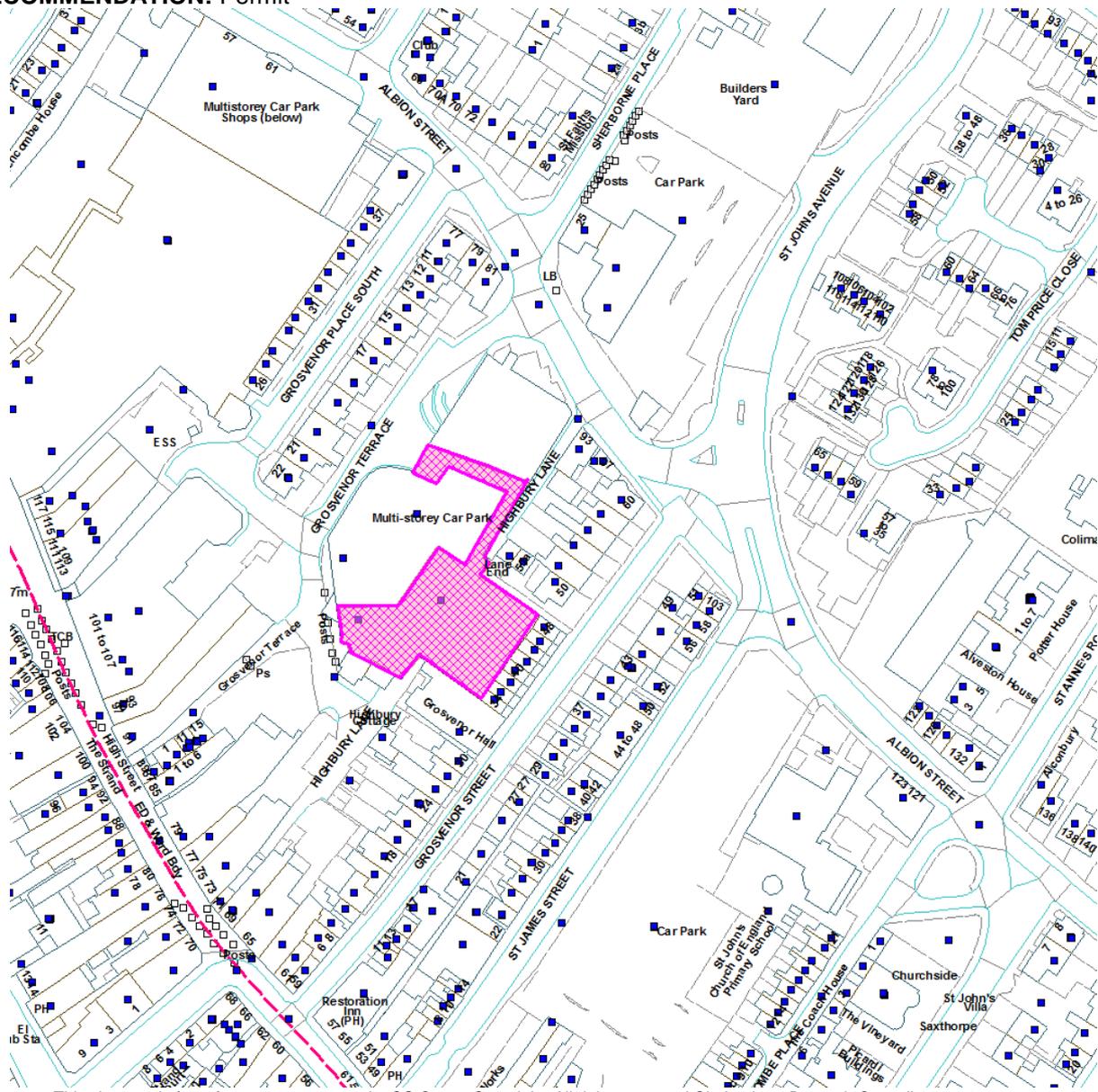


APPLICATION NO: 21/01815/FUL		OFFICER: Mrs Victoria Harris
DATE REGISTERED: 12th August 2021		DATE OF EXPIRY: 11th November 2021
DATE VALIDATED: 12th August 2021		DATE OF SITE VISIT:
WARD: All Saints		PARISH:
APPLICANT:	Away Cheltenham Ltd	
AGENT:	Mcbethdesign Ltd	
LOCATION:	Lidl Food Store Grosvenor Terrace Cheltenham	
PROPOSAL:	Change of use of existing supermarket (Use class E(a)) to a self storage business use (class B8) and new single storey extension	

