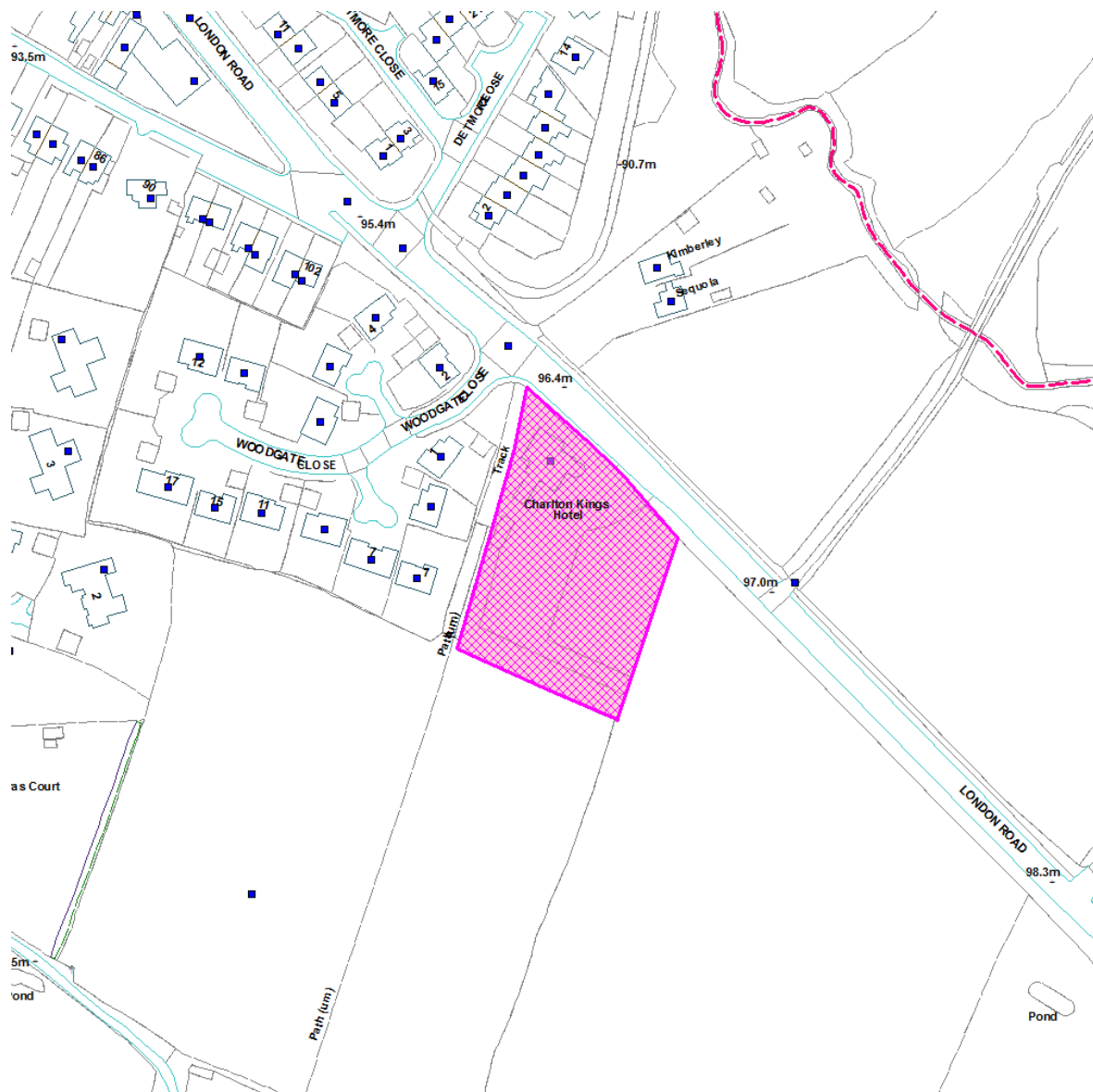


APPLICATION NO: 16/01180/FUL	OFFICER: Mr Craig Hemphill
DATE REGISTERED: 13th July 2016	DATE OF EXPIRY: 7th September 2016
WARD: Charlton Kings	PARISH: Charlton Kings
APPLICANT:	Shepherd Cox
AGENT:	Studio Webb Architects Ltd
LOCATION:	Charlton Kings Hotel, London Road, Charlton Kings
PROPOSAL:	Construction of a two storey hotel extension comprising eighteen (total) additional bedroom suites, along with associated external landscaping and car parking alterations. The scheme also includes minor alterations to the existing hotel, comprising the demolition of existing conservatory and single storey side extension, and replacement with new single storey extension.

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Charlton Kings Hotel is set in a 0.95acre site located on the urban fringe of Cheltenham and Charlton Kings. The Hotel is the last building on London Road before leaving the town, and the first building encountered when entering the built up area. The site is located within the Area of Outstanding Natural Beauty which ends at the boundary of the site on the west with the residential properties on Woodgate Close. To the north of the site is the A40 London Road which provides access to the site, beyond which are two detached dwellings, further to the northwest are residential properties of Charlton Kings. The remaining boundaries are adjacent to open countryside and the Area of Outstanding Natural Beauty.
- 1.2 The hotel currently provides 12 bedrooms, reception area, lounge/dining room and kitchens.
- 1.3 The current application proposes the construction of a two storey extension to the rear of the site towards the west boundary which would comprise eighteen additional bedroom suites along with associated external landscaping and car parking alterations. The scheme also includes external and internal alterations to modernise and rationalise the existing hotel which comprises the demolition of existing the conservatory and single storey side extension and replacement with new single storey extension.
