



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Notes of online meeting held at 5.00 pm on Tuesday 26 January 20201

Those present: Peter Sayers (Chair), Andrew Booton, Adrian Phillips, Andrew Kitching, Sue Jenkins, Mike Richardson & Tess Beck (Secretary)

Apologies: Dawn Williams

87B Andover Road, Cheltenham

Erection of 2 no. replacement dwellings following demolition of existing 2 no. dwellings at 87A & 87B Andover Road
Planning ref: 20/02307/FUL

OBJECT

The Civic Society Planning Forum would have liked to see a better design for this prominent location, marking the entrance to Tivoli. Perhaps one that reflected some of the many attractive buildings in Tivoli and Lansdown.

This design fails to relate to the Grade II listed houses on the opposite side of Andover Road with their Venetian sash windows and beautiful iron work on the balconies. A stark contrast to the industrial mesh balconies proposed for this site. The proposed finishes are not appropriate

This proposal is an over development of the site, and many of the problems are the result of trying to squeeze too much into the available space. There is room for one dwelling, not two - unless the applicant forgoes the dwelling at the rear of the site. The buildings are hard up against the boundary of what is a very busy junction, including ground floor bedroom windows next to the pavement.

The vehicle access is already awkward, being so close to a junction. This will be made more awkward with the additional manoeuvring necessary to move in and around the courtyard, and around any cars already parked there. These issues with access - especially if cars are parked in front of the rear dwelling - make the garage seem pointless.

Deerhurst, 88 Portland Street, Cheltenham

Demolition of existing non-historic rear extension and provision of a new replacement rear extension, replacement dormer window, new roof lights and other internal alterations and refurbishments to the building (revised scheme previously approved application ref. 20/00673/LBC)

Planning ref: 20/02205/LBC

Variation of condition 2 (approved plans) and 4 (car parking facilities) of planning permission 20/00673/FUL; to allow for amendments to the previously approved scheme Deerhurst 88 Portland Street Cheltenham

Planning ref: 20/02253/CONdit

OBJECT

The Civic Society Planning Forum supports the comments made by the Georgian Group. We support the principle of sensitive refurbishment and improvement. This building deserves better than the 1970s extension, but this proposal is inappropriate and should be refused.

We object to the new proposals to the building's curtilage to create additional car parking spaces. The earlier approved application proposed reinstalling boundary railings and an in and out carriage entrance with sandstone piers. Converting the whole of the north and west side of the grounds into a carpark will make this impossible and will seriously detract from the appearance of the villa. It will also necessitate a long stretch of dropped kerb next to the junction.

Villa Nova, Undercliff Terrace, Cheltenham

Demolition of existing dwelling, garage and shed and erection of replacement dwelling and additional new dwelling with garaging

Planning ref: 20/02296/FUL

OBJECT

The Civic Society Planning Forum objects to the scale and design of the proposed buildings.

They are heavy and ugly, and out of scale with their neighbours, as can be seen on the street elevation submitted. Possibly this is because the applicant has tried to pack too much into the design. Ideally, they would complement the ridgelines and gables of their neighbours.

More attention needs to be paid to the planting for this ecologically sensitive site. The generic biodiversity report seems inadequate given its vicinity to an AONB. Some screening is necessary especially where the development abuts the slope down from Leckhampton Common. That said, planting should not be used as a screen for bad design.

There are concerns about the water run off: we would need more information about how this would be managed.

77 Albion Street, Cheltenham

Alterations and works to restore two listed properties in part residential & commercial use to their former use as town houses with full residential use

Planning ref: 20/02311/FUL

SUPPORT

The Civic Society Planning Forum supports this sympathetic proposal. The restoration will provide an uplift to this part of Albion Street. If it is done well, with attention to details such as the railings, it could be a future Civic Award nomination.

Hanover House, Montpellier Walk, Cheltenham

Internal alterations to first and second floors to create 4 residential flats retaining restaurant on ground and basement floors

Planning ref: 20/02273/FUL

SUPPORT

The Civic Society Planning Forum supports the conversion of unused upper floors of commercial buildings to provide housing.

We have concerns about the number of flats planned, which has created areas of wasted space. It is a shame to divide the large bow windows on the first floor. Larger, better configured flats would be more desirable and could enhance the value.

The application is well put together. Are there any internal historic details which could be restored or reinstated?

4 Hartley Close, Cheltenham

Extensions, alterations and remodelling to form two storey pitched and flat roof dwelling, existing brickwork to be rendered (revised scheme to 20/01907/FUL)

Planning ref: 20/00078/FUL

OBJECT

The Civic Society Planning Forum acknowledges that this proposal is slightly less industrial than the previous application. But it is still incongruous and much too overbearing. The Planning Officer's reasons for refusal of the previous application still stand.

11 The Park, Cheltenham

External alterations to include alterations to fenestration and addition of an external terrace and staircase

Planning ref: 20/00016/FUL

OBJECT

The Civic Society Planning Forum objects to these plans as they would spoil the good proportions and balance of this building. Although this is a modern building, its style and proportions currently complement its listed neighbours in the conservation area. The proposed aluminium framed windows are inappropriate.