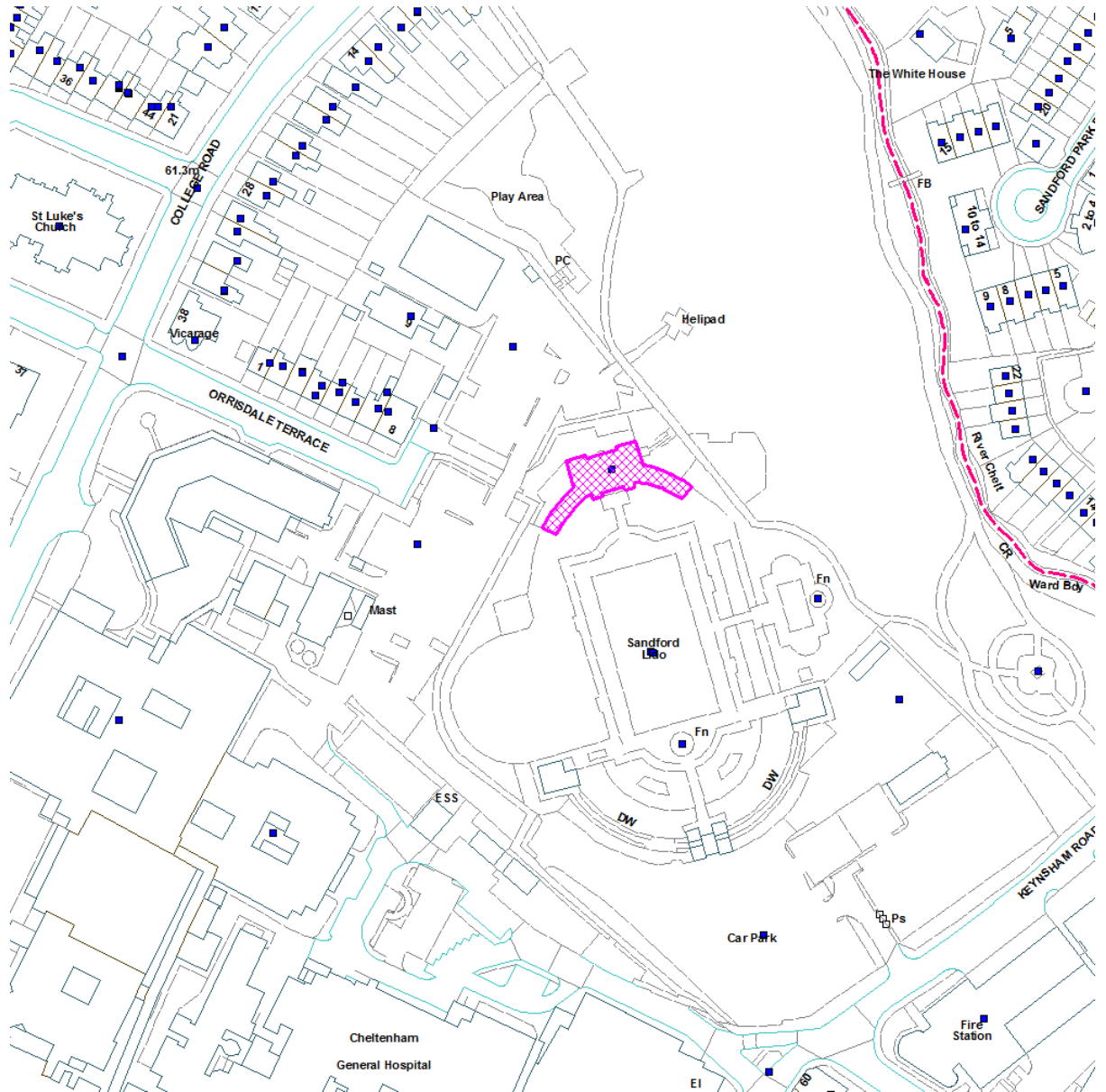


Planning Committee Officer Report

This listed building consent application is required to be considered at Planning Committee because as a Council owned building it falls outside the agreed criteria for officer delegation.

APPLICATION NO: 23/00382/LBC	OFFICER: Mr Chris Morris
DATE REGISTERED: 8th March 2023	DATE OF EXPIRY: 3rd May 2023
DATE VALIDATED: 8th March 2023	DATE OF SITE VISIT:
WARD: College	PARISH:
APPLICANT:	Mr J Berry
AGENT:	SF Planning Limited
LOCATION:	Sandford Lido Keynsham Road Cheltenham
PROPOSAL:	The reinstatement of a short section of an existing wall in the cafe building in line with the original design

RECOMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The site contains Sandford Lido, Keynsham Road a grade II listed. Sandford Lido is comprised of a number of buildings including cafe building, which is subject to the proposed works.
- 1.2 The list description describes it as a lido constructed in 1934-1938 to the designs of G Gould Marsland for Cheltenham Borough Council in consultation with Edward White.
- 1.3 It is complete with all key ancillary buildings including an entrance block, detached changing wings and shower blocks, sun decks, cafe with terraces and plant house. The children's pool and changing rooms have been altered and refurbished in the late-C20 and C21, and the pool refurbished and strengthened in 2006.
- 1.4 The proposed works are for the reinstatement of a short section of an existing wall in the cafe building in line with the original design.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Flood Zone 2
Listed Buildings Grade 2
Local Listing
Principal Urban Area
Smoke Control Order

Relevant Planning History:

18/00926/PREAPP 3rd July 2018 CLO

Alterations and extension to existing changing facilities

19/01983/PREAPP 23rd October 2019 CLO

Various works - change doors to offices, re tile childrens pool and changes to boilers