- 1.4 The application is before the Committee at the request of Councillor Helena McCloskey to allow the Committee to visit neighbouring dwellings in Woodgate Close to judge the effect of the extension on their properties.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Area of Outstanding Natural Beauty
Smoke Control Order

Relevant Planning History:

85/01143/PC 21st November 1985 PER

Balcarras Lawn Cheltenham Gloucestershire - Change of Use to Guest House

86/01415/PF 22nd January 1987 PER

Balcarras Lawn Cheltenham Gloucestershire - Demolition of Existing Private Accommodation, Replacement with Extension to Provide Nine Bedrooms to Existing Guest House

90/00642/PF 28th June 1990 PER

Erection of New Porch and Main Entrance (Formerly Balcarras Lawn Hotel)

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 4 Safe and sustainable living
CP 7 Design
CO 2 Development within or affecting the AONB
TP 1 Development and highway safety

4. CONSULTATIONS

GCC Highways Planning Liaison Officer

30th August 2016

I refer to the above application and received in our office on the 7th July 2016 and apologise for the delay in reply.

I can confirm that I have assessed the proposed level of parking and am satisfied that this will be able to accommodate the increase in patronage and staffing levels associated with the development. The proposed use will also intensify the use of the existing access but as the access is suitable in terms of its layout and visibility I recommend that no objection is raised subject to recommended conditions being attached.

Cotswold Conservation Board

11th July 2016

Thank you for consulting the Cotswolds Conservation Board.

We raise no comments in respect of the principle of the development. Should the Council be minded to approve the development we suggest conditions to ensure the provision of the proposed landscaping; protection of existing landscaping during construction where proposed to be retained; approval of external materials and colours; and should new external lighting be required it should be of a dark night skies compliant design and details of which, numbers and locations should be approved.

