

**CHELTENHAM CIVIC SOCIETY  
PLANNING FORUM**

**MINUTES OF MEETING**

**Date:** 25 May 2021 at 5:00 pm

**Venue:** Meeting held via Zoom

**Present:** Andrew Booton, Sue Jenkins, Andrew Kitching, Adrian Philips, Peter Sayers (Chair).

**Apologies:** Tess Beck. Mike Richardson. Dawn Williams.

**Distribution:** Forum members + Trustees.  
Section 2 only to Planning Comments Box [dccomments@cheltenham.gov.uk](mailto:dccomments@cheltenham.gov.uk)

**Next Meeting:** **22<sup>nd</sup> June at 5:00 pm**

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**Special meeting** to discuss Planning Forum Effectiveness. **8<sup>th</sup> June at 2:00 pm**

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<b>Ref</b>	<b>Item</b>	<b>Action</b>
<b>1</b>	<b>Declarations of interest</b>  None.	
<b>2</b>	<b>Applications considered</b>	

- 2.1 2121/00872/REM I Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission ref. 17/01411/OUT for residential development of up to 90 dwellings, associated open space, landscaping and infrastructure, including new vehicular access to Old Gloucester Road (revised application following grant of 20/00272/REM). Details are also submitted in relation to outline conditions: 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, 18, 19.1, 19.2, 20, 22 and 23 IPhase 1 Land At Old Gloucester Road Cheltenham Gloucestershire  
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRN7WIELG3Y00>

Object.

The Civic Society welcomes this application and supports the much needed social housing it provides. However, this significant development on the edge of Cheltenham is worthy of greater attention to matters of sustainability, energy efficiency and landscaping. The development should demonstrate Net bio diversity gain and take on board the Councils initiative in declaring a climate emergency. In this regard matters of sustainability in choice of material and energy efficiency of the buildings along with small scale micro generation should be integral as the town moves to a Net zero target of carbon dioxide emission. The development presents as barren and hard with the landscaping being most domestic. There is a good opportunity with this scheme to soften by the provision of a more natural native landscaping scheme containing native species of wide hedgerows and large mature hardwood British trees to the public space including the drainage easement zone and roadways. The potential for a wildlife area/ woodland walk is apparent to not only provide a haven for wildlife but also be a pleasant amenity for residents. Sustainable urban drainage provision is a given but zero run off would be helped by a reduction on the amount of hardstanding and roadway.

- 2.2 21/00847/REM I Application for approval of Reserved Matters (conditions; 1, 5, 7 & 13) following Outline Planning Application approval for 25 Dwellings & Associated Works (with all matters reserved) 19/00334/OUT I Land Off Kidnappers Lane Cheltenham Gloucestershire  
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRHO0HEL2000>

Neutral.

Many of the items that have been previously raised have been adopted by the developer and this is pleasing. However, the offer of a meeting with the Society has not been taken up, dialogue is still welcomed. This is an opportunity to provide an exemplar development in sustainable practice which appears to be being missed. The development is suburban in its layout and styling. A more rural design would be appropriate for its location and this coupled with a careful selection of sustainable measures in respect of material selection and energy efficiency and micro generation could make a positive contribution to the strategic objectives of the town in this regard. The design of the attenuation pond should be enhanced to provide better amenity for residents and wild life.

Reference to timber effect cladding is made. The use of real timber for this location is considered appropriate. The specification for cladding is also lacking in detail and this should be developed to ensure matters of flammability and fire spread are addressed.

- 2.3 21/00967/PRIOR I Proposed 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works I Telecommunications Mast Priors Road Cheltenham Gloucestershire  
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QS7LB0ELG8G00>

Object.

The Civic Society are concerned in respect of the applicant's presumption to consent and a lack of engagement with the Planning Process.

In particular the highway arrangement in this location and surrounding area is most pleasantly arranged with a wide verge and footpaths generously arranged with mature trees providing a most pleasant street scene for local residents. The proposed pole with its mixture of indeterminate engineer's boxes causes visual clutter and obstructs the natural visual flow. Equally there is no evidence provided in respect of the perceived health risk associated with the technology and should the installers consider this to be safe technology evidence in this regard should be provided. There also seems to be a lack of contact with principal affected sites and consultation with the school should be undertaken as a matter of course. Accordingly, the site is considered inappropriate. The burden of proof lies with the applicant in accordance with paragraph 115 page 33 of the PPF.

- 2.4 21/01042/FUL I Demolition of existing storage barn and construction of replacement building to create 2 bedroom annex, Bat loft and associated landscaping. I 118 Ryeworth Road Charlton Kings Cheltenham Gloucestershire GL52 6LY  
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSKO53EL0KG00>

Object.

