

<b>APPLICATION NO:</b> 12/01488/FUL		<b>OFFICER:</b> Mr Martin Chandler	
<b>DATE REGISTERED:</b> 28th September 2012		<b>DATE OF EXPIRY:</b> 28th December 2012	
<b>WARD:</b> Benhall/The Reddings		<b>PARISH:</b> None	
<b>APPLICANT:</b>	Kier Construction		
<b>AGENT:</b>	SF Planning Limited		
<b>LOCATION:</b>	Former Woodward International, Hatherley Lane, Cheltenham		
<b>PROPOSAL:</b>	Erection of 3,384sq.m of office headquarters floorspace (use class B1) (Proposal is an amendment to unit 9 of planning permission 10/00252/FUL)		

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1. This application proposes the erection of headquarters office development located on part of the site previously occupied by Woodward International on Hatherley Lane. Members will be aware that planning permission was granted in 2010 for redevelopment of this site and it is now occupied by an Asda food store as well as a recently constructed office building.
- 1.2. The proposed building is different to the approved scheme; it provides a greater level of floor space (3384 sqm rather than the 2531 sqm previously approved) and the design of the proposal has evolved.
- 1.3. The applicant, Kier Construction, propose to relocate to the site following the redevelopment of their current site on Leckhampton Road, an application that is also before committee this month.
- 1.4. Members will visit the site on planning view.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

250 Metre Land Fill Boundary  
Public Right of Way

**08/00244/CONF** CONFIR 29th May 2008

Confirmation of Tree Preservation Order 654: Oak to the front of the building

**08/00476/TPO** PER 15th April 2008

Oak - excavations around roots to enable investigation and remediation of contaminated soil

**08/01684/OUT** PER 21st July 2009

Outline application for the erection of 24465m<sup>2</sup> of employment floorspace (Use Class B1) including the provision for small ancillary services including a Creche (Use class D1), Shop (Use class A1), two cafes/restaurants (Use class A3) and gymnasium (Use class D2)

**10/00252/FUL** PER 7th July 2010

Proposed mixed use development comprising 7,608 sq m of class B1 office space and 6,919 sq m of class A1 food store, petrol filling station, ancillary uses and associated works

**10/01708/CONDIT** PER 17th December 2010

Variation of condition 20 (relating to cycle storage) on planning permission 10/00252/FUL to enable a phased implementation of the approved development

**11/00015/AMEND** PAMEND 1st February 2011

Non material minor amendment to provide home shopping facility, adjustments to customer entrance lobby location, and small modifications to approved elevations and car park layout

**11/00658/AMEND** PAMEND 27th July 2011

Non material minor amendment to planning permission 10/00252/FUL, to allow for the omission of colleagues/visitors stair and lift tower, revised location of escape door from customer restaurant, penthouse ventilation louvres to loading bay canopy, omission of sedum roofed cycle shelter, omission of right-turn lane to petrol filling station and the retention of existing gas building

**11/00748/ADV** GRANT 27th July 2011

Erection of illuminated and non illuminated signs to the store, car park and petrol station (approved under ref: 10/00252/FUL)

**11/01792/ADV** GRANT 8th February 2012

Advertising panels on bus shelter

**12/01860/FUL** PER 25th January 2013

Erection of canopy in customer car park over 'Grocery Collection' point

**12/01860/ADV** GRANT 25th January 2013

Proposed advertisements for 'Grocery Collection' point

### **3. POLICIES AND GUIDANCE**

#### Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

GE 6 Trees and development

EM 1 Employment uses

UI 3 Sustainable Drainage Systems

TP 1 Development and highway safety

TP 6 Parking provision in development

#### National Guidance

National Planning Policy Framework

### **4. CONSULTATIONS**

#### **Tree Officer 25th October 2012**

The Tree Section does not object to this application in principle. However there are several points which need clarification:

All tree protection must be to BS5837 2012, not 2005 as per the Illman Young Tree Protection Plan.

It appears as if a young and structurally sound ash tree (T10) is to be felled so as to make way for a timber decked seating area on the southern boundary. If the seating area is moved by several metres in a westerly direction, this tree could be retained. It provides much screening from adjacent properties onto this site and with some minor pruning to remove branch stubs etc it has the potential to be a tree of considerable merit. Much boundary screening along this boundary has been removed in the last 2 years. Its proposed removal will create a view through the bank of trees to the south, specifically from Roxton Drive. However the adjacent willow is a poor tree and there is no objection to its removal.

