

<b>APPLICATION NO:</b> 13/00383/FUL	<b>OFFICER:</b> Mr Martin Chandler
<b>DATE REGISTERED:</b> 8th March 2013	<b>DATE OF EXPIRY:</b> 3rd May 2013
<b>WARD:</b> Benhall/The Reddings	<b>PARISH:</b> None
<b>APPLICANT:</b>	Manor By The Lake Ltd
<b>AGENT:</b>	David Scott
<b>LOCATION:</b>	The Manor By The Lake, Cheltenham Film Studios, Hatherley Lane
<b>PROPOSAL:</b>	Erection of pavillion and gazebo within grounds.

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1. The initial officer report did not include a full list of conditions. These are set out below.
- 1.2. The recommendation is to permit this application.

### 2. CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with drawing numbers 383.03A received on 24 June 2013, 383.02 S13/736/101 Rev A received on 26 March 2013 and 0383.01A received on 20 March 2013.  
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Notwithstanding the submitted information the proposed materials shall be as follows-
  1. Roofing material of the proposed gazebo shall be zinc.
  2. Natural stone base of both gazebo and the pavilion shall be either York stone or Forest of Dean sandstone.

Prior to the commencement of development, samples of the proposed stone floor base materials shall be submitted to and approved in writing by the Local Planning Authority and the materials used in the development shall be in accordance with the samples so approved.  
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.
- 4 Use of the gazebo and pavilion shall be limited to conducting weddings, civil ceremonies, blessings and similar events. Use of these structures shall be limited to the hours of 8AM - 9PM, and for a maximum duration of 1 hour each day.  
Reason: To protect the amenity of residents of nearby property.

- 5 Prior to the commencement of any works on site (including demolition and site clearance) a Tree Protection Plan (TPP) to BS5837:2005 shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall detail the methods of tree/hedge protection and clearly detail the positioning and specifications for the erection of tree protective fencing. The development shall be implemented strictly in accordance with the details so approved.

Reason: In the interests of local amenity in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

#### INFORMATIVES:-

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 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.