

## PLANNING FORUM MEETING : MINUTES

- Date:** 20 March 2025 at 5:00pm
- Venue:** Westhall, Lansdown Parade
- Present:** Adrian Phillips (Chair), Tess Beck (Secretary), Robert Maitland, Sue Jenkins, Cecil Sanderson, Judie Hodsdon, Andrew Booton, Diggory Seacome, Andrew Kitching, Katharina Hoerath, Karen Radford (observing)
- Apologies:** Bruce Buchanan, Cathy Presland, Steve Bryson
- Distribution:** Those present + Trustees  
Section 4 only to Planning Comments Box  
[dccomments@cheltenham.gov.uk](mailto:dccomments@cheltenham.gov.uk)
- Next Meeting:** 10 April 2025

REF	ITEM	ACTION
1.	<b>Minutes of meeting 6 February 2025 – and updates on schemes previously considered.</b>	
1.1	Date corrected.	AP
1.2	<b>Updates on schemes previously considered:</b> <ul style="list-style-type: none"> <li>86-90 Winchcombe Street 24/00904/FUL has seen a drastically modified application submitted but not as a new application, so there was no opportunity for public consultation. Adrian has raised this as an issue with planning officers.</li> <li>Oriel Lodge 25/00152/FUL The Joint Committee of National Amenity Societies has commented on the application.</li> <li>The Garden House 24/02082/FUL is still out for consultation. A heavily revised scheme has been submitted. The neighbours have commissioned a planning consultant to make an objection.</li> </ul>	
2.	<b>Declarations of interest</b>	
	None	
3	<b>Policy issues</b>	

REF	ITEM	ACTION
-----	------	--------

**3.1 Planning policy issues**  
**Impact of the government’s approach to planning and changes to local government structures**  
 English devolution white paper – reorganization of local authorities. AB to circulate a paper he has written on this for Civic Voice.  
 No changes to funding (see also article by Polly Toynbee in Guardian last week) and few real savings. The implication for the civic movement is significant. It will become more difficult to influence local authorities as they become larger and more remote. Housing and Planning infrastructure bill recently published. It is disturbing that the government still seems to believe that the planning system is the sole barrier to building.

AB

**4 Applications considered**

REF	ITEM	ACTION
-----	------	--------

4.1 **25/00346/FUL** Proposed new dwelling. 48 Hanover Street Cheltenham Gloucestershire GL50 4HQ  
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSL7I8ELG5S00>

We support the construction of another house in principle.

This building is in the St Paul's Character area of the Central Conservation Area, so the applicant should have included a design and access statement. 48 Hanover Street is locally significant as the former Hanover Inn and would have been a candidate for local indexing. It would be nice to retain and reinstate the lettering on the gable end to acknowledge the building's history.

Given its conservation area setting, conditions should be set on the materials used.

- The new brickwork needs to match existing bricks both in the type of brick and the Flemish bond (a sample should be requested as a condition).
- The windows should be timber to reflect those currently on the front elevation: 6 over 6 sash windows on the ground floor, and one over one on the first floor.
- The door should also be timber in a style similar to the existing front door of 48 Hanover Street.
- The front door should be recessed to match the existing front door of 48 Hanover Street and many others in the street.

Bin storage needs to be conditioned for both the new property and 48 Hanover Street to ensure bins and recycling receptacles are not stored on the pavement.

There is no sustainability checklist with this application and there is no information on how the new dwelling would be heated.

