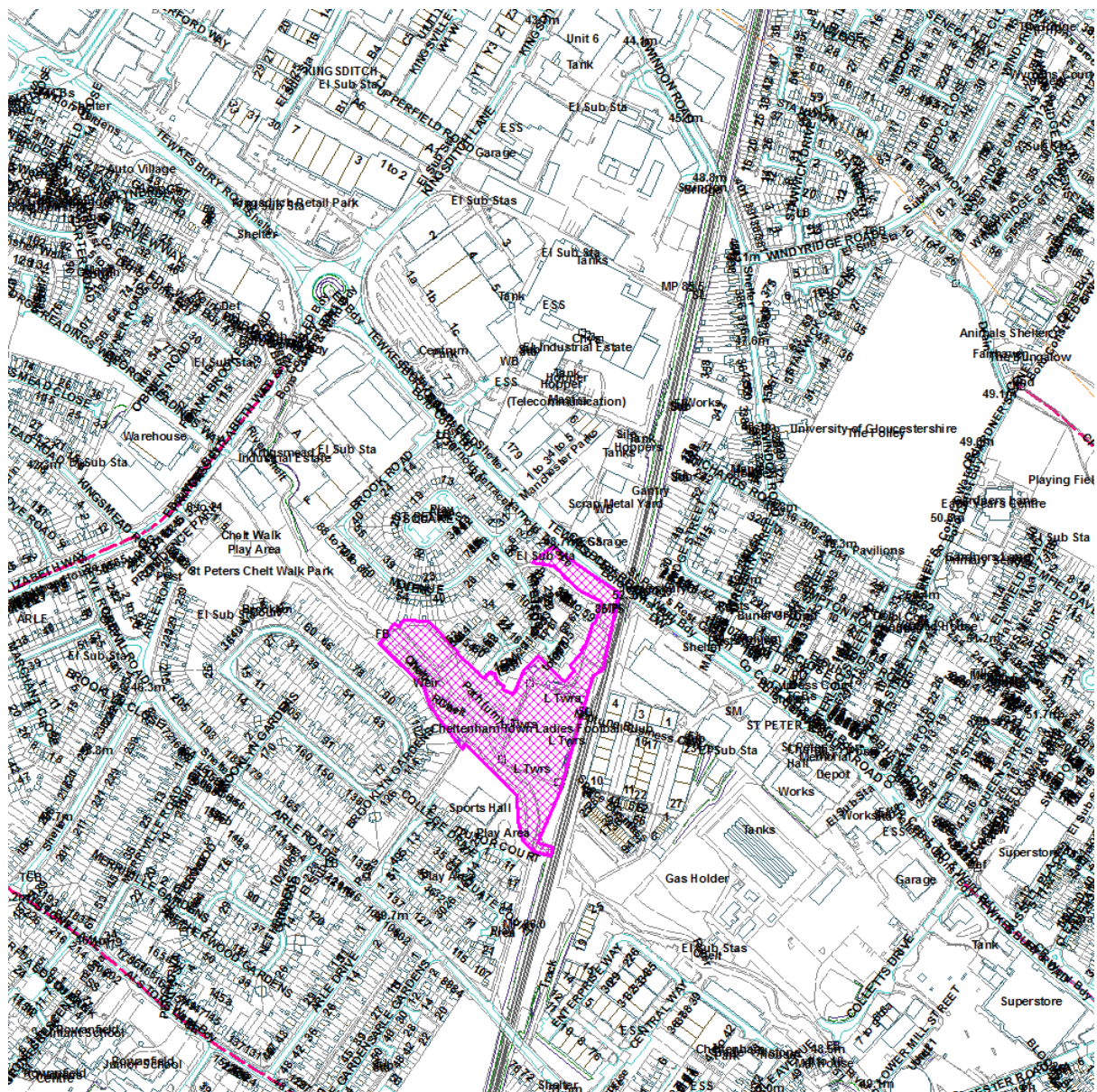


APPLICATION NO: 22/01743/FUL		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 27th September 2022		DATE OF EXPIRY: 27th December 2022
DATE VALIDATED: 27th September 2022		DATE OF SITE VISIT:
WARD: St Peters		PARISH:
APPLICANT:	St. Peter's & The Moors Big Local	
AGENT:	Halsall Lloyd Partnership	
LOCATION:	St Peters Playing Field St Peters Close Cheltenham	
PROPOSAL:	Erection of a new single storey Community Sports Hub building, creation of a new private access road off St. Peters Close, the expansion of the existing carpark, and the enhancement of the riverside park including realignment of existing foot/cycleway (Chelt Walk) and compensatory tree planting.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to St Peters Playing Field; a public green space which also includes a large playing field used by Cheltenham Saracen's Football Club. The site is accessed by car through St Peters Close, with a large car park serving the site, and on foot via St Peters Close and from Princess Elizabeth Way. The site is within the St Peters Ward and is not in a Conservation Area.
- 1.2 The majority of the application site is owned by Cheltenham Borough Council, with some areas of the site under unknown ownership.
- 1.3 The site comprises a large playing field with three small buildings including a changing room, toilet block and meeting room.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Flood Zone 2
Flood Zone 3
Made-up ground
Principal Urban Area
Public Green Space (GE36)

Relevant Planning History:

82/00255/PF 12th August 1982 REF

Conversion Of Waste Land To Football Pitch,Cycle Track And Chelt Walk

82/00367/PF 8th October 1982 PER

Change Of Use Of Waste Land To Football Pitch And Extension To Chelt Walk

82/00413/PF 16th December 1982 PER

Change Of Use Of Waste Land To Moto-Cross Track

82/00414/PO 16th December 1982 PER

Erection Of Youth Club

83/00165/PF 6th June 1983 REF

Construction Of Football Pitch With 6m High Fence.Extension Of Chelt Walk And Construction Of Bmx Track With Fence

