

APPLICATION NO: 23/01597/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 20th September 2023	DATE OF EXPIRY: 15th November 2023
WARD: Lansdown	PARISH:
APPLICANT:	Lucky Onion Group
AGENT:	Mr Paul Jenkins
LOCATION:	129 - 133 Promenade Cheltenham Gloucestershire
PROPOSAL:	Retention of and alterations to a reduced number of marquees at 125, 127, 129, 131, and 133 Promenade, Cheltenham for an additional 12-month period (revision to planning application ref: 22/01373/FUL)

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Since publication of the officer report, the applicant has sought clarification on the accuracy of comments made at paragraph 6.6 of the report, which reads as follows:-

Firstly, the total number of marquees and associated smaller structures on site is currently 17. These 17 structures were present on site at the time of the appeal Inspector's site visit. The Inspector therefore determined the appeal based on both the 17 structures seen on site and the larger number proposed by the appeal scheme.

- 1.2. For the avoidance of doubt, Members are advised that when determining the appeal, the appeal Inspector based his decision on the proposed plans submitted for application 22/01373/FUL (i.e. the number of marquees that were originally erected on the site and considered as part of the 2022 application). The appeal was not therefore determined on the basis of the original larger number proposed and the reduced, current number of marquees on site.
- 1.3. However, at paragraph 6 of the decision letter, the Inspector notes that at the time of his visit, three marquees adjacent to the side of 133 Promenade were not present and at paragraph 7 the Inspector states that '*as they (the marquees) are predominantly in place already, I was able to take into account the effects of the structures on the designated heritage assets that I observed on site*'.
- 1.4. What officers have deduced overall from paragraphs 6 and 7 of the appeal decision, is that in reaching his decision on the appeal proposal, the Inspector has taken into account the effects of the structures that are currently on site and being considered as part of this new application, albeit with an altered roof form and height. In other words, harm is identified by the Inspector having considered what is currently on site.