01/00489/ADV 29th May 2001 GRANT

Repositioning of existing sign

85/01028/PF 24th October 1985 PER

Sandford Lido Overflow Car Park Cheltenham Gloucestershire - Alterations To Form Picnic Area/Play Area

And Use Of Part Area For Roller Skating

87/01250/AN 17th December 1987 REF

Cheltenham Swimming Pool Cheltenham Gloucestershire - Display Of Non Illuminated Advertisement

87/01490/PF 25th February 1988 REF

Sandford Park/College Road Cheltenham Gloucestershire - Relocation Of Existing 2.4m High Security Fence And Re-Alignment Of Existing Footpath

89/01328/PF 23rd November 1989 WDN

Re-Location Of 2.4m High Security Fence And Re-Alignment Of Footpath

96/00749/CD 17th October 1996 WDN

Removal Of Iron Railings On Section Of North East Boundary

98/01109/PF 10th December 1998 PER

Erection Of A Health And Fitness Studio With Associated Car Parking.

99/00187/AN 22nd April 1999 PER

Display Of 3 No. Non-Illuminated Advertisement Signs

09/00116/CONF 31st March 2009 CONFIR

Confirmation of Tree Preservation Order 662: 1 x Cedar and 1 x Lime
09/00408/CACN 20th April 2009 NOOBJ
 All priority 1 and 2 works as per Tree Report dated February 2009 - please view application online for full details
10/01984/CACN 11th January 2011 NOOBJ
 1) Silver Birch T8 - remove. 2) Sycamore T11 - fell. 3) Willow T36 - pollard
11/01860/CACN 23rd December 2011 NOOBJ
 Various tree works as per work specification and plan received and dated 20th December 2011
13/00339/CACN 3rd April 2013 NOOBJ
 Various tree works-according to plan and schedule submitted
13/00340/TPO 7th March 2013 NOTREQ
 Lime Tree T31 - removal of major deadwood
13/01359/CACN 5th August 2013 NOOBJ
 Five Day Notice for felling: 3 Yew trees within carpark of adjacent gym - fell
15/00706/CACN 23rd April 2015 NOOBJ
 Permission works on trees 15,16,29,50,51,52
18/00607/CACN 27th March 2018 NOOBJ
 Tree surgery and felling within Sandford Parks Lido as per TreeKing Consulting report of March 2018
18/02054/FUL 28th November 2018 PER
 Installation of a mobile sauna (retrospective)
19/00865/CACN 7th May 2019 NOOBJ
 Various tree works- as per survey submitted with application
19/00911/TPO 7th May 2019 PER
 T28-cedar-formative pruning as specified in tba report attached
19/02122/LBC 9th December 2019 GRANT
 Replace PVC liner to small children's swimming pool with tiles.
19/02430/LBC 21st February 2020 GRANT
 Minor internal alterations to the cafe foyer and servery entrance within the existing building.
19/02438/FUL 27th February 2020 PER
 Siting of a Portakabin to be used as an office, including welfare facilities.
19/02438/LBC 27th February 2020 GRANT
 Siting of a Portakabin to be used as an office, including welfare facilities.
20/02252/CACN 18th December 2020 NOOBJ
 Works outlined in Tree Survey attached-all priority 2+3 works recommended
21/02667/CACN 7th December 2021 NOTREQ
 Various Tree Works Detailed In Arboricultural Report
22/02047/CACN 2nd December 2022 NOOBJ
 "T5" - Lime - remove deadwood >3cm from above path "T9" - Copper Beech - remove branch with brace (+brace)
23/00479/FUL 19th May 2023 PER
 Installation of Solar PV Panels
23/00479/LBC 19th May 2023 GRANT
 Installation of Solar PV Panels

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

Adopted Cheltenham Plan Policies

Adopted Joint Core Strategy Policies

SD8 Historic Environment

Supplementary Planning Guidance/Documents

Other

4. CONSULTATIONS

Building Control

25th April 2023 - The application may require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 An advertisement was placed in the Gloucestershire Echo and a site notice was erected near the site.
- 5.2 No comments were received as a result of consultation.

6. OFFICER COMMENTS

- 6.1 Given the sensitivity of the site as a grade II listed building, regard needs to be given to the legal and policy context as it applies to heritage assets.
- 6.2 The cornerstone of heritage legislation is the Planning (Listed buildings and Conservation Area) Act 1990 of which para 72(1) states, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and para 16(2), which requires local planning authorities to have special regard to the desirability of preserving the special architectural or historic interest of listed buildings and their setting.
- 6.3 A core principle of the National Planning Policy Framework 2021 (NPPF) is heritage assets be conserved in a manner appropriate to their significance. Chapter 16, paragraphs 199-208 set out how potential impacts on heritage assets shall be considered.
- 6.4 This assessment takes account of the relevant considerations in these paragraphs, including paragraph 197 of the NPPF, which requires the significance of heritage assets to be sustained and enhanced, with paragraph 199 requiring great weight be given to the asset's conservation.
- 6.5 The proposed works block up an existing modern opening to reinstate a short section of the existing internal wall between the service room and the Park Café in the cafe building. It results in the restoration of the historic floorplan.
- 6.6 The proposed works are therefore considered to sustain and enhance the listed building and give great weight to the asset's conservation. The proposed works comply with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16

of the National Planning Policy Framework 2021 and Policy SD8 of the Joint Core Strategy 2017.

7. CONCLUSION AND RECOMMENDATION

7.1 It is recommended the proposal be granted consent with the following conditions:

8. CONDITIONS / INFORMATIVES

- 1 The listed building consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The listed building consent 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 All disturbed surfaces shall be made good using materials to match the existing materials, composition, form, finish and colour of the existing building.

Reason: In the interests of the special architectural and historic qualities of the listed building, having regard to adopted policy SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

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