83/00340/PF 5th October 1983 UNDET

Entrance To Stormwater Overflow Replacement

83/01126/PF 28th April 1983 PER

Construction of BMX track surrounded by palisade type fence, extension of chelt walk and construction of football pitch with 6m high fence

84/00053/PR 28th June 1984 PER

Renewal Of Permission Of B.M.X. Track Surrounded By Palisade Fence, Extension Chelt Walk, Construction Of Soccer Pitch

85/00485/PR 27th June 1985 PER

Renewal Of Permission For Bmx Track Surrounded By Palisade Type Fence, Extension Of Chelt Walk And Construction Of Football Pitch With 6ft High Fence

85/00573/PF 25th July 1985 PER

St Peters Recreation Ground Cheltenham Gloucestershire - Proposed Changing Rooms For Cheltenham Saracens Sports Club

86/00597/PF 24th July 1986 PER

St Peters Sports Field Cheltenham Gloucestershire - Resiting Of Sales Office As Temporary Pavilion

86/00622/PR 24th July 1986 PER

Renewal Of Permission For Bmx Track Surrounded By Palisade Type Fence

86/00999/PF 27th November 1986 REF

Erection Of Changing Rooms (Alternative Location)

86/01231/PF 18th December 1986 PER

Proposed Covered Stand

87/00805/PR 27th August 1987 PER

Renewal Of Permission For Bmx Track Surrounded By Palisade Type Fence

91/01207/PF 23rd January 1992 PER

Extension To Existing Changing Accommodation To Provide Tea Room, Kitchen And Ladies Toilet

94/00772/PF 15th September 1994 PER

Extension To Existing Changing Accommodation To Provide Tea Room, Kitchen And Ladies Toilet

01/01215/CONDIT 3rd April 2002 PER

Increase size of floodlight pylons for football from 10m (as approved) to 15m

05/01134/FUL 6th September 2005 PER

Erection of spectator toilet accommodation

11/01620/FUL 10th January 2012 PER

Erection of a 50 seat spectator stand on football ground in addition to existing unit

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well-designed places

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD9 Biodiversity and Geodiversity

