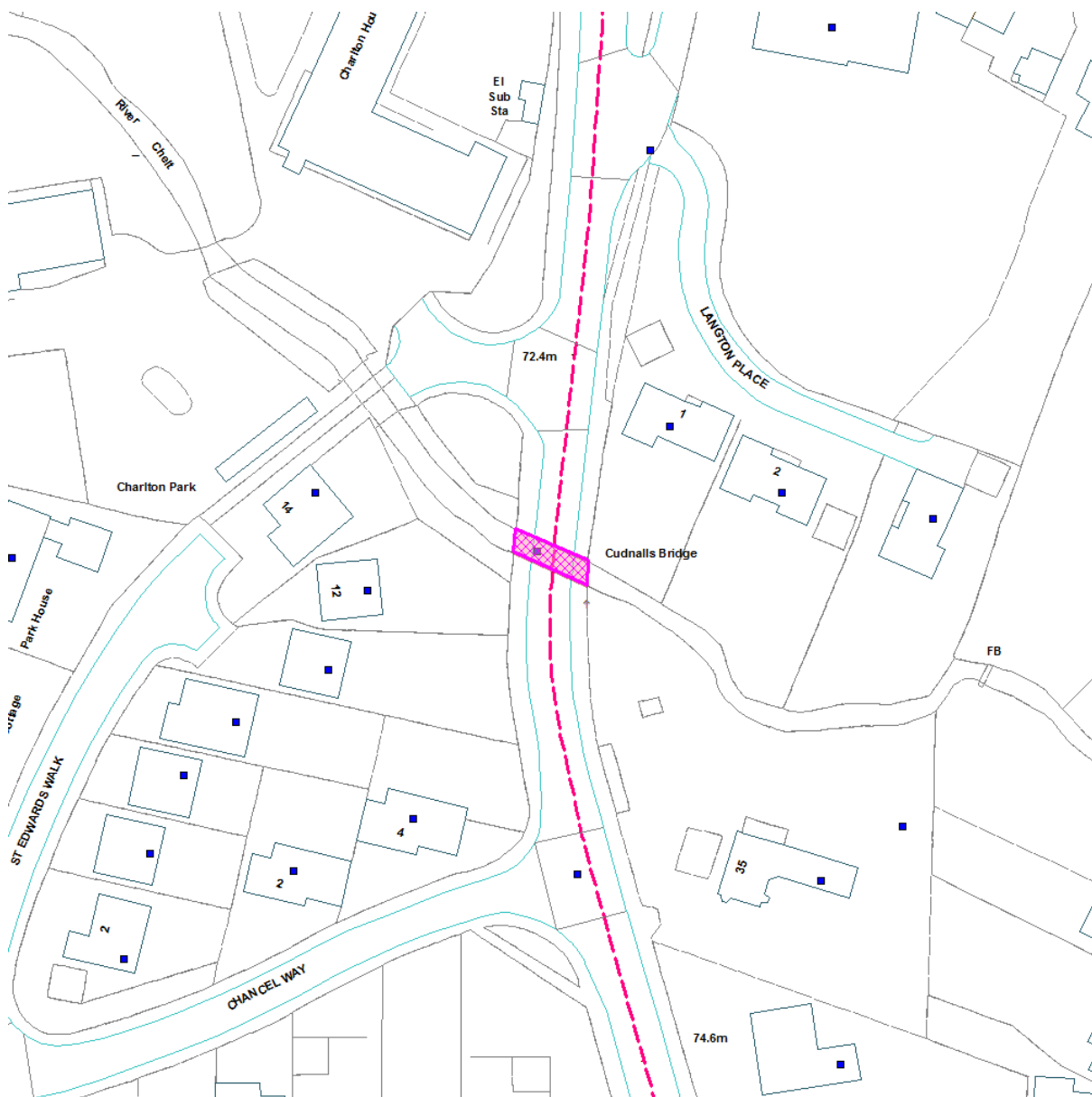


APPLICATION NO: 16/01284/LBC		OFFICER: Ms Wendy Tomlinson	
DATE REGISTERED: 27th July 2016		DATE OF EXPIRY: 21st September 2016	
WARD: Charlton Kings		PARISH: Charlton Kings	
APPLICANT:	Gloucestershire County Council		
AGENT:	Amey		
LOCATION:	Cudnalls Bridge, Cirencester Road, Charlton Kings		
PROPOSAL:	Reinstate bridge parapet, pilaster and approach wall following partial damage		

