

PLANNING FORUM MEETING : MINUTES

- The Date:** 23 April 2026 at 4:00pm
- Venue:** The New Club
- Present:** Adrian Phillips (Chair), Tess Beck (Secretary), Andrew Booton, Andrew Kitching, Robert Maitland, Cathy Presland, Cecil Sanderson, Diggory Seacome, John Clarke (observing), Rob Rimell (guest)
- Apologies:** Sue Jenkins
- Distribution:** Those present + Trustees
Section 4 only to Planning Comments Box
dccomments@cheltenham.gov.uk
- Next Meeting:** 14 May 2026

REF	ITEM	ACTION
	At the opening of the meeting, Adrian welcomed John Clarke to his first meeting. He noted that the forum was meeting in the New Club thanks to the support of CCS.	
1.	Minutes of meeting 19 March 2026 – and updates on schemes previously considered. Matters arising	
1.1	Minutes approved. No further updates on the Badgeworth Road application 26/00184/FUL No decision yet on Swindon Lane 26/00342/FUL. As well as submitting an objection, AP wrote to Tracey Birkinshaw re the issue of grey/ green belt decision making. This has been treated as a complaint and Chris Gomm has replied to AP. The forum considered that the reply did not address CCS's concerns and decided to support the chair in taking the complaint to Stage 2.	

REF	ITEM	ACTION
2.	Declarations of interest	
	Adrian, Robert and Rob had been involved in the consultation process for item 3.7 26/00530/FUL Extension to the Oncology Department through three meetings with the NHS management and clinicians, the fund raisers and the architects.	
3	Applications considered	
3.1	<p>26/00579/FUL Construction of new self build dwelling and associated works at Land to the rear of 99 Beeches Road I 99 Beeches Road Charlton Kings Cheltenham Gloucestershire GL53 8NY https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?keyVal=TD7Q7SELKAZ00&activeTab=summary</p> <p>OBJECT This is a great site, with plenty of space even with the constraints of the existing tree planting. While the application makes good use of the site's profile, it could have been more ambitious architecturally. The responses to the sustainability checklist are perfunctory and dismissive. A new build dwelling should be expected to do more than this to comply with the Climate Change SPD. Potential issues arising from the shared drive should be ironed out at the planning stage to prevent future disputes.</p>	
3.2	<p>26/00569/FUL Removal of wall to Shurdington Road to facilitate off road parking using existing dropped kerb I 8 Shurdington Road Cheltenham Gloucestershire GL53 0JD https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCWM45ELK9S00</p> <p>OBJECT The loss of front gardens to off road parking has been identified as detracting from the historic setting of the conservation area in the Leckhampton Character Area summary. If it were to be permitted, it would be the only one on this block, and would result in a loss of on-street parking spaces.</p>	

REF	ITEM	ACTION
3.3	<p>26/00578/FUL Ground floor rear kitchen single storey extension, loft conversion and dormer, enclosed porch. I 44 Selkirk Street Cheltenham Gloucestershire GL52 2HH https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TD7Q2BELKAU00</p> <p>This is a largely undeveloped terrace in a conservation area. The proposed loft conversion is overbearing and top heavy. It would be helpful if the council could produce guidance on how to extend homes (including loft conversions) sensitively in conservation area. The existing porch appears to be the original and matches the others in this terrace. Its enclosure should be resisted for this reason.</p>	
3.4	<p>26/00539/FUL Erection of single storey rear extension, front entrance extension with canopy, replacement roof to existing side extension, rooflights, plus internal alterations and replacement windows. I 4 Peregrine Road Cheltenham Gloucestershire GL53 0LR https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCP7EFELK8500</p> <p>We have no objection in principle to an extension, but this is a confusing design introducing multiple different roof pitches.</p>	
3.5	<p>26/00557/FUL Replacement of G Block boiler with installation of a low-carbon air source heat pump (ASHP) system I Bournside School Warden Hill Road Cheltenham Gloucestershire GL51 3EF https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCRFYXELK8W00</p> <p>No comment submitted</p>	

REF	ITEM	ACTION
3.6	<p data-bbox="392 309 1190 517">26/00513/FUL Construction of a detached garage with studio above. I 9 Walnut Close Cheltenham Gloucestershire GL52 3AF https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCHVPCELK6F00</p> <p data-bbox="392 551 512 584">OBJECT</p> <p data-bbox="392 584 1182 685">The proposed 2 storey building is in front of the building line, so should not be permitted. It is a very unneighbourly application.</p> <p data-bbox="392 685 1158 853">The plans submitted do not include details of the existing trees which were retained as a condition of the original planning application for this plot. It is unlikely that this structure could be built without affecting the trees and their root network.</p> <p data-bbox="392 853 1158 931">There is no Design & Access statement, so this application should not have been validated.</p>	

REF	ITEM	ACTION
3.7	<p>26/00530/FUL Extension to the Oncology Department including demolition of the modern structure appended to the end of the East Block and associated infrastructure. I Cheltenham General Hospital Sandford Road Cheltenham Gloucestershire GL53 7AN https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCK4GBELK7E00</p> <p>SUPPORT Members of the Civic Society Planning Forum were involved in the consultation process for this scheme. We were very impressed by the openness and discussion that took place before this application was submitted, and it was interesting to see how the plans evolved through the consultation process. We would welcome more of this type of public consultation.</p> <p>This is a well-supported scheme with a good deal of public backing as demonstrated by the number and quality of comments offered in support and the funds raised. When completed, it should improve the environment for patients and staff alike.</p> <p>The forum was impressed by the design of the building as it will appear from the streets around, its relationship to the existing hospital buildings, the internal layout and the proposed green spaces. Our only quibble is to agree with the Tree officer's recommendation to retain the existing beech hedge. We recommend the use of a specialist landscape designer for the roof garden.</p>	
4.	<p>Planning Committee Reform Cathy will look at the timetable for comments and our last submission with a view to submitting a comment.</p>	CP
5.	<p>Conservation Area review The online consultation for the central conservation area takes place tomorrow with members of the forum attending. We hope to be able to feedback to the other forum members. The central conservation area, consisting of 19 character areas is too big. What we would like to see is more emphasis on the s.72 duty to conserve and protect, a clear action plan to include a buildings at risk list and a list of opportunities to bring the areas up to CA standard.</p>	AP, AB, TB

REF	ITEM	ACTION
6.	<p>Updates and ongoing matters</p> <p>(a) Cavendish House The plan by Cynthia Harmann is being refined to add 2 extra storeys for residential use which will strengthen the financial case as well as helping to meet CBC's housing targets . CCS will run a PR campaign to promote the scheme when the plans are complete.</p> <p>(b) The Park. Adrian will be addressing the Planning Committee later to object the Broadlands and Farmery plans on behalf of CCS and SPJARA</p>	AP
7.	<p>AOB</p> <p>None.</p>	
8.	<p>Next meeting</p> <p>Thursday 14 May 5:00 pm. Westhall, Lansdown Parade. Selector for next meeting: Andrew Kitching Selection of application to track: Walnut Tree Close (Tess)</p>	AK TB