This site is a delightful and interesting group of 19 century buildings typical of the area that are now rare and of an intrinsic heritage value. They are prominent to the roadway and set the character for the location which would be lost by the proposed development. A more careful consideration of the value of the existing buildings is encouraged and the refurbishment and conversion of the existing buildings is considered feasible to deliver not only the clients aims but also a development that meets the duty of the developer to provide good civic design as well as individual private objectives. More detail and opinion from the bat conservation specialist would be welcomed as it is believed that the lesser horseshoe species of bat is endangered and this site lies at the eastern extent of its range and so could be of great national and local significance. The Bat Roost appears to have windows and no external features to guide the flight path. A row of mature trees and control of external lighting should be specified in this regard.

- 2.5 21/01085/FUL I Demolition of 3no. Existing garage blocks together with northern retaining wall to River Chelt followed by construction of new sheet-piled retaining wall and re-construction of 3no. garage blocks I Cambray Court Cambray Place Cheltenham Gloucestershire

Object.

This application should be called in to assess the potential impact.

The site, at the heart of the town, is of both public and private significance and provides a rare opportunity to add value for residents and public alike. The river Chelt runs through the land and this is a timely opportunity to make this a more pleasing and prominent feature rather than hiding the river as a flood risk embarrassment in an expensive sheet piled culvert. The main Cambray art deco apartments are magnificent being set back from the river and would have originally been built without the motor car in mind. The later addition of the garage blocks (whilst expressing the history of the site and rise of the motor car through the 1950/60s) are unsightly and of little visual value. It is considered worthy to raise the prominence of the site by demolition of the garage blocks and undertaking landscape works to grade back the river bank sides to provide a private river side garden for the residents of Cambray Place. Equally the same measure could be undertaken to the council owned public car park on the other side of the river to provide a similar public amenity. At the same time a private /public initiative could be developed to change the car park into an Electric vehicle charging station to provide income to the council rather than just relying on parking fees. This could provide an excellent example of public private sector working to provide a less expensive, more visually pleasing amenity in the centre of the town to meet carbon dioxide reduction measures whilst greening the town centre.

It is proposed that a visual rendition of such a possibility be produced so as to inform debate with all interested parties.

<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSQ3VIELGEM00>

- 2.6 21/01008/LBC | Single storey rear extension with minor internal alterations to enlarge kitchen area downstairs and master bedroom upstairs. | 11 Gratton Road Cheltenham Gloucestershire GL50 2BT  
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSBOKCELGAJ00>

Support.

Very good example of a design and access statement. This level of quality is encouraged for all applications so as to allow for full and proper decision making by the planning committee along with consultees.

- 2.7 21/01102/CONDIT | Variation of condition 5 (Roofing materials) and 6 (Design) of planning permission 20/00397/FUL of Conversion and alteration of existing Coach House to create a new dwelling (retrospective) | Segrave 7 Park Place Cheltenham Gloucestershire GL50 2QS  
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QSRZ33ELGFI00>

Reject.

The Civic Society are grateful for the resubmission but still consider the choice of material to be inappropriate for use in a conservation area. The use of timber doors, cladding, windows, fascia, soffit and mock coach house doors would be in keeping whilst the grey aluminium and modern material are not.

**3 Discussion and to determine a way forward: How Do We Assess Our Effectiveness?** (Adrian Phillips' paper circulated separately)

- 3.1 Not discussed. Separate meeting on **Tuesday 8<sup>th</sup> June at 2:00 pm** is called.

**4 Civic Awards Update**

- 4.1 Progress being made by Andrew Booton who will report shortly.

**5 AOB**

5.1 Andrew Booton reported that:

- £50,000 had been made available to nine authorities to review design codes including living with beauty. Unfortunately Cheltenham has not been selected.
- Boots corner is to be dug up again to introduce pedestrian crossing controls.
- Andrew has spoken to enforcement to have removed the signage to the Lansdowne road development that has been up for four years.
- 5 Suffolk square. Listed building with replacement UPVC windows has been subject to enforcement action.
- Grosvenor Road. Work is starting on repairing the defective render.
- 325 High Street. Clive Petch has successfully addressed the fenestration all apart from one window on the Lower High Street frontage.
- Sue's "Plant trees that residents wouldn't" slogan is to be adopted to affect change.
- Plans to be explored to open up to social media with Facebook and twitter.
- Minster Quarter discussions are ongoing and AB is actively involved.

Selector for next Meeting: **Andrew Kitching**.

## **6 Date of next meeting**

**Special meeting to review Adrian's Paper. 8<sup>th</sup> June at 2:00 pm**  
**Next Planning Forum meeting. 22<sup>nd</sup> June at 5:00 pm**

Andrew Booton suggested we look to meet in person and this might be more possible for the July meeting.