



PLANNING FORUM

Note of meeting held at 7.30 pm on Wednesday 11 November 2015 at Parmoor House

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

Apologies: None

WEEKLY LIST 16 OCTOBER 2015

1. Application No: 15/01781/CONDIT

Location: Beechwood Place Shopping Centre High Street Cheltenham

Proposal: Variation of condition 5 on planning permission ref. CB17212/01 to allow cycle parking within the service yard

Applicant: BNP Paribas Securities Services Trust Co (Jersey) Ltd & BN

Agent: Ms Andrea Arnall

Comments: No comment on this aspect – for general comments see comments on 15/01783/FUL below.

2. Application No: 15/01782/FUL

Location: Beechwood Place Shopping Centre High Street Cheltenham

Proposal: Creation of 180 square metres (GIA) of additional Class A1 retail floorspace at first floor level to infill part of existing atrium

Applicant: BNP Paribas Securities Services Trust Co (Jersey) Ltd & BN

Agent: Ms Andrea Arnall

Comments: We see no difficulty with this modest increase in shopping floor space.

3. Application No: 15/01783/FUL

Location: Beechwood Place Shopping Centre High Street Cheltenham

Proposal: Demolition of existing front facade to High Street and erection of replacement (including part stopping up of High Street)

Applicant: BNP Paribas Securities Services Trust Co (Jersey) Ltd & BN

Agent: Ms Andrea Arnall

Comments: The overall impression of the façade is more Gothic than Regency. We are not convinced that the Gothic effect is appropriate for Cheltenham, but we much prefer it to an attempt to mimic the Regency style as was done for the revamped Regent Arcade.

4. Application No: 15/01784/FUL

Location: Beechwood Place Shopping Centre High Street Cheltenham

Proposal: Change of use of the basement area from retail storage (Use Class A1) to gymnasium (Use Class D2) including new entrance doors

Applicant: BNP Paribas Securities Services Trust Co (Jersey) Ltd & BN

Agent: Ms Andrea Arnall

Comment: No comment

5. Application No: 15/01785/FUL

Location: Beechwood Place Shopping Centre High Street Cheltenham

Proposal: Installation and replacement of plant, ventilation and extraction equipment at roof level

Applicant: BNP Paribas Securities Services Trust Co (Jersey) Ltd & BN

Agent: Ms Andrea Arnall

Comment: No comment

WEEKLY LIST 23 OCTOBER 2015

1. Application No: 15/01809/COU

Location: 33 - 35 Albion Street Cheltenham Gloucestershire

Proposal: Change of use of former nightclub to fourteen residential units involving demolition of part of existing building/structures and associated external works.

Applicant: Merritts Properties Limited

Agent: Mr Clive Petch

Comments: We see no difficulty with this site being used for housing, but this proposal is uninspiring, and hardly an appropriate style for the centre of town. More imagination is needed to cope with the constraints of the site – and to provide more light for the new dwellings.

2. Application No: 15/01803/FUL

Location: 28 Orchard Avenue Cheltenham Gloucestershire

Proposal: Re-build garage to form a habitable living space ancillary to the existing house

Applicant: Mr W Cooper

Agent: Mr R Farrell

Comments: No comment

3. Application No: 15/01822/FUL

Location: Land At Newton Road Cheltenham

Proposal: Erection of 2no. dwellings with associated hard and soft landscaping following demolition of existing storage units

Applicant: Mr Gordon Malcolm

Agent: Mrs Samantha Harrison

Comment: No comment

4. Application No: 15/01836/FUL

Location: Cheltenham Bus Station Royal Well Road Cheltenham

Proposal: Demolition of existing concrete bus shelter and install 2 no new high 'principle' double front entry bus shelters

Applicant: Cheltenham Borough Council

Agent: Mr A Griffith

Comments: This hardly scratches the surface of what needs to be done to turn this into a reasonable facility.

5. Application No: 15/01795/FUL

Location: The Drive House 3 Cleevelands Drive Cheltenham

Proposal: Erection of additional dwelling to rear accessed from Evesham Road

Applicant: William Morrison Estates

Agent: Mr David Jones

Comments: There is a need for a more inspired design here – what is proposed neither stands out, nor blends in.

6. Application No: 15/01794/REM

Location: Land At Starvehall Farm New Barn Lane Cheltenham

Proposal: As defined in the conditions attached to Outline permission: Layout, scale and appearance of buildings, landscaping and highways arrangements for car parking, drainage, planting, building materials, hard surfacing materials, design, materials, colour and finish of proposed external windows and doors, boundary treatment details, refuse, recycling and secure cycle storage facility details, soft landscape works details.

Applicant: Bloor Homes And Bovis Homes

Agent: Mr Leigh Dennis

Comments: This is very disappointing. What is proposed is reminiscent of a poor inter-war estate. A substantial development like this provides a real opportunity for good design. We would draw the developers' attention to Vitruvius's principles of good architecture – in particular that it should delight people and raise their spirits. This falls so far short of aspiring to do that.

WEEKLY LIST 30 OCTOBER 2015

1. Application No: 15/01789/FUL

Location: Toynton Ashley Road Cheltenham

Proposal: Erection of new garages following demolition of existing (revised scheme to planning permission ref: 15/00297/FUL)

Applicant: Mr & Mrs M Jordan

Agent: Mrs Anthea Jackson

Comments: No comment

2. Application No: 15/01902/FUL

Location: 8 Montpellier Drive Cheltenham Gloucestershire

Proposal: Proposed front boundary wall with railings and gates

Applicant: Ms Nicola Goldsmith

Agent: Mr Ralph Guilor

Comments: No comment

3. Application No: 15/01860/FUL

Location: Pittville Park Evesham Road Cheltenham

Proposal: Replacement of children's play park and erection of refreshment kiosk

Applicant: Cheltenham Borough Council

Agent: Mr Mark Godson

Comments: No comment

WEEKLY LIST 6 NOVEMBER 2015

1. Application No: 15/01879/FUL

Location: 4 Hewlett Place Cheltenham Gloucestershire

Proposal: Erection of 4 no. dwellings with associated parking, following demolition of all existing buildings

Applicant: H & H Developments

Agent: Mr John Everitt

Comments: No comment
