

APPLICATION NO: 18/02053/FUL		OFFICER: Mr Joe Seymour
DATE REGISTERED: 12th October 2018		DATE OF EXPIRY: 7th December 2018
DATE VALIDATED: 12th October 2018		DATE OF SITE VISIT: 23rd October 2018
WARD: St Pauls		PARISH:
APPLICANT:	Scott McArdle	
AGENT:	SF Planning Limited	
LOCATION:	48 Swindon Road, Cheltenham	
PROPOSAL:	Demolition of existing buildings and redevelopment of site comprising 7 apartments and 2 semi-detached houses	

Update to Officer Report

- 1.1. This application was deferred at the Planning Committee meeting on 18 April 2019 due to concerns raised by Members regarding parking and highway safety. The Highways Officer at Gloucestershire County Council was re-consulted and has issued the following response.

Normal Terrace is a class 4 highway (No through road) which varies in width from 3.7m - 4.9m with limited areas to turn, however this is an historic existing situation that already occurs, the proposed development is to be a car free development site as displayed on revised submitted Site Plan ref: 21835/03E, furthermore the development site is located in a highly sustainable area with excellent links to public transport, providing a sustainable transport method to a number of employment areas as well as further regional and national sustainable transport options.

A permit does not give residents the 'right' to park their car immediately in front of their house or even on their own street (particularly in Normal Terrace given how narrow it is) and it only provides them with an opportunity to park anywhere they can find a space in zone 11.

I recommend that no highway objection be raised subject to the following condition being attached to any permission granted:-

The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 9 bicycles has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

- 1.2. The additional condition requested by the Highways Officer will be added to the list of originally proposed conditions in the Officer report to the April committee meeting, should permission be granted.
- 1.3. Members expressed concerns during the April committee meeting about the visibility for motorists leaving Normal Terrace to join Swindon Road. The site plan ref: 21835/03/E shows the position of the proposed flats with an outline of the existing building to be demolished dotted in red. This shows that the new building would be set back further from Swindon Road compared to the existing building; therefore a slight improvement in visibility would be created by the development. For ease of reference this is attached to this update sheet.
- 1.4. Members also expressed concern/asked questions about the need to reverse from Normal Terrace onto Swindon Road. This related to the loss of an existing hard standing area in front of two attached garages on the application site on Normal Terrace, reportedly used by residents of Normal Terrace for turning. The advice provided at April's Planning Committee still stands. The area of hard standing reportedly used by Normal Terrace residents for reversing is private land and could be 'blocked' at any time without the need for planning permission, rendering this space unusable for car users. The creation of this development does not change the lawful status of this parcel of land. Whilst the use of this hardstanding by residents is convenient, the general public do not have a lawful right to use this space.
- 1.5. The officer recommendation to permit this application remains unchanged.