Tree Officer

22nd July 2016

The Tree Section has no objections with this application in principle however the tree section objects to the area of reinforced grass turf near the protected T26 Cedar. The reinforced grass turf will encourage drivers to drive/park underneath the protected tree. This could potentially be detrimental to the tree as it will cause compaction. The plans state that the reinforced grass is there to protect the roots of the tree, the best way to protect the roots would be to deter drivers to go underneath the tree. The Tree Section would like the reinforced grass to be removed from the plans. It is recommended that the proposed new hedge follows the edge boundary of the parking all the way round to London Road. This will need to be done sensitively to ensure the roots of the Cedar are not damaged. The hedges will prevent anyone from driving onto the root protection zone. Other options would be to put an obstacle in the way such as a small picket fence or to leave the area as grass. If permission is granted use recommended conditions.

Environmental Health

11th July 2016

I have no objection to the proposal in principal; however I have some concerns that neighbouring residential properties will suffer some loss of amenity during the construction of the site due to potential noise and dust from construction activities. I would therefore recommend a condition is attached to any consent for this development to deal with this.

Landscape Architect

22nd July 2016

In general the landscape proposals are acceptable. There are, however, some points which should be drawn to the attention of the applicant:

The Landscape General Arrangement Plan (Dwg. No. ALA324L01) does not show the car park spaces marked out, whereas the Site Plan (Proposed) (Dwg. No. GA.00) does. If it is intended to mark out the car park spaces then consider using the same range of vehicular block paviors to delineate the bays as is being used for the vehicle approach to the hotel entrance.

There is an area of reinforced grass shown on the curve of the entrance drive. This is of concern as it may encourage the use of this area for overspill parking which would not be acceptable. It should be removed from the scheme. Given the sensitive location of the site in the AONB it is important to stress that car parking should be restricted to the 30 spaces proposed. If the intended purpose of the reinforced grass is to mitigate the effect of vehicle overrun then a more attractive and substantial solution would be to extend the proposed native hedge around the curve of the drive to meet the new wall.

Planting Plan (Dwg. No. ALA324L04)

The Plant Schedule lists three Ornamental Mixes - A, B, C. However, only two - A & C are indicated on the plan. Please could this be reviewed and either Ornamental Mix B indicated on the plan or removed from the schedule.

The Plant Schedule submitted lists the specification and quantities of the required plants. However, there is nothing to show the arrangement of the plants within the various areas of soft landscape. This is important information for the landscape contractors in order for them to know where to position the specified plants. A detailed planting plan is more essential in a situation such as this, where planting alongside the building will be viewed close-up, than it would be in a more extensive landscape scheme. A detailed planting plan showing the positions of the proposed plants is therefore required.

Architects Panel

3rd August 2016

Design Concept

The panel had no objection to the principle of extending Charlton Kings Hotel but felt the scheme submitted was not a successful design solution.

The hotel is located in a prominent position off the A40 on the east side of Cheltenham and the panel felt the design should aim to improve the appearance of the hotel and its setting as a gateway building to the town.

Design Detail

The design of the new two storey wing in itself was acceptable but not in the context of the existing hotel. The single storey extensions conflict with the existing architecture and result in an incoherent composition of building elements. The number of secondary entrances is confusing and the overall planning of the spaces could be much improved.

The panel questioned the siting of the extension and the position of the new car park which was felt to be a wasted opportunity to create a more interesting and attractive garden setting.

Recommendation: not supported.

Civic Society

16th September 2016

This is a prominent and important site - the first building of note on entering the town on the A40. If there is a need to expand, this seems reasonably discreet and well shielded from the A40.

Parish Council

19th July 2016

No Objection, but Comment:

We note the extra provision of car parking for the new development, in line with the number of new rooms. However in our view it would be beneficial to provide some more spaces on top of this in order to cater for extra staff and any special occasions. This would then reduce the possibility of cars being parked in adjacent streets.

Comments on Revised Plans

Tree Officer

23rd August 2016

The Tree Section has no objections with this application and it welcomes the new Landscaping Plan. If permission is granted use recommended conditions.

