

PLANNING FORUM MEETING : MINUTES

- Date:** 6 February 2025 at 5:00pm
- Venue:** Westhall, Lansdown Parade
- Present:** Adrian Philips (Chair), Tess Beck (Secretary), Cathy Presland, Robert Maitland, Sue Jenkins, Cecil Sanderson, Judie Hodsdon, Andrew Booton, Steve Bryson, Katharina Hoerath (observing)
- Apologies:** Bruce Buchanan, Diggory Seacome, Andrew Kitching
- Distribution:** Those present + Trustees
Section 4 only to Planning Comments Box
dccomments@cheltenham.gov.uk
- Next Meeting:** 20 March 2025

REF	ITEM	ACTION
1.	Minutes of meeting 16 January 2025 – and updates on schemes previously considered.	
1.1	Minutes approved. Agenda for meeting with Max (AP to check which committees he is on). AB suggests inviting him for a coffee with AP and Hugh (successful streets) to update him on our activities and our concerns, including the planning forum's responses to consultations. Also to find out what Max's interests are and invite him to join CCS. AP to send invitation.	AP
1.2	Updates on schemes previously considered: North Road West outline planning permission given by planning committee last month The Folley has had 10 pages of conditions set by GCC Highways due to cumulative traffic impact, and objections from 2 CBC departments.	
2.	Declarations of interest	
	None	

REF	ITEM	ACTION
3	Policy issues	
3.1	Update on CBC Validation Check List AB sent planning forum notes to CG but beyond the original deadline. Has also offered to help with an applicant/ householder checklist	SJ
3.2	Update on CCS's Response to Planning Reform Working Paper Compiled by CP, RM, & DS. Submitted to MHCLG on time and now on the CCS website along with our responses to other consultations. SB to do press release AB to send to Tracy Birkinshaw.	SB AB
3.3	Impact of the government's approach to planning and changes to local government structures. Infrastructure issues are being bundled up with housing issues, though they are very different. AP is reading the DEFRA land use strategy. Suggestion of a symposium with other partners (e.g. RIBA, the university) to discuss the issues. AB to consider	AB
4	Applications considered	
4.1	25/00051/FUL Change of use from public toilets to cafe (Class E) with associated internal and external alterations. IPublic Conveniences Ambrose Street Cheltenham Gloucestershire https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=consulteeComments&keyVal=SQ103PELFNW00 SUPPORT We support the change of use, and we hope that it can be improved with outdoor seating, and the local authorities can agree what area can be used for this. There should be a condition to ensure that this is a café not a fast-food place. We have some concerns about the design. The ramp is obstructed by the bifold doors. There is no guard rail. The WC should be designed to enable disabled access. The existing high windows could be retained to allow more light into the building.	

REF	ITEM	ACTION
4.2	<p>25/00063/FUL Proposed part two storey and part single storey side extension, two storey front extension, single storey rear extension, dormers and fenestration alterations 150 Hatherley Road Cheltenham Gloucestershire GL51 6EE https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SQ2UQKELFOH00</p> <p>OBJECT We object to the significant two-storey development forward of the front elevation. There is no design & access statement, no sustainability check list and no street scene. The elevations supplied do not correspond to each other.</p>	
4.3	<p>24/02146/LBC Proposed side and rear extension following demolition of single storey additions. Ivy Cottage Ham Square Cheltenham Gloucestershire GL52 6NF https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SOXQCCELFI800</p> <p>OBJECT With the previously approved double garage, this additional extension would be overdevelopment of the site. The removal of the end wall will cause unacceptable harm to a listed building (s.66 & 72 Planning (Listed buildings and conservation areas) act).</p>	

