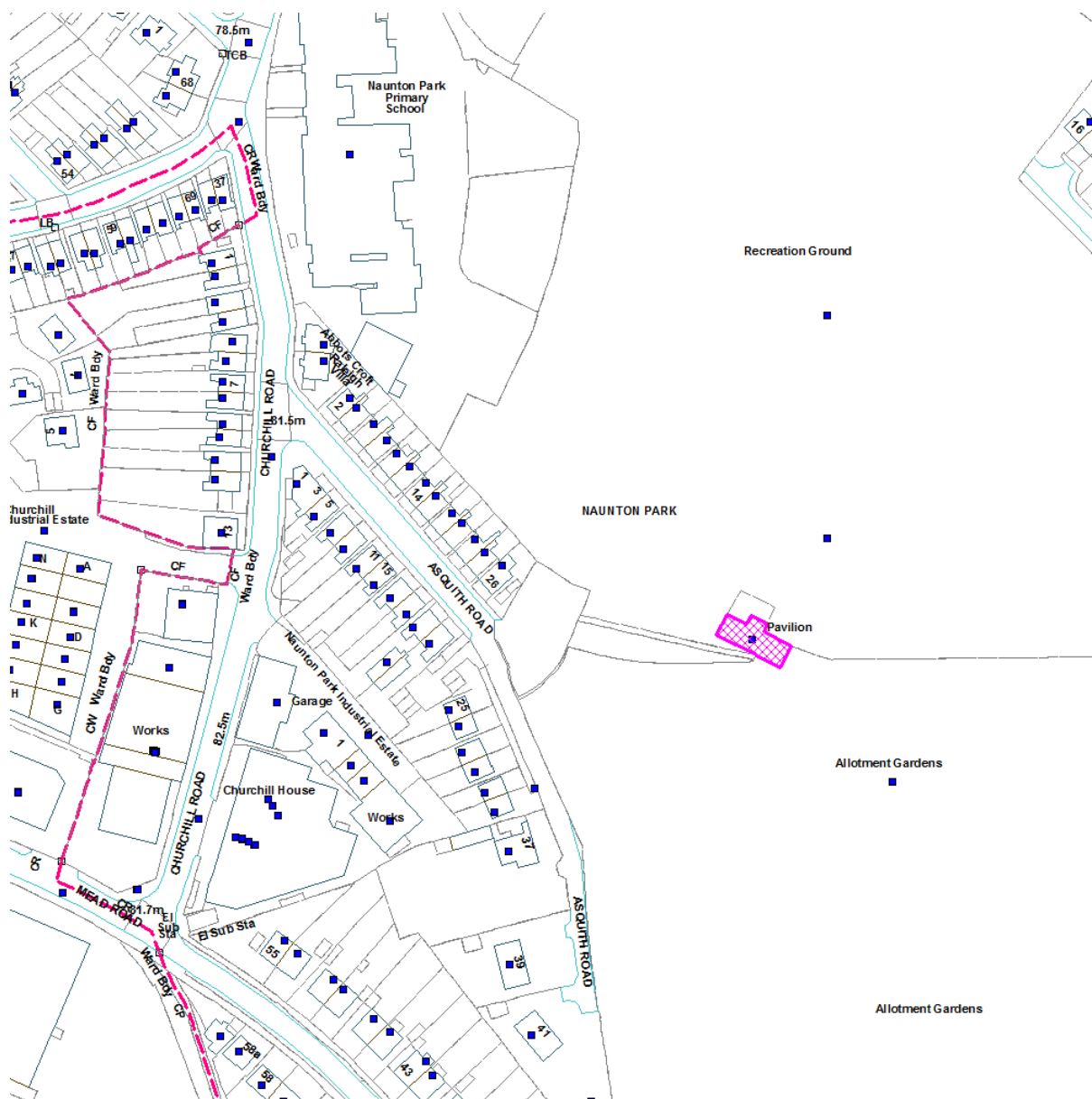


<b>APPLICATION NO:</b> 17/01347/FUL	<b>OFFICER:</b> Mr Gary Dickens
<b>DATE REGISTERED:</b> 21st July 2017	<b>DATE OF EXPIRY:</b> 15th September 2017
<b>WARD:</b> College	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	Cheltenham Borough Council
<b>LOCATION:</b>	Naunton Park Pavilion, Asquith Road, Cheltenham
<b>PROPOSAL:</b>	To allow the function room to be used as a tea shop (A1 use) to serve the local community

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to the Pavilion in Naunton Park, Asquith Road. The site is a single storey detached building which currently serves as changing rooms (in association with the nearby playing fields), storage facilities (in association with the nearby allotments) and a function room.
- 1.2 The application proposes a part change of use for the building, with the function room becoming a teasshop (A1 class). The remainder of the pavilion would continue as changing rooms and storage facilities.
- 1.3 The application is before committee as the building and surrounding park is owned by Cheltenham Borough Council. Members will visit the site on planning view.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Smoke Control Order