Parish Council

6th September 2016

No objection but comment

We reiterate our previous comment regarding parking. This noted the extra provision of parking, in line with the increase in the number of rooms. However we still maintain that it would be beneficial to provide a number of additional spaces for extra capacity when the hotel is full or there is a function on; they could also be used by hotel staff. This would then prevent overspill to surrounding streets, in particular Woodgate Close, where any on-street parking near its junction with the A40 would create a serious hazard for vehicles turning into and out of the close

5. PUBLICITY AND REPRESENTATIONS

5.1 In response to letters being sent to neighbouring properties, 9 letters of objection have been received. Following re-consultation on the revised plans 5 letters have been received reiterating the comments previously made. Comments are circulated to Members in full at the end of this report.

5.2 Comments received raise concerns with:

- Loss of trees
- Ecology

- Flooding/drainage
- Impact by way of overlooking/loss of privacy/overbearing/visual amenity
- Increased hotel activity and insufficient parking along with highway safety
- Increased hotel activity and resulting noise and smells from kitchen
- Increased hotel activity increased hours, noise and disturbance from functions and unwanted behaviour.
- Scale of development not in keeping

6. OFFICER COMMENTS

6.1 The key issues for this application are considered to be:-

- the principle of an extension to the hotel within this location
- the design and scale of the proposed development and impact upon the character and appearance of the locality and the Area of Outstanding Natural Beauty
- impact on the amenities of occupiers of neighbouring properties
- highway safety implications and parking
- other considerations including flooding and drainage, and loss of trees.

6.2 Principle of Development

6.2.1 The relevant policy documents for consideration are the Cheltenham Borough Local Plan (adopted 2006), and the NPPF. Also relevant is the Hotel Capacity Study dated May 2009 which forms part of the evidence base of the emerging Joint Core Strategy.

6.2.2 At paragraph 14 the NPPF states that “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking...”

6.2.3 The application site is located at the fringe of the town adjacent to the A40 London Road. The site operates as an active hotel with access to bus services to the town centre and is located in Charlton Kings with access to the facilities provided within the Parish. The site is therefore considered to be located in a sustainable location.

6.2.4 The Hotel Capacity Study was produced in 2009 as part of the evidence base of the Joint Core Strategy. This study, in considering the Cheltenham hub, concludes that there is an identified need for more hotels and rooms in the town. The report states ‘under current supply (as known at May 2009), the projected occupancy of 81% in 2016 (89% under optimistic projection) would lead to many potential visitors to Cheltenham not being able to find accommodation at a time and price to suit them.’ To note, the only significant addition to the hotel provision in the town since this report was published is the hotel currently under construction at the phase 2 Brewery site on lower High Street.

6.2.5 The principle of an extension to the hotel is therefore considered to be acceptable.

6.2.6 The proposed extension is seeking to strike a balance between existing constraints at the site; these being the impact on the Area of Outstanding Natural Beauty, proximity to the two

trees protected by a Tree Preservation Order and the impact on the amenity of the residential properties adjacent to the site in Woodgate Close. The following sections of this report set out considerations on the detail of the application.

