



PLANNING FORUM

Note of meeting held at 7.30 pm on Wednesday 9 November 2016 at Parmoor House

Those present: John Henry, Douglas Ogle, Mike Duckering and Caroline Dunn

Apologies: Bruce Buchanan and Mike Sheppard

WEEKLY LIST 14 OCTOBER 2016

1. Application No: 16/01854/FUL

Location: Sunnyhill Stanley Road Cheltenham

Proposal: Erection of new detached dwelling following demolition of the existing bungalow and garage

Applicant: Mr James Buckley

Agent: Mr John Everitt

Comments: **Papers not available to us**

2. Application No: 16/01601/FUL

Location: Chemistry St James Square Cheltenham

Proposal: Internal and external alterations to 1 St James Square to create 14 no. one and two bedroom apartments. Demolition of Burton house and erection of 4/5 storey building to provide 12 no. one and two bedroom apartments.

Applicant: Burgoyne Property Investments Ltd

Agent: Mr David Johnson

Comments: **We welcome this proposal, though we are concerned that the section with balconies linking the old building with the new is too prominent. We would prefer a narrower more unobtrusive link which did not intrude at the expense of the two component buildings. We are not clear from the drawings whether the canopy structure at ground floor level is to be retained. We hope it is, as it adds character to the streetscape.**

3. Application No: 16/01831/COU

Location: 79 Promenade Cheltenham

Proposal: Change of use from B1 (offices) to a mixed use of B1 and A2 (including internal alterations to the ground floor, external signage to the front elevation and redecoration).

Applicant: Mr Mayfield

Agent: Mr Adam Rabone

Comments: **This is all very much in keeping.**

4. Application No: 16/01823/FUL

Location: 379 - 383 High Street Cheltenham

Proposal: Demolition of existing building and construction of a new mixed use building to provide a ground floor retail unit and 12 no. residential units (comprising 5no. one bed and 7no. two bed apartments)

Applicant: Mont De La Rocque Holdings Ltd

Agent: Roberts Limbrick Ltd

Comments: **No comment**

WEEKLY LIST 21 OCTOBER 2016

1. Application No: 16/01871/FUL

Location: 39 Keynsham Street Cheltenham
Proposal: Construction of 2 bedroom dwelling on land to the rear of 39 Keynsham Street (revised scheme)
Applicant: Mr Talat Ismail
Agent: Mr Anthony Davis
Comments: This is a large enough site for development, although the access is tortuous. Despite being a back plot we would favour a more inspiring design, perhaps a mews-type dwelling.

2. Application No: 16/01789/FUL

Location: Land On The South Side Of Glenfall Way Charlton Kings Cheltenham
Proposal: Proposed erection of four dwellings with landscaping and public open space.
Applicant: Strategic Land Partnerships
Agent: Mr Jamie Lewis
Comments: Our view is that the style of these dwellings is appropriate for the AONB setting. We do not think the proposed dwellings look industrial than agricultural. A lot of thought has gone into the design; we think this is a quality scheme.

3. Application No: 16/01862/FUL

Location: Erection of a pair of semi-detached two bedroom houses
Applicant: Robin Paul Stonemasons
Agent: Derek Slatter
Comments: In our judgement there is scope for a more effective layout for these houses. They are not well-planned, especially the living room. And the second bedroom is very small.

WEEKLY LIST 28 OCTOBER 2016

1. Application No: 16/01906/FUL

Location: 96 Church Road Leckhampton Cheltenham
Proposal: Proposed single storey rear extension, part two storey part single storey side extension, single storey front porch extension and rendering of existing building/proposed extensions (revised application to include re-roofing of existing building and change in roof material of two storey extension to slate)
Applicant: Mr Steve Gore
Agent: Mrs Nadja Sihvonen
Comments: **No comment**

2. Application No: 16/01905/FUL

Location: Southacres 47 The Park Cheltenham
Proposal: Alteration, extension and re-modelling of existing dwelling following demolition of existing side extension
Applicant: Mr & Mrs J Read
Agent: Mr R Stanley
Comments: **In its present form this house is rather out of place in The Park. The proposed changes do not help, although we welcome the loss of the garage, as the new extension does not look as if it belongs to the rest of the house. Visually, the whole is very unsatisfactory.**

WEEKLY LIST 4 NOVEMBER 2016

1. Application No: 16/01908/FUL

Location: Ryeworth Inn 60 Ryeworth Road Charlton Kings Cheltenham
Proposal: Demolition of existing public house and erection of 5 dwellings.
Applicant: Marcus Homes Ltd
Agent: Mr Mark Campbell
Comments: **This is an acceptable scheme for the site.**

2. Application No: 16/01784/FUL

Location: Everyman Theatre 7 - 10 Regent Street Cheltenham
Proposal: Erection of covered walkway canopy from Regent Arcade car park to rear entrance of the Everyman Theatre
Applicant: Mr Geoffrey Rowe
Agent: Mr Stephen Quiddington
Comments: **This seems quite an elaborate design for a very utilitarian function.**

3. Application No: 16/01939/CONDIT

Location: Montpellier House Montpellier Drive Cheltenham
Proposal: Variation of condition 11 (approved documents) on planning permission ref. 12/00393/TIME (Application to extend the time limit for implementation of planning permission ref. 08/01693/FUL for alterations to fourth floor and construction of new fifth floor to provide 3no. residential units together with an extension at basement level to provide car parking spaces for the new residential units, and associated works) to allow for minor material amendments to the approved scheme
Applicant: Mr Richard Costelloe
Agent: Mr Alex Whibley
Comments: **No comment**

ADDITIONAL COMMENTS

Land at rear of 15 Greenhills Road – 16/01149/FUL

We should like to add to our comments on this. Despite the proposed changes, we still regard this as a heavy and clumsy scheme.
