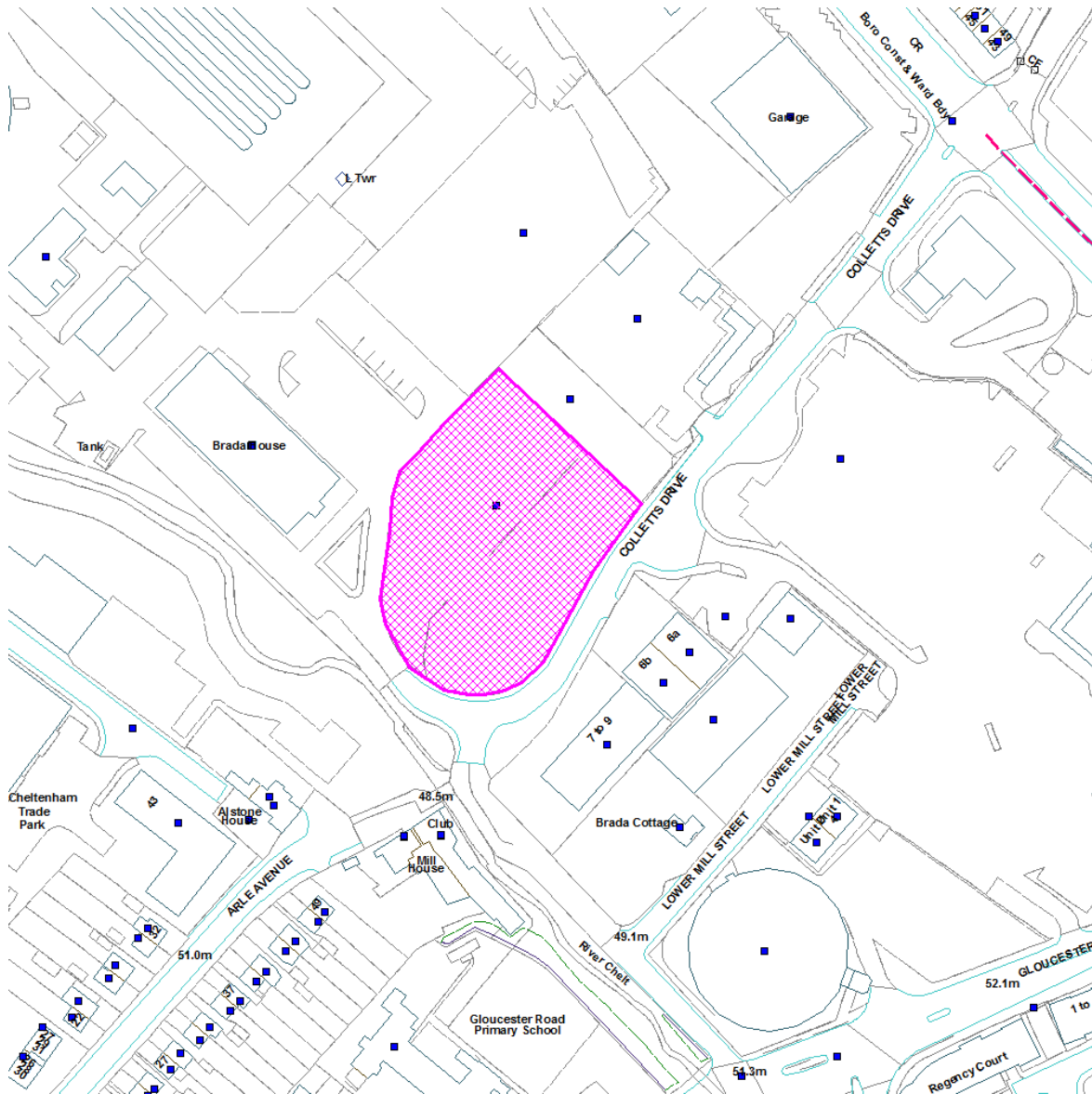


APPLICATION NO: 16/00693/FUL	OFFICER: Mr Craig Hemphill
DATE REGISTERED: 5th May 2016	DATE OF EXPIRY:
WARD: St Peters	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Cheltenham Borough Council
LOCATION:	Land at Colletts Drive, Cheltenham
PROPOSAL:	Change of use of site to provide up to 41 space car park for a local company.

RECOMMENDATION: To follow



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a currently unused hardstanding area located at the end of Collet's Drive, accessed via Tewkesbury Road. The site adjoins industrial uses to the east and west with the car parking area for the Tesco supermarket located to the north east. The River Chelt runs to the south of the site, beyond which is a mix of commercial buildings at Central Way and residential properties at Arle Avenue.
- 1.2 The application proposes to change the use of the hardstanding area to provide a car parking area of up to 41 spaces.
- 1.3 The supporting documents submitted set out that the car parking is for Omega Engineering Services at 42 Central Way and that the car parking is required due to the business expanding. The company will be moving 16 permanent staff and 23 contract staff from their premises at 12 St Georges Business park to 42 Central Way.
- 1.4 Subject to receiving planning permission Omega has agreed a draft lease to rent the land from Cheltenham Borough for a 5 year period.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

250 Metre Land Fill Boundary
Flood Zone 3

Relevant Planning History:

03/00564/FUL 28th May 2003 PER

Construction of workshop and temporary offices in connection with builders yard/plant storage areas

87/00473/PF 25th June 1987 PER

Land off Tewkesbury Road Cheltenham Gloucestershire - Formation of New Access Road (Traffic Light Controlled)

90/00394/PF 24th May 1990 PER

Commercial Vehicle Turning Head and Vehicular Barrier at Arle Avenue End Of Moors Gardens

91/00448/PO 1st August 1991 WDN

Erection of Light Industrial Building with Ancillary Offices (S.106 Agreement Completed 19 Nov 93)

91/00451/PO 1st August 1991 WDN

Erection of Light Industrial Building with Ancillary Offices (S.106 Agreement Completed 19 Nov 93)

92/00146/PM 26th March 1992 PER

New Depot/Workshop/Office for O'Connor Plant Hire

93/00900/PF 21st October 1993 REF

Proposed Pedestrian Access onto Public Footway, Tewkesbury Road - Through Existing Boundary Wall

97/00510/OZ 15th September 1997 WDN

Change Of Use To Open Space Incorporating An Area Of Grass For School Use

04/02097/GDO 27th January 2005 REF

Erection of 10 metre telecommunications facsimile lamppost structure with integral antenna and ancillary equipment cabinet

06/00707/COU 6th July 2006 PER

Use of vacant site for temporary car park for 35 weeks and reinstate area after use

08/00898/GDO 13th August 2008 NOOBJ

12.5 metre telecommunications column accommodating three internal antennae and one ground based cabinet

11/01282/FUL 28th October 2011 PER

Erection of palisade fence

14/00682/FUL 5th June 2014 PER

Proposed site compound to serve as a storage base for operational works

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

GE 6 Trees and development

TP 1 Development and highway safety

TP 5 Extension of private car parking facilities

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Contaminated Land Officer

5th May 2016

No objections to this application.

Tree Officer

25th May 2016

The Tree Section has no objects with this application.

Cheltenham Civic Society

19th May 2016

it is difficult to assess this scheme without more information.

Land Drainage Officer

14th June 2016

This area appears to be an existing hard standing already used for parking. I have no objection to the proposal

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** At the time of preparing this report some consultation responses are awaited. The report will follow as an update.