

APPLICATION NO: 18/01770/FUL & LBC	OFFICER: Mr Ben Hawkes
DATE REGISTERED: 1st September 2018	DATE OF EXPIRY: 27th October 2018
WARD: St Peters	PARISH:
APPLICANT:	Ms Catherine Crowley
AGENT:	
LOCATION:	St Marys Mission, High Street, Cheltenham
PROPOSAL:	Installation of a roof mounted flagpole to the front elevation of St Marys Mission to display the recently awarded 2018 Green Flag for Winston Churchill Memorial Garden

RECOMMENDATION: Permit & Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to the Grade II listed building known as 'St Mary's Mission', located within the grounds of the 'Winston Churchill Memorial Garden'. The site is accessed via The High Street and is within Cheltenham's Central Conservation Area.
- 1.2 The applicant is seeking planning permission and listed building consent for the installation of a roof mounted flag pole and flag to the front elevation of the building.
- 1.3 The application is at planning committee as Cheltenham Borough Council is the applicant.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Core Commercial Area
Honeybourne Line
Listed Buildings Grade 2
Residents Associations
Lower High Street Shopping Area
Smoke Control Order

Relevant Planning History:

07/00846/LBC 26th September 2007 GRANT

Remedial repair works to include new render coat to upper west elevation and installation of bird guarding/proofing systems to front elevation

3. POLICIES AND GUIDANCE

Saved Local Plan Policies

CP 4 Safe and sustainable living
CP 7 Design
BE 17 Advertisements and signs on listed buildings

Adopted Joint Core Strategy Policies

SD4 Design Requirements
SD8 Historic Environment
SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

Central conservation area: Lower High Street Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

The application has been discussed with the Council's Conservation Officer.

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 The application was advertised by way of a site notice and an advert published in the Gloucestershire Echo. No letters of representation have been received from the public.
- 5.2 A letter of support has been received from a local ward councillor, the comments are below:

As a ward councillor, I would like to fully support this proposal. The volunteers and council officers who have worked tirelessly to get Winston Churchill Memorial Gardens (WCMG) deserve to have their achievement of being awarded a Green Flag recognised. Flying the flag from St Mary's Mission, is a great way to recognise and celebrate this accolade, and I would personally add my congratulations and thanks to all those who participated in this success.

I note that St Mary's Mission is a listed building, and that it is important to ensure that any proposed modifications are appropriate. In light of the setting and architecture of the building it is my opinion that a flag pole would be in keeping.

6. OFFICER COMMENTS

- 6.1 The main considerations of this application are the principle of the works, impact on the listed building and surrounding conservation area and impact on neighbouring amenity.
- 6.2 The flag to be displayed is to promote a 'Green Flag Award' that has recently been awarded to the 'Winston Churchill Memorial Garden'. The award recognises parks and open spaces that fulfil a number of criteria including design, biodiversity, sustainability, community involvement and visitor experience. This award has previously been awarded and a similar pole and flag was mounted on the building between 1998 and 2002, photos of this have been included in this application.
- 6.3 The application has been discussed with the council's conservation officer; who has been in discussions with the applicant prior to the submission of this formal application. No objection is raised.
- 6.4 Officers consider the scale form and location of the flag pole and flag to be appropriate for its location. It is not considered that the development will result in any unacceptable loss of historic fabric or harm to the character of the conservation area. The conservation officer considers that the mounting of a flag in this position will increase the presence of the building and the park, especially from the High Street. Increasing the presence of the building will in turn attract members of the public to the site and will therefore be of public benefit.
- 6.5 The proposed flag pole and flag will not result in any unacceptable impact on neighbouring amenity or have any unacceptable impact on surrounding visual amenities.
- 6.6 The proposal is considered to be compliant with local plan policies CP4, CP7, BE17 and adopted JCS policies SD4, SD8 and SD14.

7. CONCLUSION AND RECOMMENDATION

- 7.1 Having considered all of the above, officer recommendation is that planning and listed building consent should be granted, subject to the conditions set out below:

8. CONDITIONS / INFORMATIVES

18/01770/FUL:

- 1 The listed building consent hereby granted shall be begun not later than the expiration of three years from the date of this decision.

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 planning permission hereby granted 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.

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INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 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.