SD14 Health and Environmental Quality

INF1 Transport Network

INF2 Flood Risk Management

INF3 Green Infrastructure

INF4 Social and Community Infrastructure

INF5 Renewable Energy/Low Carbon Energy Development

Cheltenham Plan Policies

D1 Design

SL1 Safe and Sustainable Living
GI1 Local Green Space
GI2 Protection and replacement of trees
GI3 Trees and Development

Supplementary Planning Guidance/Documents

The Cheltenham Climate Change SPD (adopted June 2022)

4. CONSULTATIONS

Contaminated Land Officer

7th October 2022 –

Contaminated Land

Conditions:

As evidenced in Phase 1 Land Contamination Risk Assessment by Castledine Environmental, dated 20/06/2022, reference 3304D P1 SPTM Big Local, it is detailed through records and mapping that areas very near to this site show a high likelihood of being contaminated due to previous historical uses e.g. as sand pits, railway land and various works/warehouses.

As a result and as recommended in section 11 (page 37 of the report mentioned above), a phase 2 intrusive site investigation survey will need to be undertaken prior to the build commencing. As the application is to disturb parts of land for the development to take place, there is a likelihood of this historical contamination being disturbed and therefore, impacting receptors. The intrusive survey is to check on the extent of any possible contamination and the extent of any remedial work which may need to be undertaken to ensure the safety of future receptors. The contaminated land survey will need to be made available to this department for review and we may at that stage put forward further conditions to ensure recommendations from the survey are adhered to which would mitigate the transfer of any known contamination on human receptors.

Wales And West Utilities

5th October 2022 –

Letter and Plan available to view in documents tab.

Building Control

3rd October 2022 –

This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

Tree Officer

12th October 2022 –

22/01743/FUL St Peters Playing Field

The CBC Tree Section does not object to this application.

Whilst many trees are earmarked for removal, in the overwhelming majority of cases, these trees are self-sown ash trees of variable quality. Given the likely impact of ash dieback, it is unlikely that many/any of these trees would otherwise reach maturity. There are several non-native mature Trees of Heaven and Sugar Maples which are close to the proposed pitch on the site of the club house which are also marked for removal. These trees have been described as "scrappy" within the BJ Unwin Tree Report. The Trees Officer concurs with this.

The site is currently subject to a relatively "hands off" tree management approach with only necessary safety tree surgery works being undertaken on an irregular basis. This current

proposal rationalises this approach and will involve the removal of many lesser or "inappropriate" trees. There is a significant landscape proposal which involves the planting of several hundred native small trees which would become copses or enhance woodland. It also involves the planting of native trees in groups within the public realm-on land adjacent to the Tewkesbury Rd and elsewhere on the access to the stadium as well as within the site as a whole. In addition to this there is also a proposal to plant 37 X 3 metre+ high trees-mostly of native origin. The exotic tree species recommended (sweet chestnut) are an appropriate species for this site. Valuable trees close to construction works (T's T2 + T3-oak) are duly protected by robust fencing and where it is not possible to protect roots within the Root protection Area, a "no-dig" solution is proposed.

Whilst the landscape planting plan states that dead trees will be replaced within the "defects period", it is unclear what this defect period is to be. It is recommended that it is no less than 3 years from the time of planting.

There is no watering schedule described. Post planting watering is of critical importance-otherwise many trees will not establish and die. It would be preferable if trees could be supplied and planted as well as post-planting after-care is undertaken by a tree planting specialist. Such a planting specialist should be able to provide a tree establishment success guarantee.

