

APPLICATION NO: 21/02675/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 2nd December 2021	DATE OF EXPIRY: 27th January 2022
WARD: Leckhampton	PARISH: Leckhampton With Warden Hill
APPLICANT:	Cheltenham Borough Council
AGENT:	Mr Mark Beaney
LOCATION:	Burrows Field Moorend Grove Cheltenham
PROPOSAL:	Proposed storage unit

Update to Officer Report

1. OFFICER COMMENTS

- 1.1 This update should be read in conjunction with the previous officers report from January 2022.
- 1.2 The application was deferred by committee on 20th January 2022 for officers to explore with the applicant whether the proposed building could be reduced in size and/or provide a justification for the size.
- 1.3 Revised plans have been submitted which secure a reduction in the size of the building and the perimeter fencing. A commentary has been provided to accompany the plans which is appended to this update however the main changes are highlighted below.
- 1.4 The applicant has been able to reduce the overall size of the building and has provided the following table outlining the changes:

	Height (m)	Width (m)	Depth (m)	Overall area – cubic metres
Original Building	3.740	9.144	6.096	208.47
Revised Building	2.965	8.500	5.500	138.61
Difference	0.775	0.644	0.596	69.86
Percentage Saving	20.7%	7%	9.8%	33.51%

- 1.5 The applicant has explained that the height now proposed is the minimum possible to house the tractor and other pitch maintenance equipment, pack away goals and fuel.
- 1.6 The applicant has also been able to reduce the depth and height of the perimeter fencing as follows:

	Width (m)	Depth (m)	Area square m	Height
Original	8.850	13.850	122.57	2.380
Revised	8.850	12.670	112.13	1.980
Difference	0	1.180	10.44	0.400

- 1.5 The applicant explains that the compound cannot be reduced further due to the space required to storey and manoeuvre goods into the space.
- 1.7 In addition to the above the building has been moved 2m forward within the compound.

2. CONCLUSION AND RECOMMENDATION

- 2.1 The recommendation remains as per the previous report; to approve the application subject to the conditions detailed below.

3. CONDITIONS

- 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 Prior to the commencement of development (including demolition and site clearance), a Tree Protection Plan (TPP) to BS5837:2012 (or any standard that reproduces or replaces this standard) shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall include the methods of tree and /or hedge protection, the position and specifications for the erection of tree protective fencing, and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details, and the protective measures specified within the TPP shall remain in place until the completion of the construction process.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 4 Prior to the first use of the development a water butt shall be provided into which the roof is drained. This shall have a tap and a piped link to a new soakaway at least 5m away from the base with dimensions of 1 cubic metre.

Reason: To ensure sustainable drainage of the development, having regard to adopted policy INF2 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.