

APPLICATION NO: 16/02105/FUL	OFFICER: Mr Ben Hawkes
DATE REGISTERED: 25th November 2016	DATE OF EXPIRY: 20th January 2017
WARD: Oakley Ward	PARISH:
APPLICANT:	Cotswold Grange Hotel
AGENT:	Mr Russell Ranford
LOCATION:	Cotswold Grange Hotel Pittville Circus Road Cheltenham
PROPOSAL:	Proposed erection of gates and boundary railings, new landscaping scheme and car park reconfiguration.

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Members should recall this application from last month's committee (report and update attached). The application for works to the Cotswold Grange Hotel was deferred in order for further discussions to take place with the applicant regarding the retention of existing trees within the site.
- 1.2. A revised plan has been submitted (CGH15.01 Rev A) which specifies that the existing Holly, Irish Yew and Pine trees at the rear of the building are to be retained.

2. CONCLUSION AND RECOMMENDATION

- 2.1 Given that this was the only the issue to be discussed and having considered that all of the specified trees are to be retained, officer recommendation is to permit the application, subject to the conditions set out below;

3. 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 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 All paths, parking areas and other forms of hard landscaping that fall within the Root Protection Area(s) shall be constructed using a no-dig method and in accordance with the Method Statement submitted 17th March 2017.
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.

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.