



## **Notice of a meeting of CommitteeName**

**MeetingDate  
MeetingTime  
MeetingLocation**

### **Membership**

<b>Councillors:</b>	MembersExpectedUsrTyp(C)ShortRolesList
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The Council has a substitution process and any substitutions will be announced at the meeting.

### **Important Notice**

#### **Filming, recording and broadcasting of council meetings**

This meeting will be recorded by the council for live broadcast online at <http://www.cheltenham.gov.uk> and [www.youtube.com/user/cheltenhamborough](http://www.youtube.com/user/cheltenhamborough).

The Chair will confirm this at the start of the meeting.

If you make a representation to the meeting, you will be deemed to have consented to be filmed and to the possible use of those images and sound recordings for broadcasting and/or training purposes.

## **Agenda**

**Contact Officer:** Claire Morris, 01242 264130

**Email:** [democraticservices@cheltenham.gov.uk](mailto:democraticservices@cheltenham.gov.uk)

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# 21/02675/FUL

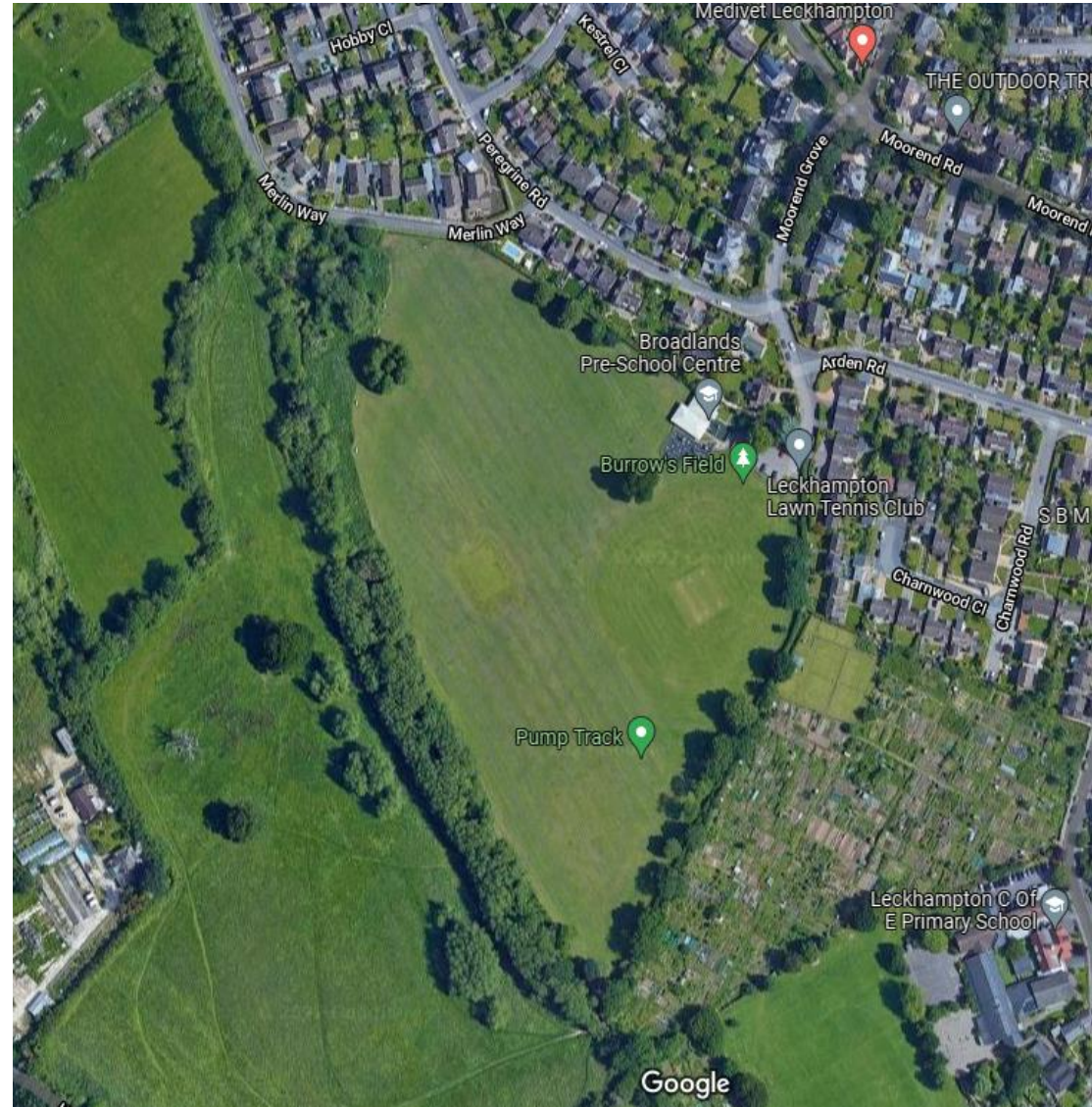
## Burrows Field

Proposed works:

Construction of a storage unit

The application is at planning committee as the applicant is Cheltenham  
Borough Council

Recommendation is to permit

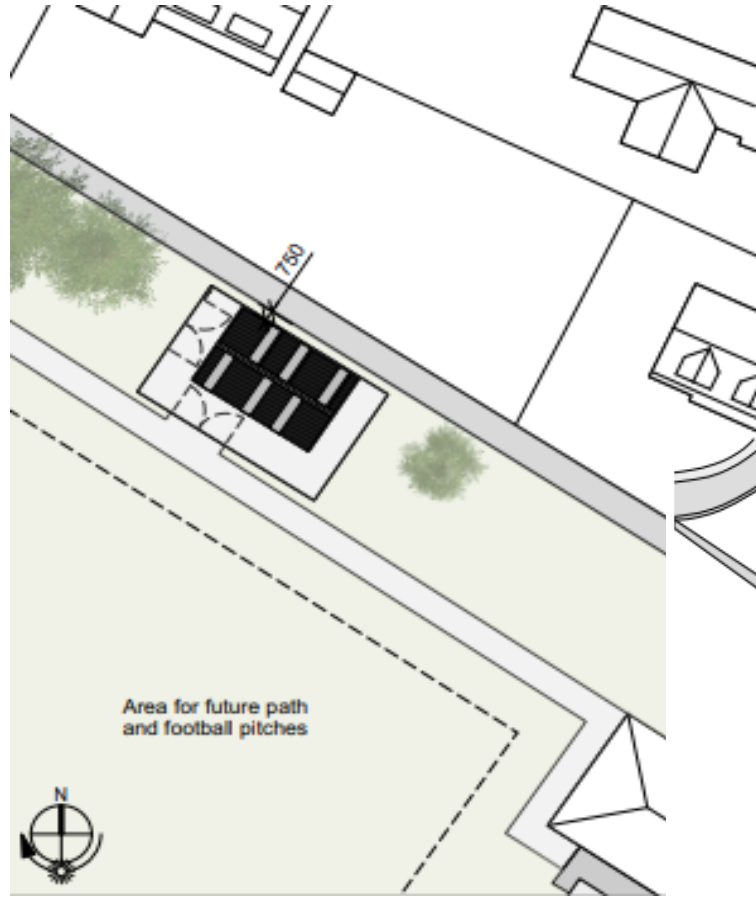


Site Location Plan & Aerial photo

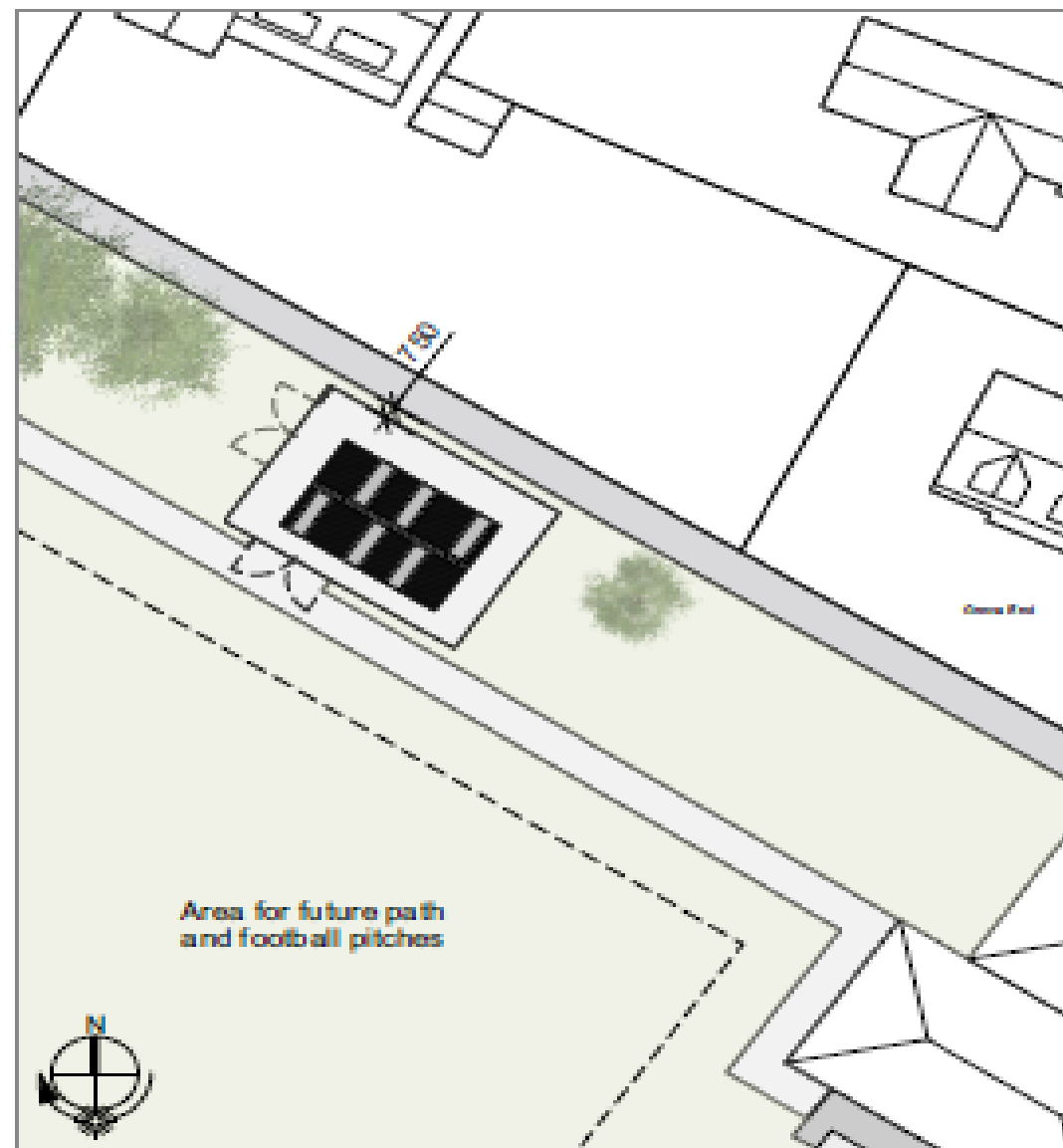




Site photos

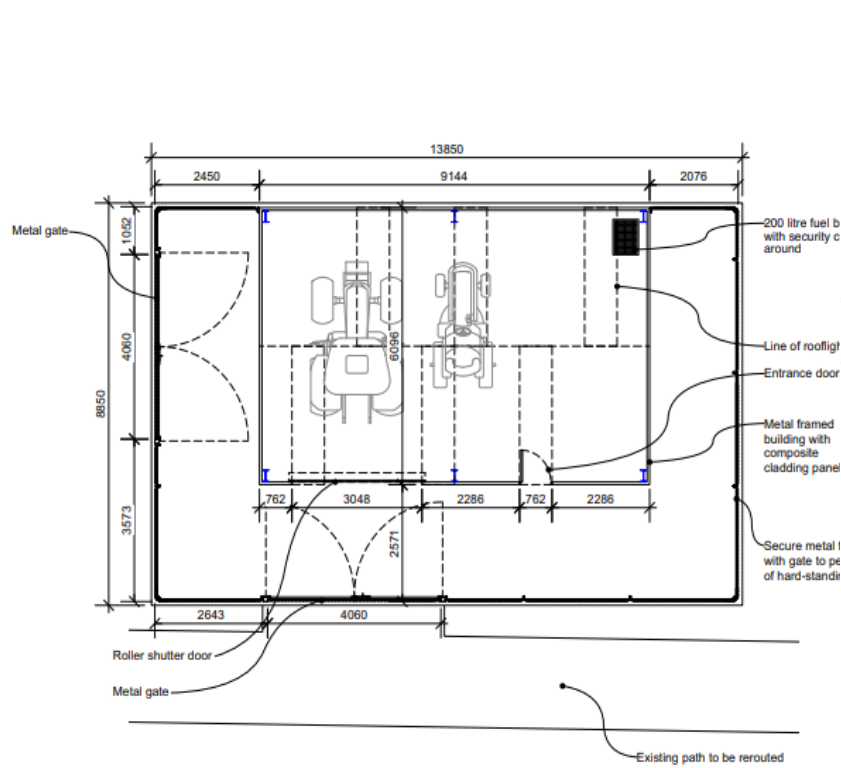


Existing and Proposed Plans

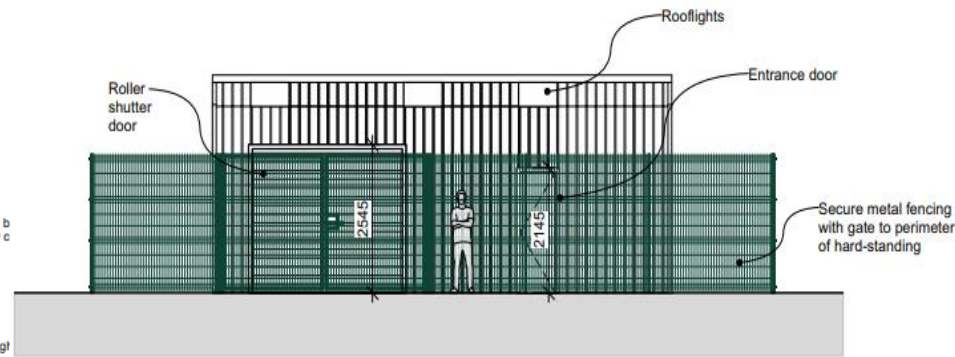


Revised Plans

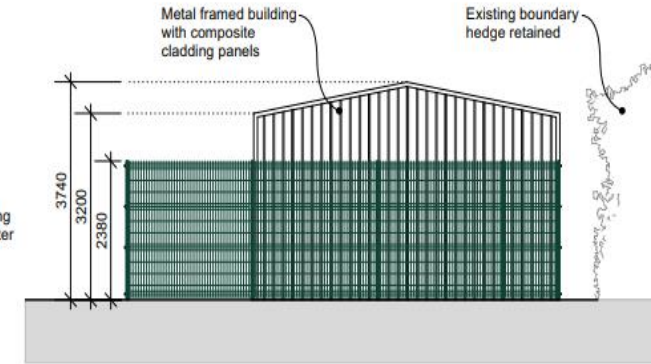




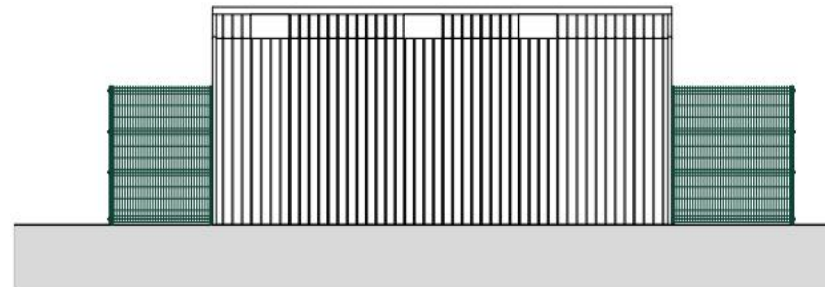
**PROPOSED GROUND FLOOR PLAN**  
Scale 1:100 @ A3