GCC Highways Planning Liaison Officer

15th November 2022 –

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection subject to conditions.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

Construction Management Plan

Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery of goods and supplies during the course of the construction works, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

Approval is required upfront because without proper mitigation the works could have an unacceptable highway impact during construction.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Informatives

Impact on the highway network during construction

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at Network&TrafficManagement@gloucestershire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

Construction Management Plan (CMP)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says:

Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

GCC Local Flood Authority (LLFA)

14th October 2022 –

This proposal for a sports hub has little detail to describe how surface water will be managed on the site. The application states it will use sustainable drainage systems and the Landscape Plan states that Hard Surfaces drain to adjacent planting and land drains linked to soakaways. While the Groundsure survey indicates the area to be on Cheltenham Sands and Gravels the bore hole reports show that within the site the depths of the sands and gravels are very small before reaching the bedrock which is impermeable mudstone. It is not clear that such a strategy will be able to ensure that surface water discharge to the River Chelt is not increased leading to an increased risk of flooding to property downstream. The space available is large enough that solutions can be fitted, by say extensive swales within the landscaping to attenuate surface water volumes before discharge to the Chelt, so the LLFA would be reluctant to object on this basis however the following condition needs to be applied to any permission granted against this application to ensure that the development does not increase flood risk elsewhere:

Condition:

No building works hereby permitted shall be commenced until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The information submitted shall be in accordance with the principles set out in the approved drainage strategy. Before these

details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. Provide a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks; and
- iv. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason:

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

NOTE 2: Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

Gloucestershire Centre For Environmental Records

30th September 2022 –

Bio diversity report available to view in documents tab.

Parks & Landscapes Division

13th October 2022 –

We have no comment.

Environmental Health

7th October 2022 –

Condition:

- The community hub must cease operation and close by 00:00, seven days a week.

Queries

- The plans include a bar/function room- is it the applicants intention to rent/hire this area out to external parties?

Informative:

For the construction phase to be kept in line with the Boroughs recommended hours of work, as follows: 07:30 - 18:00 Monday - Friday and 08:00 - 13:00 Saturdays with no works to take place on a Sunday or Bank Holiday and to be mindful of noise when deliveries arrive at the site.

- Please could the applicant provide detail on how the building will be heated? Specifically is there going to be an air source heat pump?
- Please could the applicant provide detail on whether there any external lighting is proposed for either the hub building or the outside sports pitches?

Sport England

11th October 2022 –

Thank you for consulting Sport England on the above named application.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link: https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

The Proposal

The proposal is for the erection of a new single storey Community Sports Hub building, creation of a new private access road off St. Peters Close, the expansion of the existing carpark, and the enhancement of the riverside park including realignment of existing foot/cycleway (Chelt Walk) and compensatory tree planting.

Assessment

I have consulted with the country Football Association/Football Foundation (FA/FF) who have made the following comments:

The Football Club on site is Cheltenham Scarcens Football Club, they currently play in the Hellenic League (Step 6), therefore the changing room design would need to meet ground grading requirements, ideally future proofed to step 5, which it appears to meet subject to a minor change required to the shower arrangements. The team changing room showers should be cubicles and FF request that one ambulant accessible shower cubicle is provided per team changing room (this can be one of the four).

Both the FF and Gloucestershire FA are supportive of the project. It is very much needed as the existing facilities on site are poor.

As this appears to be part of wider a community hub/building it would be useful to understand where the Football Club sit in terms of agreements/lease to use the facility, as they will have quite rigid times of need/use (especially at the weekends and night matches) which will need to be taken into consideration.

I concur with the comments made by the FA/FF around the changing/showering arrangements. It is not really acceptable to have communal showering as it can lead to safeguarding issues and have been seen to be a barrier to participation in sport.

Other Design Comments:

1. As a community hub, there should be an accessible external WC with a RADAR key;

2. There is no cleaners cupboard;
3. The plant room looks on the small side. I note there are PV on the roof which will require battery storage. Will there be a requirement for hot water tanks? How will the building be heated?
4. Will there be in rainwater harvesting? This appear to be the case looking at the section on p24 of the Design and Access statement How will this be used as grey water for pitch maintenance. It is not idea to put tanks under the building;
5. What other sustainable measure have been included in the building - this mentioned on p24 of the D & A but is not elaborated on;
6. Is there to be EV charging, cycle charge and scooter charging on site?
7. Is the bike parking to be covered/ - from the site plan this does not appear to be the care;
8. Are the footpaths to have low level LED lighting for safety?
9. Is there any outside storage being proposed for maintenance and sports equipment/?
10. Given the isolated location, I would advise that consideration is given to built-in roller shutters in the door and window lintols for security: <https://iglintels.com/lintels/standard-lintels/extended-range/roller-shutter-lintel/>

Like the FA/FF, Sport England welcome's this project, and believe the fundamental design issues can be addressed by a condition.

