



PLANNING FORUM

Note of meeting held at 7.30 pm on Wednesday 11 January 2017 at Parmoor House

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

WEEKLY LIST 9 DECEMBER 2016

1. Application No: 16/02129/FUL

Location: Southwood House Thirlestaine Road Cheltenham
Proposal: Proposed reinstatement of 2 no. former vehicular accesses to Southwood House.
Applicant: Cheltenham College
Agent: Mr David Jones
Comments: **The main issue is for Highways, and the access to the main road.**

2. Application No: 16/02105/FUL

Location: Cotswold Grange Hotel Pittville Circus Road Cheltenham
Proposal: Proposed erection of gates and boundary railings, new landscaping scheme and car park reconfiguration.
Applicant: Cotswold Grange Hotel
Agent: Mr Russell Ranford
Comments: **We consider it essential that the new railings should be embedded in a plinth in the traditional manner.**

WEEKLY LIST 16 DECEMBER 2016

1. Application No: 16/02197/FUL

Location: 68 Sandy Lane Charlton Kings Cheltenham
Proposal: Two storey side and front extension, single storey rear extension and new porch.
Applicant: Mr Chris Gough
Agent: Mr Nigel Jowsey
Comments: **No comment**

2. Application No: 16/02178/FUL

Location: Eagle Star Tower Podium Montpellier Drive Cheltenham
Proposal: Provision of two additional floors to provide 7no. duplex apartments above existing apartments
Applicant: CDL Properties
Agent: Mrs Liz Shield
Comments: **We consider that these flats are well-designed and make good use of the location.**

3. Application No: 16/02201/OUT

Location: BHS Unit 30 Regent Arcade
Proposal: Outline application for the conversion of basement and ground floor of Unit 30 to create 3no. ground floor restaurants (Class A3), 1no. ground floor leisure operation unit (Class D2), 1no. retail unit (Class A1), 1no. basement leisure operation unit (Class D2); demolition of existing rooftop conservatory and creation of 1no. rooftop restaurant (Class A3); and associated pavement works
Applicant: Mr Richard Nichol
Agent: Mr Adrian Wood
Comments: **Changing the façade to Regent Street from a blank wall into what has the potential to be a lively and inviting part of the town centre is a huge improvement, which we very much welcome**

4. Application No: 16/01826/FUL

Location: 15 Lansdown Place Cheltenham
Proposal: Erection of a two storey detached dwelling on land to the rear of 15 Lansdown Place
Applicant: Mr N Tapsell
Agent: Mr Mark Le Grand
Comments: **We do not like this scheme. It has chosen to copy one of the poorest designs in the area. There are better examples to copy (as has been done with 16/02186/FUL) and we think brick is the right finish here.**

5. Application No: 16/02186/FUL

Location: Angle House Lansdown Place Lane Cheltenham
Proposal: Erection of 1no. two bed mews house and 1no. two bed with study mews house following demolition of existing buildings at Angle House and 24 Lansdown Place Lane (revised scheme following grant of planning permission ref. 15/02076/FUL)
Applicant: Castellum
Agent: Mr Bevis Stanley
Comment: **We like this design. It sits comfortably in the area – unlike what is proposed in 16/01826/FUL.**

WEEKLY LIST 23 DECEMBER 2016

1. Application No: 16/02280/FUL

Location: 42 Sydenham Villas Road Cheltenham
Proposal: Detached single storey garage with studio. New dropped kerb.
Applicant: Mr Dominic Faulkner
Agent: Mrs Anthea Jackson
Comment: **Papers not available to us.**

2. Application No: 16/02104/OUT

Location: Land Opposite Ham Close And Adjacent To Ham Road Charlton Kings Cheltenham
Proposal: Outline planning permission for proposed erection of up to 10 no. dwellings for elderly persons (C3) together with means of access (all other matters reserved).
Applicant: Blue Cedar Homes Ltd & 1-2-1 Project Management Ltd
Agent: Simon Tofts
Comment: **We question whether any development should take place in this part of the AONB. We are not convinced this is the right site for a group of elderly dwellings, which we consider likely to detract from the landscape value of the area.**

3. Application No: 16/02208/FUL

Location: Land At North Road West And Grovefield Way Cheltenham
Proposal: Hybrid application seeking detailed planning permission for a 5,034 sq.m of commercial office space (Use Class B1), 502 sq.m day nursery (Use Class D1), 1,742 sq.m supermarket food retail unit (Class A1), a 204 sq.m coffee shop retail unit and drive-thru (Use Classes A1 and A3), with associated parking, landscaping and infrastructure works. Outline planning permission sought for the erection of 8,034 sq.m of commercial office space (Use Class B1), together with associated car parking, landscaping and infrastructure works, with all matters reserved (except access).
Applicant: Hinton Properties (Grovefield Way) Ltd
Agent: Mr James Griffin
Comment: **We were not able to look at this in detail, as the papers were not available to us. But we oppose a development of this scale in the green belt. Nor are we convinced that a further supermarket is needed in this area. There is already substantial traffic congestion in this area, and the impact of such a proposal needs careful consideration.**

4. Application No: 16/02245/FUL

Location: 39 Redgrove Road Cheltenham
Proposal: Erection of 3 bedroom dwelling (adjacent 39 Redgrove Road). Revised scheme following 16/00346/FUL.
Applicant: Mr W Rabjohns
Agent: Mr Luke Hemming
Comment: **No comment.**

WEEKLY LIST 6 JANUARY 2017

1. Application No: 16/02282/FUL

Location: Winsmore North Road East The Reddings Cheltenham
Proposal: Erection of new single dwelling with detached garage (revision to planning permission 14/01782/FUL)
Applicant: Mr Jason Hock
Agent: Mrs Wendy Hopkins
Comment: **We would have hoped for something more imaginative.**

2. Application No: 16/02302/FUL

Location: Land At Arle Court Gloucester Road Cheltenham
Proposal: Erection of Care Home with Nursing Care (60 beds) and Assisted Living (55 suites) - use class C2. Restoration and management of woodland, and provision of car park.
Applicant:
Agent: Mr Mark Godson
Comment: **We find the mass of the proposed block intimidating. We would have preferred smaller units spread through the site to take advantage of the woodland setting. We are also concerned that the loss of trees should be kept to a minimum.**

3. Application No: 17/00017/FUL

Location: Shoreline Cottage Back Montpellier Terrace Cheltenham
Proposal: Proposed removal of a modern lean-to on the rear of number 8 Suffolk Square, erection of a two-storey rear infill extension to Shoreline Cottage.
Applicant: Mr Peter Pritchard
Agent: Mr John Ladley
Comment: **No comment.**