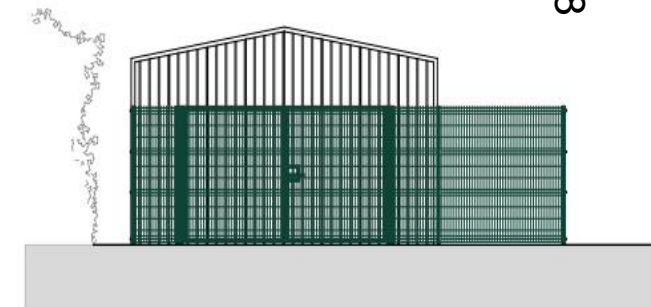
**PROPOSED ELEVATION FACING SOUTH WEST**  
Scale 1:100 @ A3



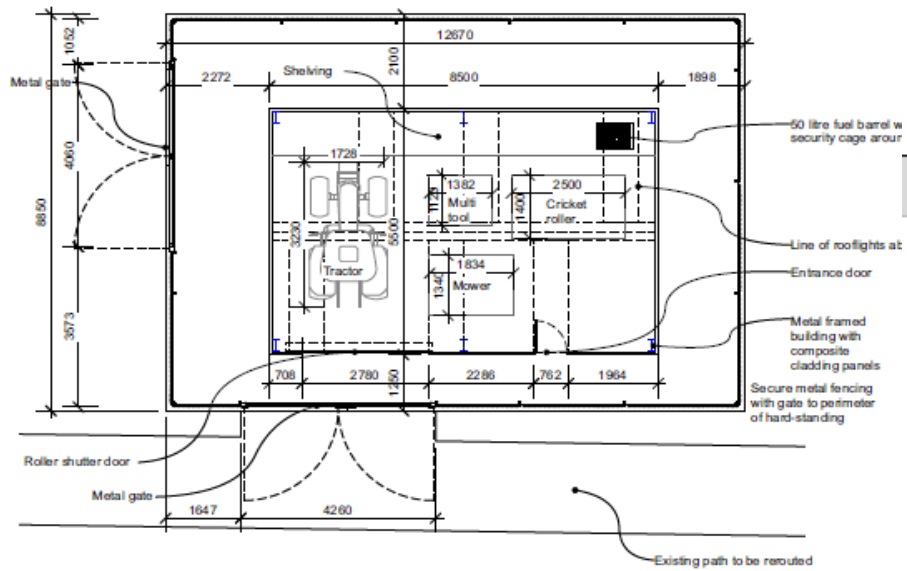
**PROPOSED ELEVATION FACING SOUTH EAST**  
Scale 1:100 @ A3



**PROPOSED ELEVATION FACING NORTH EAST**  
Scale 1:100 @ A3



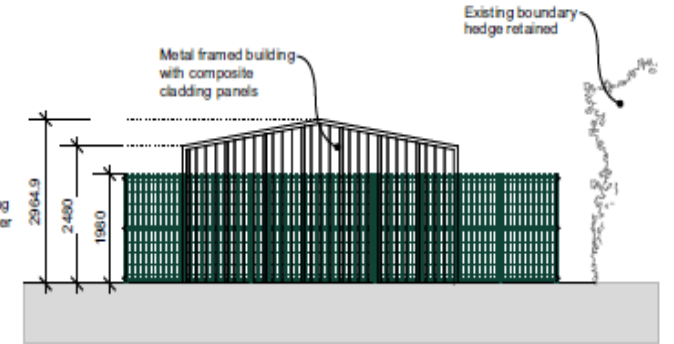
**PROPOSED ELEVATION FACING NORTH WEST**  
Scale 1:100 @ A3



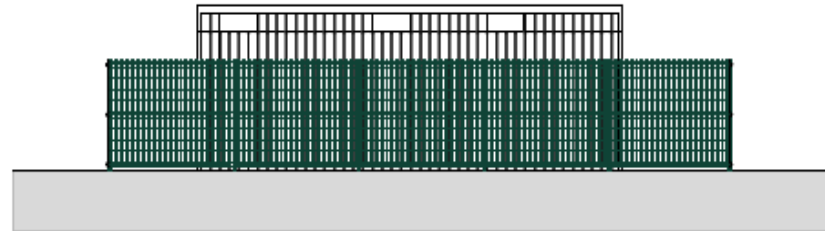
PROPOSED ELEVATION FACING SOUTH WEST  
Scale 1:100 @ A3



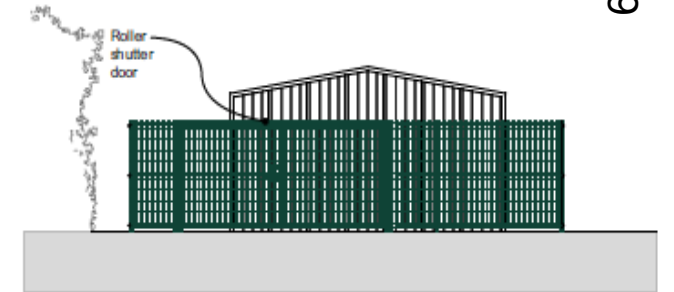
PROPOSED ELEVATION FACING SOUTH EAST  
Scale 1:100 @ A3



PROPOSED ELEVATION FACING NORTH EAST  
Scale 1:100 @ A3



PROPOSED ELEVATION FACING NORTH WEST  
Scale 1:100 @ A3



Proposed floor plans and elevations

# Key planning matters

- Design and layout
- Impact on neighbouring property
- Trees and landscaping
- Drainage and flooding
- Ecology



# Suggested conditions

- Time
- Approved plans
- Tree Protection plan
- Water Butt

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# February Planning Committee

17<sup>th</sup> February 2022

# 21/02148/FUL – Land East of Leckhampton Reservoir, Leckhampton Hill

## Proposed works:

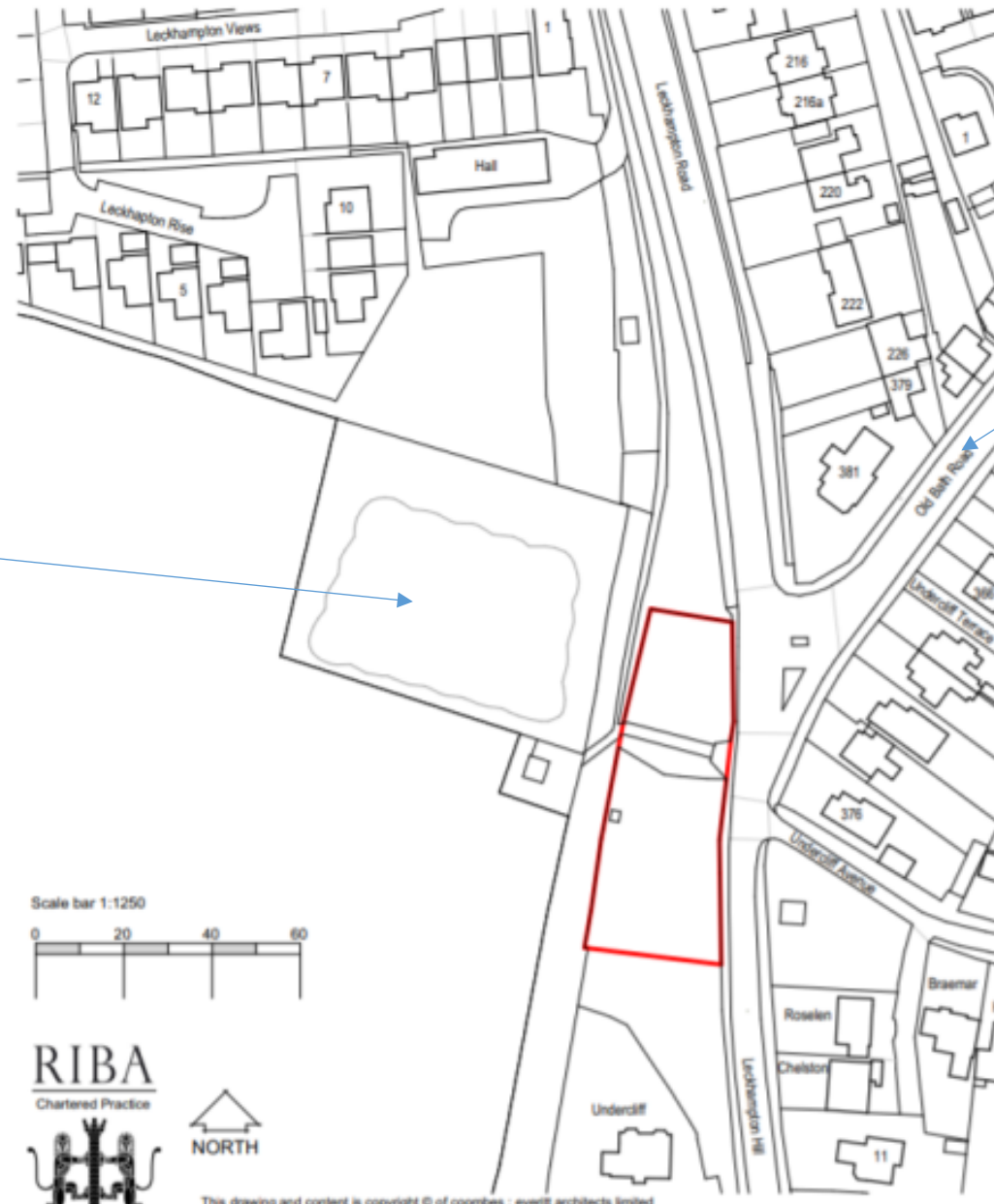
The erection of 2 dwellings

The application is at planning committee at the request of Councillor Horwood who raises concerns regarding access and highway safety. Objections have also been received from the Parish Council and the Civic Society

## Site Location Plan

Disused Reservoir

Old Bath Road

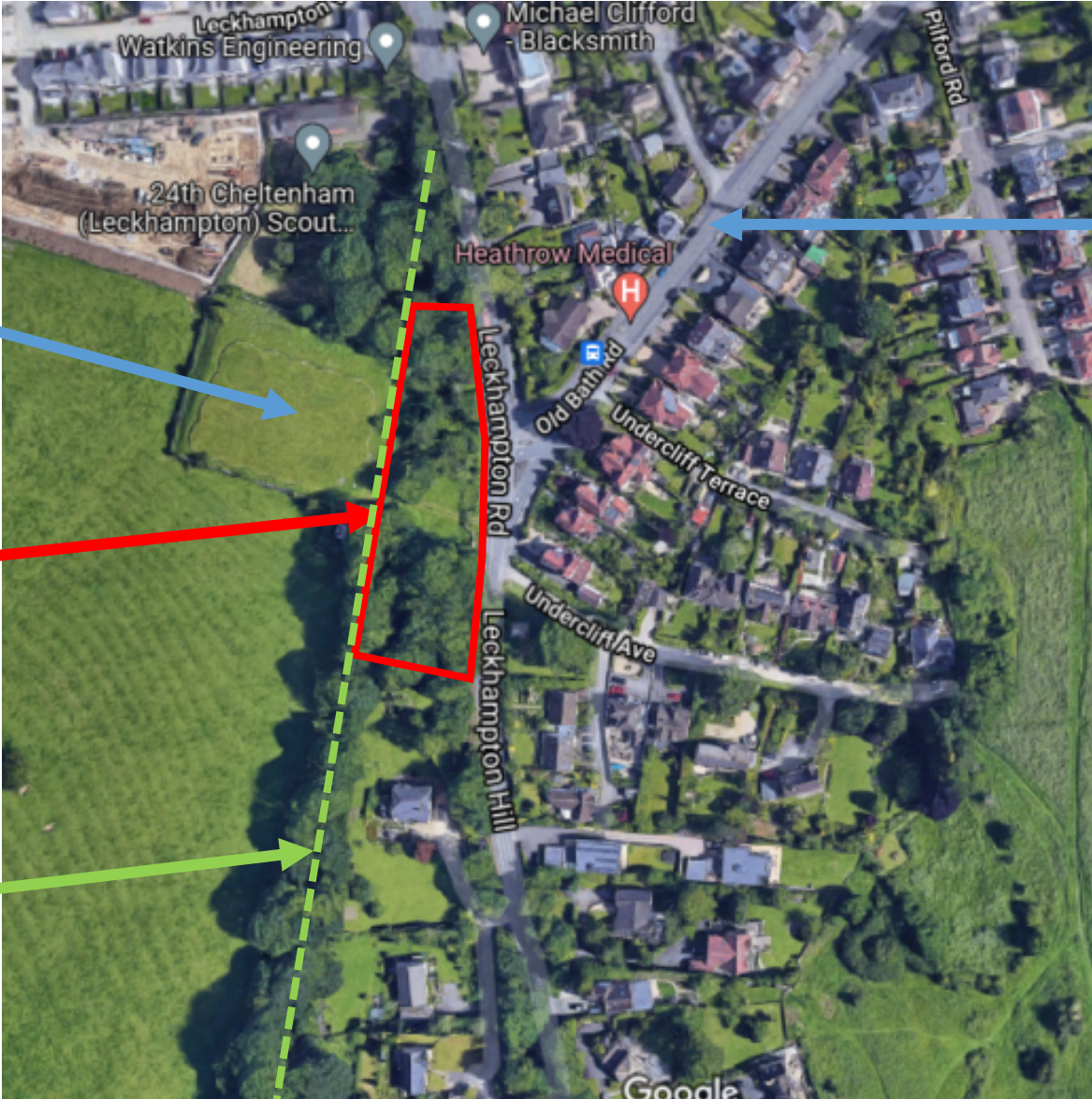


Google Earth Image

Disused Reservoir

Application Site

Public Right of Way



Old Bath Road



Fig 1 View looking North over the hills



Fig 2 View looking West- Entrance Gate



Fig 3 View looking North East neighbours' houses



Fig 4 View looking North- steep contours



Fig 5 View looking South

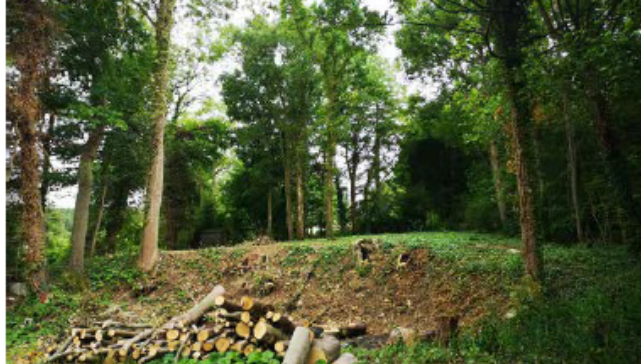


Fig 6 View West gate to disused watertank



Site photos

21/02148/FUL



### Viewpoint 1 – View south west up Old Bath Road towards Site at end of street



Properties aligning views on Site

Green space of Site is focus of view when travelling west up the road

No sense of development beyond Site

Properties screening lateral views from road

### Viewpoint 3 – View north east from Site looking down Old Bath Road



Green roof of Leckhampton Reservoir

Recent clearance on Site

Stone gate piers and gate of access to reservoir

Old Bath Road aligned on Site

Leckhampton Hill road

Lower half of Site set to north includes current access track

Longer views out to Cotswold escarpment running to east and north of Cheltenham



## Viewpoint 6 – View north and east across Site along access road



Security fence to covered reservoir

Route of footpath downhill

Piles of felled timber on Site

Route of current access leading back to Leckhampton Hill

Unmanaged rough woodland on path downhill

Properties on Old Bath Road

Entrance gates with desire line to south

## Viewpoint 7 – View south up Leckhampton Hill with Site to west (right side) of road



Side boundaries of residential properties

Leckhampton Hill road curves out of sight

Open ground of Site more apparent after tree felling

Scrubby, unmanaged vegetation to side of road

Junction to Old Bath Road

Undercliff property just visible in trees

[illegible]

Plot 1 proposed plans



GFA 157.75m<sup>2</sup>  
GP 157.75m<sup>2</sup>  
LGP 221.25m<sup>2</sup>  
+ Garage 36.00m<sup>2</sup>



Plot 2 proposed plans



Side / East Elevation



Front / North Elevation



Side / West Elevation



Rear / South Elevation



Proposed Street Scene



Street Scene to Leckhampton Hill

04/01/2021

Proposed Landscape Strategy



# Key Planning Matters

- Design and layout
- Impact on neighbouring amenity
- Highway safety
- Flooding/Drainage
- Impact on the landscape and site character

