooter stores are utilitarian in appearance and would be discreetly located within the site; the design and materials of the building are considered appropriate for their function, and in this location. The stores 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 stores 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.