

APPLICATION NO: 16/02105/FUL and ADV	OFFICER: Miss Chloe Smart
DATE REGISTERED: 25th December 2016	DATE OF EXPIRY: 19th February 2017
WARD: Oakley Ward	PARISH:
APPLICANT:	Cotswold Grange Hotel
AGENT:	Mr Russell Ranford
LOCATION:	Cotswold Grange Hotel, Pittville Circus Road, Cheltenham
PROPOSAL:	16/02105/FUL: Proposed erection of gates and boundary railings, new landscaping scheme and car park reconfiguration. 16/02105/ADV: Proposed illuminated box sign containing menu board

Update to Officer Report

Recommendation – Permit and Grant

1. OFFICER COMMENTS

- 1.1. As set out in the initial officer report, amended plans and a method statement were submitted in response to concerns raised regarding the removal of certain trees but at the time of writing the report, the Tree Officer had not had the opportunity to review these fully.
- 1.2. As referred to in the initial consultation response from the Tree Officer, Thuja Plicata (T6) was originally proposed for removal, but is now to be retained and following a further site visit, the Tree Officer considers that the removal of Holly (T4) is acceptable, subject to suitable replanting to mitigate its loss.
- 1.3. The Tree Officer has now provided a further response and confirms that the species of trees to be planted are acceptable, as is the submitted method statement.
- 1.4. As such, the applicant has overcome any initial concerns in relation to trees.

2. CONCLUSION AND RECOMMENDATION

- 2.1. In conclusion, officers consider the applicant has overcome initial concerns surrounding the impact of the proposal on the conservation area. There is a positive impact on the appearance of the locally indexed building as a result of the alterations to the layout at the front of the site. The proposed menu sign is located in a prominent location at the front of the site, and whilst officers advised a lower sign would be more appropriate, it is not considered this element would warrant refusal.
- 2.2. Whilst the concerns of the residents have been noted, the proposal is not considered to have any unacceptable impact on neighbouring amenity or highway safety. Furthermore, any initial concerns from the Tree Officer have been overcome through the submission of amended information.

- 2.3. Having assessed the application with the relevant considerations in mind, the proposals are acceptable and the recommendation is to approve both applications, one for planning permission and the other for advertisement consent subject to the conditions set out below.

3. CONDITIONS

16/02105/FUL

- 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.

16/02105/ADV

- 1 This consent shall expire after a period of five years from the date of this decision.
Reason: This condition is specified by Section 14 (7) of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 2
 - a) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - b) No advertisement shall be sited or displayed so as to—
 - (i) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(iii) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

c) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

d) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

e) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: These conditions are required by Section 14(1) of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3 When the signage hereby permitted is illuminated, such illumination shall at all times be static and non-intermittent.

Reason: In the interest of local amenity, having regard to Policy BE12 of the Cheltenham Borough Local Plan (2006).

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.