All trees to be planted as a part of the landscaping scheme are specified on the planting strategy drawing 21117/06 to be rootballed. It would be more desirable if such large trees were container grown-they would establish far more quickly. All planted trees must be guaranteed against failure for 5 years.

Please also use conditions:

TRE07B

TRE04B

TRE03B  
TRE01B in any planning permission to be granted.

**Contaminated Land Officer 3rd October 2012**

No comment

**GCC Highways Planning Liaison 16th October 2012**

This application seeks to amend the size of Unit 9, which previously gained permission under 10/00252/FUL, from a unit with a GFA of 2824sq.m to 3,384sqm. The proposed car and cycle parking has been increased to reflect the additional 560sq.m and accords with the levels set out in the Cheltenham Local Plan. A full travel plan has been submitted for Unit 9 and I suggest the implementation of the plan is secured by way of condition, the framework travel plan was originally secured by condition for the 2010 planning application.

I refer to the above planning application received on 03/10/2012 with plan No. 21117/03 Rev. E.

I recommend that no highway objection be raised subject to the following condition(s) being attached to any permission granted:-

Prior to beneficial occupation of the proposed development car parking and motorcycle parking shall be provided in accordance with the submitted plan and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate off-road parking is provided.

Prior to beneficial occupation of the proposed development secured and covered cycle storage and parking facilities shall be provided in accordance with the submitted plans and those facilities shall be maintained available for use at all times thereafter.

Reason: To ensure that adequate cycle storage facilities are provided in line with the Governments declared aims towards sustainable modes of travel.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- Wheel washing facilities

Reason: To minimise disruption, congestion and hazards on the public highway, in the interests of highway safety.

The approved Travel Plan shall be implemented prior to occupation of any part of the development and shall be continued thereafter in accordance with the details therein unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To encourage non-car modes in accordance with Policy T.1 of the Gloucestershire Structure Plan Second Review.

## **Architects Panel 19th November 2012**

### Observations on Presentation

The information provided was sufficient to judge the quality of the scheme and the 3D visuals gave some good, and bad impressions.

### Principle of Development

The principle is acceptable subject to a suitable design.

### Quality of Design

The scheme sits centrally on the site in what is a very hard setting with minimal soft landscaping which we would have like to see softened. The provision of undercroft parking areas also adds to the harsh impact of the scheme. The building then presents a high quality front elevation to the public side with some visual interest and quality materials. This could form an interesting focal point at the end of the vista from the Asda store. The rear however appears to have been value engineered into a composite cladding panel which does not reflect the front elevation.

### Summary

We believe the overall massing and scale are appropriate for the site but would like the building to present a better quality elevation to all sides. Hard landscaping should also be reduced to improve the setting of the building.

### Recommendation

We could not support the application in its current form.

## **Strategic Land Use**

12/01488/FUL Former Woodward International Hatherley Lane Cheltenham

The application site has existing permission for employment floor space and retail food store; it is outside of the Core Commercial Area but within the Principal Urban Area, located within the new Cheltenham Office Park development at Hatherley Lane.

The proposal is an amendment to the existing permission to allow for the erection of 3,384sq.m of office headquarters floor space (use class B1) for use by Kier Moss who intend to relocate here from their existing site on Leckhampton Road.

The application would provide for additional, high quality employment floor space within the borough and therefore complies with Policy EM1: Employment Uses.

It would be useful to know the number of employees intended on this site.

The Strategic Land Use Team has provided comments on the application relating to the relocation onto this site under separate cover.

## **5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>43</b>
Total comments received	<b>2</b>
Number of objections	<b>2</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

5.1. Two letters of objection have been received in relation to this application. The concerns raised are summarised below;

- a) The proposed development, at three storeys in height, is too close to the neighbouring residential properties;
- b) Increased levels of surface water run-off;
- c) Amount of construction and demolition works at the site have been going on for too long;
- d) Noise and light disturbance.

5.2. These matters will be considered in the following section of the report.

## **6. OFFICER COMMENTS**

Officer comments to follow as an update.