



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 6.00pm on Tuesday 28 January 2020 at Parmoor House

Those present: Rob Rimell (Chair), Peter Sayers, Andrew Booton, Adrian Phillips, Tess Beck (Minutes), Andrew Kitching, Mike Sheppard & Mike Richardson.

Apologies: Mike Duckering

Sandford Lido, Keynsham Road, Cheltenham

[Siting of a Portakabin to be used as an office, including welfare facilities](#)

[Planning ref: 19/02438/LBC](#)

OBJECT The proposed Portakabin will be positioned in the curtilage of a listed building (the history of which is very well documented in the application). It is likely to be visible from Sandford Park where the LINC garden has recently been re-landscaped to a high specification. The Civic Society Planning Forum is concerned that the application does not specify a time limit for this temporary building. The application only includes a suggested appearance of a generic Portakabin. This is inadequate. Is it not possible for the Lido Trust to bring an existing building back into use? Alternatively, there are other prefabricated structures which could be more in keeping with the Lido setting. The Civic Society would be happy to meet with the Lido Trust to help devise some better solutions.

1 College Lawn, Charlton Kings, Cheltenham

[Extension of nos. 1 & 2 College Lawn with two storey and single storey link structure to provide additional school boarding accommodation, manager's living accommodation and associated facilities \(following conversion and refurbishment of 1 & 2 College Lawn and demolition of existing buildings\), together with associated hard and soft landscaping works. Part retrospective application.](#)

[Planning ref: 19/02442/LBC](#)

NEUTRAL The Civic Society's Planning Forum welcomes the removal of the upper floor in the housemistress dwelling. We are disappointed that there are, as yet, no plans to replace the inappropriate agricultural gates at the front of the property.

Kyle Lodge, Greenway Lane, Charlton Kings, Cheltenham

[Construction of a single 5-bedroom self and custom build dwelling with associated buildings, landscaping, works and infrastructure](#)

[Planning ref: 19/02449/FUL](#)

OBJECT Whilst the Civic Society's Planning Forum is sympathetic to the applicants' family needs, these cannot override the priorities of the AONB or the Council's own policies. By virtue of the unpleasantly overpowering scale, mass and form of the proposed new dwelling, the development would neither conserve nor enhance the Cotswold AONB and would lead to both adverse landscape and visual change in the local area. The great slab-like elevations lack finesse and have a "commercial", not "domestic", aesthetic. The applicant's argument that as a "rural" garden this is a brownfield site, should not, we believe, apply to development in an AONB. Permitting this development could open the floodgates to further development and degradation of this exceptional landscape, as other property owners along the lane could seek to follow suit.

The Cottage, 7 Pittville Crescent, Cheltenham

Erect a pair of semi-detached dwellings following demolition of the existing

Planning ref: 19/02524/PRIOR

OBJECT The Civic Society's Planning Forum believes that the design has some superficial similarities to another recent build in Pittville Crescent but it lacks the attention to detail and materials. Notwithstanding this precedent, the proposed design is overwhelming in scale and disposition of features and seems more appropriate to a commercial development than domestic dwellings. Given the current climate emergency, we are disappointed to note that a purpose built "high-spec" new build is designed to be gas heated, rather than ground- or air-source heated. There are sites either side of this development which could go the same way, which would further erode the character of the Pittville conservation area.

Timbercombe House, Charlton Kings Business Park, Cirencester Road, Cheltenham

Change of use of B1(a) office accommodation to C3 to provide 41 no. 2 bed units

Planning ref: 19/02409/FUL

NEUTRAL The Civic Society's Planning Forum supports the change of use. We are impressed by the internal layouts but we are very concerned by the lack of information on the exterior, in particular the necessary upgrade to current residential insulation standards. Additionally, a development of 40+ homes would be a good opportunity for a super-efficient community heating system, given the climate emergency.

Oak Magna, Stanley Road, Cheltenham

Demolition of existing property and construction of replacement dwelling

Planning ref: 19/02536/FUL

OBJECT The proposed replacement dwelling is much bigger than the current building and the style and flat roof add to its bulk. The Civic Society's Planning Forum considers its size and position on the hillside, combined with the gleaming white render and the overbearing broad dark horizontal details ensures that it will dominate the immediate landscape. It has "no striking architectural merit or strong architectural theme". In this sense, it will complement the neighbouring properties. We would have expected more details on the plans for insulation and energy efficiency.

Abbeyholme Stables, 73 Lansdown Crescent Lane, Cheltenham

Conversion, extension and alterations to light industrial unit to create 2 no. dwellings (revised scheme)

Planning ref: 19/02513/FUL

SUPPORT The Civic Society's Planning Forum appreciated the Heritage Statement which was interesting and well researched. We hope the beams & architectural details shown in plate 18 will be preserved and included in the finished design. This is a good use of the site and could be an exemplary development. We appreciate the light touch, for example using the existing blind openings for windows rather than creating new openings. We look forward to seeing the finished development and suggest the architect considers putting it forward for a civic award.