REF	ITEM	ACTION
4.4	<p data-bbox="395 309 1093 582">25/00152/LBC Internal and external refurbishment and alterations and associated external works to facilitate use of the building as a day nursery. Oriol Lodge Oriol Road Cheltenham Gloucestershire GL50 1XN https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SQWHHYELFTX00</p> <p data-bbox="395 616 518 649">OBJECT</p> <p data-bbox="395 656 1085 896">It is positive to find new uses for a listed building, but in this case, we are concerned that this is not the right use, and the adaptations are cheap and unsympathetic to one of Cheltenham’s most attractive listed buildings, albeit diminished by its setting near several unsympathetic office buildings and by a poor quality extension.</p> <p data-bbox="395 929 1093 1131">We have concerns about the arrangements for drop off traffic, given the neighbouring road network. There is insufficient barrier between the vehicle access and the play area and next to no green space. We consider these factors make the proposed use of the building as day nursery unsuitable.</p> <p data-bbox="395 1164 1093 1411">The applicant has a duty to enhance the listed building and its setting (ss66 & 72 Planning (Listed buildings and conservation areas) Act 1990). This proposal fails to do this. Also the signage is too brash for conservation area. The proposed glass roof is cheap and does not acknowledge the existing fenestration.</p> <p data-bbox="395 1444 1061 1579">This building is a candidate for the buildings at risk registers compiled by Historic England. We recommend contacting Historic England and the Victorian Society to propose this.</p>	AB

REF	ITEM	ACTION
4.5	<p>25/00098/LBC Conversion of 3 flats into a single dwelling with associated internal alterations and retention of two flats at basement level. IMountview 3 The Park Cheltenham Gloucestershire https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SQUE6JEL08300</p> <p>SUPPORT</p> <p>While we regret the loss of housing units in a housing crisis. we welcome this proposal which will help restore the integrity of the building.</p>	
4.6	<p>25/00123/FUL Replacement windows.110 Kings Road Cheltenham Gloucestershire GL52 6BG https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SQQJK0ELFSG00</p> <p>OBJECT</p> <p>We support the installation of double glazing, but there are practical alternatives to UPVC. Timber or aluminium would be a better and more sustainable alternative to UPVC; more over the price differential is far less than it used to be. Alternatively slimline double glazing could be installed into the existing frames.</p> <p>This is in a conservation area and one of a pair of semi-detached houses, so it should continue to match the fenestration of its neighbour which appears to have retained their timber framed windows.</p>	

REF	ITEM	ACTION
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4.7 25/00073/AMEND | Non-material amendment of planning permission 24/01415/FUL - alteration to building colour, inclusion of grey finish. | TGI Fridays 374 Gloucester Road Cheltenham Gloucestershire GL51 7AY

OBJECT TO THIS AND ALL THE OTHER 5 ASSOCIATED APPLICATIONS

The proposed dark grey paintwork makes the signage too prominent.

There are currently 6 separate applications for this proposal creating extra work for planning officers and confusion for members of the public seeking to understand what is happening. Ideally all this should be consolidated into a single application. We suggest that CBC challenge McDonalds on this practice which, whether or not intentional, makes it difficult to assess the proposals.

As a drive-thru as proposed on the signage, it presents potential conflict with traffic including bus and cycle lanes on what is already a busy road. Among the many plans there doesn't seem to be any indication of the proposed traffic flow for the planned drive-thru. A fast food restaurant with a drive thru will generate many more car journeys than a restaurant with takeaways so could potentially be considered a change of use.

Regrettably, there are no proposals for any landscaping or tree planting. At very least some planting should be done in the car park.

Elsewhere McDonalds have shown themselves ready to adapt their house style to accommodate local planning needs. There is no reason why they should not do so here in Cheltenham.

25/00097/FUL | Alterations to patio, alterations to back of house storage areas and installation of new substation. | TGI Fridays 374 Gloucester Road Cheltenham Gloucestershire GL51 7AY

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5	Follow-up on other current planning issues	
5.1	<p>Priors C+P To note.</p> <p>131 Promenade These applications are due to go to Planning Committee next week. There is a long and very comprehensive officer report. RM has agreed to address the committee on behalf of the planning forum. (Many of the comments are not material). AP to email democratic services to notify them. Post planning committee, AP to write to the planning officer following the planning committee commending her on the report. SB has drafted a press release to go out tomorrow to the local democracy reporter</p>	<p>AP RM AP SB</p>
8.	Application to track. Oriel Lodge (TB)	TB
9.	Next meeting	
	<p>Thursday 20 March 5:00 pm. Westhall, Lansdown Parade. Selector for next meeting: Cecil</p>	CS