

PLANNING FORUM MEETING : MINUTES

Date: 14 May 2026 at 5:00pm

Venue: Westhall

Present: Adrian Phillips (Chair), Tess Beck (Secretary), John Clarke, Sue Jenkins, Andrew Kitching, Robert Maitland, Cathy Presland, Cecil Sanderson, Diggory Seacome

Apologies: Andrew Booton

Distribution: Those present + Trustees
Section 4 only to Planning Comments Box
dccomments@cheltenham.gov.uk

Next Meeting: 11 June 2026

REF	ITEM	ACTION
1.	Minutes of meeting 23 April – and updates on schemes previously considered.	
1.1	Minutes approved. The Walnut Close application has been withdrawn. Matters arising Badgeworth Road. Lots of new comments, including lots starting with the same opening sentence in support. Highways have asked for a deferral, so that the applicant can supply a more detailed travel plan, and clarify other aspects of the application The Paddocks. The stage 2 complaint has been sent. Tracey Birkinshaw has offered a meeting with the CCS re the issue of grey/green belt. We would also like to discuss the issue of pre-app confidentiality. Oncology Centre. There have been 27 public letters in support of the application and the council's urban design officer has commented very positively. Planning Committee will be on 28/5/26 – delayed until new cabinet announced on Monday 18/5. AP to contact new cabinet member once announced.	AP
2.	Declarations of interest	

Both John and Adrian have spoken with parties concerned with the Gratton Road application.

REF	ITEM	ACTION
3	Applications considered	
3.1	26/00613/LBC Existing shop fit out to be removed, to be replaced with fit-out related to use as a cafe/bakery; Removal of partitions and introduction of openings within interior wall at ground floor; Installation of lighting, Installation of new WCs and partitions to first floor; Removal of partition at second floor; 1 no. non-illuminated hand painted fascia sign; Repainting of shopfront. Russell & Bromley 100 Promenade Cheltenham Gloucestershire GL50 1NB https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TDIUB4ELKD600 SUPPORT This would be a welcome addition to The Promenade. Given that a café/ bakery is likely to have more frequent deliveries and generate more waste than the previous use, what are the plans for deliveries and waste collection. We can't see how there would be space on the pavement for the outdoor seating shown on the plan, but this is a licensing rather than a planning matter.	

REF	ITEM	ACTION
3.2	26/00550/FUL Proposed single storey 2 bedroom residential property within the grounds of Douro Lodge Douro Lodge Lansdown Crescent Cheltenham Gloucestershire GL50 2LF https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCR21BELK8K00 OBJECT This application fails to preserve or enhance the listed building or the conservation area (despite the assertions made in the planning statement). The design is not in keeping with the conservation area in either its style or materials. The grade II listed host building, Douro Lodge, has been renovated to a high standard, for which it won a Civic Award. This new dwelling would detract from the host building. We are also concerned that this would be overdevelopment of the site. It would remove parking places which were previously used by residents of the flats and make access to the remaining parking places difficult.	
3.3	26/00695/FUL Change of use of land to residential and construction of single storey dwelling. Land At Junction with Warden Hill Road Castanum Court Cheltenham Gloucestershire https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TE8RHKELKIF00 We regret the loss of the (potentially) communal greenspace. Given the concerns about flooding and the flooding history of the site in 2007, flood defences should be designed and built in at the point of construction. Feelings were mixed on the brickwork finish with some members in favour, others less supportive.	

REF	ITEM	ACTION
3.4	26/00658/LBC Single and part two storey rear extension, refurbishment of existing sash windows and installation of slimline double glazing, repairs to existing render to front elevation, re-roofing of main roof on a like-for-like basis, internal alterations and installation of new wall light to front elevation 35 Gratton Road Cheltenham Gloucestershire GL50 2BT https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?keyVal=TDW6N7ELKGD00&activeTab=summary We are concerned about the loss of light to Pip and Jims from the proposed two storey extension. We support the proposed improvements to the windows. Unless the boundary issues at the rear of the property can be resolved (admittedly not a planning matter), the extension cannot be built as proposed.	
4.	Conservation Area review Tess to add paragraph in support of including Gas Green and the Honeybourne Line (brickwork and vistas). Other considerations for the public consultation stage. Solar panels are likely to be plug and play very soon. Council should get ahead of this in their conservation area policy. The review needs to be pro-active in thinking about e-vehicle charging options in CAs given the likely increased demand, including developing policies for front garden and on street charging.	
5.	5) Updates and ongoing matters (a) Cavendish House, Steve Bryson is working on a proposal to launch the alternative scheme shortly. If the scheme is to go ahead, it is essential that Canada Life and the planning authority are engaged and on board. The CCS comms strategy should aim at that. (b) The Park. Despite Adrian's best efforts at last month's planning committee, the scheme was approved. (c) Local indexing While this has been deferred to the autumn, Andrew has suggested piloting the review in St Paul's ahead of this. Tess to invite forum members for a walking tour of significant buildings in St Paul's.	

REF	ITEM	ACTION
6.	6) Future Planning Forum dates Thursday 16 July (No meeting in August) Thursday 10 September Thursday 8 October Thursday 12 November Wednesday 9 December (note the change of day)	
7.	AOB Request for Andrew B to update the forum on CCS's section 56 notice to Gloucestershire County Council	AB
8.	Next meeting Thursday 11 June 5:00 pm. Westhall, Lansdown Parade. Selector for next meeting: Diggory Selection of application to track: 35 Gratton Road John	DS JC