



# CHELTENHAM CIVIC SOCIETY

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## PLANNING FORUM

Note of meeting held at 6.00pm on Tuesday 14 May 2019 at Parmoor House

**Those present:** Rob Rimmell (Chair), Tess Beck (Secretary), Andrew Booton, Adrian Phillips, Peter Sayers & Mike Sheppard.

**Apologies:** Bruce Buchanan, Mike Duckering, Mike Richardson & Douglas Ogle.

### **Byways, Swindon Lane, Cheltenham**

Proposed demolition of garage & erection of a detached dwelling plus associated car parking

Planning ref: 19/00715/FUL

Whilst the forum does not object in principle to the subdivision of the plot, we support the comments submitted by the immediate neighbour at Wayside. The overbearing appearance could be designed out to better accommodate the neighbour. The cottagey design does not compliment the street scene, e.g. the angles of dormers do not match the immediate neighbours. The forum would anticipate that should the dwellings be legally severed the new dwelling should still have access to the turning space in front of Byways, and this should be legally protected.

### **1 Coltham Fields, Cheltenham**

Erection of 2 detached dwellings following demolition of existing dwelling

Planning ref: 19/00709/FUL

The forum has no objection to demolishing the existing dwelling and replacing with 2 dwellings on the plot. However, we object the height and mass of the proposed dwellings. The design and materials of the exterior are not appropriate to the area and do not add to the street scene, e.g. the stair wells. Future maintenance of green walls on private buildings could be an issue.

### **47 Great Norwood Street, Cheltenham**

Alterations & extensions to facilitate a change of use from carpet sales business with associated workrooms & storage and residential flat above, to create a townhouse and separate coach house style dwelling

Planning ref: 19/00723/FUL

The forum supports the scheme, and commends the change of use, and the change of the shopfront to a more residential façade. We recommend that the conservation officer is consulted on the front street elevation to ensure the success and quality of the conversion.

### **12 Leckhampton Road, Cheltenham**

Dropped kerb and to turn front garden into a driveway with parking space for one car

Planning ref: 19/00744/FUL

The forum objects to this application and supports the comments from the neighbour to maintain the integrity of the character of the conservation area management plan. Leckhampton Road is a leafy street and the loss of greenery (as would be necessary to achieve the visibility splays specified by Gloucestershire Highways) at the front of the house would be a loss of amenity. The house already has 2+ parking spaces at the rear of the property.

### **29 Lypiatt Street, Cheltenham**

Part two storey & part single storey rear extension and erection of a summer house with habitable space within the roof

Planning ref: 19/00782/FUL

No comment on the proposal itself, though the forum feels that the description 'summer house' lacks transparency. The lack of any illustration of the elevation or street scene for Saddlers Lane does not help this application.

### **Prestbury Day Centre, 236 Prestbury Road, Cheltenham**

Demolition of the Prestbury Centre (adult day care centre) (D1) and construction of a new medical centre (D1), pharmacy (A1) with car parking, landscaping and associated works

Ref. No: 19/00780/FUL

The forum is of the opinion that the overbearing military design is not sympathetic to a building designed to serve the community's health and wellbeing. Nor is it sympathetic to the neighbourhood. There has been an attempt to introduce a variety of materials to break up the bulk, but it doesn't go far enough. The forum questions whether the disabled parking is sufficient for the likely potential centre users and suggest it should be next to the public entrance, not the delivery entrance. The drop off location is not close enough to either of the public entrances, again given the nature of the likely clientele. Bin provision is poorly located. We need more clarification on the arrangements for waste collection

### **5 Sydenham Villas Road, Cheltenham**

Proposed conservatory to the rear of a Grade II listed dwelling

Planning ref: 19/00787/LBC

The planning forum supports this application.

### **TFL Salvage Unit, 12 King Alfred Way, Cheltenham**

Outline application for residential development of 4 pairs of semi-detached dwellings fronting Haywards Road following demolition of existing buildings with all other matters reserved for future consideration

Planning ref: 19/00800/OUT

As an outline application, the forum welcomes the change of use of the street frontage. However, the proposed design is unimaginative. The forum proposes the following considerations be taken into account in producing the full planning application:-

- a) highest environmental standards (energy conservation, biodiversity gain etc.)
- b) maintain and strengthen the emerging tree screen to the north and keep the sycamore (subject to re-shaping) on Haywards Road
- c) adopt a contemporary design – preferably as a terrace – along Haywards Road.

### **Hill Court, Hill Court Road, Cheltenham**

Demolition of modern lock-up garages within the curtilage of Hill Court, erection of two mews houses to rear of existing building and reconfiguration of external areas to form parking & amenity spaces

Ref. No: 19/00827/LBC

The forum supports the demolition of garages. However, we regret to see the loss of 4 mature trees for so little purpose.

### **58 High Street, Cheltenham**

Provision of 4 no. one bedroom starter homes (renewal of planning consent 14/02242/FUL)

Ref. No: 19/00879/FUL

A challenging site. If CBC are minded to grant consent, it could require an archaeological survey given the history of this area. There seems to be no reason for unit 3 not to have a step free access.