Conclusion

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application subject to the following condition:

No development shall commence until details of the design and layout of community sports hub have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The changing pavilion shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.

Informative:

The applicant is advised that the design and layout of the changing pavilion should comply with the relevant industry Technical Design Guidance, including guidance published by Football Foundation's Designing your changing pavilion: <https://footballfoundation.org.uk/changing-pavilion-design-key-considerations>

Should the above condition recommended above not be imposed on any planning consent, Sport England would consider the proposal to not meet exception 2 of our playing fields policy, and we would therefore object to this application.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

21st December 2022 –

Thank you for re-consulting Sport England on the above named application with a revised ground floor plan and a written statement in response to my formal submission to the planning application on 11th October 2022.

I have reviewed the documents and I am satisfied that the issues I raised have been addressed. Therefore I am content for the condition I requested to be set aside.

For Clarity

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application.

Architects Panel

18th October 2022 –

Design Concept

The panel had no objection to the principle of the development and generally thought this scheme would be a significant enhancement to the community.

Design Detail

A lot of thought has been given to the design and the panel liked the design approach and overall appearance of the building and attractive landscape enhancements. Concerns were raised that the planning of internal circulation spaces and rooms may not meet all the current Sport England Guidance notes requiring access for all including wheelchair users.

Recommendation

Support.

Cheltenham Civic Society

24th October 2022 –

The Civic Society Planning Forum commends the aspiration and good intentions of this community building and the community engagement. We would like more clarification on the materials for the Hub.

The additional car parking should be landscaped to mitigate the loss of green space, e.g., permeable surfacing where possible and tree planting within the car park.

Given the proximity to the Chelt Walk cycle route, more cycle parking should be provided.

There is a balance to be achieved between opening up the park area with paths and lighting and protecting the wild nature of the area. For example, there is good display of pyramidal orchids in the riverside area, which needs to be identified and protected, and the plan does not appear to the landscaping around the river, e.g. slope redesign.

We welcome the removal of the hard surfacing area of the former BMX track.

There is an opportunity to open up the Chelt Walk cycle route.

Maintenance and management of the park area is absolutely key to its success in landscape, access and biodiversity terms and must be properly planned for.

Health & Safety Executive

11th October 2022 –

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines, and has provided planning

authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	138
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Letters have been sent to 138 neighbouring residential properties, site notices have been displayed near to the application site, and an advert placed in the Gloucestershire Echo; no responses have been received.

6. OFFICER COMMENTS

6.1 The site and its context

- 6.2 The site is located approximately 1 mile west of Cheltenham Town centre, located within the St Peters Ward and is not in a conservation area. The site is accessed via a car park off St Peters Close, accessed from Tewkesbury Road. The site can also be accessed, on foot only, via Princess Elizabeth Way.

- 6.3 The site comprises a large playing field used by Cheltenham Saracens Football Club, an area of scrub/grassland and trees formally used as a BMX track, a levelled grassed area formerly a garden, and the River Chelt.

6.4 Determining Issues

- 6.5 The application proposes; the construction of a new community sports hub building, creation of a new access off St Peters Close, expansion of the existing car park, landscaping enhancements including realignment of existing foot/cycle way and tree planting. The key considerations are therefore;

- i) Principle of development,
- ii) Design,
- iii) Impact on neighbouring amenity,
- iv) Highways safety and access,
- v) Landscaping,
- vi) Flooding and flood risk,
- vii) Sustainability

6.6 Principle of development

- 6.7 The building is to be located adjacent to an existing sports facility and would provide ancillary facilities which supports the use of the site as a playing field; and the Cheltenham Saracen's Football Club. The proposal does not affect the quantity or quality of playing

pitches or otherwise adversely affect their use. The principle of the erection of a new community sports hub building, its use and its location is considered to be acceptable.

