



CHELTENHAM

BOROUGH COUNCIL

Anro Estates Ltd
c/o BHB Clive Petch Limited
FAO Mr Clive Petch
3 Tebbit Mews
Winchcombe Street
Cheltenham
Gloucestershire
GL52 2N

APPLICATION NO: 19/01446/FUL
DATE REGISTERED: 20th July 2019
DECISION DATE: 15th November 2019

PERMISSION FOR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In pursuance of its powers under the above mentioned Act and Order Cheltenham Borough Council, as the Local Planning Authority, hereby **PERMITS** the following development:-

Conversion and extension of former commercial building (including demolition of part of the existing building) to create 7no. one bedroom apartments and construction of new two storey building fronting Knapp Road comprising 2no. two bedroom apartments

AT: 24 New Street Cheltenham Gloucestershire

in accordance with the conditions and Schedule 1 specified hereunder:-

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

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 planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to any demolition of the existing building, a dusk emergence survey or a pre-dawn re-entry survey for bats shall be undertaken by a suitably qualified expert in accordance with the recommendations set out in the submitted Inspection Survey for Bat Roost Potential dated August 2019. The results of the survey and any mitigation measures proposed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard protected species that could be adversely affected by the development and to ensure that adequate mitigation measures are provided, having regard to adopted policy SD9 of the Joint Core Strategy (2017) and paragraphs 8 and 170 of the National Planning Policy Framework.

- 4 Throughout the demolition and construction phase of the development hereby permitted, sufficient provision shall be made within the site to accommodate the likely demand generated for the following:
- i. parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development; and
 - iv. provide for wheel washing facilities.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework (2019).

- 5 No external facing materials shall be applied unless in accordance with:
- a) a written specification of the materials; and/or
 - b) physical sample(s) of the materials.
- The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policy CP7 of the Cheltenham Borough Local Plan (2006) and adopted policy SD4 of the Joint Core Strategy (2017).

- 6 Prior to the implementation of any landscaping, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all walls, fences, trees, hedgerows and other planting which are to be retained, and provide details of all new walls, fences, or other boundary treatments; finished ground levels; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policies CP7, GE5 and GE6 of the Cheltenham Borough Local Plan (2006), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 7 Prior to first occupation of the development hereby permitted, refuse and recycling storage facilities shall be provided in accordance with approved Drawing No. 21921/02 (A), and those facilities shall be maintained available for those purposes thereafter. The refuse collection point shown on the approved drawing shall only be used on bin collection days.

Reason: In the interests of the character and appearance of the area and in the interests of sustainable waste management and recycling, having regard to saved policy CP7 of the Cheltenham Borough Local Plan (2006) and adopted policy SD4 of the Joint Core Strategy (2017), and policy W36 of the Gloucestershire Waste Local Plan.

- 8 Prior to first occupation of the development hereby permitted, cycle storage facilities shall be provided in accordance with approved Drawing No. 21921/02 (A), and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that adequate cycle parking is provided within the site, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up, having regard to policy INF1 Joint Core Strategy (2017) and paragraph 108 of the National Planning Policy Framework.

INFORMATIVES :-

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 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, the authority sought revisions to ensure that no unacceptable harm would be caused to adjoining land users in terms of amenity. Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.

SCHEDULE 1

This decision relates to the following plans:

Approved Plans

Reference	Type	Received	Notes
21921/01 (B).	OS Extract	19th July 2019	
21921/02 (A).	Rev Drawing	24th September 2019	
21921/03 (A).	Rev Drawing	24th September 2019	
21921/04 (C).	Rev Drawing	24th September 2019	

This decision notice should be read in accordance with the Planning Officer's Report which details the material considerations relevant to the proposal and the reasons for the decision made. You can read a copy of this report online at www.cheltenham.gov.uk/publicaccess or in the Municipal Offices Promenade Cheltenham GL50 9SA (please contact Built Environment Reception to arrange this. Tel: 01242 264328)

A person who intends to carry out the development to which this planning permission relates is requested to give a minimum of 7 days notice to the planning authority as to the date on which it is proposed to initiate the development, and, in any event, before commencing the development. You are advised to contact the Compliance Officer at Built Environment 01242 264118.

Cheltenham Borough Council is a charging authority for the Community Infrastructure Levy (CIL). It is important that you ensure that the requirements of the CIL Regulations are met (including notification requirements and those that need to be met prior to commencement of development and/or following completion of development) to ensure that you avoid any unnecessary surcharges and that any relevant relief, exemption or instalment policy is applied. Further information regarding CIL can be found on our website at https://www.cheltenham.gov.uk/planning_and_development or you can contact us at cil@cheltenham.gov.uk.

Before starting work on site it is your responsibility to ascertain the position of any services such as sewers and drains, gas pipes, electricity lines, or water mains which may be affected by the works.

Important Information following your Planning Permission or Planning Permission Enquiry

Please note: most building works will require inspection by Building Control. For further information on Building Regulations and whether you will be required to make an application, please refer to our web site www.cheltenham.gov.uk/buildingcontrol or telephone 01242 264321.

Tracey Crews: Director of Planning

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.



CHELTENHAM BOROUGH COUNCIL

COMMENCEMENT OF PLANNING PERMISSION NOTICE

IMPORTANT INFORMATION - KEEP THIS WITH YOUR DECISION NOTICE

Reminder: You will still need to separately inform building control when you intend to start works, details can be found on our website at www.cheltenham.gov.uk/buildingcontrol.

Please read carefully the planning permission decision notice and ensure that you understand and comply with the requirements of any conditions. **Planning permission is granted subject to compliance with the conditions on your decision notice and the development is carried out in accordance with the approved drawing(s) and documents.**

It is your responsibility to comply. Failure to comply with the requirements of a condition or the commencing of works without discharging prior to commencement conditions could mean that the work you carry out is unauthorised and you will be at risk of enforcement action. We carry out a programme of site monitoring to check compliance and this notice is to proactively manage the development and to avoid any difficulty in the future. Further information, forms and fees can be found at www.cheltenham.gov.uk/planning and following the links for planning compliance and enforcement.

If you do not understand any of these requirements or require clarification please contact the planning department quoting the reference number 19/01446/FUL at the address below, by email planning@cheltenham.gov.uk or through our website www.cheltenham.gov.uk/planning.

Please ensure that you give yourself time to meet the requirements of any conditions, a discharge of conditions application could take up to 8 weeks. Please also be aware there is a charge to discharge conditions per request/submission.

Please complete the following and return it to the compliance officer at the address below or by email to planningcompliance@cheltenham.gov.uk. Application forms and further information can be found on our website at www.cheltenham.gov.uk/planning following the links for planning compliance and enforcement.

Development Details

Planning application ref: 19/01446/FUL
Proposal: Conversion and extension of former commercial building (including demolition of part of the existing building) to create 7no. one bedroom apartments and construction of new two storey building fronting Knapp Road comprising 2no. two bedroom apartments
Site Location: 24 New Street Cheltenham Gloucestershire

Date when work is intended to start:

Your contact details (or attach letterhead/business card):

Name:
Address:
.....
.....
Telephone: **Mobile:**
Email: