

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

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1. Following a site visit undertaken on the 18<sup>th</sup> October 2106 with members of the Planning Committee and Planning Officers it was apparent that the works for which this application was for had been undertaken and were not to a standard that was acceptable. This observation does not affect the recommendation for approval for the works but will be followed up subsequently with the applicant to seek an improved finish. Of particular concern was the poorly installed DPC between the pier and boundary wall which is likely to allow water ingress and the patch cement repairs to the wall and railings plinth which do not match existing.

### 2. CONCLUSION AND RECOMMENDATION

The scheme is recommended for approval.

### 3. 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).

## 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.