# Summary of Conditions

- Time
- Approved plans
- Tree Protection Plan
- Landscape works
- Landscape Maintenance Strategy
- Installation of EV charging points
- Access Layout
- Construction Method statement
- Removal of PD rights
- Drainage measures
- No external lighting
- Submission of material details



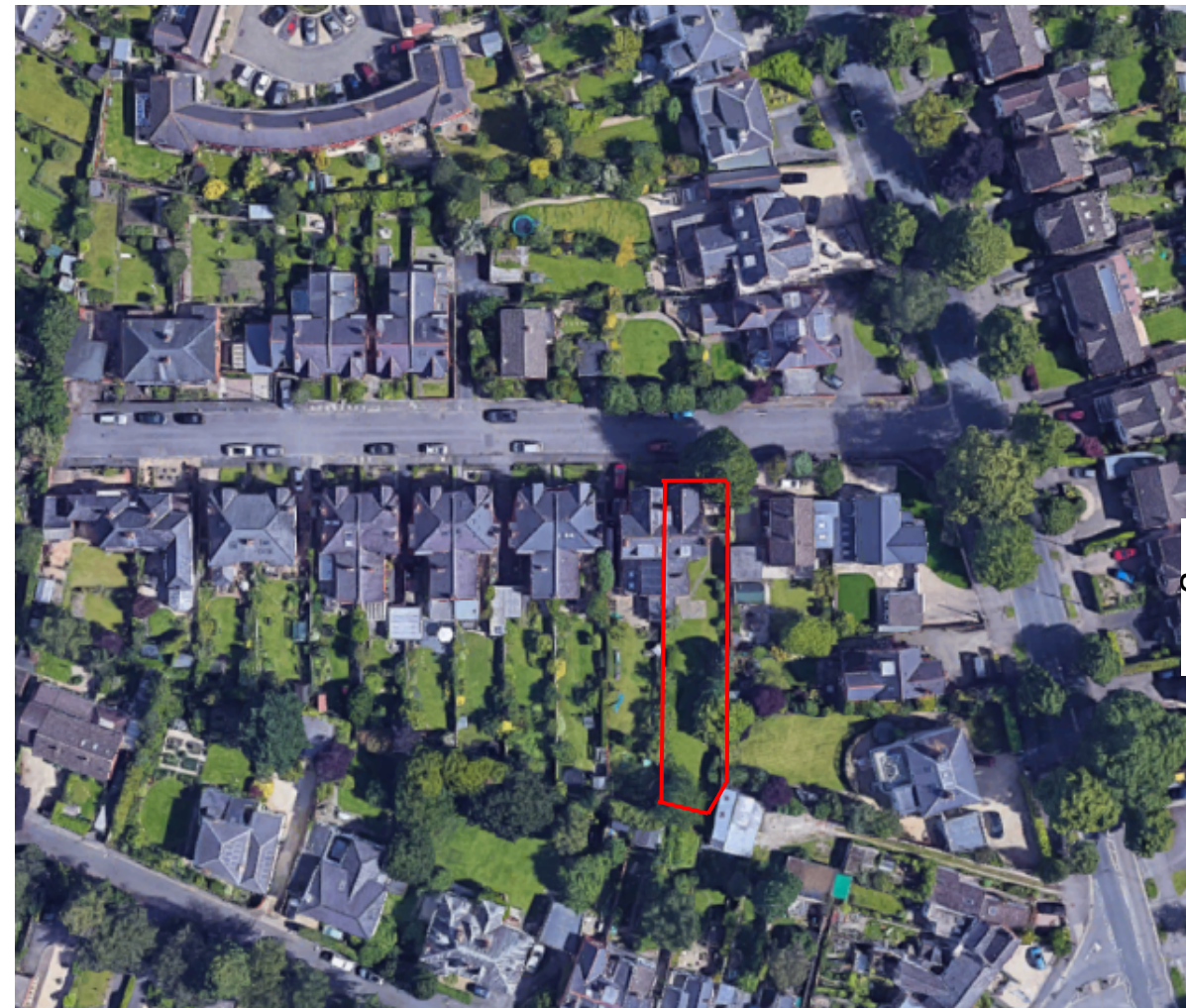
# 1 Halland Road

## 21/02330/FUL

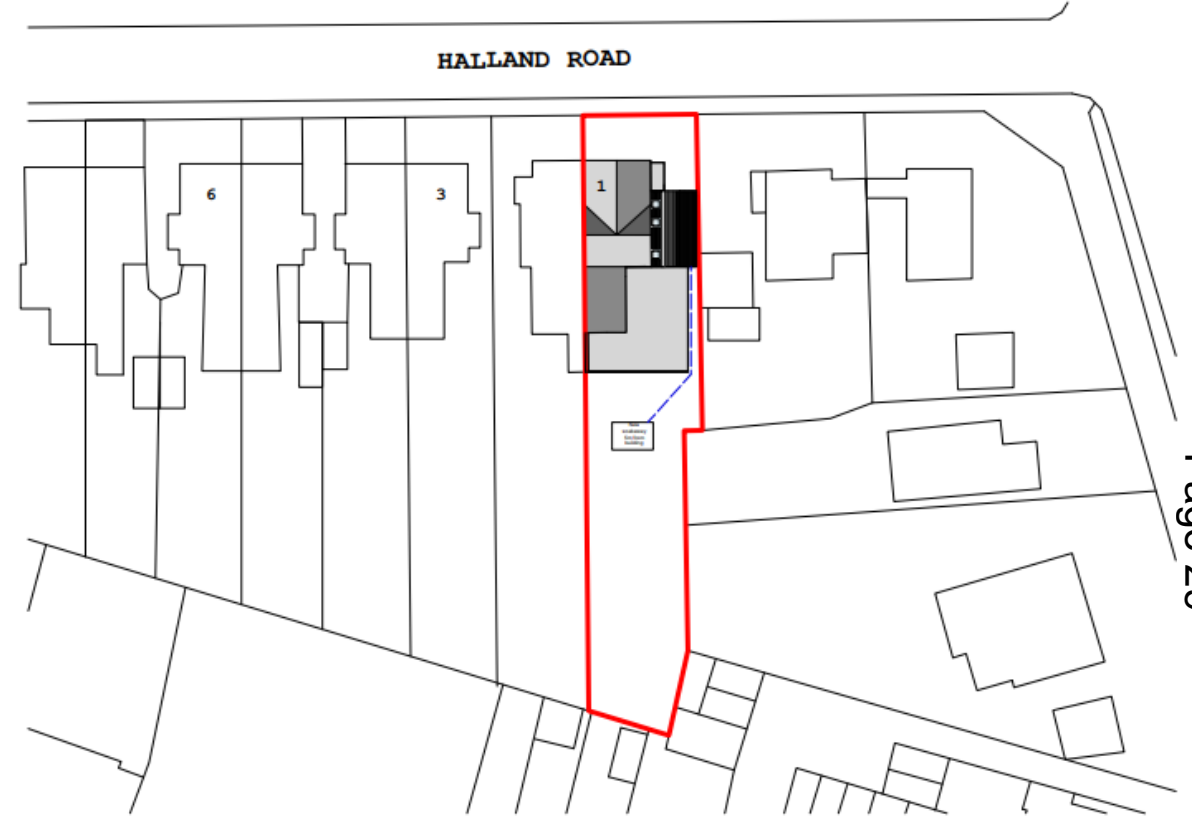
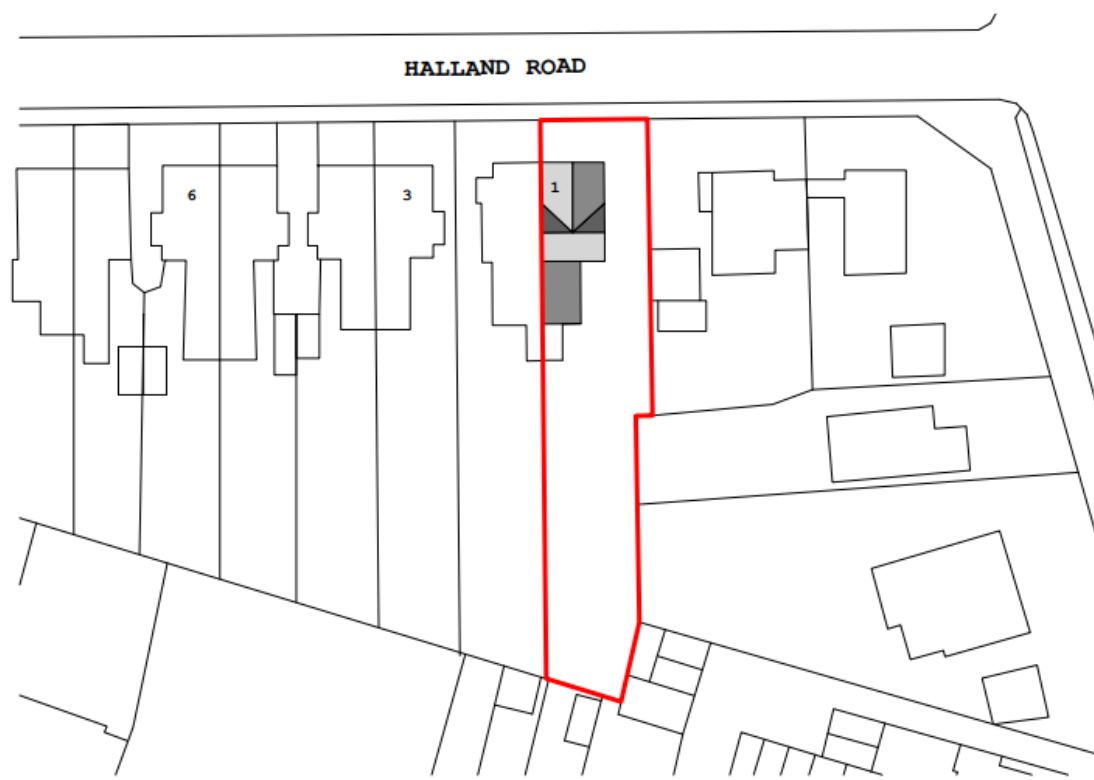
Alterations and extensions (revised scheme to previously approved planning application ref. 20/01107/FUL)

