

PLANNING FORUM MEETING : MINUTES

- Date:** 16 January 2025 at 5:00pm
- Venue:** Westhall, Lansdown Parade
- Present:** Adrian Philips (Chair), Tess Beck (Secretary), Cathy Presland, Robert Maitland, Sue Jenkins, Cecil Sanderson, Andrew Kitching, Diggory Seacome, Steve Bryson
- Apologies:** Bruce Buchanan, Judie Hodsdon, Andrew Booton
- Distribution:** Those present + Trustees
Section 4 only to Planning Comments Box
dccomments@cheltenham.gov.uk
- Next Meeting:** 6 February 2025

REF	ITEM	ACTION
1.	Minutes of meeting 12 December 2024 – and updates on schemes previously considered.	
1.1	Minutes approved.	
1.2	Updates on schemes previously considered: North Road West goes to CBC Planning Committee next week	
2.	Declarations of interest	
	None	
3	Policy issues	

REF	ITEM	ACTION
3.1	<p>Cheltenham Tree Strategy</p> <p>Chris Chavasse, senior trees officer at CBC has sent out an email with a view to surveying and formulating a tree strategy to cover all trees across Cheltenham on both public and private land – a huge undertaking. A consultation document will be sent out at the beginning of March. Sue to be lead on behalf of the Planning Forum. Sue to follow up with Chris. Robert suggests liaising with Trees for Cities and a strategy of introducing street trees to streets which don't already have any. Sue should be able to call on other forum members to assist.</p>	SJ
3.2	<p>Validation Check list</p> <p>Chris Gomm needs any comments by 24/1/25, ahead of the draft going to CBC cabinet.</p> <p>This appears to be mainly an officer checklist, but there also needs to be something to help applicants. Points raised in discussion included: the importance of having accurate measurements (which are needed for building control); local requirements could expand on and add to national requirements; and the aim should be to improve quality and competence of applications. All to send comments to Cathy in the next few days. Cathy to compile a page of bullet points, and circulate before sending to Chris Gomm by 24/1/25</p>	All CP
3.3	<p>Response to Planning Reform Working Paper</p> <p>Any further comments on the draft response, please feedback to Cathy asap so it can be approved by CCS trustees.</p> <p>Possible press release/ article on behalf of CCS. Thank you to Cathy, Robert and Diggory for drafting. It could potentially be part of the agenda for a meeting with Max Wilkinson MP, along with NPPF and streamlining of local government.</p>	All SB AP
4	Applications considered	

REF	ITEM	ACTION
4.1	<p>24/02082/FUL Forming new plot from garden of the Garden House for construction of new House, with vehicle access from Wellington Lane. The Garden House West Drive Cheltenham Gloucestershire GL50 4LB</p>	
	<p>OBJECT</p> <p>It is regrettable to lose the green space. According to the Pittville Character Appraisal, <i>'The presence of wide and frequently tree lined streets, extensive green open spaces which form public gardens and areas of parkland, sizeable private gardens and building plots combine to create a sense of spaciousness and grandeur'</i> (emphasis added)</p> <p>There were also grave concerns about the proposed design which is unsympathetic to the Pittville character area of the Central Conservation area. As well as the style of the building, we object to the location of the house so far back on the plot, and the large proportion of the plot which would be built on, due to the separate garage building.</p> <p>Any new building on this plot should be of excellent design and align with the house immediately to the north and incorporate the garage</p> <p>The pleached trees shown on the proposed plan should be used as a hedge rather than dotted around.</p>	
4.2	<p>24/02145/FUL Erection of building to rear to provide 2no. one bedroom, one person flats. 1 Croft Avenue Charlton Kings Cheltenham Gloucestershire GL53 8LF</p>	
	<p>OBJECT</p> <p>To try and fit 2 dwellings into a small garden plot is overdevelopment of the site. It would also be to the apparent detriment of the host property, which would lose its garden and parking facilities.</p> <p>The dwellings created would be very mean flats with little natural light or ventilation.</p> <p>Due to the size of the plot, it is an appropriate site for creating separate tenures.</p> <p>There was no climate change checklist supplied with the application.</p>	

REF	ITEM	ACTION
4.3	<p>25/00008/FUL Erection of self build residential dwelling at the rear of 39 - 41 London Road. Sandford Park House 39 - 41 London Road Cheltenham Gloucestershire</p>	
	<p>SUPPORT with comment</p> <p>The forum supports the development of this carpark site. There was some discussion of whether this style of building is appropriate for the conservation area. Given the housing shortage, it seems wasteful for a site which could support two or three three-storey houses to be used for a single two-storey house. There should be a more ambitious sustainability statement and aspirations for what is otherwise a high spec building.</p> <p>The front wall should be specified to match the brick on the opposite side of Keynshambury Road.</p>	
4.4	<p>24/02108/LBC Change of use of first and second floors from retail (Class E) to residential (Class C3) with associated internal works to form 1no. two bedroom flat. 12 Montpellier Arcade Cheltenham Gloucestershire GL50 1SU</p>	
	<p>SUPPORT with comment</p> <p>We support this change of use in principle, but we have questions about access and storage.</p> <p>There does not appear to be enough space in the hallway to store bins and cycles as suggested in the application.</p> <p>There are also concerns about access and the impact on other users of the arcade, which are not referred to in the application. There is no mention of the adjacent licensed premises, or that the area by the proposed entrance is currently used as a seating area by that premises.</p> <p>The gates at either end of the arcade are currently padlocked overnight, which would have implications for access, especially for evacuation in the event of a fire.</p>	

REF	ITEM	ACTION
4.5	<p>5. 25/00014/LBC Creation of 2no. two bed apartments on the first floor, refurbishment of common parts. (Revised application of 24/00437/LBC).IFirst Floor 118 - 120 High Street Cheltenham Gloucestershire</p> <p>SUPPORT We support the application, though it is short on detail and lacking a heritage statement.</p>	
5	Follow-up on other current planning issues	
5.1	<p>131 There is still no decision from CBC planners. A third application has gone in for the removal of the porch and addition of solar panels without any additional structures.</p>	
8.	Application to track. Garden House: Robert Maitland	RM
9.	Next meeting	
	<p>Thursday 6 February 5:00 pm. Westhall, Lansdown Parade. Selector for next meeting: Judie Hodsdon</p>	JH