

PLANNING FORUM MEETING : MINUTES

- Date:** 19 March 2026 at 5:00pm
- Venue:** Westhall, Lansdown Parade
- Present:** Adrian Phillips (Chair), Tess Beck (Secretary), Andrew Booton, Sue Jenkins, Robert Maitland, Diggory Seacome, Steve Bryson
- Apologies:** Cathy Presland, Cecil Sanderson, Andrew Kitching, Katharina Hoerath
- Distribution:** Those present + Trustees
Section 4 only to Planning Comments Box
dccomments@cheltenham.gov.uk
- Next Meeting:** 23 April 2026

REF	ITEM	ACTION
1.	Minutes of meeting 12 February 2026 – and updates on schemes previously considered. Matters arising	
1.1	Minutes approved. Comments submitted on 89 Winchcombe St revised scheme since last meeting Comments on the Badgeworth redrafted and submitted following communications from neighbours. Very negative comments from the CBC urban design officer.	
2.	Declarations of interest	
	None.	
3	Applications considered	

REF	ITEM	ACTION
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3.1 **26/00279/FUL** | Single storey side kitchen/office extension and window replacement. | The Coach House 2 Eldorado Road Cheltenham Gloucestershire GL50 2PT
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TALPL6EL08300>

This is an attractive building in the Eldorado Road area of the Central Conservation Area, directly next door to the listed building, Normanhurst. It is a candidate for local listing.

While we do not object to the proposed extension, we object strongly to the proposed fenestration. The existing window treatments are not suitable for the period and style of the building and would benefit from replacement. But the replacement windows should preserve or enhance the character of the building and the area as per s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 **26/00240/FUL** | Install rail fixings and groundwork for demountable flood barriers in the 3x lower ground floor doorway porch areas. | Robert Harvey House Winchcombe Street Cheltenham Gloucestershire GL52 2NL
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TAAH79EL08300>

No comment submitted on this application.

Instead submit an additional comment on the application 25/02051/FUL for 86-90 Winchcombe Street <https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T7O6SQELJ6W00>

The recent application for the installation of flood barriers in the lower ground floor flats of Robert Harvey House on the opposite side of Winchcombe St (26/00240/FUL) demonstrates the flooding potential of this site, and illustrates why 86-90 Winchcombe Street should not be approved with lower ground floor flats.

REF	ITEM	ACTION
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3.3 **26/00342/FUL** | Construction of three dwellings and associated access, landscaping and works. | The Paddocks Swindon Lane Cheltenham Gloucestershire
<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TB3VP0ELJVB00>

OBJECT

Swindon Lane forms a clean break at the northern boundary of Cheltenham and has done since at least the 1930s. In our opinion this land does not meet the criteria of ‘grey belt’ as defined in the NPPF, i.e. land in the Green Belt which does not strongly contribute to Green Belt Purposes a), b), or d). Green Belt Purpose a) is to check the unrestricted sprawl of large built-up areas. This check to Cheltenham’s urban sprawl is clearly the function of the green belt to the north of Swindon Lane.

There is no policy on ‘grey belt’ published on Cheltenham Borough Council’s website. If the council’s policy on green belt is to be changed, this should be done through proper consultation, not through private discussions between developers and planning officers.

AP & AB to write to Tracey Birkinshaw re the officer’s reported advice.

REF	ITEM	ACTION
3.4	<p>26/00403/FUL Proposed erection of a self-build detached dwelling on land adjacent to existing dwelling. 159 Hesters Way Road Cheltenham Gloucestershire GL51 0SD https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TBME8LELJZB00</p> <p>We have no objection in principle to an additional building on this site.</p> <p>We object to this proposal due to its unneighbourly and inappropriate design. While a three-storey block like this may be suitable as part of a terrace, here it is part of a street made up of 2 storey semis and bungalows. The applicant's inspiration should be drawn from the host building, with a pitched roof. Potentially a third storey could be achieved within the pitched roof with a dormer window.</p> <p>As a new building, this building should be built with a low carbon heating system and not be connected to the gas network as per the council's 2022 Climate Change SPD.</p> <p>The 2nd floor balcony would overlook neighbouring properties and infringe on neighbours' privacy. The parking area in front of the building needs to have property boundaries properly defined to avoid dispute between future occupants.</p> <p>A challenging site like this may have benefitted from an architect's input.</p>	

REF	ITEM	ACTION
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4. Local Government Re-organisation

2 current consultations

(a) consultation on local government re-organisation. What form should the new unitary authority take? (i) 1 unitary council: Gloucestershire; (ii) 2 unitary councils: East Gloucestershire & West Gloucestershire; (iii) 2 unitary councils: Greater Gloucester & The Rest. There is an online survey asking for views on each of these with only 1 free text question. From the planning perspective, including the democratic aspect of planning, do we want to comment on this? <https://www.gov.uk/government/consultations/local-government-reorganisation-in-gloucestershire/proposals-for-local-government-reorganisation-in-gloucestershire#consultation-questions>

AB has written a paper on local government reform published on the civic voice website: <https://civicvoice.org.uk/2025/04/04/a-view-on-the-english-devolution-white-paper/> and has sent a letter to council leaders across Gloucestershire. AB to share copy of letter.

AB, AP & RM to prepare a document in response to the consultation

(b) Consultation on whether Cheltenham should have a parish council to cover the non-parished areas. And if so, what services and activities should that parish council be responsible for? (in my opinion, this deserves a response from Cheltenham Civic Society, not just the planning forum) https://www.cheltenham.gov.uk/info/94/community_governance_reviews/1913/community_governance_review_2025/3

Not for the forum to respond to. Cirencester is a good model for a town council. A parish council needs to be a large enough to get enough precept to be able to employ people. What services would we like to see provided at parish level?

5. Two towns or one city region – see Adrian’s note of 18 February 2026

Areas need to be meaningful to the people living in them. There was little support for a combined city region among the other forum members.

REF	ITEM	ACTION
6.	<p>Updates and ongoing matters</p> <p>(a) Cavendish House – see email from Adrian of 13 March and attachment.</p> <p>CCS has been trying to push for a plan for Cav House for the last 6 years. CCS has made proposals for the site which were shared in OurTown and the Echo in 2024. AP & AB were approached by Cynthia Hartmann, an architecture student and interior designer whose proposal builds on these initial ideas, adding good site analysis and impressive visuals. Because of the strength of the visuals, it could capture the public imagination, and hopefully interest a potential developer. The Planning Forum endorses the proposal. AB drawing up figures for likely costs and income. Steve is drawing up a strategic comms plan, which he will discuss with Cynthia.</p> <p>(b) Local indexing Next meeting planned for w.c. 30/3/26</p>	
7.	<p>AOB</p>	
8.	<p>Next meeting</p> <p>Thursday 23 April 5:00 pm. Westhall, Lansdown Parade. Selector for next meeting: check with Cecil (Diggory in reserve) Selection of application to track: Swindon Lane.</p>	