

APPLICATION NO: 13/00691/LBC and COU		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:	Internal and external alterations to facilitate 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)	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. The Conservation and Heritage Manager has reviewed the revised drawings and has confirmed that all of her initial reservations have been resolved; the objection to the scheme has therefore been removed subject to conditions.
- 1.2. Further to this, officers have discussed the parking provision with the County Council who have confirmed that the provision shown to the front of the listed building is acceptable for the use proposed. Should access be secured to the spaces to the north of the lake (which members saw on planning view) this would be beneficial to the use, but in light of the advice from the County Council, the application in its current format is acceptable.

2. CONCLUSION AND RECOMMENDATION

- 2.1. It is recommended that planning permission and listed building consent be granted for the proposals subject to the conditions suggested below.

3. CONDITIONS/REFUSAL REASONS

13/00691/LBC

- 1 The works hereby granted consent shall be begun before the expiration of five years from the date of this consent.
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 development hereby permitted shall be carried out in accordance with drawing numbers received [**Officer note: there are a number of approved drawings, the list of which had not be prepared at the time of writing this report**]
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to the commencement of development, the detailed design including materials and finishes of the following items shall be submitted to and approved in writing by the Local Planning Authority:
 - all new internal doors including architraves to opening
 - all new external doors including cills

- all existing door opening being blocked up

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure that the design of the details listed are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out in the NPPF. These are important details which need to be constructed in a manner which ensures that they serve to preserve the special interest of the building.

- 4 Within 6 months of the date of this consent, the existing palisade fencing located to the north west of the application site shall be removed and the ground reinstated in a manner to be agreed in writing with the Local Planning Authority.

Reason: The fencing compromises the setting of the listed building and does not have the formal benefit of planning permission.

13/00691/COU

- 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 3 doors to the south side of the function room shall be kept closed during periods of licensed entertainment or live music.

Reason: To protect nearby residential property from loss of amenity due to noise from amplified music or other entertainment.

- 3 The details of the kitchen air handling plant shall be provided to and approved by the Local Planning Authority before first use.

Reason: To protect nearby residential property from loss of amenity due to noise from air handling plant.

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.

- 2 The applicant is advised that the Local Planning Authority expects the 9 spaces located to the front of the listed building (labelled 19 - 27 on drawing number S13/736/120) to be removed should permission be granted for access to the car parking spaces located to the north of the lake. The removal of these spaces should form part of the subsequent application.