



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 6.00pm on Friday 13 June 2018 at Parmoor House

Those present: Peter Sayers, Douglas Ogle, Mike Sheppard, Rob Rimell & Andrew Booton

Apologies: Bruce Buchanan, Penny Hall & Mike Duckering

The Bungalow, Andover Walk, Cheltenham

Demolition of the bungalow and garage; erection of two dwellings (revised scheme from 18/00410/FUL)

Planning ref: 18/01011/FUL

The Planning Forum notes that windows in the plans do not relate to those illustrated in the elevation drawings. Similarly, gaps are indicated in the front wall in plan but they are not illustrated in the elevations and a palisade fence is shown in elevations but not in plan. Such incoherent drawings make assessment difficult. It is also suggested that future applications illustrate better the application site's relationship with its surrounding properties in order to gain a better appreciation. Nevertheless, the Planning Forum has no objection in principle to the revised development. We consider that more uniform size and spacing of first floor windows would improve the appearance of the proposal. We also consider that timber cladding is not associated with Cheltenham's design heritage and would prefer not to see yet another white rendered, grey window, cedar clad building. Suitable bricks and brick detailing as seen on the nearby Andover Mews provide a good example.

Land at North Road West & Grovefield Way, Cheltenham

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 Aldi food retail unit (Use Class A1), 204 sq.m Costa Coffee retail unit

Planning ref: 18/01004/FUL

The Planning Forum considers the scheme to be broadly acceptable. It is acknowledged that Aldi and Costa are proposing to use what appear to be their standard corporate models but they nevertheless appear unimaginative and bland, as do the boxy office buildings. We are disappointed, however, that the nursery building appears bleak and austere and we regret the opportunity has not been seized to create an exciting, welcoming building for young people. We would also prefer better provision of outdoor amenity space for the nursery, at a time when young people's physical and mental health is under scrutiny.

56 High Street Cheltenham

Erection of 4 no. apartments (following demolition of existing outbuilding) and erection of new toilet block, covered refuse bin store and covered seating area for adjacent restaurant. (revised scheme)

Planning ref: 18/01010/FUL

The Planning Forum welcomes the revised scheme. The timber cladding, however, appears incongruous, especially in the illogical isolated blocks. We consider that timber cladding is not associated with Cheltenham's design heritage and would prefer to see render/stucco or brick instead. Barrett's Mill, winner of a Civic Award, is nearby and might provide inspiration. Nevertheless, the Forum welcomed the innovative use of slanted bays for light and interest, the introduction of small green spaces (that must be planted and not lost to concrete if built) and cycle storage. The Forum is concerned about the transit and storage of refuse skips, notably noise and hygiene implications for residents of this scheme and neighbours. It also notes the need for planning conditions to preserve access through Vernon Place and cycle routes through to Sandford Park throughout the building phase.
