

APPLICATION NO: 16/00161/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 16th February 2016	DATE OF EXPIRY: 12th April 2016
WARD: Up Hatherley	PARISH: Up Hatherley
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Homes
LOCATION:	Wallace House, Buttermere Close, Hatherley
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 and erection of fencing

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 Wallace House is a 1970's Sheltered Accommodation complex located within Up Hatherley parish. The site is managed by Cheltenham Borough Homes and comprises 31no. flats.
- 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. A timber fence enclosure is also proposed.
- 1.3 The store would be sited on a concrete base adjacent to a footpath which runs between Buttermere Close and Alma Road, which is fronted by residential properties. The location of the proposed timber fencing has been amended during the course of the application and would now be installed on the inside of the existing hedging which forms the boundary.
- 1.4 The application sets out that at present mobility scooters are being stored in the communal lounge. This was highlighted as an issue in a Fire Risk Assessment carried out in 2010.
- 1.5 The application is before the planning committee as Cheltenham Borough Council is the applicant, and owner of the land.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None of any relevance to this application

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

Parish Council

5th February 2016

We are sympathetic to this application but realise there may be objections in which case please let us know what they say.

Wales and West Utilities

11th February 2016

Wales & West Utilities acknowledge receipt of your notice received on 08.02.2016, advising us of the planning application and proposals at: Wallace House, Windermere Road, Cheltenham, Gloucestershire, GL51 3PF

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works.

Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent out to 34 properties. 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 located to the rear of the site and enclosed within a new timber fence enclosure; 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 significant harm to the amenity of residents or the wider locality. No objection has been raised by the parish council or local residents.

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 three 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, the accompanying metroSTOR PSM in-line scooter store specification (PSM-6 Class 3), and the revised fencing detail.
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.