



# CHELTENHAM CIVIC SOCIETY

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## PLANNING FORUM

Notes of online meeting held at 5.00 pm on Tuesday 22 December 2020

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

**Apologies:** None

### **Hill Covert, Harp Hill, Charlton Kings, Cheltenham**

Demolition of existing 1.5 storey dwelling and the construction of replacement 2 storey dwelling

Planning ref: 20/02034/FUL

#### **OBJECT**

The proposal is for a massive building which jars with its setting; to replace a modest brick house which is well contained within the landscape.

The application would benefit from a proper assessment and depiction of the street scene and how it would change. It is hard to decipher the boundary details from the submitted drawings. For example, how does the rear terrace relate to the boundary with the next door neighbours?

We have concerns for the privacy of the neighbours on both sides, and the proposed layout appears to compromise the 45° rule.

A sedum roof should be considered for the large flat roof.

A tree survey should be essential for a site like this.

Is there enough space for delivery vehicles to pull in and turn around in front of the gates on the drive?

### **14 Promenade, Cheltenham**

Change of use of upper floors to residential apartments and alterations to listed building

Planning ref: 20/02019/FUL

#### **SUPPORT**

The Civic Society Planning Forum strongly supports the use of upper floors above shops for residential purposes. Although these flats are on the mean side size wise, it is probably the best that can be done with the available space.

We object to the proposed changes to the ground floor level façade included in the Design and Access Statement. The proportions of the existing door should be retained. The design of the ground floor entrance is important to the street scene. An exemplary street level design would help to set a precedent for future adaptations.

Has there been an application for change of use for the shop at ground floor level (Silver Moon)?

### **68 Church Road, Leckhampton, Cheltenham**

Extension and alterations to no. 68 Church Road and erection of new single dwelling to the rear

Planning ref: 20/02006/FUL

#### **NEUTRAL**

Although the proposed new building is not in keeping with others in the area, it nonetheless contributes positively to the street scene. The extension to the main house is another matter. The existing house is nicely balanced. We support the principle of redevelopment, but the proposed two storey extension is overbearing. We would welcome a more sympathetic design in this corner plot.

We have concerns about the large Scots Pine near the boundary. The proposed retaining wall will compromise its root system.

### **St Mary's Junior School, Bouncers Lane, Cheltenham**

Extension to existing school hall to provide additional hall space

Planning ref: 20/02058/FUL

#### **SUPPORT**

No comment submitted

### **58 Sandy Lane, Charlton Kings, Cheltenham**

Erection of replacement single storey dwelling following demolition of existing single storey dwelling

Planning ref: 20/01907/FUL

No comment submitted. The council's planning officers appear to have already decided on this application

### **Unit 1, Charlton Kings Business Park, Cirencester Road, Charlton Kings, Cheltenham**

Erection of Class E retail store, car parking and servicing areas, access, landscaping and associated works following demolition of existing buildings

Planning ref: 20/02089/FUL

#### **OBJECT**

The Civic Society Planning Forum strongly objects to the application for a supermarket in this location.

This site should be used for housing, for which there is both the need and the demand in this area. The designation of this site as employment/ industrial land is historical and dates back to the existence of the railway line. It is no longer appropriate. Neighbouring Timbercombe House has already been granted planning permission for change of use from offices to flats.

This site marks the entrance into Cheltenham. As a gateway to the town, it deserves better than this.

In addition, a supermarket in this location is likely to be detrimental to the Charlton Kings local shops, which contribute to the community as well as providing employment and supporting local businesses.

A supermarket, especially one of this size, will create a significant volume of car journeys. The submitted plans make it clear that this is designed for drivers rather than pedestrians. The pedestrian entrance is an afterthought, and there is no pedestrian entrance from the nearby bus stop.

### **11 Tivoli Road, Cheltenham**

Installation of doors in place of the existing garage door opening and the extension of the existing wall along the rear elevation

Planning ref: 20/02135/FUL

#### **SUPPORT**

The Civic Society Planning Forum commends the extensive research in the supporting document.

Crittall windows are not appropriate for a Georgian property. Timber framed glass doors would be a preferable option. We support the plans to reinstate the rear boundary wall using reclaimed and matching bricks and coping stones. The applicant should also ensure that the brick bond on the new stretch of wall matches the existing wall.