



# CHELTENHAM CIVIC SOCIETY

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## PLANNING FORUM

Note of meeting held at 6.00pm on Tuesday 19 March 2019 at Parmoor House

**Those present:** Peter Sayers (Chair), Mike Sheppard, Mike Duckering, Andrew Booton, Bruce Buchanan, Adrian Phillips, Tess Beck (Minutes) & Mike Richardson.

**Apologies:** Rob Rimmel & Douglas Ogle

### 12-14 Bath Road, Cheltenham

Proposed rebranding to frontage to include additional timber cladding and rendered wall areas. Replace existing box / fascia sign with and relocate existing Bierkeller roundels, install new graphic banners and edge light acrylic sign. Signs to be externally illuminated.

Planning ref: 19/00324/FUL

No comment submitted.

### Former Post Office Depot, Carlton Street, Cheltenham

Construction of 6 no. dwellings and 2 no. office units (Class B19a) following demolition of the existing buildings.

Planning ref: 19/00326/FUL

The Planning Forum recognises that this is a difficult site, but it appears to be overdeveloped. Removing the two office blocks from the site would allow for more amenity and parking spaces for the dwellings, and this would be more appropriate for what is now largely a residential area. We support the planning officers' remarks on bin storage and parking issues. There appears to only be 3 parking spaces for 6 dwellings (rather than the 6 identified by planning officers), and no parking provision for the offices. This architects practice is capable of far more imaginative solutions. We suggest that brick could be a more appropriate finish than render in this location.

### Land Off Kidnappers Lane, Cheltenham

Residential development of up to 25 dwellings, associated infrastructure, open space and landscaping, with creation of new vehicular access from Kidnappers lane, and demolition of existing buildings.

Planning ref: 19/00334/OUT

This should be an exemplary development in contrast to the neighbouring developments. In particular, the Planning Forum would like to see greater demonstration of sustainability on this site, for example alternative energy schemes, water recycling. The Planning Forum notes the green spaces, which are central to this design, and requests that they are accompanied by a maintenance plan. We appreciate that this is only an outline application and the layout is only illustrative, but the plan proposed appears to be a very suburban layout, despite the semi-rural setting. A more rural design would sit better in the landscape. Because these plans are at a very early stage, this is the ideal time for the developers to engage with the Civic Society. This could form the basis of much-needed interaction between the Planning Forum, the developers and CBC planning to assist in producing an exemplary plan prior to a full planning application being submitted. With this in mind, it would be helpful if the Planning Forum could meet with the eventual developers prior to the full application.

### Laura Ashley, 92 Promenade, Cheltenham

Various external and internal alterations including insertion of 8 no. rooflights, refurbishment of shopfront, replacement fascia sign, creation of void between ground and first floors.

Planning ref: 19/00381/LBC

No comment submitted.

### **Berkhampstead School, Pittville Circus Road, Cheltenham**

Erection of a timber-framed building within the school grounds for use as a 'well-being pod'

Ref. No: 19/00388/FUL

While the Planning Forum welcomes this exciting initiative of a 'wellbeing pod', we suggest the design should be far more imaginative, especially while these children's aesthetics are still being developed. This building looks more like a storage shed, rather than a structure to inspire and enhance wellbeing.

### **The Playhouse Theatre, 51-53 Bath Road, Cheltenham**

Internal alterations and new atrium roof.

Planning ref: 19/00413/FUL

The Planning Forum recognises the amount of work that has gone into this plan, identifying ingenious, well-reasoned solutions for an important and well-loved building. We would suggest that consideration is given to reinstating fenestration on the front elevation. This would help to make it more welcoming and create interest at street level, and could still be used for poster display. The Forum commends the architects and the Playhouse for what is overall an imaginative and interesting plan.

### **Monkscroft Villas, Princess Elizabeth Way, Cheltenham**

Demolition of existing building and redevelopment of site to provide a four storey block of flats comprising 18 no. 1 bed & 9 no. 2 bed units, along with 2 no. 2 bed semi-detached houses with ancillary car parking, cycle/bin stores and associated landscaping. Alterations to existing pedestrian and vehicular access.

Planning ref: 19/00431/FUL

The Planning Forum took up the opportunity to receive a presentation from a representative of CBH. We realise in hindsight that this was an information rather than a consultation event. Perhaps in future, consultation should take place at an earlier stage before plans have been finalised. The Forum are disappointed that none of our discussion and comments at the presentation have been taken into account in the submitted plan. Suggestions included the opportunity to introduce a living roof, increased solar generation, and a more imaginative use of the roof space for residents' amenity. The elevation is dull and repetitive.

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