The application is at planning committee at the request of Councillor Horwood

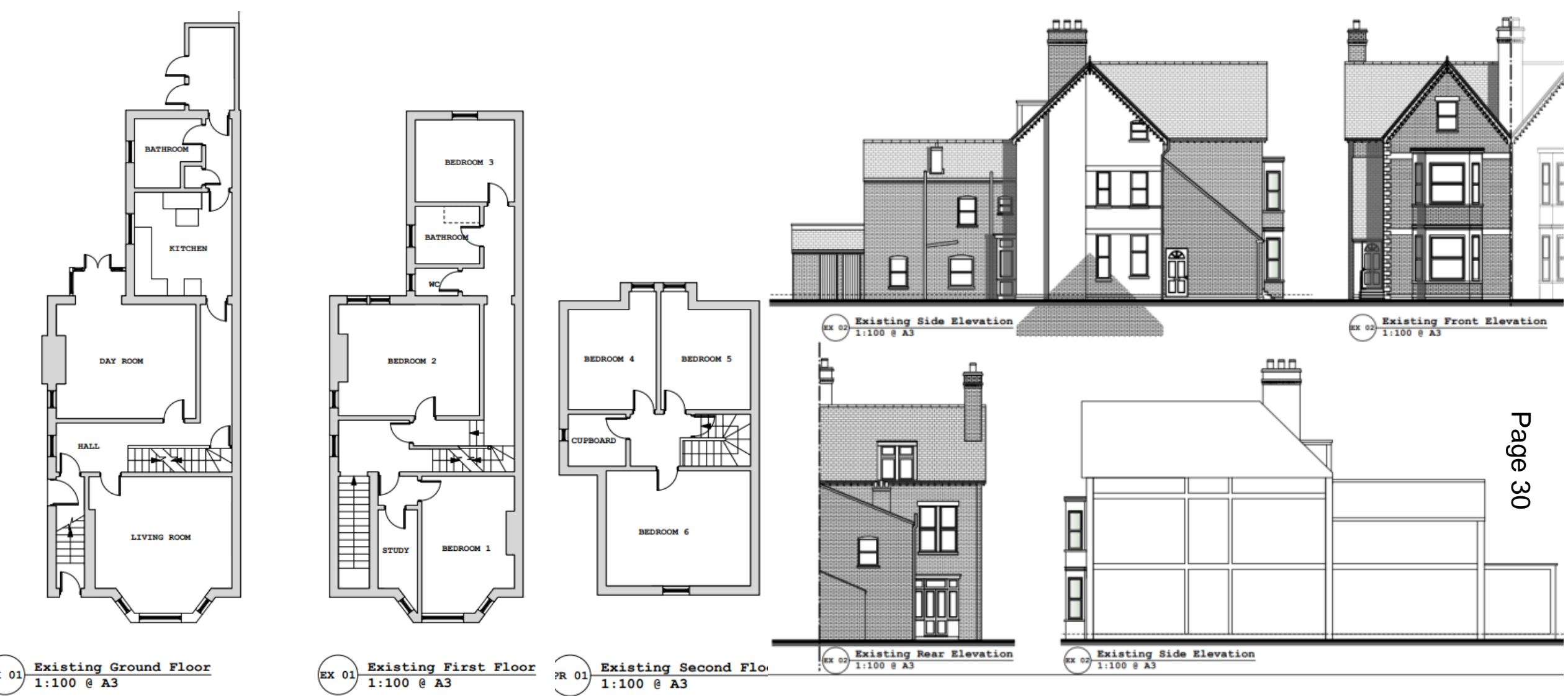
The recommendation is to permit

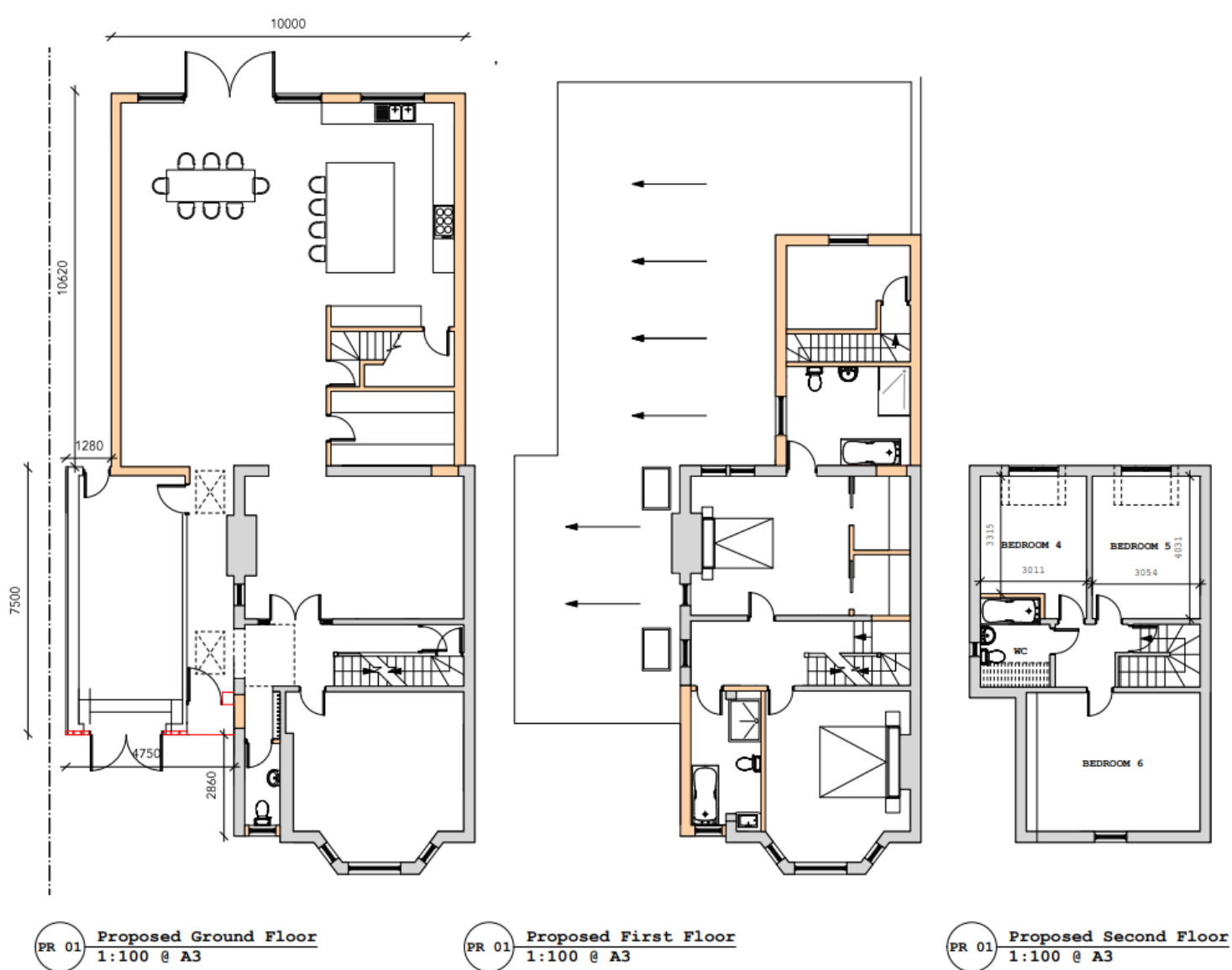


Site location plan and aerial view of the site



Existing and proposed site plan





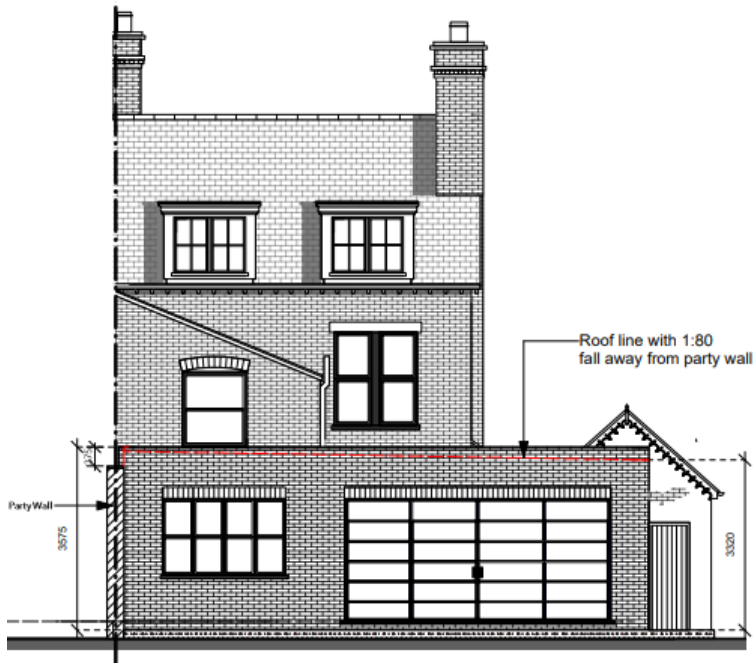
Proposed floor plans



Previously approved floor plans as part  
of application ref. 20/01107/FUL

21/02330/FUL





R 03 **Proposed Rear Elevation**  
1:100 @ A3

Proposed front  
and rear  
elevations



PR 03 **Proposed Front Elevation**  
1:100 @ A3



PR 03 **Proposed Rear Elevation**  
1:100 @ A3

Previously approved  
elevations as part of  
application ref.  
20/01107/FUL



PR 03 **Proposed Front Elevation**  
1:100 @ A3

21/02330/FUL



PR 04 **Proposed Side Elevation**  
1:100 @ A3

Proposed side elevation

Previously approved elevation  
as part of application ref.  
20/01107/FUL



PR 03 **Proposed Side Elevation**  
1:100 @ A3

NATURAL SLATE ROOF TILES  
TO MATCH EXISTING HOUSE

Page 33

21/02330/FUL





Existing site photos





Existing site photos





Photo taken from Richmond House



Photos taken from no. 2 Halland Road

21/02330/FUL

# Key planning matters

- The principle of the proposed changes in terms of;
  - Design and impact on conservation area, and
  - Impact on amenity

# Suggested conditions

- Standard time,
- Approved plans,
- Brick to match,
- Cladding sample

37 Market Street

21/02361/FUL

Proposed side and rear extensions



# Site location plan



# Google earth image



# Google earth 3D image



3D view rear of property



# View of property as existing – front elevation

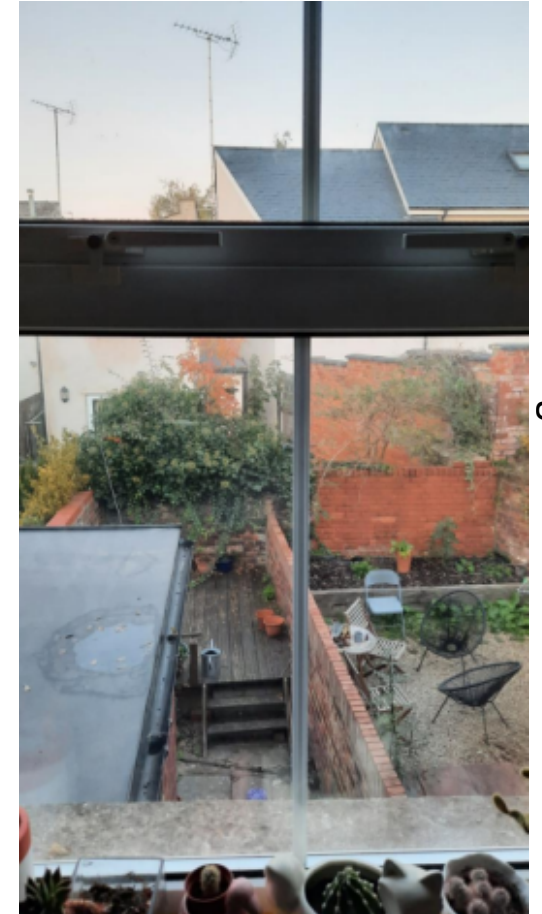


Google street view

# Photos from neighbouring properties



39 Market Street





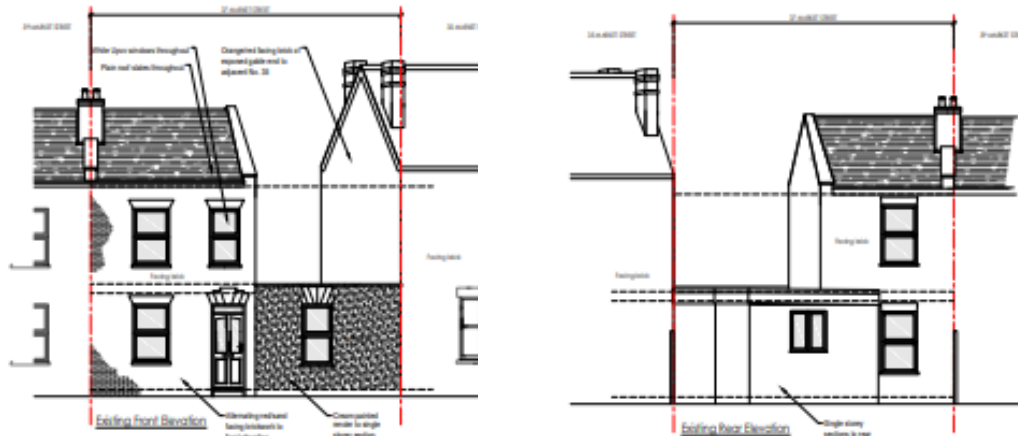
# Photos from neighbouring properties



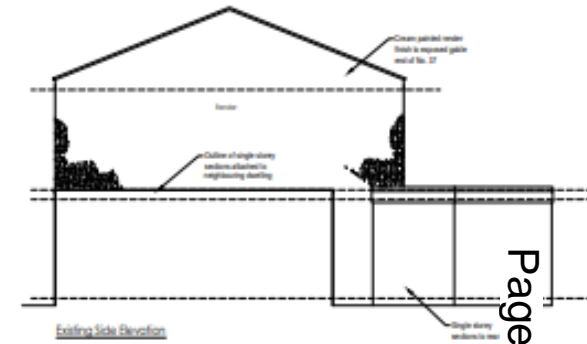
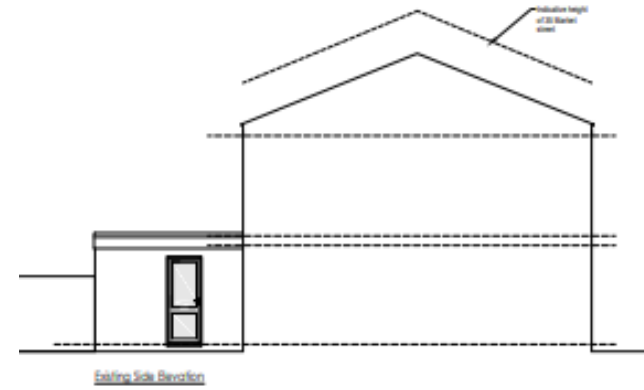
35 Market Street



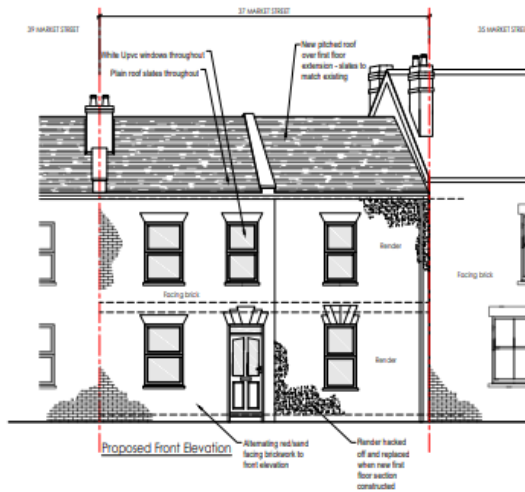
# Elevations



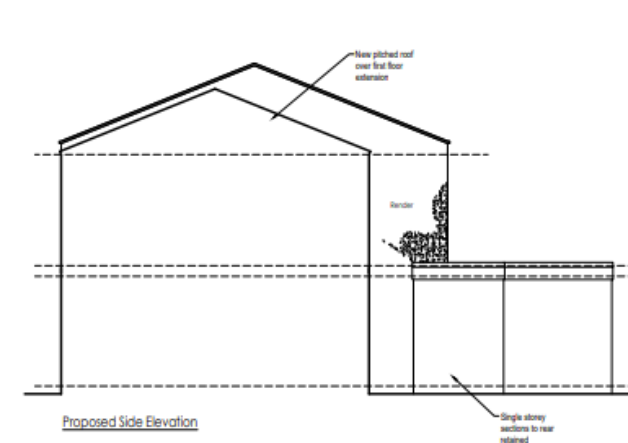
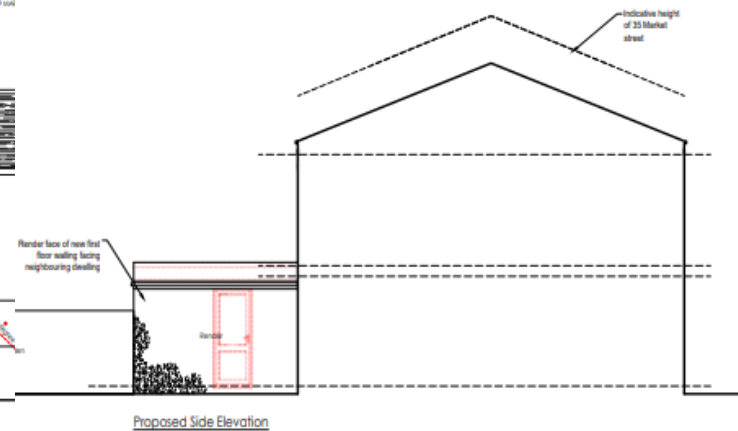
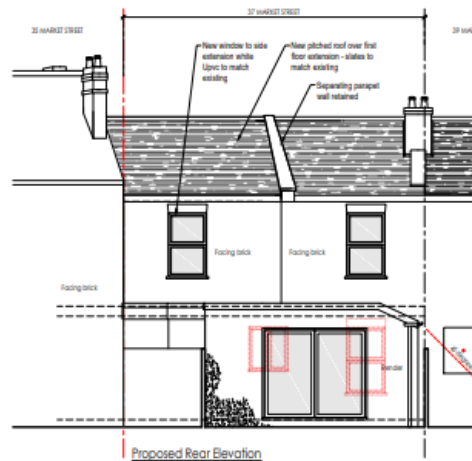
As existing