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

Cudnall Bridge is a grade II listed limestone ashlar bridge and parapet with three matching ashlar end piers and one very damaged pier to which this application refers. The proposal is to reinstate the damaged part of the parapet; pier and approach wall following the partial damage of the structure caused by a lorry collision. The site is prominent and the whole ensemble is an attractive set piece within the setting of the Cudnall Street Conservation Area.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Flood Zone 2
Flood Zone 3
Listed Buildings Grade 2

Relevant Planning History:

None.

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 7 Design
BE 9 Alteration of listed buildings

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Wales And West Utilities

16th August 2016
Comments available to view on line.

Parish Council

9th August 2016
No objection

GCC Highways Planning Liaison Officer

9th August 2016
I have no objection to the proposed repair works.

Statement of Due Regard

Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development. It is considered that no inequality is caused to those people who had previously utilised those sections of the existing transport network that are likely to be impacted on by the proposed development.

It is considered that the following protected groups will not be affected by the transport impacts of the proposed development: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation, other groups (such as long term unemployed), social-economically deprived groups, community cohesion, and human rights.

Gloucestershire Centre For Environmental Records

12th August 2016

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	6
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1** A site notice was displayed near to the site and an advertisement was placed in the *Gloucestershire Echo* as required.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** The determining issue is the impact of the proposed repair works on the remaining listed structures which are largely intact. The damaged pier has previously been replaced and on that occasion the materials and finish of the pier was not a sympathetic match to the existing piers. The piers were rendered and the block work scribed into the render. An attempt is being made with this proposal to match the ashlar stone work and this is welcomed. Due to the vulnerability of the pier's location and likelihood that it will be struck again the use of cast stone on this occasion has been supported. The cast stone will have the appearance of natural stone and allows for the core to be reinforced.

7. CONCLUSION AND RECOMMENDATION

- 7.1** This proposal is a pragmatic solution for a vulnerable listed structure and although the materials are not like for like the appearance will be improved, and this, in view of its location and the strong likelihood that the pier will be hit again is considered an appropriate response. The proposal accords with local and national policy that seeks development that enhances sensitive heritage locations and is therefore recommended for approval subject to the following conditions.
- 7.2** It has been noted by officers that the works have been undertaken prior to the determination of this application and are now complete.

8. CONDITIONS

- 1 The works hereby granted shall be begun before the expiration of five years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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.

- 3 All disturbed surfaces shall be made good using materials to match the existing materials, composition, form, finish and colour of the existing building.

Reason: In the interests of the special architectural and historic qualities of the Listed Building, having regard to Policy BE9 of the Cheltenham Borough Local Plan (adopted 2006) and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment Good Practice Advice (note 2).

- 4 The new cast stone work shall match the facing ashlar work on the principal listed bridge parapet and piers in respect of colour, texture and finish.

Reason: In the interests of the special architectural and historic qualities of the Listed Building, having regard to Policy BE9 of the Cheltenham Borough Local Plan (adopted 2006) and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment Good Practice Advice (note 2).

- 5 The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

a) Railings to include finials and back stays

The details of the above shall include the following:

- 1:5 detailed designs of the finials, uprights and all fixings.

The works shall not be carried out unless in accordance with the details so approved.

Reason: In the interests of the special architectural and historic qualities of the Listed Building, having regard to Policy BE9 of the Cheltenham Borough Local Plan (adopted 2006) and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment Good Practice Advice (note 2).

INFORMATIVES

- 1 The applicant, their successors, and developer must ensure compliance with the conditions listed above. Some conditions may require the submission and approval of further information to the Local Planning Authority prior to the commencement of development, works, use or occupation.

Please note that an application for approval of details reserved by a condition will need to be made to the Local Planning Authority in respect of those conditions. You should allow up to eight weeks for a decision. Please ensure that you allow plenty of time for this process when planning the timetable for your project. Commencement in breach of a condition could lead to enforcement action.

- 2 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.