

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The site is an area to the front of the Municipal Offices, (currently the home of Cheltenham Borough Council but originally part of a grade II* listed terrace of 19 houses constructed in the early 19th century), in front of the historic Long Gardens as well as the recently grade II listed Cheltenham War Memorial. This is a particularly important and sensitive part of Cheltenham, and one of considerable historic interest.
- 1.2 The proposal in this application is for the installation of interpretation board, to the front of Cheltenham's War Memorial.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Core Commercial Area
Smoke Control Order

Relevant Planning History:

16/00728/LBC 8th June 2016 GRANT

Insertion of a narrow stainless steel flashing above inscription panels

16/01290/LBC 23rd September 2016 GRANT

To renew 4 number lamps with 4 purpose fabricated globe lamps and caps

16/01296/CLBW 5th August 2016 CERTPU

Cleaning works to the Cenotaph

16/00337/CLBW 14th March 2016 CERTPU

To over-cover existing felt roof and re bed existing coping stones

16/01497/CLBW 5th September 2016 CERTPU

Service of sash windows

16/02273/CLBW 10th January 2017 CERTPU

Repairs to corona mould

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 7 Design

BE 12 Advertisements and signs

BE 13 Advertisements and signs in conservation areas

Supplementary Planning Guidance/Documents

Central conservation area: Montpellier Character Area and Management Plan (Feb 2007)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

GCC Highways Planning Liaison Officer

4th January 2017

I refer to the above planning application received on 22nd December 2016, with Plan(s) Nos 1BD1, Existing and proposed block plans to which no Highway objection is raised.

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.

Historic England

9th January 2017

Thank you for your letter of 22 December 2016 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Tree Officer

3rd January 2017

The Tree Section does not object to this application.

Whilst the Design and Access Statement states that the foundation excavations will be hand dug, it is important that no roots greater than 50mm diameter are severed without due consultation and permission from Trees Officers.

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 A site notice has been displayed at the site and an advertisement was published in the Gloucestershire Echo

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** The main considerations in relation to this application are the impact of the proposal on the listed building and the visual impact of the sign.
- 6.3** Local Plan Policy BE12 advises that advertisements will only be permitted where they do not harm visual amenity and public safety. Any sign employed wholly for memorial purposes is not considered as an advertisement, however the considerations in terms of visual amenity and public safety are still considered relevant in establishing the acceptability of the sign. Local Plan Policy BE13 is also relevant as this requires signs in conservation areas to be appropriate in type, size, colour, illumination, material, design and location.
- 6.4** The proposed war memorial interpretation board is site adjacent to the historic Long Garden, in the setting of a number of grade II and grade II* listed buildings, most particularly Cheltenham's War Memorial and the Municipal Offices, and within the Montpellier Character Area of Cheltenham's Conservation Area.
- 6.5** The proposed memorial interpretation board will be sited on a Forest of Dean pennant stone pedestal, with a toughed glass panel. It is not illuminated. It will be sited close to, but not within, the War Memorial or Long Garden.
- 6.6** The choice of material is in keeping with some of the stone used within the War Memorial, whilst the design of the pedestal is classical and low key. This, combined with the size of the board, means that it will not dominate the area.
- 6.7** As such its impact on the setting of the listed buildings, and the conservation area, are limited.

7. CONCLUSION AND RECOMMENDATION

- 7.1** The recommendation is to grant planning permission subject to the conditions set out below

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.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The foundations for the interpretation board shall be hand-dug and no roots greater than 50mm in diameter shall be severed without the prior written agreement of the Local Planning Authority.
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.

- 4 The re siting of the plinth (if considered necessary due to the location of tree roots) will not take place until drawings have been submitted to and approved by the Local Planning Authority
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.