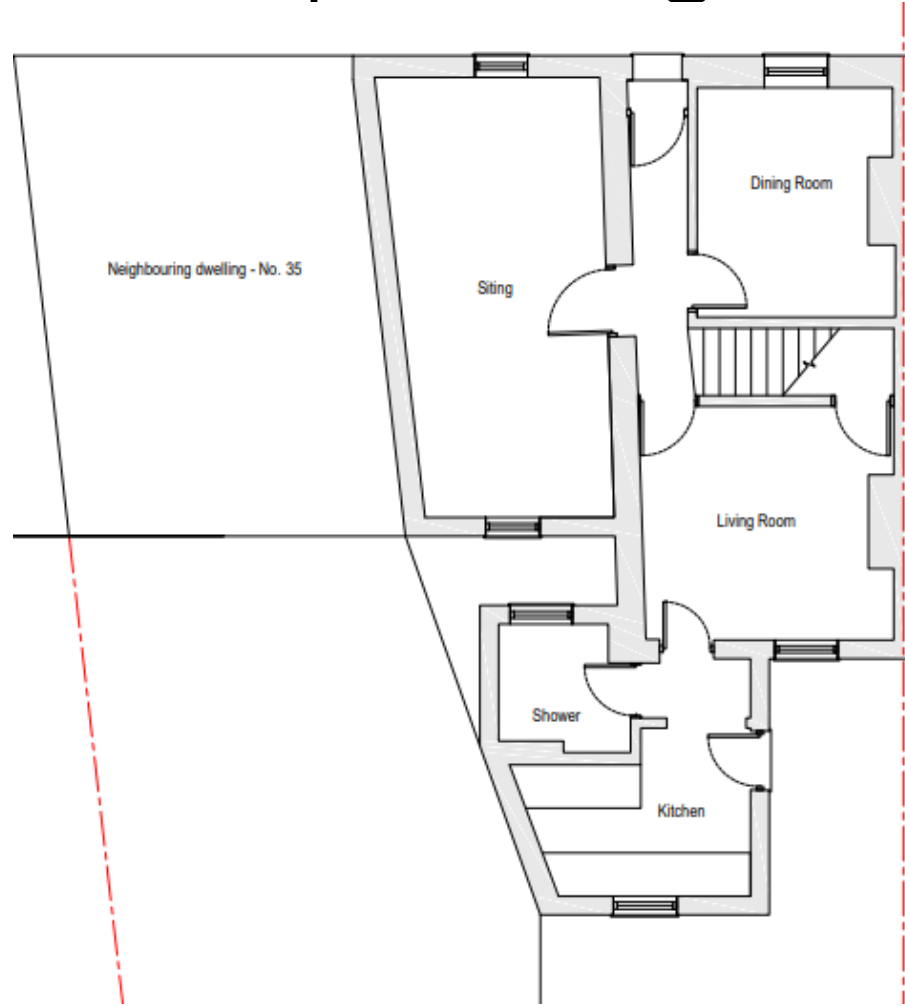
Page 45



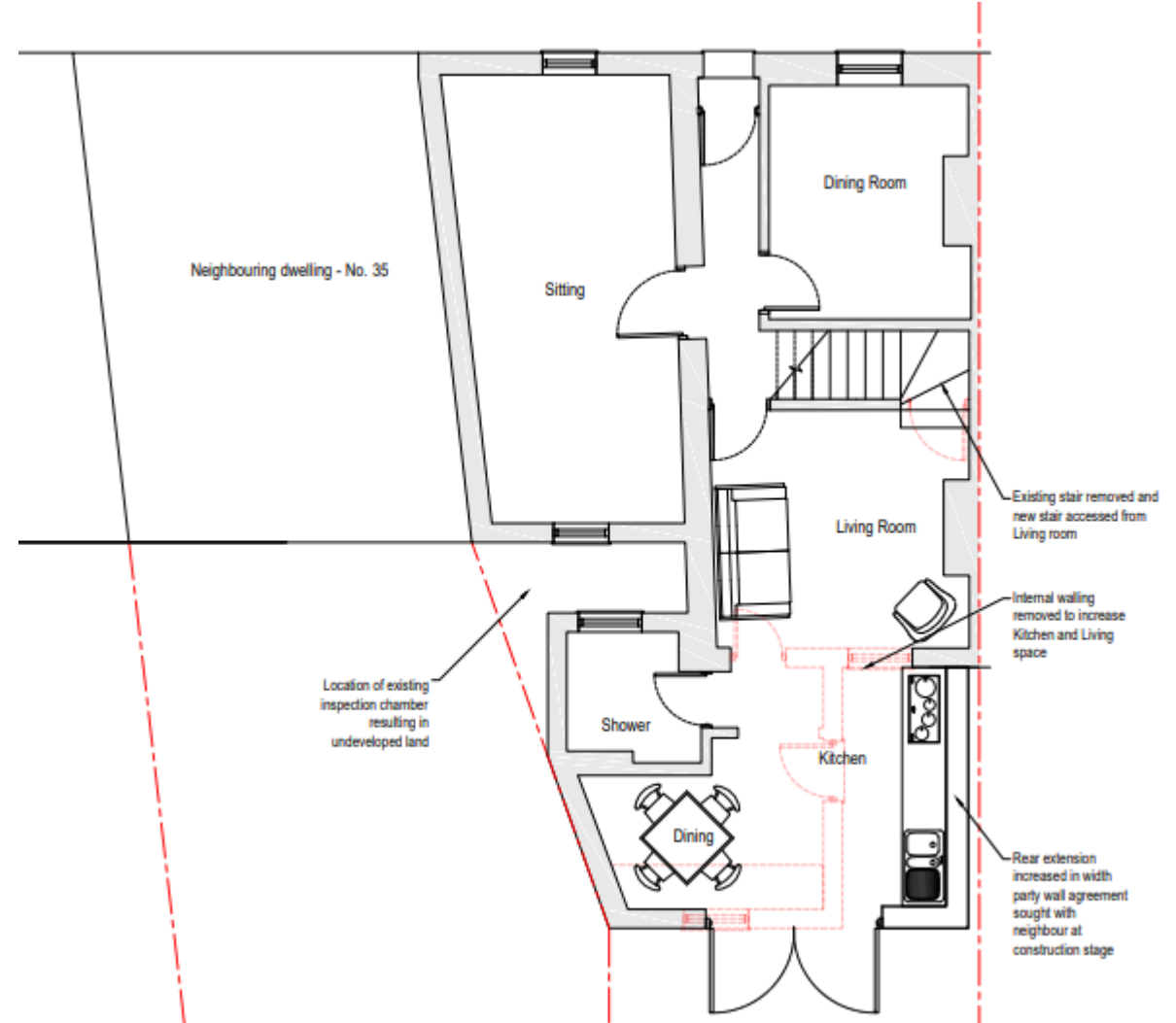
As proposed



# Floor plans – ground floor



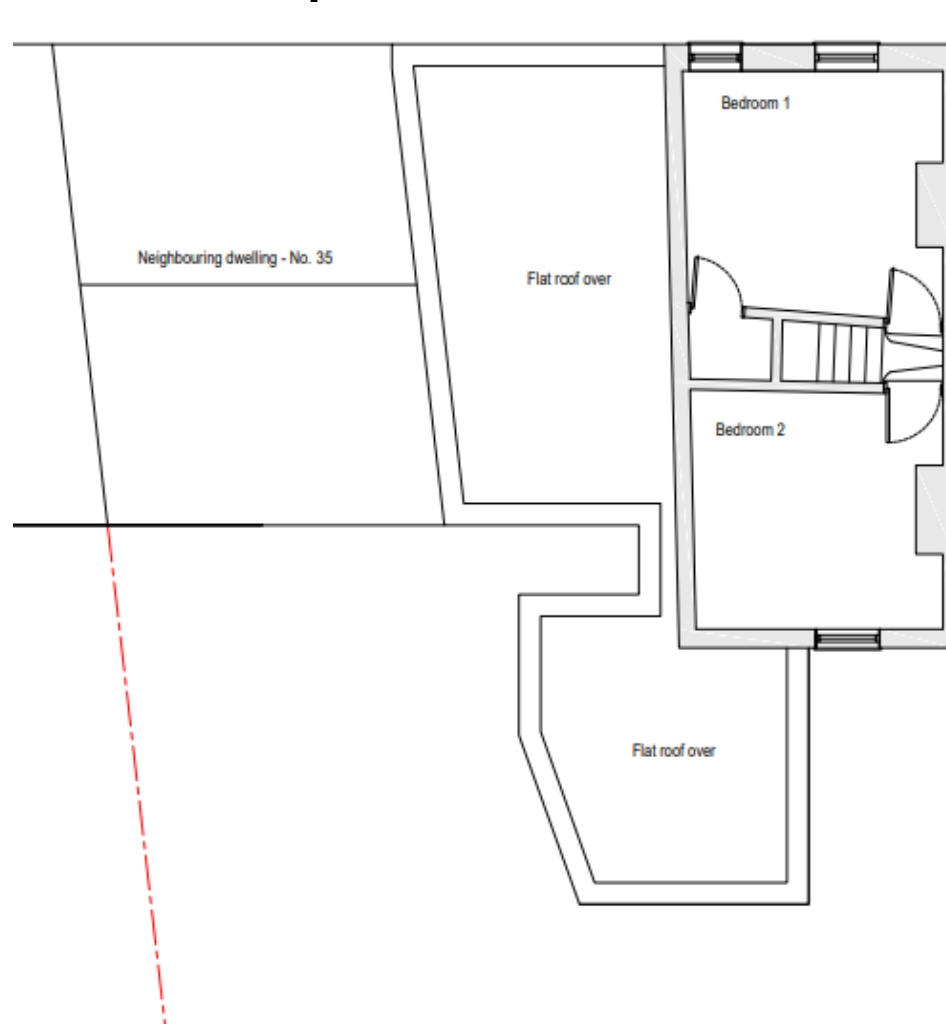
As existing



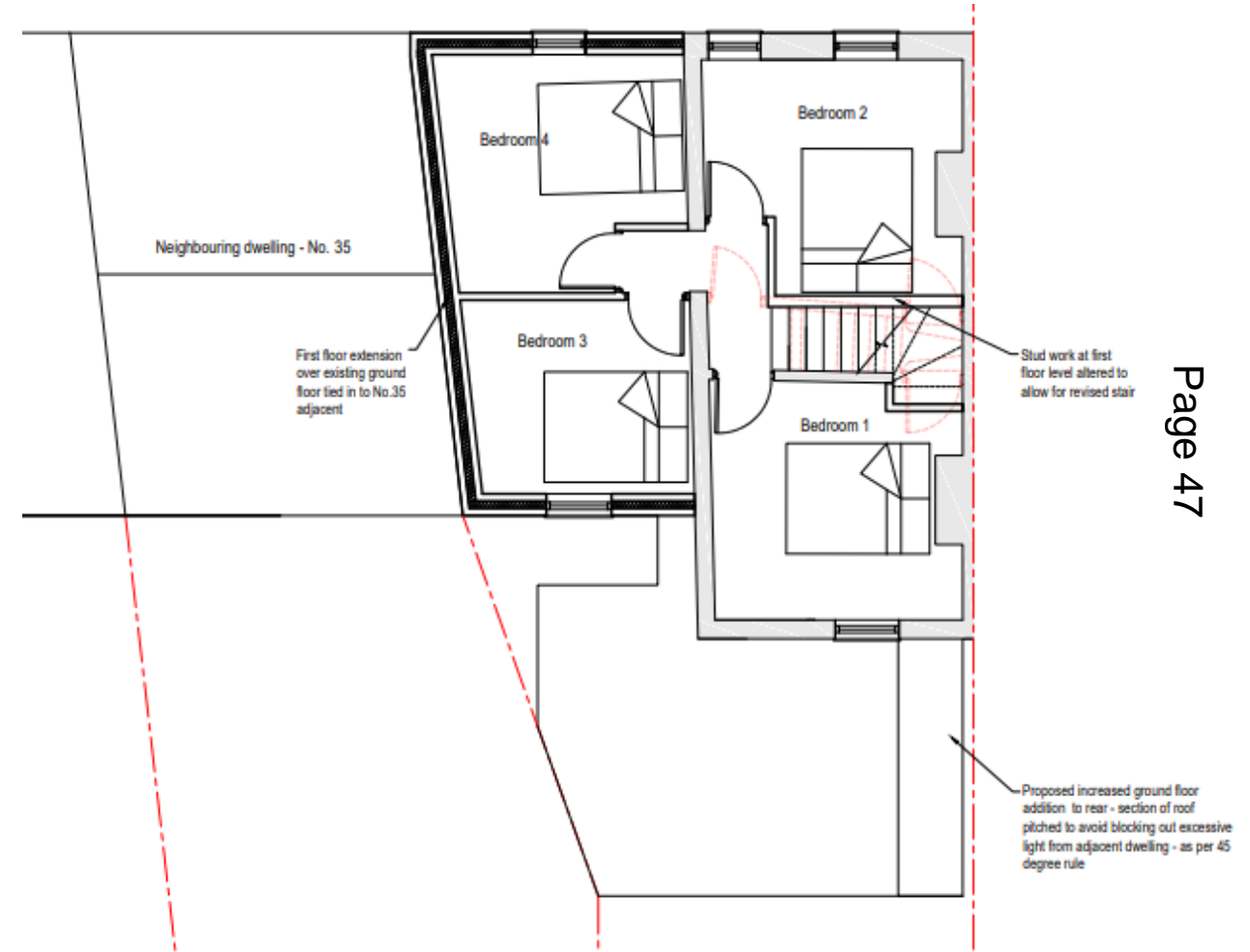
As proposed



# Floor plans – first floor



As existing



As proposed

# Key Planning Matters

- Design
- Neighbouring amenity

## Summary of recommendation

The officer recommendation is to grant planning permission for the reasons set out in the officer report.

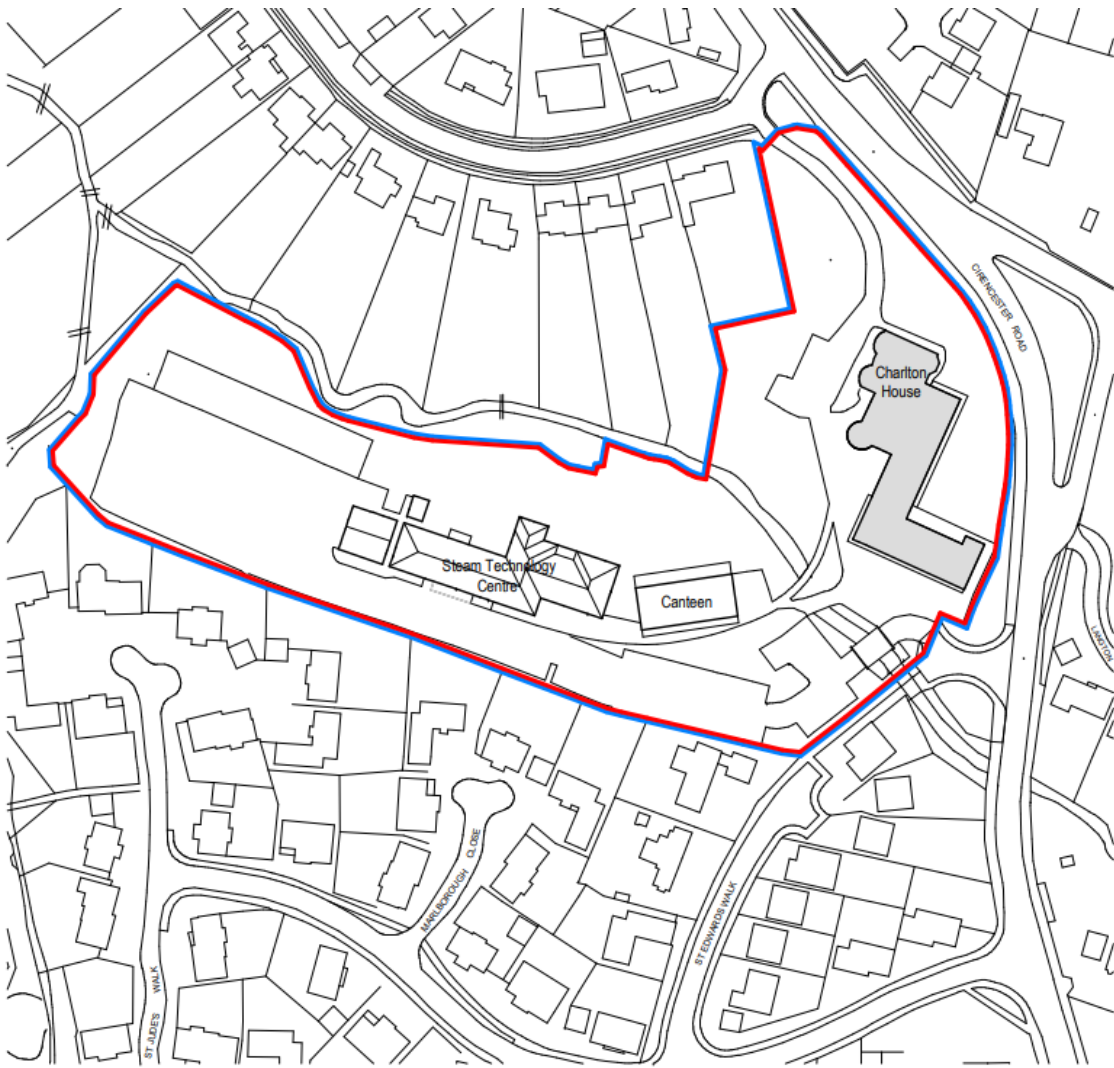
# Charlton House, Cirencester Road

## 21/02364/FUL & 21/02364/LBC

The application is seeking planning permission and listed building consent for the demolition of mid-20th Century wing and erection of a replacement extension to the office building.

The application is at planning committee at the request of Councillor McCloskey and an objection from the Parish Council.

