

Our ref: JCG19195

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Date: 6 February 2024

Head of Planning Services
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Dear Sir / Madam,

**UNIT 1B, CENTRUM PARK, TEWKESBURY ROAD, CHELTENHAM
APPLICATION BY THE ROYAL LONDON MUTUAL INSURANCE SOCIETY LIMITED
APPLICATION FOR EXTERNAL ALTERATIONS / TROLLEY BAYS**

I am instructed by The Royal London Mutual Insurance Society Limited to submit to you an application for external alterations, new trolley bays and associated works / structures. The application site is Unit 1B, Centrum Park, Tewkesbury Road, Cheltenham.

The application is submitted on behalf of The Royal London Mutual Insurance Society Limited (Royal London), who is the freehold owner of Centrum Park. Centrum Park is located fronting the main roundabout on Tewkesbury Road (A4019), approximately 2.5 km west of Cheltenham town centre. Tewkesbury Road acts as the main arterial route into Cheltenham from the M5 motorway. Centrum Park falls within an established retail / commercial area, which also includes Kingsditch Retail Park, Gallagher Retail Park, Gateway Retail Park and a large Sainsbury's foodstore.

I enclose copies of the following documents which comprise this application:

1. Application form, including Certificate A
2. Location plan, ref: 14381-1 -100
3. Existing site plan, ref: 14381-1-0101
4. Existing GA plan, ref: 14381-1-0102
5. Existing elevations, ref: 1438-1-0104
6. Proposed site plan, ref: 1438-1-0109
7. Proposed GA plan, ref: 1438-1-0110
8. Proposed elevations, ref: 1438-1-0114
9. This covering letter

The application fee is £1,172, based on the site area of 0.37 ha. The fee will be paid by Planning Portal.

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Planning History

The original planning permission which led to the construction of Centrum Park was granted on appeal by the Secretary of State in November 2005 (ref:02/01615/FUL). The permission contained a condition, restricting the sale of goods. In 2009 and 2019 planning permissions were granted, including to extend the permitted range of goods, so as to enable Dunelm and The Range to occupy Units 1A and 1C respectively.

Unit 1C, now occupied by The Range, is part of the former Homebase unit. The remainder of the unit is known as Unit 1B, which is the subject of this application.

Homebase vacated Unit 1B in August 2021, the unit remains vacant. In August 2023 and September 2023 conditions were relaxed, so as to allow for Unit 1B to be used for the sale of food and drink and to allow for unrestricted hours and deliveries and servicing to the unit. The extant planning permission for Unit 1B is that granted by the Council on 7 September 2023 (ref: 23/00933/CONDIT). A non material amendment was issued pursuant to the September 2023 permission, in relation to a drawing reference number (ref: 23/0168/AMEND).

Proposals

This application for external alterations, new trolley bays and associated works / structures follows on from the 2023 permissions, notably which allow Unit 1B to be used for the sale of food and drink. The alterations are in order to accommodate the requirements of the proposed food retailer. The external alterations and associated works / structures can be summarised as follows:

Front Elevation

- Existing doors to be removed and openings infilled to match

- Two new entrance doors, with clear screens

Rear Elevation

- Existing fire exit doors (x2) to be replaced with new doors

- Installation of louvres

- New hoop access ladder

- New fire exit door

Side / Service Yard Elevation

- New scissor lift pit and duct with buffer post

- New canopy to front door of scissor area

Car Park

- New trolley bays (x4)

- Three parent and child spaces remarked as disabled spaces

- Five standard spaces remarked as four parent and child spaces

Service Yard

- New refuse store with palisade fencing

- New refrigerated unit

- New scissors lift with protection bollards and new canopy over front

The works are set out in the enclosed drawings. However, it should be noted that the precise details of the refuse store and the refrigerated unit are not known at this stage. The location is as shown on the proposed site plan, whilst the specification can be addressed at the conditions stage.

The effect of the proposals is to improve the appearance of Unit 1B, to provide for operational improvements, in accordance with the requirements of a food retailer. This will enable the vacant unit to be occupied, along with the consequential benefit of jobs.

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Yours faithfully,



Danny Simmonds
Planning Director
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