6.8 Design

- 6.9 Policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that responds positively to and respects the character of the site and its surroundings. This draws from paragraph 130 of the NPPF which seeks development to be visually attractive and sympathetic to local character.
- 6.10 The proposed community sports hub would be located to the west of the existing football pitch, with the frontage of the building facing the pitch. The applicant has demonstrated that during the site analysis, the siting of the building has been explored and has therefore been located in the most suitable location given the sites constraints and to ensure it is based placed to serve its purpose for Cheltenham Saracens Football Club and the community.
- 6.11 A new access and car parking area to the rear of the proposed building would provide accessibility for maintenance, emergency and delivery vehicles, as well as a small area of disabled parking. The building would be accessed from the main frontage (east facing elevation) and the rear elevation (west facing elevation) given the new access point off St Peters Close.
- 6.12 The proposed building would be single storey, with a mono-pitched roof. The building would be brick built (however the specific brick type has not been confirmed), with a sedum roof. The smaller of the two mono-pitched roofs would incorporate solar panels. The building would have a footprint of approximately 38 metres by 13.6 metres and a maximum height of approximately 5.1 metres. The roof would overhang the building to provided sheltered external areas to both the front and rear.
- 6.13 Sport England have commented on the proposal; full comments can be read above. Members will note that whilst Sport England supports and welcomes the principle of the building, comments were raised in regards to the design/facility provision the building offered. Whilst Sport England considered these concerns could be addressed by way of a condition, officers sought a response from the applicant to address the comments. As such, the applicant was made aware of the comments and subsequently, a written response and revised floor plans have been submitted. Sport England have been reconsulted and a comment of no objection has been received.
- 6.14 The Architects Panel have commented on the scheme, for which their support has been given. It was considered that *"A lot of thought has been given to the design and the panel liked the design approach and overall appearance of the building and attractive landscape enhancements"*.
- 6.15 The Civic Society has also commented on the scheme; full comments can be read above. No concerns or objections have been raised, with the principle of the proposal supported. Comments and queries have been raised around materials, inclusion of permeable surfaces, cycle parking provision, welcome the removal of hard surfacing of the form BMX track, protecting existing biodiversity, and opportunities to open up the Chelt Walk cycle route.
- 6.16 Policy INF4 of the JCS requires social and community infrastructure development proposal to demonstrate evidence of community engagement, be of an appropriate type, standard and size and that the provision meets the needs of the community and is fit for purpose; and is in an accessible location that is accessible to all members of the community. As set out above, the principle, design and location of the proposed development is considered to be acceptable, and as per Sport England's comments, the

accommodation and facilities proposed are acceptable and meet the relevant standards and requirements.

6.17 Taking the above into consideration, the proposed layout and design of the scheme has been well thought out; furthermore support has been shown from the Architects Panel and no objections from the Civic Society. Whilst the building would have a relatively large footprint, the building is to be multi-functional providing space for Cheltenham Saracens Football Club and facilities and events for the wider community. It is considered that the site can accommodate the scale of the proposed building and given the benefits the building would have for the community, the design, scale and form of the building is considered to be acceptable.

6.18 The proposal is therefore considered to comply with the relevant planning policies and guidance in regards to achieving an acceptable standard of design.

6.19 Impact on neighbouring property

6.20 Policy SD14 of the JCS and policy SL1 of the Cheltenham Plan require development not to cause unacceptable harm to the amenity of adjoining land users; this echoes section 12 of the NPPF which requires development to be of a high standard of amenity for existing and future users.

6.21 As part of the public consultation of the proposal, letters were sent to neighbouring properties and advertisements were published; no responses have been received. The applicant has carried out their own public consultation events with the local community prior to the submission of this application. The public consultation response, as set out within the submitted Design and Access Statement, sets out that the proposal has been well received, however the following issues have been raised, which are ongoing, existing concerns; speeding and parking issues, fly tipping, water quality of the River Chelt and anti-social behaviour.