The recommendation is to permit planning permission and grant listed building consent



The site

Site location plan and aerial view





Existing and proposed site plan





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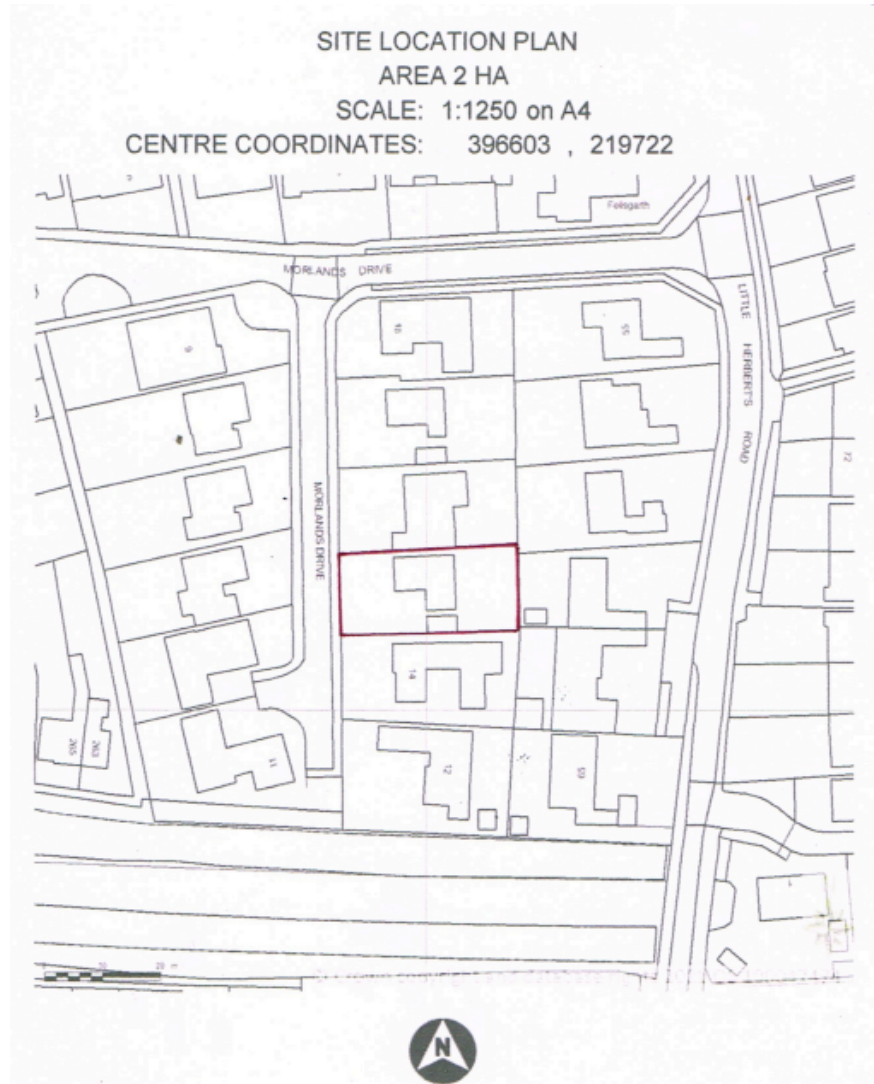


15 Morlands Drive

21/02779/FUL

Application to demolish existing garage and construct two storey side extension to include internal works and replacement windows

# Site location plan



# Google earth image





# Google earth 3D image



3D view showing properties to rear in Little Herberts Road

# Photos of property as existing – front elevation





# Photo of property as existing - rear elevation





# Photos from neighbouring properties



Views from 63 Little Herberts Road





# Photos from neighbouring properties



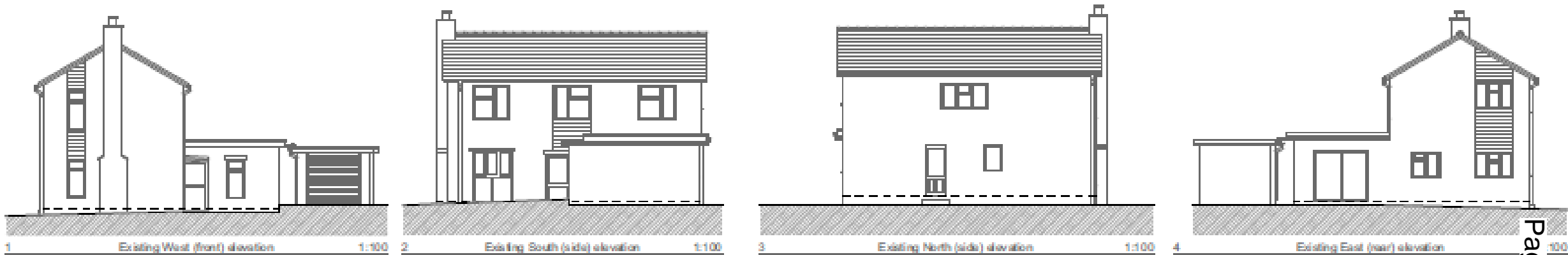
Views from 61 Little Herberts Road

# Proposed block plan

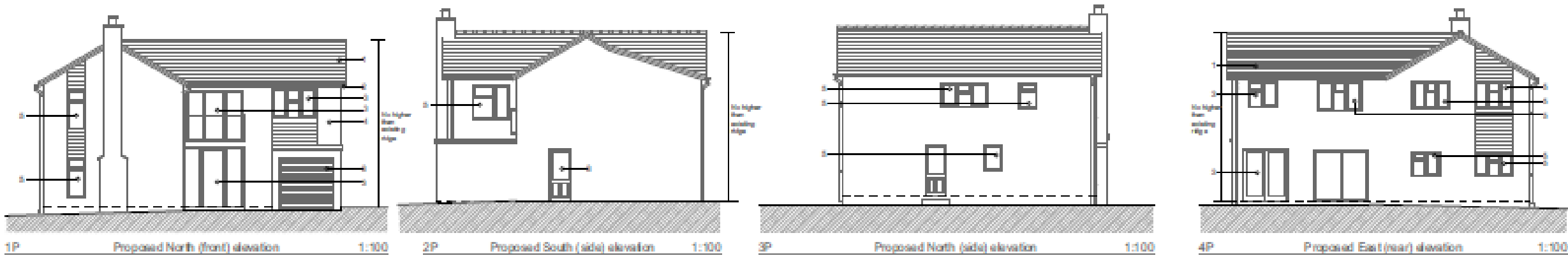




# Elevations

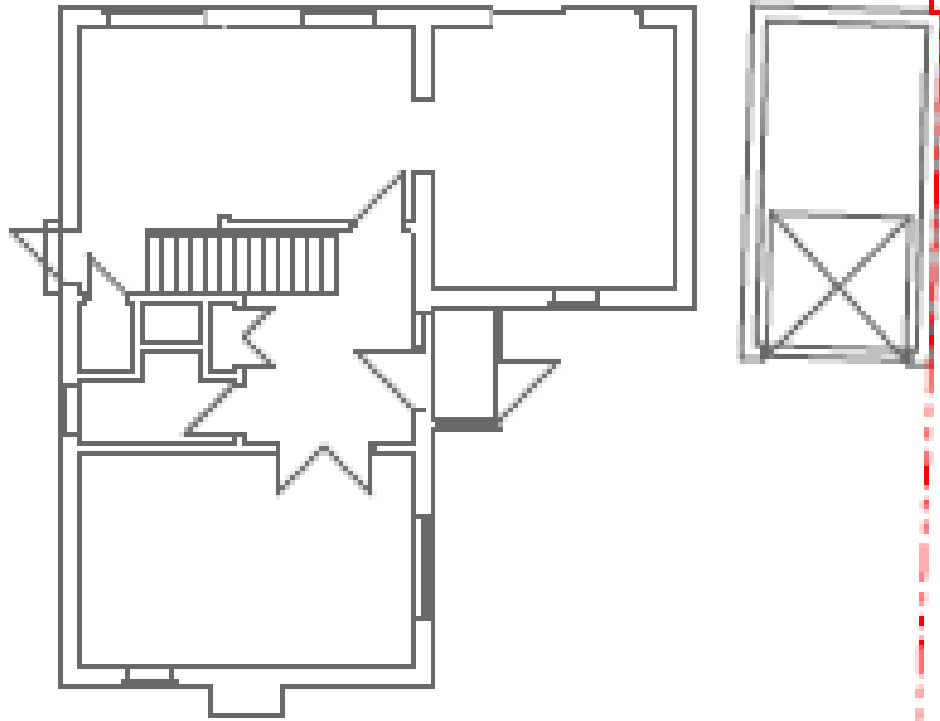


As existing

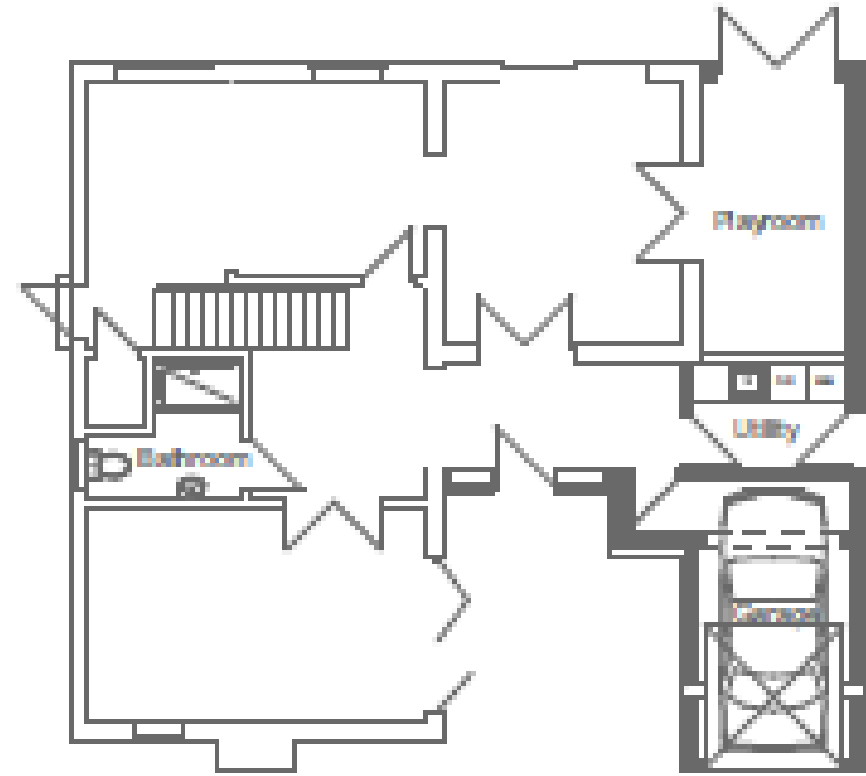


As proposed

# Floor plans – ground floor



As existing

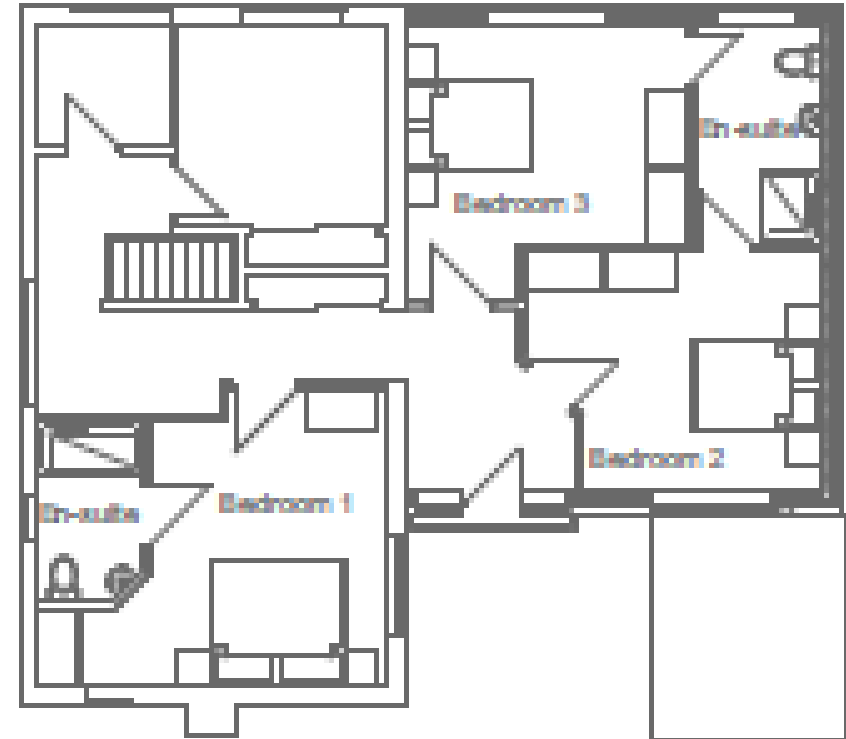


As proposed

# Floor plans – first floor



As existing



As proposed

# Key Planning Matters

- Design
- Neighbouring amenity

## Summary of recommendation

The officer recommendation is to grant planning permission for the reasons set out in the officer report.



# 21/02785/FUL 23c Finchcroft Lane

Proposed works:

Demolition of existing single storey dwelling and erection of new two storey dwelling

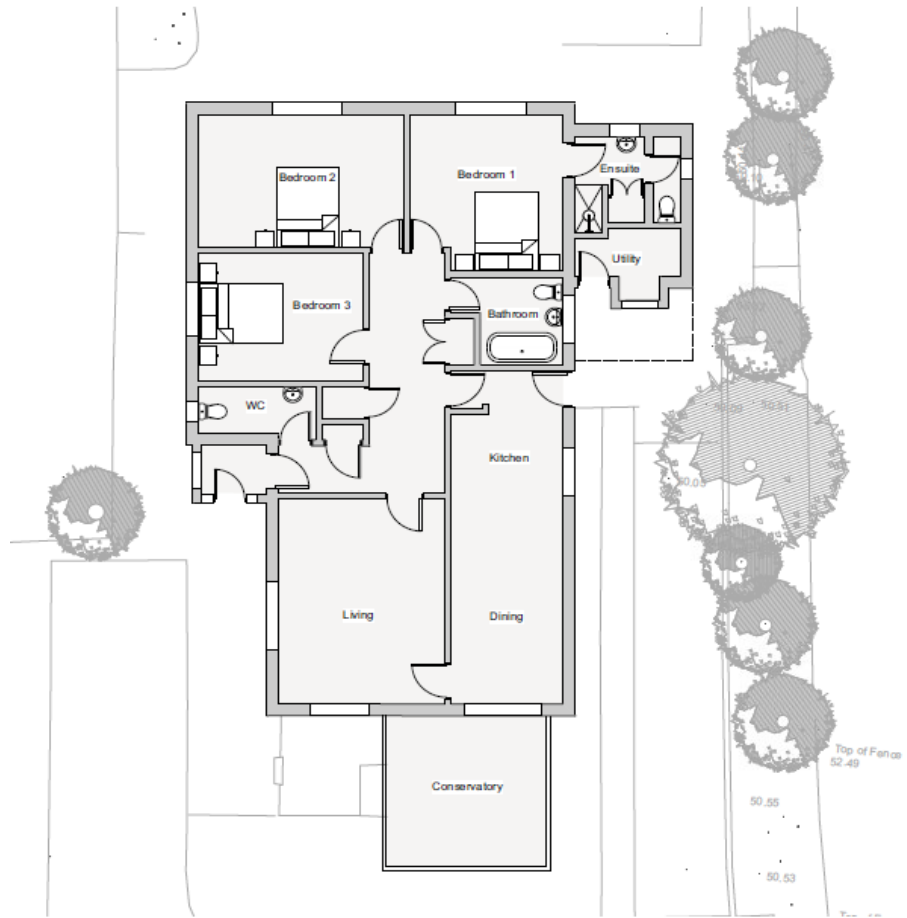
The application is at planning committee at the request of Cllr Payne because of neighbour concerns.

