

APPLICATION NO: 21/01696/FUL		OFFICER: Mrs Lucy White
DATE REGISTERED: 4th August 2021		DATE OF EXPIRY: 29th September 2021/Agreed Ext of Time 30 th June 2023
WARD: Pittville		PARISH:
APPLICANT:	Uliving@Gloucestershire Ltd	
AGENT:	Mrs Catherine Hoyte	
LOCATION:	Pittville Student Village Albert Road Cheltenham	
PROPOSAL:	Temporary dual use of up to 205 bedrooms for either student accommodation (C1) or serviced apartment accommodation (Class C1) for an 18 month period commencing June 2023.	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Further to the previous officer update report, the Highway Authority (HA) has confirmed that it does not wish to provide any further comments beyond what was set out in their original consultation response. This is on the understanding that the only proposed revision is the amended start date for the temporary permission, commencing June 2023.
- 1.2. For ease of reference, the previous HA comments are as follows:

12th October 2021-

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.

The justification for this decision is provided below.

This planning application seeks permission for a temporary change of use of part of the existing student accommodation at Pittville Campus to either student accommodation or serviced apartments (short term lets). The proposal would not change the use class of the application site, and would not increase the number of available rooms. It is understood from the supporting information that the application would give the university flexibility during term times and the summer to let the rooms to non-students.

The proposed change to allow for serviced apartments could result in a higher trip generation figure to the application site. However, it is recognised that the site is in a relatively sustainable location, and there is limited parking available on site. As such it is not considered that the proposed temporary change would result in an unacceptable harm to highway safety nor that there would be a severe capacity issue.

It is noted that concerns have been raised that the proposal would result in displacement of parked vehicles on the roads surrounding the application site. There are currently parking restrictions on Hillcourt Road, Albert Drive and Marston Road. These restrictions will reduce the risk of any vehicles being displaced onto the highway.

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.

The Highway Authority therefore submits a response of no objection.