6.22 In regards to impact on amenity of neighbouring residents, officers acknowledge that as a result of the proposal building there would be an increase in traffic and those travelling to and from the site due to the proposal nature and use of the building. The Environmental Health Officer (EHO) has commented on the scheme and does not raise an objection to the building, and has suggested that a condition for the hours of activity be added to the decision; this condition has been added.

6.23 It is considered that as a result of the proposed development, there would not be an unacceptable impact on the existing amenity of adjoining land users. Officers acknowledge that the use of the site would be intensified, but given the proposal and its use, the development would be a benefit to the wider area. With this in mind the proposal is considered to be acceptable in terms of its impact on neighbouring amenity.

6.24 Access and highway issues

6.25 The application proposes a new access and parking area access off St Peters Close. The County Highways Officer has been consulted on the application, for which no objection has been received in regards to highway safety. The Highways officer has requested the addition of a condition for the submission of a Construction Management Plan which would be required prior to the commencement of development; the applicant has agreed to this. The proposal is considered to comply with policy INF1 of the JCS.

6.26 Trees

6.27 The application site includes the wider St Peters Playing Field area. The application proposes landscaping works around the new community sports hub building, as well as improving the wider existing green space.

- 6.28 The site could be split into two; the community sports hub, and the associated wider area improvements. The improvements include; tree planting, footpaths, improved lighting which contributes to the applicant's aims to encourage greater use of the area by the local community, improving the amenity value of the area for leisure and recreation, health and wellbeing. These works are separate to the community building, and are part of a wider corporate project on the site.
- 6.29 The tree officer has been consulted on the application; full comments can be read above. The proposed works, removal and replacement of trees is considered to be acceptable and therefore no objection has been raised in regards to the proposed tree works and proposal landscaping.
- 6.30 Officers have suggested the addition of a hard and soft landscaping condition, for details of walls/fences, planting, lighting, hard surfacing to be submitted and agreed prior to their installation. Officers have also suggested a condition for the trees that are to be removed and replaced are to an appropriate species and condition. This is to ensure the landscaping proposals are acceptable, and that any trees that are removed are replaced to mitigate the loss.
- 6.31 The proposal is therefore considered to comply with policy GI2 and GI3 of the Cheltenham Plan.

6.32 Flooding and drainage

- 6.33 The location of the proposed community building would fall outside of the Flood Zones, however part of the site; adjacent to the River Chelt, is within Flood Zone 2 and 3. The Lead Local Flood Authority (LLFA) have consulted on the proposal. No comment has been raised in regards to flooding, however the LLFA have made comment on surface water drainage and management. The LLFA have suggested that whilst no details have been provided it is considered that the space available is large enough that solutions can be fitted, with, for example, swales within the landscaping to attenuate surface water volumes before discharge to the Chelt. As such, the LLFA have suggested a condition that details of surface water drainage be submitted before building works commence.
- 6.34 As such, with the comments from the LLFA in mind, it is considered that the proposal complies with policy INF2 of the JCS.

6.35 Sustainability

- 6.36 In June 2022, Cheltenham's Climate Change SPD was adopted which identifies and provides guidance for how development can contribute to the aims of sustainability to achieve net zero carbon by 2030. Policy SD3 of the JCS also requires development to demonstrate how they will contribute to the aims of sustainability and be expected to be adaptable to climate change in respect of design, layout, siting, orientation and function.
- 6.37 The applicant has submitted a sustainability statement to address the above policies and guidance. The proposed building would include; high thermal performance, solar PV, green roof, rainwater collection, and would refrain from the use of fossil fuels for energy use. Whilst the building orientation has been determined from the site analysis, the building has been designed to ensure solar gain in winter, and minimise excessive solar gain in the summer due to the roof form.
- 6.38 It is considered that the applicant has fully considered the relevant policies and guidance and would include appropriate measures and features to ensure sustainable development to help contribute to a net zero carbon future.
- 6.39 The proposal would therefore comply with policy SD3, INF5 and the Cheltenham's Climate Change SPD.