### **Relevant Planning History:**

**84/00171/PF 28th June 1984 PER**

Naunton Park Pavilion Cheltenham Gloucestershire - Extension To Storage Building  
For Allotment Holders Supplies

**10/00941/FUL 20th August 2010 PER**

Extension and modifications to Naunton Park Sports Pavilion

**10/00941/FUL 3\_COMP**

Extension and modifications to Naunton Park Sports Pavilion

## 3. POLICIES AND GUIDANCE

### Adopted Local Plan Policies

CP 1 Sustainable development

CP 3 Sustainable environment

CP 4 Safe and sustainable living

CP 7 Design

TP 1 Development and highway safety

### National Guidance

National Planning Policy Framework

## 4. CONSULTATIONS

### **Environmental Health**

*1st August 2017*

With reference to this application I have no adverse comment to make.

## **GCC Highways Planning Liaison Officer**

*31st July 2017*

I refer to the above planning application received on 24th July 2017, with Plan(s) Nos Site Location plan, Proposed plan existing plan, front elevation and application form to which no Highway objection is raised.

## **5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>9</b>
Total comments received	<b>1</b>
Number of objections	<b>0</b>
Number of supporting	<b>1</b>
General comment	<b>0</b>

**5.1** Nine letters were sent to neighbouring properties and a site notice was published at two of the entrances to the park. One comment was received in support of the application.

**5.2** All representations have been circulated in full to members.

## **6. OFFICER COMMENTS**

### **6.1 Determining Issues**

**6.2** The main considerations for this application are the principle of the part change of use, any amenity considerations and the impact on the surrounding area, including traffic and parking implications.

### **6.3 The site and its context**

**6.4** Naunton Park is located within the Leckhampton area of Cheltenham and the pavilion building itself sits to the southern edge of the park. The park is bounded by allotment gardens to the south and Naunton Park Primary School to the west, with the remaining properties and land being residential. A small car park, accommodating approximately 20 vehicles, can be accessed via Asquith Road and there is pedestrian access to the park via the ornamental garden off Naunton Lane. The Pavilion building itself is an unappealing modern red brick structure with metal roof.

### **6.5 Principle of change of use**

**6.6** The change of use of part of the building from a function room to a small tearoom (A1) is considered acceptable. The park, located in a large residential area, appears to be relatively well used by the local community and in officer opinion there would be demand for a local tearoom in this location which would contribute to the vitality of the pavilion building. The site is within walking distance of nearby residential properties and there are two bus routes within a 10 minute walk to the park. The site is therefore considered to be a sustainable location.

**6.7** The function room is considered suitable for conversion with existing kitchen facilities and connection to all necessary services. The retention of the changing rooms and storage facilities is equally welcomed. Food preparation will be done offsite and primarily sales will be for cold foods and hot / cold drinks. No external alterations are proposed which is unfortunate considering the oppressive and tired appearance of the building, however this is not considered a necessity for the change of use. The existing double doors will serve as the customer entrance to the tearoom and access will be available to a disabled toilet via a separate entrance. In time it is likely the patio area in front of the entrance would accommodate outside seating which, together with creative soft landscaping and

appropriate signage (subject to the necessary consents), would enhance the visual appearance of the building.

#### **6.8 Impact on neighbouring property**

**6.9** Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.

**6.10** The Environmental Health Officer has been consulted on the application and no objection was raised. The application proposes hours of opening to be 08:00 to 18:00, seven days a week. These opening hours are considered acceptable and an appropriate condition has been added accordingly.

**6.11** There are no significant external changes and therefore the change of use is not considered to have any harmful impact on the park itself or the surrounding area. The park is well used by the local community and in officer opinion the addition of a teashop will be an asset to the area. The building itself is relatively drab but functional and this change of use will help to make it less oppressive.

#### **6.12 Access and highway issues**

**6.13** It is anticipated that the majority of potential customers will be those visiting the park and therefore it is unlikely the proposed change of use will generate a significant increase in vehicular trips to the park. Any increase in demand for parking within the existing car park or on local streets should therefore be minimal. The Highways Authority has been consulted and no objection has been raised.

### **7. CONCLUSION AND RECOMMENDATION**

**7.1** To conclude, the proposed change of use is considered acceptable and would be a welcome addition to the community facilities in this location. The proposal is considered to be in accordance with the requirements of Local Plan Policy and the recommendation is therefore to permit.

### **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 use hereby permitted shall not be open to customers outside the hours of 08:00 to 18:00, Monday to Sunday, including Bank Holidays.

Reason: To safeguard the amenities of adjoining properties and the locality in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

## **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.