



# CHELTENHAM CIVIC SOCIETY

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## PLANNING FORUM

Note of meeting held at 6.00pm on Wednesday 1 November 2017 at Parmoor House

**Those present:** Bruce Buchanan, Penny Hall, Caroline Dunn, Mike Duckering, Douglas Ogle, Robert Rimell and Peter Sayers

**Apologies:** Mike Sheppard

### **Ryeworth Cricket Club, Greenway Lane, Charlton Kings\***

Replacement Cricket Pavilion Building and change of use of land outside of the existing fence line from agricultural to leisure.

Planning ref: 17/02003/FUL

We have no objection to change of use of land from agricultural to leisure provided there are conditions preventing future development on that land. The replacement of the existing pavilion should have provided the opportunity for an imaginative design. The proposed building is little better than the one it replaces. The architects should be requested to come up with something more interesting.

### **Terhill, Pittville Circus, Cheltenham**

Two storey building containing 4 flats , new driveway and bin storage

Planning ref: 17/01976/ FUL

The setting of Terhill house will be improved with the removal of the garages, but we consider that the height and massing of the proposed flats is not sufficiently subservient to the main house. The scale of the proposed flats represents over-development of the site. In addition, the proposal is only 11 metres from the houses in Selkirk Street, which have small gardens. The flats will also have an overbearing effect on the small gardens of those houses. Despite the proposed louvres to the windows, at first floor, there will probably be overlooking. We do not think that the proposal will cause a loss of sunlight to the rear gardens of the houses in Selkirk Street because they lie south of the proposed flats. Daylight should be checked in relation to the houses in Selkirk Street. It would be preferable if the development comprised small mews houses, which were designed and configured to overcome the issues raised above, instead of flats.

### **Dewerstone House, Thirlestaine Road, Cheltenham**

Proposed Pool House, Landscaping, Boundary treatment to Dewerstone House, refurbishment of existing Garage block. Demolition of La Napoule and replacement with 3 storey building containing 3 no flats.

Planning ref: 17/01974/FUL & LBC

We have no objection, in principle, to demolition of La Napoule house. However, its replacement by three flats is not well illustrated on the drawings. We appreciate that the architects are trying to form a strong three-dimensional elevation, but this is poorly executed in terms of proportions of the openings; and the elevations imply a two-story building, whereas three storeys are proposed. The shallow-pitched hipped roof is not typical of those in Cheltenham, and its relation to stair block has not been adequately resolved. We think that a flat roof with parapet would be better and less over-bearing. We recommend the use of ashlar, instead of rustic stone, because the stone is being used as cladding rather than a structural element. In its present form, we consider that this proposal is not acceptable on one of Cheltenham's major thoroughfares. Swimming pool block: we think that the scale is overbearing in relation to its neighbours.

### **1 & 18 Royal Crescent**

Erection of iron railings adjoining 1 - 18 Royal Crescent

Planning ref: 17/02097/LBC & FUL

We have no objection in principle. However, we would have expected to see more detail of the railings than illustrated in the design and access statement. The use of 'arches' over the public pavement seems an unnecessary feature, and is not found elsewhere in Cheltenham.

\* Planning Forum Member Penny Hall, as Vice-Chair of Charlton Kings Planning Committee, was not present during the discussion of this application.

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