6.3 Design and layout

- 6.3.1** The NPPF advises at paragraph 59 that “design policies and decisions should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, massing, height and materials of new development in relation to neighbouring buildings”. Paragraph 60 goes on to say that “planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”.
- 6.3.2** Policy CP7 of the Local Plan seeks to ensure that development is of a high standard of architectural design.
- 6.3.3** The current hotel is the first building encountered when entering Cheltenham on the A40; the site is therefore in a significant and prominent location. The existing hotel is not listed or identified as a building of local importance in the Local plan.
- 6.3.4** The contribution that the existing building provides to the locality is subjective. Officers consider its impact as neutral, providing neither a building of a high or of a poor quality of architectural standard. It has been extended at various periods throughout its life time with various large and small scale extensions which creates a somewhat incoherent building mass and appearance.
- 6.3.5** The application proposes, in addition to the extensions, to remodel the elevations of the existing hotel. The proposed two storey extension to the rear of the site incorporates three pitched gable roofs in elevation which respond to and match the gable detail incorporated in the existing hotel. The height of the extension is set down, its ridge height being set 600mm lower than the existing hotel. The combination of this lower ridge, and the gable and valley roof arrangement of the extension (which helps to articulate the elevation), and the inclusion of a glazed link between the extension and the main hotel building ensure that it would read as a well-considered addition to the hotel. The single storey extension to the front rationalises the current arrangement and provides for a modern design solution.
- 6.3.6** The materials proposed include Cotswold stone to first floor level with a mix of natural lime render and timber cladding above with the roof to be finished with slate tiles. Fenestration is detailed to be powder coated aluminium. The proposal also incorporates the use of these materials as part of the remodelling and upgrading of the existing hotel which helps to create a consistent appearance providing for a clear unified identity for the hotel as a whole.
- 6.3.7** It is noted that the Architect’s Panel have provided comments which are not in support of the application. Officers consider that the proposed extensions and works to the hotel rationalise its appearance and will provide for a modern functional hotel. The materials proposed are of a high quality with the overall design approach taken providing for a building which will be of a good architectural standard that would not be at odds with the appearance of the locality and thereby provide for a positive building at the entrance to Cheltenham. The proposal is therefore considered to comply with the objectives of policy CP7 of the Local Plan and the NPPF.

6.4 Impact on the Area of Outstanding Natural Beauty.

- 6.4.1** Policy CO2 of the Local Plan sets out that development which would harm the natural beauty of the landscape within the AONB will not be permitted.

6.4.2 The position of the extension is set towards the east boundary of the site. This position is deliberate and is trying to ensure that the extension will have the least impact on the setting of the Area of Outstanding Natural Beauty by retaining much of the existing openness to the side of the hotel, adjacent to the open countryside. In considering the impact of the extension, the Cotswold Conservation Board provides no objection to the application. The Landscape Officer has also considered the scheme, providing comments. Revised plans have been submitted which comply with the requests and comments made by the Landscape Officer.

6.4.3 The proposed layout and landscaping as revised is considered to have an acceptable impact on the setting of the Area of Outstanding Natural Beauty as required by policy CO2.

6.5 Impact on neighbouring property

6.6 Local Plan policy CP4 seeks to ensure that development will not harm the amenity of adjacent land users. The proposed extension would be located towards the eastern boundary of the site which is immediately adjacent to a public right of way and residential properties in Woodgate Close.

6.7 The proposed layout has considered a number of elements including the AONB and trees protected by a TPO. These constraints have directed that the extension is proposed towards the northern boundary. The original plans proposed that the extension be located immediately adjacent to the boundary. Following concerns raised by Officers about the proximity of the extension to the boundary and the impact on neighbouring amenity revised plans have been submitted. The proposed rear extension and car parking area has been relocated further away from the boundary by 1.2m with the rear roof form of the extension being altered from gables to hips to reduce the massing on the boundary. The windows in the first floor of the extension are now detailed to be obscure and fixed closed.

6.8 As revised, the proposed extension will still be visible from neighbouring properties 5 and 3 Woodgate Close, and to a lesser degree 1 Woodgate Close. The rear elevation of the two storey extension will face the side elevation of 5 Woodgate Close being approximately 14m from the main two storey side elevation of the property and 9.5m from the side conservatory. The proposed extension will face the rear elevation of 3 Woodgate Close being approximately 18m from the main dwelling and 14m from the conservatory. The corner of the proposed extension is approximately 22m from the rear elevation of 1 Woodgate Close. The combination of these distances and that the proposed first floor windows are to be fixed obscure glass at first floor window level ensure that the proposal will not result in any overlooking into the adjacent properties. The revised elevations, which incorporate a hipped roof design, has reduced the height of the extension adjacent the boundary from 7m to 4.5m and the overall ridge height remains at 7m but is set 4m away from the boundary. In addition, the revised plan now sets the extension 1.2m back from the boundary. The combination of these alterations significantly improves the relationship with the residential properties in Woodgate Close and reduces the previous overbearing impact.

