

APPLICATION NO: 22/01743/FUL		OFFICER: Miss Claire Donnelly	
DATE REGISTERED: 27th September 2022		DATE OF EXPIRY: 27th December 2022	
WARD: St Peters		PARISH:	
APPLICANT:	St. Peter's & The Moors Big Local		
AGENT:	Mr Robert Novelli		
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.		

Update to Officer Report

1. OFFICER COMMENTS

1.1. In response to concerns raised by members regarding the impact of new lighting within the site on wildlife, officers have added a further condition to ensure that any new lighting is in accordance with the submitted Ecology Report submitted by the applicant. It is considered that the recommendations made by the ecology specialist within the Ecology Report are appropriate and therefore all new lighting would be required to meet these recommendations. The new suggested condition reads as follows:

11 No lighting shall be installed unless in accordance with the recommendations for lighting as set out within Section 4 (Discussion), paragraph 4.4.4 of the submitted Ecology Report received 26th September 2022.

Reason: To safeguard important ecological species, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

1.2. In addition, condition 7 has been amended, removing the details for lighting as it is considered that this is covered by the new suggested condition set out above. The revised wording of condition 7 is as follows:

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 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.