



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 6.00pm on Tuesday 16 July 2019 at Parmoor House

Those present: Rob Rimmell (Chair), Tess Beck (Secretary), Andrew Booton, Douglas Ogle, Adrian Phillips, Mike Sheppard & Mike Richardson.

Apologies: Bruce Buchanan, Mike Duckering & Peter Sayers.

Land off Shelley Road, Cheltenham

Outline application for erection of 60 dwellings including access (with all other matters reserved) on site of former Monkscroft Primary School

Planning ref: 19/01190/OUT

The Civic Society's Planning Forum hopes that as a Local Authority site, this development could be an exemplar in alleviating the climate emergency that CBC has announced. As this development is public sector led, it should be demonstrating net biodiversity gain as an exemplar to private developers. The Society's Forum hopes this indicative site plan is accurate as to tree planting.

This appears to be a site with some former Roman presence so a proper archaeological survey should take place, under Planning Condition.

The Society's Forum is concerned about the traffic burden this proposal puts on Shelley Road. Could a second access road be added to Shakespeare Road, with some modal filtering to prevent this becoming a rat-run for motorised vehicles across the estate.

There does not appear to be enough parking provided for residents and visitors given the existing pressures on on-street parking in this area.

As a Local Authority led development, the Society's Forum hopes this will be an opportunity to build some much-needed social housing.

When the detailed application is available, the Civic Society's Planning Forum would welcome a presentation of the detailed scheme.

159 Fairview Road, Cheltenham

Proposed replacement of 5 no. windows and the retention of a new external door and alterations carried out to existing garden wall

Planning ref: 19/01215/LBC

The Civic Society's Planning Forum welcomes the reinstatement of timber sash windows, but we would recommend conservation grade double glazed windows rather than single glazing as specified, given the climate emergency. The Planning Forum supports the boundary wall height being raised to give the occupants a reasonable level of privacy in their garden which borders a busy junction. The Planning Forum would like to see the stucco banding and frieze detailed in the 1972 English Heritage listing in common to the others in the block reinstated. These details, seem to have disappeared in the 2016 post Banksy renovations.

1 Hamilton Street, Charlton Kings, Cheltenham

A proposed 1.5 storey, one bed dwelling (revised scheme ref: 19/00756/FUL

Planning ref: 19/01237/FUL

The Civic Society's Planning Forum could possibly support an application for a smaller single storey development, but not a two-storey building. Despite the Hamilton Street address, this location is part of the Cudnall Street scene and the proposed two storey building would unsatisfactorily impinge visually on the Cudnall Street Conservation Area.

Oakfield House Stables, Oakfield House, Greenway Lane, Charlton Kings, Cheltenham

Erection of a single self-build dwelling following the demolition of existing stables.

Planning ref: 19/02152/FUL

The Civic Society's Planning Forum objects to this proposed development. It is in the wrong location. Currently the area has a country atmosphere, amidst fields. This substantial residential development would open the way to further encroachment and development of this relatively rural area within the AONB.

26 Marle Hill Parade, Cheltenham

Construction of one pair of semi-detached dwelling houses within the curtilage of and to the rear of nos. 26 & 27 Marle Hill Parade

Planning ref: 19/01261/FUL

The Civic Society's Planning Forum welcomes in principle the continued development of Wellesley Road. In this case, the elevations would benefit from more thought and imagination. The severe symmetry compromises the internal layout, which would benefit from more careful design.

46 Lauriston Park, Cheltenham

Change of use of scrubland into residential curtilage

Ref. No: 19/01033/COU

The Civic Society's Planning Forum finds this application to be woefully inadequate. It is unclear what piece of land is being referred to and what the current ownership is. The photographs have an undefined function. An explanatory statement is needed.

Hill House, 46 Sandy Lane, Charlton Kings, Cheltenham

Erection of replacement 5 bedroom dwelling with attached garage

Ref. No: 19/01220/FUL

The Civic Society's Planning Forum welcomes this proposal's green credentials. Unfortunately, the design itself is incoherent, with a strange variety of windows. The application lacks a contextual street view. From what we can judge, the design is not appropriate for the location. The Forum is concerned that the proposed corner windows overlook the immediate neighbours. Garage accessibility could be improved if the door faced the entrance to the drive.

Engadine, 3 Wendover Gardens, Cheltenham

Demolition of existing dwelling and erection of replacement dwelling

Ref. No: 19/01296/FUL

The Civic Society's Planning Forum believes that the proposed dwelling is too large for the plot. The application lacks any contextual drawings and the elevation is poorly presented.

27-33 Swindon Road, Cheltenham

Sub-division of existing Use Class A1 retail unit to create two Class A1 units, internal and external refurbishment of building to provide new entrances, shopfronts and other openings, re-cladding elevations, relocation of delivery dock and plant area, re-arrangement of carpark and associated works following minor demolition works to the existing building and removal of existing trees and hedges

Ref. No: 19/01285/FUL

The Civic Society's Planning Forum would prefer this site to be re-zoned for much needed residential use. Failing that, this is a poor attempt at what is needed. There is a lack of control of who will take over the second unit and the amount of traffic this could generate. The design statement is wholly inadequate and extremely vague. This is a missed opportunity to design an exemplary car park, with SUDS, electric charging points and proper, overseen, cycle parking. Again, the design should be exemplary in order to support CBC's declaration of a climate emergency.