6.9 The revised elevations and layout, positioning of fixed obscure windows and the two storey scale of the development ensure that the proposal would not have an overbearing impact or create any overlooking of neighbouring properties. The proposals are therefore considered to accord with policy CP4 of the local plan.

6.10 A condition is recommended to ensure the windows are maintained fixed and obscured as detailed in the plans. To note, as a hotel the introduction of any further windows would require planning permission.

6.11 Impact on Trees and Ecology

6.11.1 The loss of existing trees and resulting impact on ecology has been raised by some local residents. The positioning of the extension ensures that the trees protected by Tree Preservation Orders are not affected by the proposal. The trees to be removed are located to the eastern boundary. A detailed arboriculture assessment of all the trees has been submitted in support of the application. The Council's Trees Officer has reviewed the details provided, and following the submission of additional information, has no objection to the proposal or to the removal of the trees identified. To note, the landscaping scheme includes the planting of new trees.

6.11.2 Residents have made comment on the loss of the trees and the impact this action would have on ecology. It is however important to note that the trees to be removed are not protected and no consents are required to remove them. While there are no indications that there are protected species in the locality, the applicant would have to ensure that the removal of the trees would be carried out in accordance with the requirements of The Wildlife & Countryside Act.

6.12 Access and highway issues

6.12.1 Concerns have been raised from local residents on the parking provision proposed and the potential for overspill car parking from the hotel taking place on the adjacent residential street.

6.12.2 During pre-application discussions the scheme included the provision of a function/conference room which would be available for hire. The application submitted has not included this type of facility confirming: *'The proposal looks to retain the same hotel arrangement on the site as exists – bed and breakfast. Early development studies investigated potential for dedicated "function" and "conference" spaces in addition to increased hotel accommodation. On reflection however, and following discussions with the Local Authority, the design was developed to omit these facilities and focus solely on hotel accommodation, to avoid potential for noise impact and excessive demand on parking. The proposed business model will provide guest sleeping accommodation and improved bed and breakfast dining facilities.'*

6.12.3 A total of 30 car parking spaces are proposed to serve the hotel with the existing access to the A40 being retained. GCC Highways Planning Liaison Team has reviewed the application, providing no objection, commenting that the proposal provides sufficient car parking and that the intensification in the use of the existing access is acceptable.

6.12.4 Given the points of clarification provided by the applicant and the comments received by GCC Highways, the proposal is considered to be acceptable in terms of car parking provision and highway safety. The proposal therefore accords with policies TP1 of the Local Plan and advice contained in the NPPF.

6.13 Other considerations

6.13.1 Comments on anti-social behaviour, increased hotel activity, increased hours, noise and disturbance from functions and noise and smells from the kitchen have also been received. As mentioned above the proposal does not include a function facility, with the hotel seeking to maintain the established bed and breakfast use of the hotel. In considering the comments received it is considered that the proposal will not have a significantly different impact on neighbouring properties than already exists. Furthermore, after reviewing the application the Environmental Health Officer has not objected to the extension or the proposed works to the hotel.

6.13.2 Local residents have referred to flooding and drainage at the site. The site is located outside Flood Zones 2 and 3 as defined by the Environment Agency flood maps. All land outside Flood Zone 2 and 3 is defined as Zone 1 which has the lowest probability of

flooding. Surface water management is a consideration; to ensure this is managed appropriately it is recommended that a condition is attached requiring additional information to be submitted on this.

