

22/00994/COU & ADV – Pavilion, Burrows Playing Fields, Merlin Way, Cheltenham

Proposals:

Change of use of part of the pavilion to a mixed use of cafe (Class E) and sports pavilion (Class F2)

Erection of 3no. fascia signs and a pole mounted free standing sign

This application is before the Planning Committee because Cheltenham Borough Council is the land owner of the pavilion and Burrows Playing Fields.



LOCATION PLAN
Scale 1:1250 @ A3



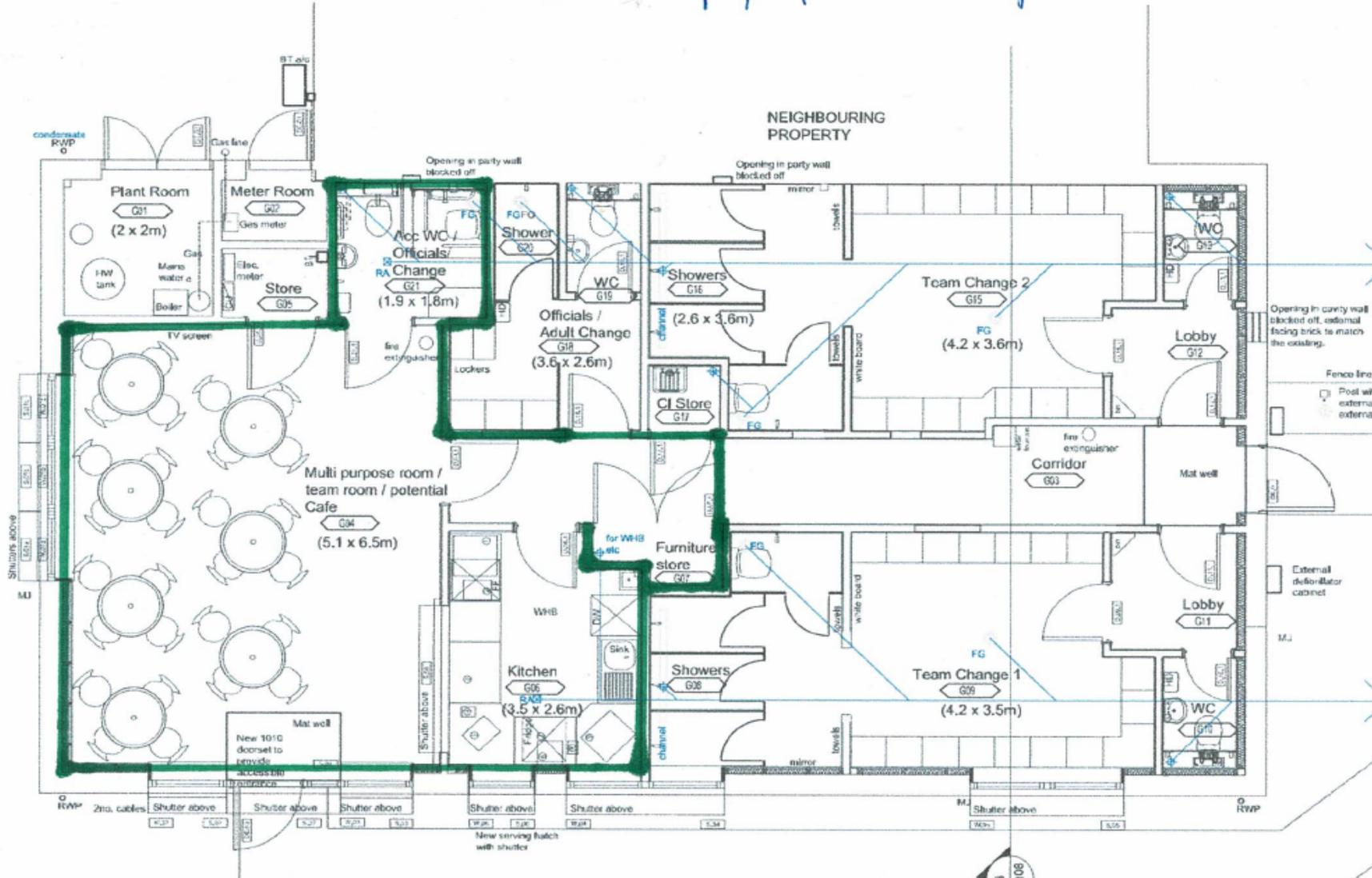
AERIAL VIEW
NTS @ A3

Site Location Plan/Block Plan



Site Plan/Context

— Area of proposed cafe

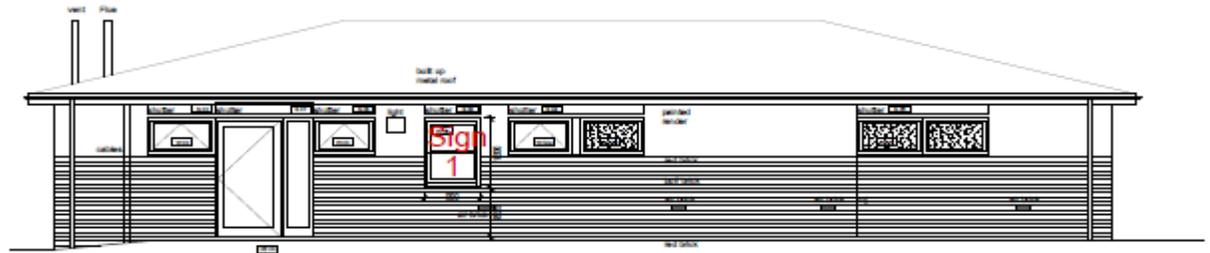


Proposed café area



Location of proposed signage

All existing UPVC gutters and rainwater pipes to be carefully taken down and removed from site. Existing timber cladding to be inspected for damage, made good and redecorated. Existing render to be cleaned, any cracks made good and repaired. Existing brickwork to be cleaned. New PPC aluminium gutter and rainwater pipes to be installed to replace the existing.
 Existing timber frame double glazed windows and sills to be carefully removed existing CPC to opening replaced. New PPC aluminium frame double glazed windows to be fitted. New aluminium security shutters to be fixed in place in accordance with manufacturers recommendations.



SIDE ELEVATION
 Existing timber framed timber double door and frame to be removed. Existing CPC to opening replaced and new level finished external PPC steel door and frame fitted.
 New opening will see vertical and horizontal CPC steel cavity wall brick and ready form for new existing brick window and external security shutter fitted.



ENTRANCE ELEVATION
 Existing door and frame to be removed. Existing CPC to opening replaced and new level finished external PPC steel door and frame fitted.
 Existing extractor fan removed and opening closed off with close boarded frame.



SIDE ELEVATION
 Existing door and frame to be removed. Existing CPC to opening replaced and new PPC aluminium boarded door and frame fitted.



REAR ELEVATION
 Water damage to window head and render to be made good.

Location of proposed signage

Sign 1 - Café Hatch





Sign 2 – car park facing elevation



Sign 3 – side elevation



Sign 4 – car park sign

Key Planning Matters

- Principle of proposed mixed use of café and sports pavilion
- Impact on use and function of existing playing fields
- Neighbour amenity (noise and disturbance)
- Design and scale of proposed signage
- Public safety (signage)

Summary of Conditions

Standard conditions for both applications plus conditions relating to:

- Customer opening hours for café use
- Restriction on use - café and sports pavilion (no permitted change of use within Class E)
- Provision of refuse and recycling storage facilities