Recommendation is to permit

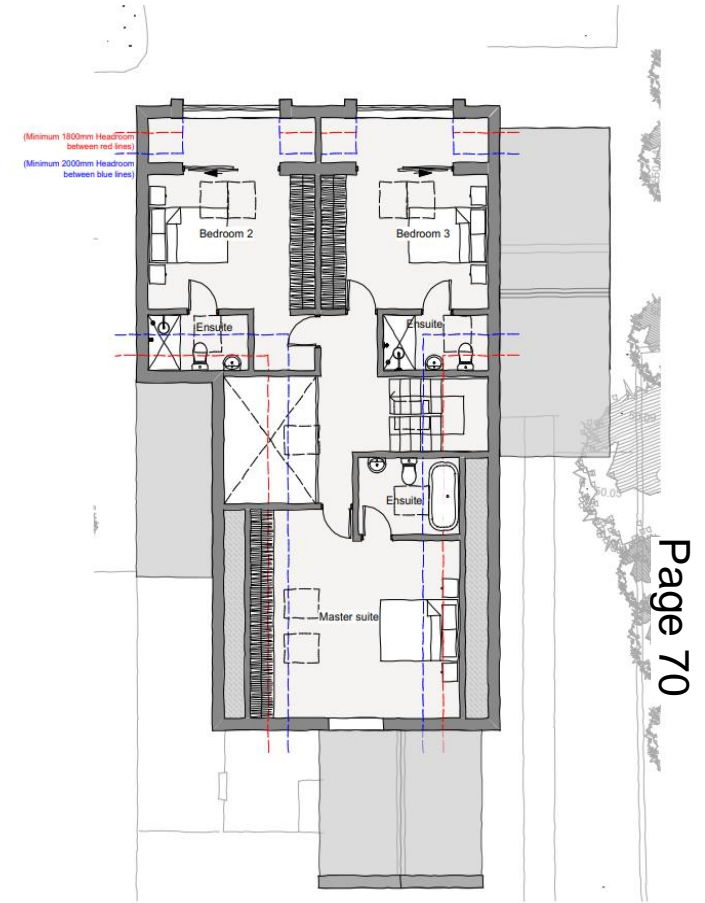
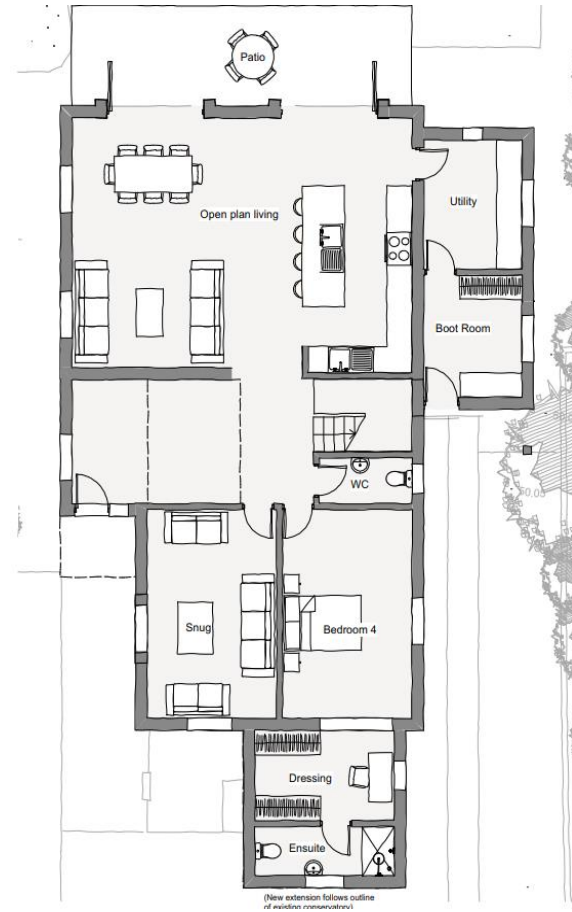


Site Location Plan & Aerial photo





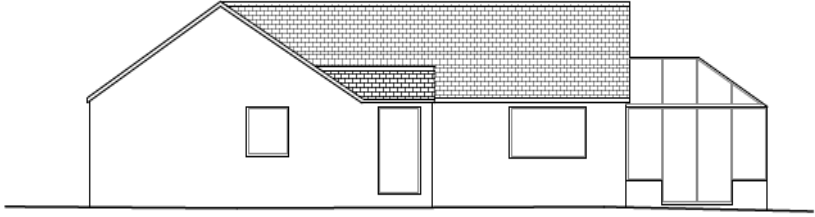
Existing Ground Floor plan



## Existing and Proposed floorplans



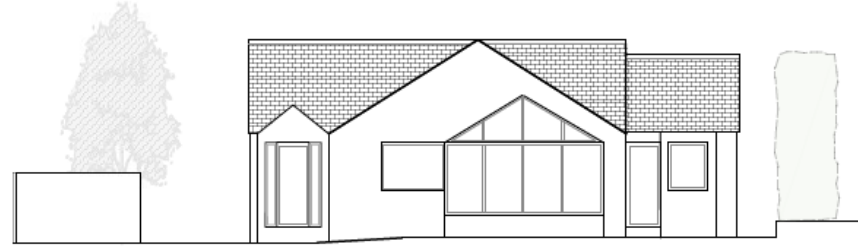
PLEASE REFER  
SPECIFIC  
PLEASE NOTE  
THROUGH SURVEYING THE  
CONTRACTOR IS REQUIRED TO  
DRAINAGE SYSTEM TO CHECK  
TO COMMENCEMENT



Datum +49.00

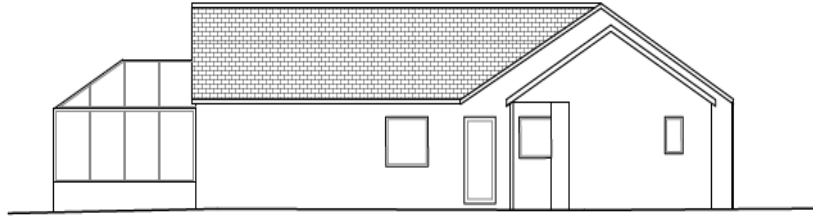
1 West Elevation  
Scale: 1:100

PLEASE NOTE NO MANHOLES  
THROUGH SURVEYING THE  
CONTRACTOR IS REQUIRED TO  
DRAINAGE SYSTEM TO CHECK  
TO COMMENCEMENT



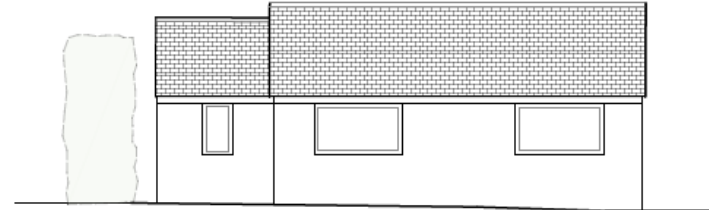
Datum +49.00

3 South Elevation  
Scale: 1:100



Datum +49.00

2 East Elevation  
Scale: 1:100

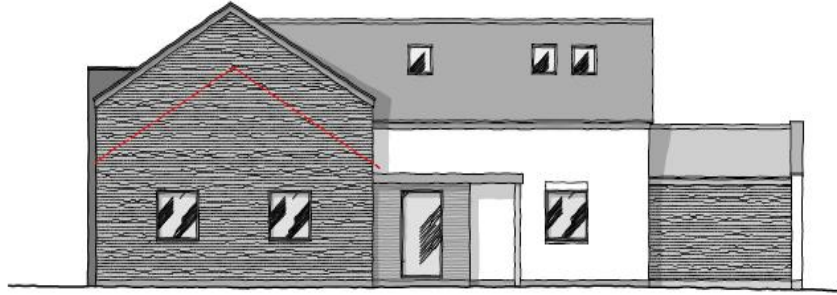


Datum +49.00

4 North Elevation  
Scale: 1:100

Existing Plans

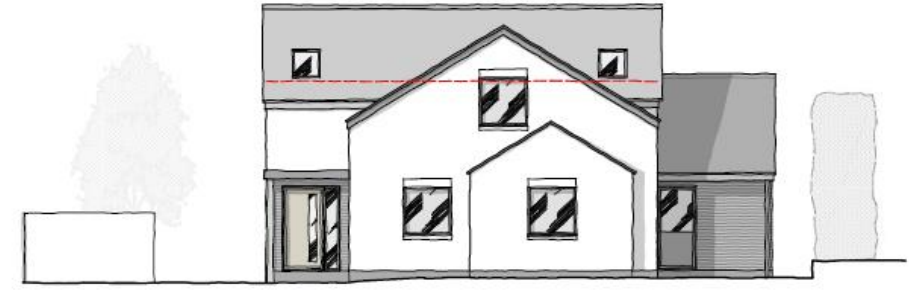
PLEASE REFER TO STRUCTURAL BN SPECIFICATION  
PLEASE NOTE NO MANHOLES WERE THROUGH SURVEYING THE PROPER CONTRACTOR IS REQUIRED TO INSPECT DRAINAGE SYSTEM TO CHECK THEY TO COMMENCEMENT



Datum +49.00

3

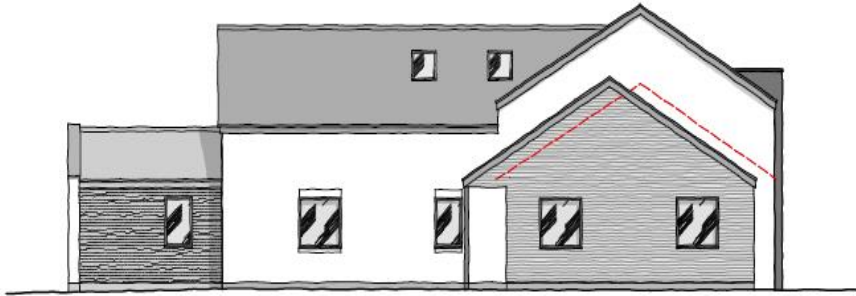
West Elevation  
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Datum +49.00

1

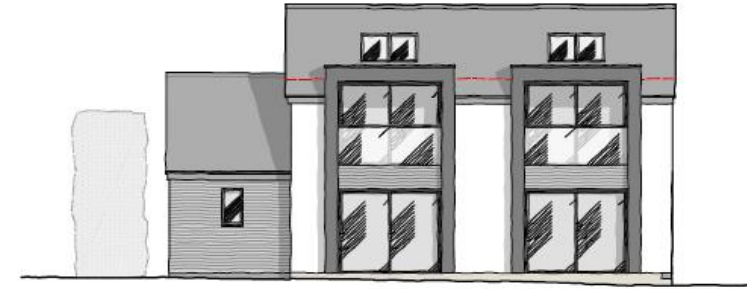
South Elevation  
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Datum +49.00

4

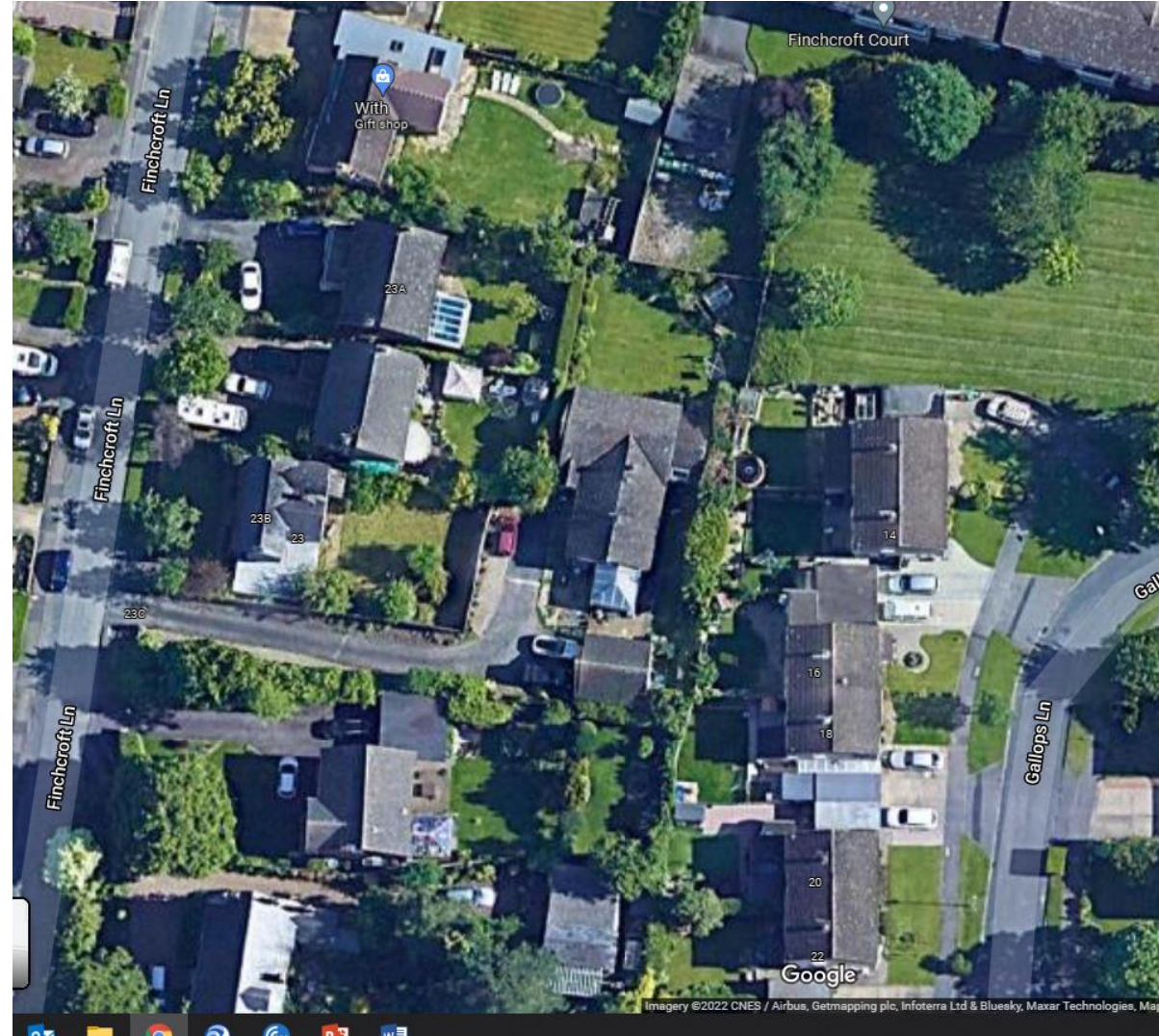
East Elevation  
Scale: 1:100



Datum +49.00

2

North Elevation  
Scale: 1:100



Aerial photo





Photos of existing property





Photos from first floor of 23a  
Finchcroft Lane



Photo from garden of 23 Finchcroft Lane





Photos from first floor of 12  
Finchcroft Lane



Photo from first floor of 14 Finchcroft Lane



# Key planning matters

- Principle
- Design
- Impact on neighbouring property

# Suggested conditions

- Time
- Approved plans
- Material Samples
- No extensions/outbuildings without PP
- No additional opening

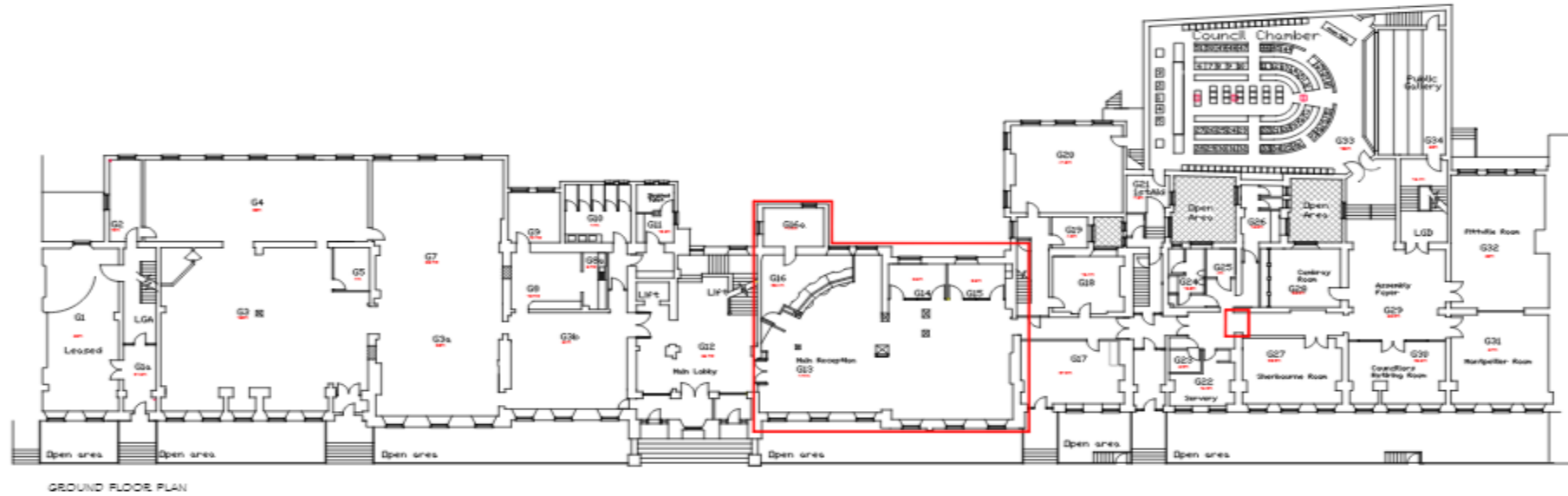
# Municipal Offices (21/02650/LBC)

Internal alterations (upper ground floor reception area and corridor).  
The application is before committee as the subject building is owned by  
Cheltenham Borough Council.  
The recommendation is to grant consent.

