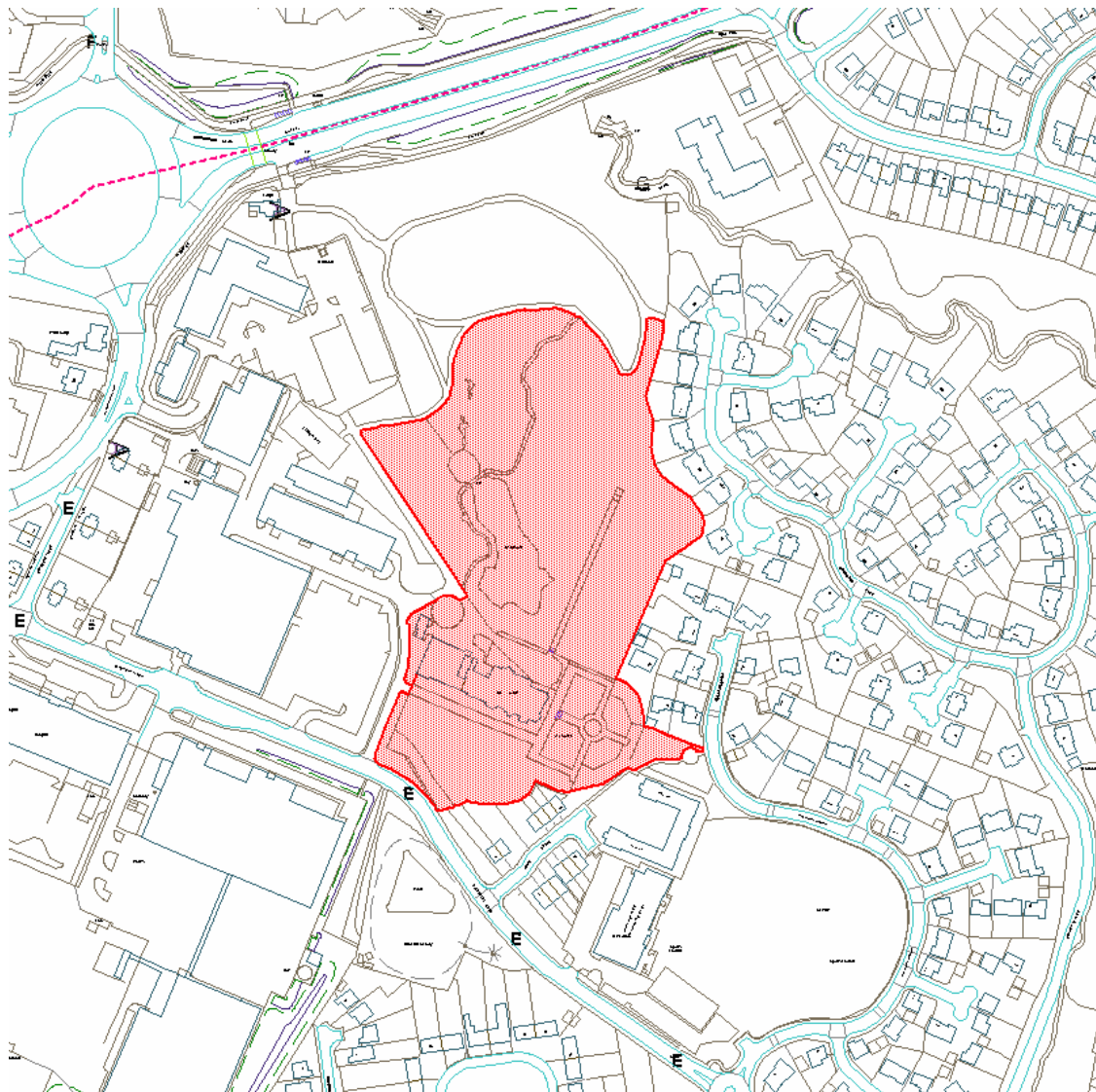


APPLICATION NO: 13/00691/COU and LBC	OFFICER: Mr Martin Chandler
DATE REGISTERED: 2nd May 2013	DATE OF EXPIRY: 27th June 2013
WARD: Benhall/The Reddings	PARISH: None
APPLICANT:	Manor By The Lake
AGENT:	Mr David Scott
LOCATION:	The Manor By The Lake, Cheltenham Film Studios, Hatherley Lane
PROPOSAL:	Proposed change of use from film studios and associated conference centre (use class B1) to wedding and function venue with overnight accommodation (use class Sui Generis) including extension and alterations to elevations and creation of studio accommodation within existing gate house

RECOMMENDATION: Recommendation at Committee



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The applications seek to convert the application site from the current lawful use of film studios and associated conference centre (use class B1) to a wedding and function venue with overnight accommodation (use class Sui Generis). This includes the creation of some studio accommodation within the existing gate house.
- 1.2 Members will no doubt be aware that part of the established use of this site has been to host weddings and other functions; these applications seek to formalise this arrangement.
- 1.3 The applications are before planning committee at the request of Cllrs Fletcher and Britter. There is also a separate application at the same meeting for the erection of a pavilion and gazebo within the grounds of the site.
- 1.4 Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Listed Buildings Grade 2

Relevant Planning History:

13/00348/PREAPP PCO

Change of use to wedding venue, including internal alterations and extension, listed building consent also required

13/00383/FUL PDE

Erection of pavilion and gazebo within grounds.

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

BE 9 Alteration of listed buildings

GE 6 Trees and development

TP 1 Development and highway safety

TP 6 Parking provision in development

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Tree Officer

3rd June 2013

No tree related information has been submitted as a part of this application.

It is not apparent how/where prospective guests are to park vehicles within the grounds of Manor by the Lake. Whilst there is some limited parking in front of the Manor itself, it is anticipated that there will be many more cars than is accounted for here. During an on-site meeting with a representative from Manor by the Lake (Brian Selby) on 8th May, I pointed

out that all trees within the grounds are protected by a Tree preservation Order and that I considered such a driveway through the woodland to the car park within the ownership of MBL unlikely due to damage to protected trees. A No-dig Construction method was suggested by Mr Welby, however I recommended that it may be worth formally engaging an arboricultural consultant to investigate and if possible, to submit detailed plans for such a road through the woodland demonstrating insignificant/acceptable tree damage/loss. Mitigating anticipated tree/shrub losses with generous detailed landscaping proposals to accompany a proposed management plan for the woodland would be welcome as a part of any such proposals

Without such submitted details, the Tree Section objects to these applications. Parking for such a conference centre/wedding and function venue is critical and currently, only very limited parking is available. Such problems need to be resolved as during the application, not subsequent to it.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	36
Total comments received	2
Number of objections	1
Number of supporting	
General comment	1

- 5.1** Two letters of representation have been received in response to this application. Both comments make reference to the noise generated by the use of site for weddings and other functions. This is a material consideration and will be taken fully into account in the officer comments.

6. OFFICER COMMENTS

- 6.1** Officer comments will follow as an update to this report.