



PLANNING FORUM

Note of meeting held at 7.30 pm on Wednesday 14 September 2016 at Parmoor House

Those present: John Henry, Mike Duckering and Mike Sheppard

Apologies: Douglas Ogle, Bruce Buchanan and Caroline Dunn

WEEKLY LIST 8 JULY 2016

1. Application No: 16/01180/FUL

Location: Charlton Kings Hotel London Road Charlton Kings Cheltenham
Proposal: Construction of a two-storey hotel extension comprising eighteen (total) additional bedroom suits, along with associated external landscaping and car parking alterations. The scheme also includes minor alterations to the existing hotel, comprising the demolition of existing conservatory and single storey side extension, and replacement with new single storey extension.
Applicant: Shepherd Cox
Agent: Mr Christopher Gray
Comments: **This is a prominent and important site – the first building of note on entering the town on the A40. If there is a need to expand, this seems reasonably discreet and well shielded from the A40.**

2. Application No: 16/01136/FUL

Location: Cheltenham Gas Club Arle Avenue Cheltenham
Proposal: Demolition of vacant former Gas Club, and erection of 9no. apartments and 4no. houses
Applicant: Castanum Ventures Ltd
Agent: Mr David Jones
Comments: **We accept that this makes good use of the site, and that the scheme constitutes an improvement.**

WEEKLY LIST 29 JULY 2016

1. Application No: 16/01227/FUL

Location: 10 Greenway Lane Charlton Kings Cheltenham
Proposal: Alterations to existing dwelling to include single storey extension and erection of 2no. new dwellings to the rear.
Applicant: Mr Jeremy Shaw
Agent: Mr Kris Eley
Comments: **Our judgement is that the site is large enough for two dwellings, but we do not like them being squashed at the back of the site, and think they need a bit more space – which seems to exist. We dislike the cladding on both the new houses and the proposed extension. Our preference would be that the new houses should be more subordinate and that the existing house should retain its existing style.**

WEEKLY LIST 12 AUGUST 2016

1. Application No: 16/01384/FUL

Location: 11 Portland Street Cheltenham
Proposal: Demolition of existing garage and construction of two storey dwelling
Applicant:
Agent: Mr John Everitt
Comments: **No comment**

2. Application No: 16/01417/FUL

Location: Land On South Side Of Jessop Avenue Cheltenham
Proposal: Erection of six storey B1 office development with A2/A3 use at ground floor together with roof plant, external cycle and bin stores, on-site parking and parking canopy structures
Applicant: Mr Nick King
Agent: Mr Aled Roberts
Comments: **We welcome the contemporary approach. We think this is an appropriate design that will sit comfortably with the neighbouring buildings on Jessop Avenue.**

3. Application No: 16/01435/FUL

Location: The Stables Daisy Bank Road Cheltenham
Proposal: Refurbishment and reconfiguration of existing dwelling house, revised gables to north and south elevation, removal of dormer, replacement of existing garage with new, lower ground floor extension below drive level, swimming pool reduced in size and existing changing rooms reconfigured as home gym.
Applicant: Mr Guy Carter
Agent: Mr Andrew Hilton
Comments: **No comment**

WEEKLY LIST 19 AUGUST 2016

1. Application No: 16/01454/FUL

Location: 39 Keynsham Street Cheltenham
Proposal: Construction of 3 bedroom dwelling on land to the rear of 39 Keynsham Street
Applicant: Jane Star Limited
Agent: Mr Anthony Davis
Comments: **We are concerned that there may be access issues, but if these can be resolved, the site seems appropriate for development. We are concerned that the traditional approach of a pitched roof leads to restrictions in room height etc and a less traditional approach might make better use of the site in terms of good-sized rooms.**

2. Application No: 16/01428/LBC

Location: 133 Promenade Cheltenham
Proposal: Removal and restoration of entrance gate piers and re-erection in original position
Applicant: Mr S Pearman
Agent: Mr Ralph Guilor
Comments: **No comment**

3. Application No: 16/01420/FUL

Location: The Cavern 95 New Street Cheltenham
Proposal: Change of use of a former public house to 6no. flats (comprising 4no. one bedroom flats and 2no. two bedroom flats)
Applicant: Mr Drew
Agent: Mr David Jones
Comments: **No comment**

WEEKLY LIST 26 AUGUST 2016

1. Application No: 16/01473/LBC

Location: Christadelphian Hall Knapp Road Cheltenham
Proposal: Formation of new vehicular access and off-road car parking, erection of new gates and railings, single storey extension to enclose the rear yard, refurbishment of existing single storey extension and re-roofing with the inclusion of two velux windows, existing king post truss to be retained, installation of stair and lift to mezzanine floor, other internal alterations to layout and fabric to facilitate a change of use from community hall (D1) to an art gallery. (revised application following 16/00824/LBC) (part retrospective)
Applicant: Mr Ian James
Agent: Mr Richard Stanley
Comments: **No further comment**

2. Application No: 16/01499/FUL

Location: John Dower House 24 Crescent Place Cheltenham
Proposal: Demolition of existing 1970's rear extension to John Dower House, former coach house building at South Court and 66 St Georges Place; conversion of John Dower House; and construction of new buildings to accommodate retirement housing development comprising 80no. apartments and shared facilities including lounge, communal gardens, new pedestrian route (daytime only) between St Georges Place and Clarence Street, underground residents' car park, cycle parking, bin storage, and other associated services
Applicant: PegasusLife Ltd
Agent: Ms Georgina Tibbs
Comments: **This is a worthwhile improvement to this important scheme**

3. Application No: 16/01529/FUL

Location: 101 Shurdington Road Cheltenham
Proposal: Erection of a single storey detached dwelling
Applicant: Mr P Dyer
Agent: Mr Mark Le Grand
Comments: **This is suitably subservient to the existing house**

WEEKLY LIST 2 SEPTEMBER 2016

1. Application No: 16/01515/FUL

Location: 252 Bath Road Cheltenham
Proposal: Regeneration of site to provide replacement retail at ground floor (flexible A1/A3 use), 7no. apartments over, 1no. end terrace house and a detached dwelling to the rear
Applicant: Mr & Mrs Paul Artus
Agent: Mr Mark Godson
Comments: **We think that the residential component would fit better with the existing area if it were two storeys rather than three. We also dislike the gable on the Bath Road frontage above the retail unit. As the last shop on the Bath Road something more distinctive is needed – and which successfully turns the corner to the residential part. As proposed, the Bath Road frontage is subservient to the Langdon Road one – that is the wrong way round.**

WEEKLY LIST 9 SEPTEMBER 2016

1. Application No: 16/01567/FUL

Location: Land Adjacent Benhall House Gloucester Road Cheltenham
Proposal: Erection of a detached dwelling
Applicant: FW Homes Ltd
Agent: Derek Slatter
Comments: **We do not like this scheme. The design is of a mediocre terraced house – without the terrace to go with it. As proposed, this will let down the area.**
