



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 6.00pm on Wednesday 4 April 2018 at Parmoor House

Those present: Bruce Buchanan, Mike Sheppard, Penny Hall & Peter Sayers

Apologies: Douglas Ogle, Rob Rimell & Mike Duckering

Hyde Lane, Swindon Village, Cheltenham

Erection of Dwelling

Planning ref: 18/00590/FUL

The Planning Forum commends this proposal. The house design is appropriate for its rural setting with regard to its form, massing and use of materials, and with respect to the existing Public Right of way, adjacent to the curtilage. The Forum was encouraged by the attention to detail of the landscape design. Overall the plans met with approval and we felt the public access to the property had been well considered.

29 Park Place, Cheltenham

Conversion of existing garage into Studio

Planning ref: 18/00549/LBC

We were disappointed with this proposal in that the plans submitted could have shown more imagination, consistent with the use of the garage as a proposed art studio. The window detail should have reflected the need for North light in a studio, perhaps by angling the direction within the roof. The Forum felt this represented a missed opportunity for an innovative design.

Coaches, Leckhampton Hill, Cheltenham

Erection of Dwelling within the curtilage

Planning ref: 18/00525/FUL

We have no objection to a house in this location, but the roof formation is unresolved leading to awkward junctions and a tall isolated chimney stack; this is because the floor plan does not lend itself to a series of simple pitched roofs. We suggest that the applicant be asked to re-think this aspect of the design. Overall we felt this was a missed opportunity for an imaginative design.

11 & 12 Regent Street, Cheltenham

Change of use from Retail to Restaurant

Planning ref: 18/00519/LBC

We regret the loss of an independent retailer as a consequence of the change of use to yet another restaurant. The Forum recommends that the aluminium windows should be replaced with traditional timber sash windows with glazing bars, both on the front and rear elevations, to match the original and neighbouring properties. We had no objection to the glass extension in the courtyard. We do not have access to the interior, but we are concerned at the extent of demolition of so many interior walls, which will compromise the character of the original plan-form.

The Bungalow, Andover Walk, Cheltenham

Demolition of existing buildings and erection of three two-storey dwellings.

Planning ref: 18/00410/FUL

The Planning Forum has no objection in principle to this development. We consider that the windows could be more harmoniously proportioned. The large expanse of brick to the side elevations could be relieved with some patterned detail. However, we welcome the use of brick but not the use of horizontal boarding. The upside-down plan, with the bedrooms on the ground floor, poses issues of overlooking from the first-floor living area.