REF	ITEM	ACTION
4.2	<p><b>25/00342/FUL</b> Erection of new dwelling. 4 Harp Hill Charlton Kings Cheltenham Gloucestershire GL52 6QG  <a href="https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SSJCXNELG5J00">https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SSJCXNELG5J00</a></p> <p>We have reservations about the design and possible overdevelopment of the plot. But unfortunately, there is not enough information to make a decision. There is no mention of the ground floor window on the side of 2 Harp Hill which would be facing directly onto the bin store in the proposed plans. While the roof terrace is a way to address the lack of outdoor amenity space, it will affect the roofline, especially once accessories such as parasols etc are introduced to the skyline. There is no cross section showing the proposed height of the parapet.</p> <p>There is no sustainability checklist.</p> <p>IN OUR VIEW THIS PROPOSAL IS SO LACKING IN ESSENTIAL INFORMATION THAT IT OUGHT NOT TO HAVE BEEN VALIDATED.</p>	
4.3	<p><b>25/00364/LBC</b> Internal alterations. 9 Montpellier Villas Cheltenham Gloucestershire GL50 2XE  <a href="https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SSPAR3ELG6Z00">https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SSPAR3ELG6Z00</a></p> <p>SUPPORT WITH COMMENTS</p> <p>We support replacement of the inappropriate 70s casement window at the rear of the building, but we have suggestions on how the planned replacement could be improved:</p> <ul style="list-style-type: none"> <li>• A lambs tongue glazing bead would be more appropriate for a building of this period</li> <li>• A 3 over 6 sash would be better for a window of this size</li> <li>• A small sash window like this would not usually have horns.</li> </ul> <p>Is there a chimney stack? If so, it is not shown on the elevations.</p>	

REF	ITEM	ACTION
4.4	<p><b>25/00292/FUL</b> Remedial works to the existing wall and pillars facing Princes Street, increase in width of the existing driveway entrance, replacement of existing sliding electric gate with a 4 leaf bifold gate (in grey composite wood), with increase in gate height from 2.0 to 2.2m, and extension to existing dropped kerb (2 x 900mm kerb stones).  <a href="https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SS6E6IELG2G00">https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SS6E6IELG2G00</a></p> <p>SUPPORT WITH CONDITIONS as follows:</p> <ul style="list-style-type: none"> <li>• Currently the gate is the same height as the coping, and this should be the same for a replacement gate</li> <li>• This is a conservation area, so the replacement gates should be timber rather than composite</li> <li>• The rebuilt gate post should look the same including the stone quoins, and existing bricks should be reused where possible.</li> </ul>	
5	<p><b>Planning Forum Terms of Reference</b>  Approved. AP to pass to AB to take to trustees.  Discussion about how we could influence decisions more upstream.</p>	AP, AB
6.	<p><b>Planned Visits</b></p> <p>(a) David Myerson's House, 4 The Park, 27 March AP to confirm numbers (about 7 or 8)</p> <p>(b) Pear Tree estate, Leckhampton, a net zero development. Meet with the architect for a tour of the development and discuss the issues. They will let AP have a date in May. Most members would like to join the tour.</p> <p>(c) The Georgian Group are to visit Cheltenham in September (We could perhaps invite a planning/conservation officer). They have asked us to draft a case study on the 131 experience. Adrian reminded us that he had written up the history and would send it to Andrew</p>	<p>AP</p> <p>AP</p> <p>AB</p> <p>AP</p>

REF	ITEM	ACTION
7.	<b>AOB</b>	
7.1	<b>Golden Valley Development</b> We need to decide what the Planning Forum's approach should be and whether there are any opportunities for us to have any influence, and if so what. Adrian suggested that we should concentrate on the strategic question of what this new development would do to the rest of Cheltenham.. Members of the forum to visit the display at Cheltenham Library tomorrow and report back (KK volunteered)	KK
7.2	<b>Bruce Buchanan</b> Bruce is stepping down from the Planning Forum as he is spending more of the year overseas and is moving out of Cheltenham. He has been a member for several years and made a valuable contribution. Forum members asked AP to thank Bruce on behalf of the forum.	AP
8.	<b>Application to track.</b> 48 Hanover Street Tess	TB
9.	<b>Next meeting</b> Thursday 10 April 5:00 pm. Westhall, Lansdown Parade. Selector for next meeting: Andrew K	AK