



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 6.00pm on Wednesday 14 November 2018 at Parmoor House

Those present: Peter Sayers (Chair), Mike Duckering, Mike Sheppard, Rob Rimmel, Andrew Booton, Tess Beck (Minutes), Andrew Chard & Mike Richardson.

Apologies: Bruce Buchanan, Adrian Phillips & Douglas Ogle

Dowty House Residential Home, St Margarets Road, Cheltenham

Conversion and extension of existing building to create 28no. apartments following demolition of existing rear extensions

Planning ref: [18/01973/FUL](#)

Comment already submitted:

The Planning Forum would have appreciated a presentation on a scheme of this importance in a prominent location. A model or a number of 3D simulations are essential when examining such a scheme.

The relationship to the existing locally listed building needs to have a visual break. This could be stunningly modern as a contrast to the Victorian Gothic of the former orphanage. Unnecessary references to the Victorian gables are misplaced. The Planning Forum believe that this firm is capable of a far more imaginative scheme that would make the most of this prominent site.

We have concerns as to whether the planned parking provision and waste provision are sufficient. The location of the cycle storage seems to be poorly thought out.

Additional comment:

The forum is concerned that the submitted proposal appears to completely obscure the east facade of the existing Dowty House.

Land at Evesham Road, Cheltenham

Construction of 2no. detached dwellings and formation of access to Evesham Road (revised following grant of planning permission ref: [17/01580/FUL](#) for a single dwelling)

Planning ref: [18/02008/FUL](#)

No comment. Already decided.

Land at rear of Sherborne Arms, Sherborne Street, Cheltenham

Erection of apartment block for 9 no. dwellings

Planning ref: [18/02016/FUL](#)

The forum objects to this proposal on the basis that it is out of character with the All Saints and Fairview Central Conservation Area. This development does not preserve or enhance the character of the area, and makes no positive contribution. Whilst high density development is generally to be encouraged, here it is not appropriate in the form proposed.

Its scale is not in keeping with the adjacent buildings and streetscape, which is chiefly made up of small 19th century two-storey terraces. The façade is of a commercial scale, more appropriate to an office block than a residential area. The forum feels that the application documents are inadequate as they make no reference to the relationship to the existing streetscape. Given the scale of the proposed development, its proximity to its neighbouring buildings is a concern.

The forum shares the community's concern about the parking provision, which is inadequate for a residential area that already has high demand for existing on-street parking. The bin and cycle storage is not adequately resolved on the plan and no space is indicated for recycling.

58 Queens Road, Cheltenham

Internal and external alterations

Planning ref: 18/02032/LBC

The Planning Forum feels that the proposed replacement front door is much more appropriate to the listed building.

99 Painswick Road, Cheltenham

Various single, first floor and two storey extensions with internal and external alterations including alterations to roof

Planning ref: 18/02037/FUL

The forum feels that it would have made sense to have had application 18/02037/FUL and 18/2038/FUL considered together (especially as they share the same architect) so the relationship between the two could be seen.

The forum agrees wholeheartedly with the comments made by the Architects' Panel. The existing building is a good example of the Arts and Crafts style and the extension could be more sympathetic to the existing building.

99 Painswick Road, Cheltenham

Erection of new dwelling (three storeys over basement) adjacent to existing house

The elevations and site plan show the existing building as it is now, rather than the design proposed in application 18/02037/FUL. Again, the forum feels that the two applications would be better considered together.

The forum feels that the proposed dwelling is unsuitable in its relationship to the existing building.

Playing Field adjacent 3 Stone Crescent, Cheltenham

Construction of 13no. dwellings and ancillary works

Planning ref: 18/02215/FUL

The forum is concerned that if a section of the road is to be non-adopted, there will be a lot of bins and recycling receptacles left on the pavement outside the last house on the adopted stretch of road. There is no clarity in the plans on pedestrian access to the playing field for existing neighbours or the potential residents of the planned development.
