



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 6.00pm on Wednesday 10 October 2018 at Parmoor House

Those present: Peter Sayers (Chair), Bruce Buchanan, Douglas Ogle, Rob Rimmel, Andrew Booton & Tess Beck (Minutes), Andrew Chard

Apologies: Mike Duckering, Mike Richardson & Mike Sheppard

Premier Products Ltd, Bouncers Lane, Cheltenham

Development of site to provide 54 dwellings. Submission of Reserved Matters (access, layout, scale, appearance and landscaping) following the approval of outline approval (17/00929/OUT)

Planning ref: 18/01527/REM

This scheme is unacceptable to the Planning Forum for the following reasons:

- Site layout. NPPF guidelines on density have not been applied effectively. Higher density, with more use of terraces could provide the same number of dwellings, yet free up amenity space.
- There is no sense of place. The urban form does not reflect Cheltenham's character: this development could be anywhere.
- No public amenity space for children's recreation, which could be partly addressed with a denser building layout as mentioned above.
- Abysmally low standard of design.
- The highway to be adopted does not extend to the northern end of the development, which potentially leaves this area without street lighting.

Dowdeswell Park London Road Charlton Kings, Cheltenham

Extension and external alterations to office building including use of part of the building as a cafe (A3) and exercise/gym space (D2).

Planning ref: 18/01754/FUL

No comment. Already decided.

St Marys Mission, High Street, Cheltenham

Installation of a roof mounted flagpole to the front elevation of St Marys Mission to display the recently awarded 2018 Green Flag for Winston Churchill Memorial Garden.

Planning ref: 18/01770/LBC

No comment. Already decided.

Charlton Lane Hospital, Charlton Lane, Cheltenham

To create additional 41no. car parking spaces for staff and visitors, and seating area within the existing site.

Planning ref: 18/01783/FUL

The Planning Forum feels that the parking provision would be far better dispersed over a larger area with soft landscaping. If trees were interspersed among the parking, this would break up the effect. We would then support this application, and it may indeed go some way to addressing the neighbours' concerns. There is a lack of clarity in the planting proposals submitted.

Cromwell Court Greenway, Lane Charlton Kings, Cheltenham

Sub-division of existing dwelling into 8 apartment units

Planning ref: 18/01776/FUL

The lack of detail in the application, with only an indicative plan submitted, and the poor presentation make it hard for the Planning Forum to assess what has been proposed. The Forum notes that there are numerous objections.

61 Whaddon Road, Cheltenham

Demolition of existing bungalow and erection of 6 no. apartments

Planning ref: 18/01796/FUL

The Planning Forum was disappointed with the proposed design. Although it has taken some visual cues from the neighbouring houses, the architects have failed to come up with a workable design solution.

We note the neighbours' comments which seem to raise valid issues.

Jules, 1 Charlton Close, Cheltenham

Demolition of all buildings on site and erection of two two-storey dwellings with garaging

Planning ref: 18/01838/FUL

The Planning Forum would have appreciated a clearer indication of materials and finish, and we question the number of different materials used on the exterior of the building: fewer would be more appropriate. The existing bungalow is in an elevated position compared to its neighbour. The elevation of the proposed buildings is not clear. We have no objection to the density of the development.

Robertson House, 5 Knapp Road, Cheltenham

Discharge of condition 13 (landscaping) of planning permission 15/01715/FUL - Erection of three storey block of 3 no. flats with parking (following demolition of existing buildings on site)

Planning ref: 18/01862/DISCON

No comment.

31 Collum End Rise, Leckhampton, Cheltenham

Non material amendment to planning permission 16/02164/FUL - front elevation of garage from brick to render.

Driveway from block paving to tarmac.

Planning ref: 18/01915/AMEND

No comment.

Dowty House, St Margarets Road, Cheltenham

Conversion and extension of building to create 28no. apartments (5no. one bed and 23no. two bed) following demolition of existing rear extensions

Planning ref: 18/01973/FUL

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 a scheme of this importance. 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.