7. CONCLUSION AND RECOMMENDATION

- 7.1** The statutory requirement is that a proposal must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2** In reviewing the application and the planning balance regard must be given to the proposal as a whole.
- 7.3** The proposal would provide for 18 additional hotel bedrooms in Cheltenham well related to services and facilities and evidence shows that there is a current shortfall in hotel accommodation. Consequently, whilst the contribution of 18 rooms may be limited this a matter which carries some weight. The proposal would also bring economic benefits through the construction process and from the occupation of the hotel and create 5 new full time jobs. These matters weigh in favour of the application.
- 7.4** The design approach is considered to be to a good standard with revised plans being submitted which are considered to reduce the impact that the two storey extension would have on surrounding amenity. The proposal is considered to have an acceptable impact upon the Area of Outstanding Natural Beauty and the trees protected by tree preservation orders. Concerns have been received on parking and highway safety grounds, which are understood. The site is located in a highly sustainable location, with no objection being received by GCC on this matter.
- 7.5** In considering the application Officers are of the view that the planning balance is in favour of the application and it is therefore recommended for permission.

8. CONDITIONS / INFORMATIVES

- 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.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3** All landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority. Reason: To ensure that the planting becomes established, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (2006).

- 4 No external facing or roofing materials shall be applied unless in accordance with
 - a) a written specification of the materials; and
 - b) physical sample/s of the materials, the details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and/or re-enacting that order), the first floor eastern windows shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

Reason: To safeguard the privacy of adjacent properties having regard to Policies CP4 of the Cheltenham Borough Local Plan (adopted 2006).

- 6 Tree protection (fencing and no-dig construction) shall be installed in accordance with the specifications set out within the Arboricultural Report (reference Charlton King's Hotel, Cheltenham' BS5837 Tree Constraints, Tree Impact Assessment & Tree Protection Method statement extensions) and the Tree Protection Plan Drawing Number CKHRPA-AUG16 dated August 2016. The tree protection shall be erected/installed, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.

Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 7 No fires shall be lit within 5m of the Root Protection Area(s) and materials that will contaminate the soil such as cement or diesel must not be discharged within 10m of the tree stem. Existing ground levels shall remain the same within the Root Protection Area(s) and no building materials or surplus soil shall be stored therein. No trenches for services or drains shall be sited within the crown spread of any trees to be retained.

Reason: In the interests of local amenity in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 8 All service runs shall fall outside the Root Protection Area(s) shown on the approved drawings, unless otherwise first agreed in writing by the Local Planning Authority. Any such works shall be carried out in accordance with the National Joint Utilities Group; Volume 4 (2007) (or any standard that reproduces or replaces this standard).

Reason: To safeguard existing tree(s) in the interests of visual amenity, having regard to Policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 9 Any works taking place in the root protection area shall be carried out by hand and no roots over 25mm to be severed without the advice of a qualified arboriculturalist or without written permission from the Local Planning Authority's Tree Officer.

Reason: To safeguard the retained/protected tree(s) in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 10 A plan for the control of noise, dust and other nuisances must be submitted for approval by the LPA before any works of construction, demolition or ground preparation are commenced.

Reason: To protect the occupiers of adjacent property from loss of amenity due to noise and dust during the construction of the development in accordance with policy CP4 of the Local Plan.

- 11 Prior to the proposed development being brought into beneficial use the proposed parking area as shown on drawing 15024 GA.00 rev A shall be made available for use.
Reason: To ensure that adequate parking is provided to serve the proposed development to minimise conflict between vehicles, pedestrians and cyclists in accordance with Paragraph 35 of the NPPF.

- 12 No development shall commence on site unless details of a surface water drainage scheme, which shall incorporate Sustainable Urban Drainage System (SUDS) principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for implementation of the works; and proposals for maintenance and management. The development shall not be carried out unless in accordance with the approved surface water drainage scheme.

Reason: To ensure sustainable drainage of the development, having regard to Policy UI3 of the Cheltenham Borough Local Plan (2006). Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

INFORMATIVES

- 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.

- 2 It is strongly recommended that suitable leaf guards to cover guttering and down pipes are installed onto external rain drainage pipework so as to reduce the incidence of such blocked pipework as a result of tree related litter-fallen leaves, twigs, fruit etc.