



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 6.00pm on Wednesday 3 January 2018 at Parmoor House

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

Apologies: Mike Sheppard & Caroline Dunn

Garages Highbury Lane, Cheltenham

Demolition of garages & erection of 2 no. dwellings

Planning ref: 17/02182/FUL

We have no objection, in principle, to this development because it would be a definite improvement to this part of the conservation area. The massing seems overly complicated; a simpler form and a simple palette of materials is preferred in a conservation area. We would prefer the use of brick only, rather than render and brick. Issues of overlooking could be resolved with obscure glass to those windows facing neighbours. Care should be taken to safeguard existing trees.

56 High Street, Cheltenham

Demolition of existing building & erection of 4 no. flats

Planning ref: 17/02239/ FUL

We consider this a well-designed scheme on a difficult site. There is sufficient variation of form and massing to make it an interesting scheme. We note that care has been taken to reduce the impact on adjacent dwellings. We assume the lack of parking will not be an issue.

Site adjacent 10 Stone Crescent, Cheltenham

Erection of 14 no. new dwellings

Planning ref: 17/02460/FUL

We consider that Cheltenham deserves better than this. This is the usual banal housing development churned out by most developers; it could be anywhere in the south of England, it has no local distinctiveness. The details are architecturally illiterate. We recommend that this scheme be refused.

379-391 High Street, Cheltenham

Demolition of existing buildings & erection of 4 storey building comprising 40 no. flats & 3 no. commercial units.

Planning ref: 17/02411/FUL

This is a key site within the lower High Street and the Central Conservation Area. It is important that the development helps to facilitate regeneration of the area and sets a standard for good design. We welcome the proposal for additional housing and commercial units. On the other hand, some effort should be made to retain the existing cinema as a community facility/arts cinema. It is also part of the town 'memory'; this is the last cinema building remaining in Cheltenham. We are disappointed that the developer, and his architect, has not prepared a scheme of high-design quality; which we believe, on past form, is within their capabilities. The proposed design is bland, unimaginative and bears no relation in terms of massing, articulation and fenestration treatment to its historic setting. We are not advocating pastiche but a design that acknowledges and addresses its context. The flats are crammed onto the site and many will have a poor aspect and a lack of natural light; the long internal corridors will raise security issues. There is no out-door amenity space.