6.40 Other considerations

6.41 Public Sector Equalities Duty (PSED)

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons set out above, the principle, layout and design of the proposed community sport hub building is acceptable. Furthermore, whilst a more intense use is acknowledged by officers, given the lack of public representation in response to this application and the community engagement the applicant has carried out the proposed development is considered to be acceptable. Taking all of the above, and consultee comments into consideration, the community facility that is provided is considered to be a benefit to the wider community.

7.2 As such, the recommendation is to permit this application subject to the condition set out below.

8. SUGGESTED 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 No external facing materials shall be applied unless in accordance with:

- a) a written specification of the materials; and/or
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved 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).

- 4 Prior to installation, details of the green roof shall be submitted to and approved in writing by the local planning authority. The details shall include the type, installation details, final established character, and maintenance details for the proposed green roof.

The green roof shall be installed and thereafter maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, GI2 and GI3 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

- 5 Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:
- i) Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - ii) Advisory routes for construction traffic;
 - iii) Any temporary access to the site;
 - iv) Locations for loading/unloading and storage of plant, waste and construction materials;
 - v) Method of preventing mud and dust being carried onto the highway;
 - vi) Arrangements for turning vehicles;
 - vii) Arrangements to receive abnormal loads or unusually large vehicles;
 - viii) Highway Condition survey;
 - ix) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery of goods and supplies during the course of the construction works, having regard to adopted policy INF1 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the works could have an unacceptable highway impact during construction.

- 6 No building works hereby permitted shall be commenced until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The information submitted shall be in accordance with the principles set out in the approved drainage strategy. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The SuDS Manual, CIRIA C753 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
- iii) Provide a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks; and
- iv) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

- 7 Prior to the implementation of any landscaping, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all walls, fences, trees, hedgerows and other planting which are to be retained, and provide details of all new walls, fences, or other boundary treatments; new lighting; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, GI2 and GI3 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 8 The tree(s) identified to be removed on the approved plans shall be replaced by one of the same species in the same vicinity unless otherwise agreed in writing by the Local Planning Authority. The replacement tree(s) shall be planted during the next available planting season (November - February). The size of the tree(s) shall be at least a Selected Standard as per BS3936-1:1992. The trees shall be maintained for at least 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted.

Reason: In the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020).

- 9 No building works hereby permitted shall be commenced until a Phase 2 Intrusive Site Investigation Survey has been submitted to and approved in writing by the Local Planning Authority. The Phase 2 Intrusive Site Investigation Survey shall check on the extent of any possible contamination and the extent of any remedial work which may need to be undertaken to ensure the safety of future receptors.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with adopted policy SD14 of the Joint Core Strategy (2017).

- 10 The Community Sports Hub hereby permitted must cease operation and close by 00:00 hours seven days a week.

Reason: To safeguard the amenities of the locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 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.

- 2 The applicant is advised that the design and layout of the changing pavilion should comply with the relevant industry Technical Design Guidance, including guidance published by Football Foundation's Designing your changing pavilion: <https://footballfoundation.org.uk/changing-pavilion-design-key-considerations>
- 3 For the construction phase to be kept in line with the Boroughs recommended hours of work, as follows: 07:30 - 18:00 Monday - Friday and 08:00 - 13:00 Saturdays with no works to take place on a Sunday or Bank Holiday and to be mindful of noise when deliveries arrive at the site.
- 4 The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at Network&TrafficManagement@gloucestershire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.
- 5 It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says:
Constructors should give utmost consideration to their impact on neighbours and the public
 - Informing, respecting and showing courtesy to those affected by the work;
 - Minimising the impact of deliveries, parking and work on the public highway;
 - Contributing to and supporting the local community and economy; and
 - Working to create a positive and enduring impression, and promoting the Code.The CEMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.