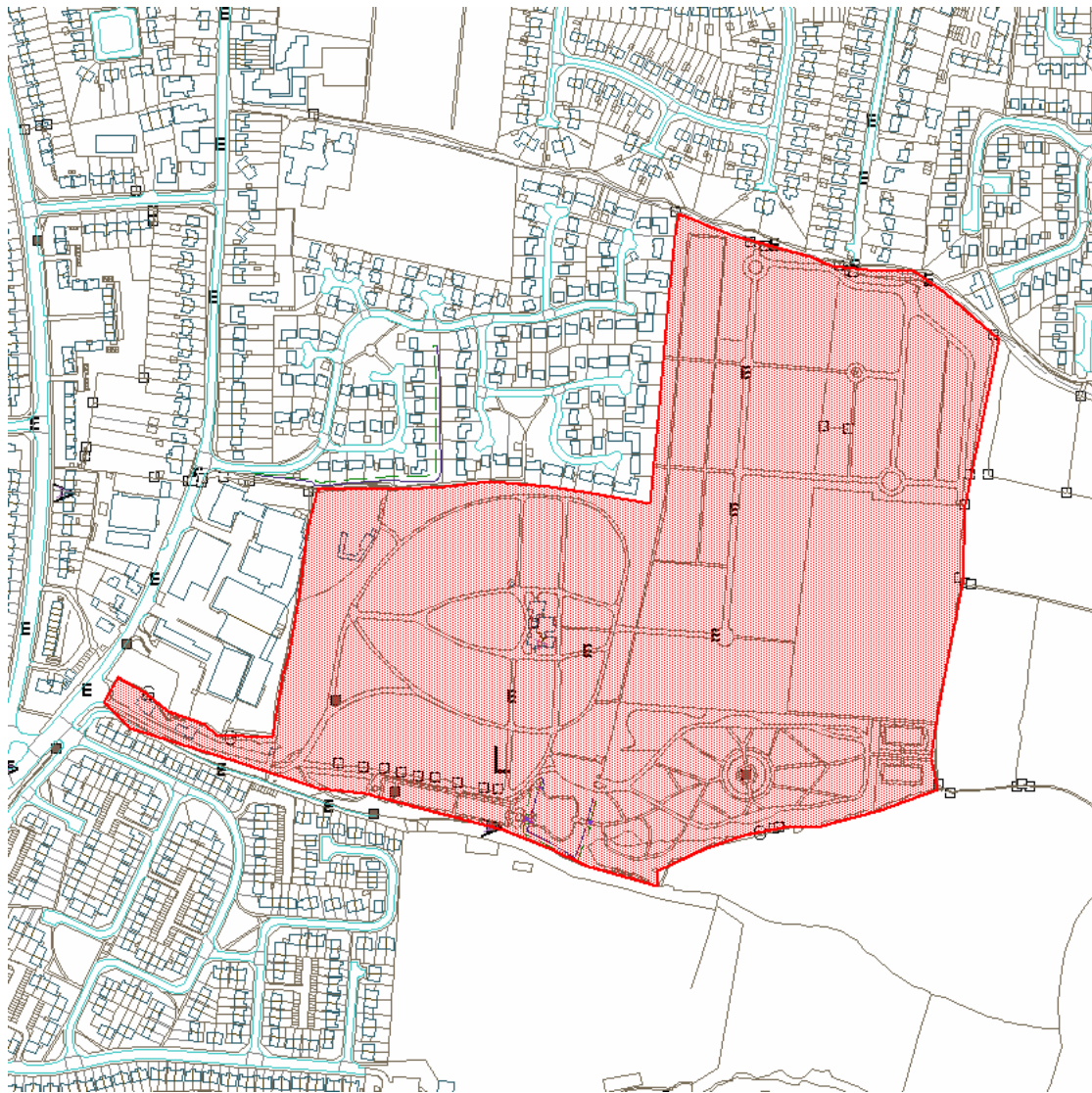


APPLICATION NO: 13/00774/LBC	OFFICER: Mrs Wendy Hopkins
DATE REGISTERED: 15th May 2013	DATE OF EXPIRY: 10th July 2013
WARD: Oakley Ward	PARISH: None
APPLICANT: Mr Tom Mimmagh	
AGENT: n/a	
LOCATION: Cheltenham Cemetery and Crematorium, Bouncers Lane, Cheltenham	
PROPOSAL: Proposed new and replacement signage	

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This site is the crematorium for Cheltenham. It was built in 1864 and contains a number of listed buildings. The principal historic building on the site is the Chapel building and the associated committal room and cremator room. The surrounding grounds are a Registered Park and Garden.
- 1.2 The proposal involves the erection of 45 new and replacement directional and information signs at the entrance to and within the cemetery. The proposed signs would be aluminium in construction with cream lettering on a brown background.
- 1.3 The Cheltenham Borough Council are the applicant for this proposal and for this reason the application is required to be determined by Committee.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Grade II listed building
Register Park & Garden
Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

13/00281/PREAPP REC
Proposed new signage situated in various locations

3. POLICIES AND GUIDANCE

National Guidance
National Planning Policy Framework
Historic Environment Planning Practice Guide

4. CONSULTATIONS

Heritage and Conservation

29th July 2013

The proposed new signage scheme will replace some existing signs and in some location be for new signs. The proposals are entirely acceptable.

CONCLUSION: APPROVE

Conditions

Design details

Prior to the commencement of development, a sample sign with the proposed colour and finish shall be submitted to and approved in writing by the Local Planning Authority.

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 at PPG15. 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.

English Heritage

8th August 2013

Thank you for your consultation on the above case which has now been reviewed. I can confirm that English Heritage does not wish to object to these proposals.

Contaminated Land Officer

17th May 2013

No comment

5. PUBLICITY AND REPRESENTATIONS

5.1 A site notice was erected at the site entrance and application details published in the local newspaper for the statutory period of 21 days.

5.2 Comments Received

No third party representations were received in respect of this application.

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The principle matter for consideration in the determination of this application is any impact the proposal would have on the designated heritage assets.

6.2 Impact on Heritage Assets

6.2.1 Prior to the submission of an application pre application advice was sought from the Conservation Manager and this current proposal reflects that advice given.

6.2.2 Formal consultee comments have been received from the Conservation Manager who considers the proposals “entirely acceptable”.

6.2.3 Statutory consultee comments have also been received from English Heritage who “does not wish to object”.

6.2.4 In light of the above comments, the new and replacement signs are considered to preserve the special qualities of the listed building and its setting. Furthermore, ensuring that the site functions well will help to prolong the building in an appropriate use.

7. CONCLUSION AND RECOMMENDATION

7.1 In light of the above, Officers recommend consent is granted subject to the following conditions.

8. CONDITIONS / INFORMATIVES

- 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 P00259/13/02, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 received 14th May 2013.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to the commencement of development, a sample sign with the proposed colour and finish shall be submitted to and approved in writing by the Local Planning Authority:
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 within the National Planning Policy Framework and the Historic Environment Planning Practice Guide. 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.

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.