RECOMMENDATION: Permit



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Update to Officer Report

1. PUBLICITY AND REPRESENTATIONS

- 1.1 Revised letters of notification were sent out to 83 neighbouring properties. 3 representations have been received in response to the revised plans. The comments are available to view on the Documents tab, but in brief, the comments relate to; opening times conditioned, self storage use conditioned, replacement of current metal roller door, impact on amenity, and parking.

2. OFFICER COMMENTS

- 2.1 The updated report should be read in conjunction with the original officers' report.
- 2.2 The application was deferred by members at the October planning committee 2021 for further revisions and reduction in opening hours.
- 2.3 A revised Planning and Transport statement has been submitted which details a reduction in opening hours from Monday - Saturday – 7am to 9pm and Sunday – 8am to 8pm, to the revised hours of Monday to Saturday 8am – 6pm and Sunday – 9am to 4pm. The statement also confirms that no caged trolleys are used for the self storage unit. Condition 4 has been amended to reflect the revised operating, deliveries and collection hours to the self storage.
- 2.4 The applicant has omitted the originally proposed shipping container and replaced it with a single storey extension located in the same footprint the container was originally proposed. The extension is a single storey flat roof addition located to the side of the existing delivery bay. It will be built in part brick to match the existing building and will have vertical timber slats with green rockclad infill to the front. The extension will accommodate the office to the self storage use.
- 2.5 A loading bay/office/vehicles block plan has been submitted which details the proposed parking arrangement showing the location of 3 off-road allocated parking spaces for delivery.
- 2.6 Lidl has submitted a supporting letter. The letter details that the site has been marketed for 18 months and during this time very limited interest was generated. Also the letter confirms Cheltenham Borough Council own the freehold of the property, however Lidl own the long leasehold interest, which expires in 2107. It also confirms that no bids for residential use were received by Lidl during the marketing period.
- 2.7 Neighbouring properties have raised concerns with the existing metal roller door. The agent has been asked if these could be replaced with quieter/plastic doors however the agent has confirmed; *“the shutter is 2.5M wide x 4M high and therefore precludes other types of door and must be secure steel slatted type as existing.”*
- 2.8 Following neighbouring concerns regarding the possible use as a distribution centre in the future condition 5 is proposed. This condition will ensure the development will only be used as self-storage and shall not be used for any other purposes falling within Use Class B8 without express planning permission.

3. CONCLUSION AND RECOMMENDATION

- 3.1 The operating, deliveries and collection hours have been reduced, and are now comparable to existing similar facilities. The shipping container has been removed and a more appropriately designed single storey addition is now proposed.
- 3.2 Therefore, with all of the above in mind and as detailed within the original officers report, the proposals are considered to be in accordance with relevant national and local planning policy and the recommendation is to grant planning permission subject to the following conditions.

4. CONDITIONS / INFORMATIVES

- 1 The planning permission 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 91 of the Town and Country Planning 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.

- 3 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no external storage or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD14 of the Joint Core Strategy (2017).

- 4 The operating, deliveries and collections to the self storage unit shall only take place between the hours of 8am to 6pm Monday to Saturday and 10am to 4pm Sundays and Bank Holidays.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 5 Notwithstanding The Town and Country Planning (Use Classes) Order 1987 (as amended) and The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting those orders with or without modification), the development shall not be used other than for self storage as detailed within the Planning and Transport Statement (REV A 19-10-21); and shall not be used for any other purpose falling within Use Class B8; without express planning permission.

Reason: Any alternative use requires further consideration by the Local Planning Authority, having regard to the provisions of the Cheltenham Plan (2020) and the Joint Core Strategy (2017).

- 6 The brickwork shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

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.