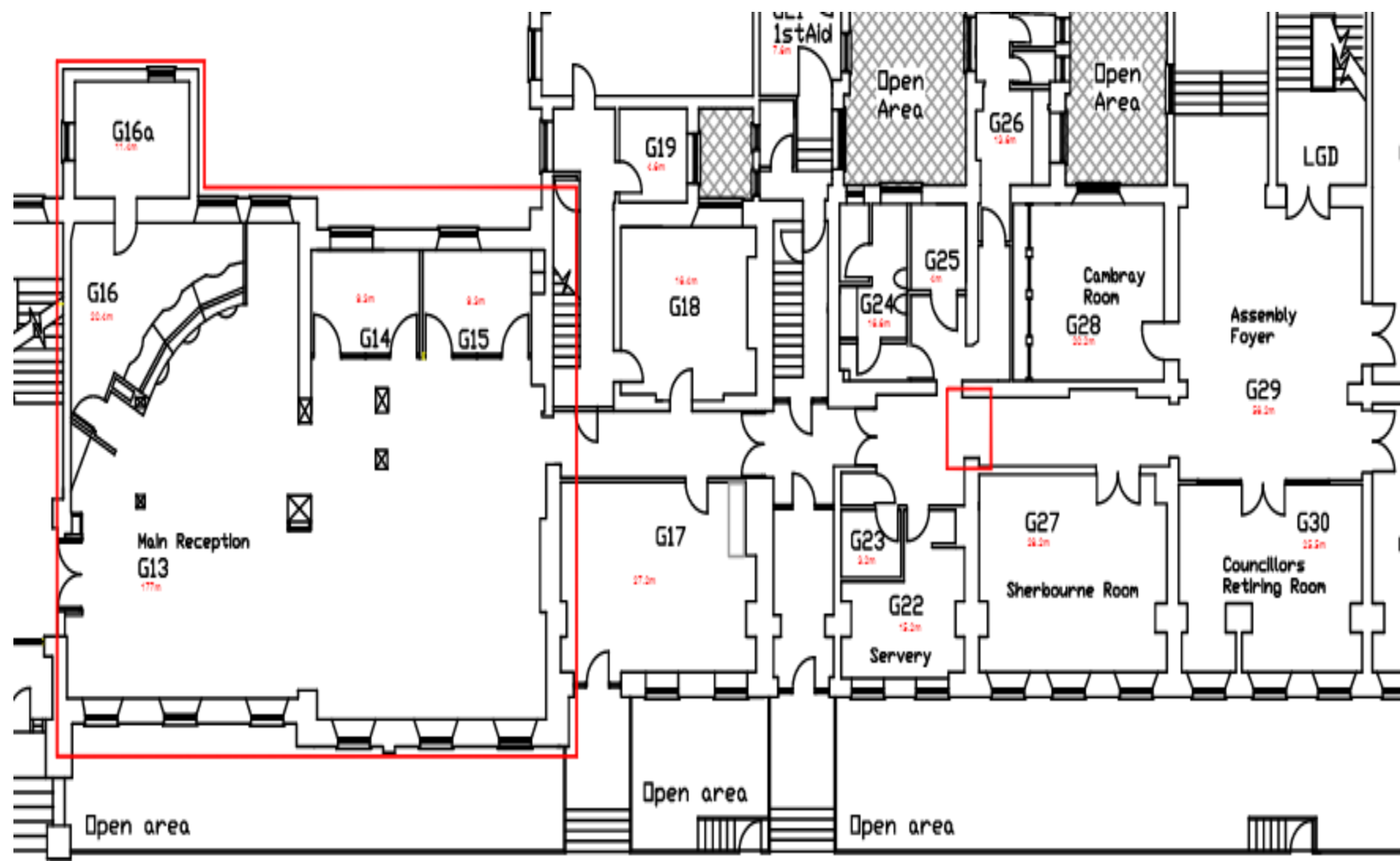




## Subject locations

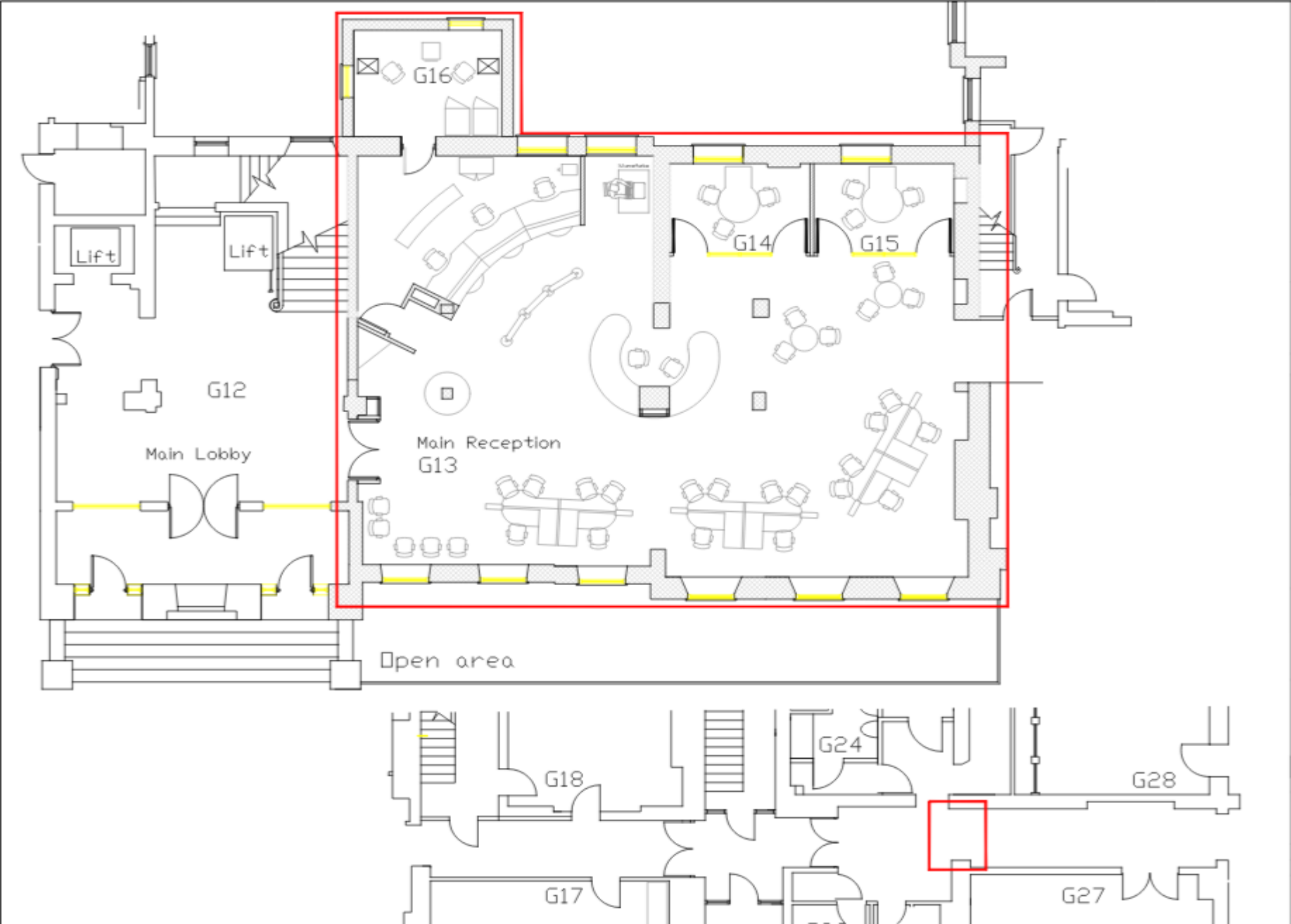


Subject locations

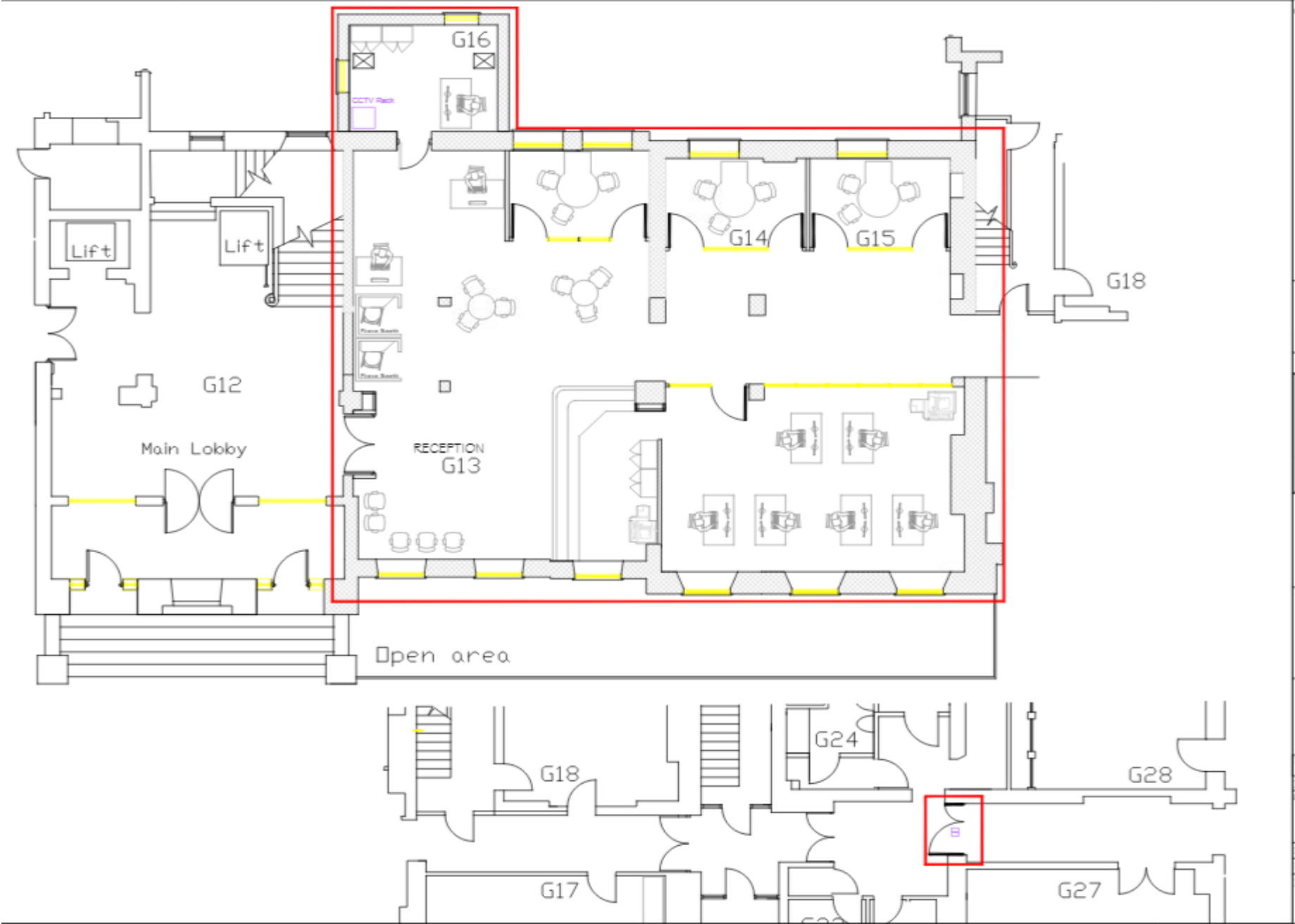




Existing arrangement



Proposed arrangement



























Key planning matter:

- The impact on the significance of the listed building.

# Conditions:

- Time.
- Plans.
- Design details.
- Disturbed surfaces made good.

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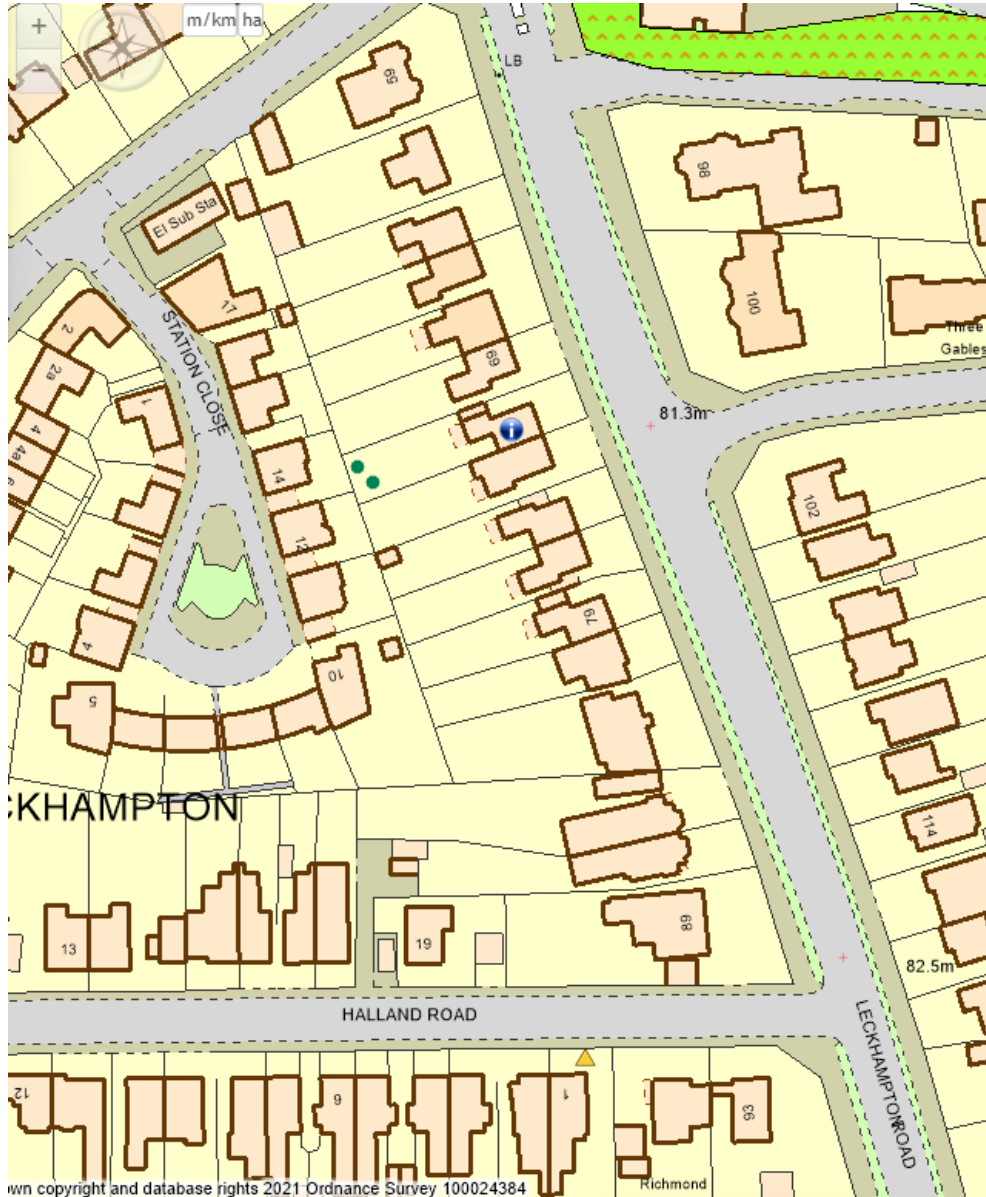


22/00044/CACN

# Proposed removal of two stone pines to rear of 71 Leckhampton Road

Objection from Cllr Baker. Applicant is employee of Cheltenham Borough  
Homes

Recommendation is to issue  
decision notice of No Objection



Two stone pines sit to the west of 71 Leckhampton Road (rear garden). Green dots on map mark rough location of stems, not crown spread.

With a Conservation Area notice (S211), no reason for works is required from the applicant.

Letters of support of application received from 69 Leckhampton Road (north east of trees) and 15 Station Close (north west of trees).

Objection received from Cllr Baker.

To the rear of these properties there is a mixture of small trees and shrubs. Removal of these 2 pines would reveal presence of tall + slender birch to the rear.

Stone pines







View from Leckhampton Road

### Stone pines

- Early mature trees, roughly 6m tall with combined spread of roughly 8m
- Growing roughly 20cm per year, potential to eventually double in height and spread (in UK conditions)
- Trees in good condition
- Nuisance factors: needle and debris drop (including occasional large cone), pigeon stools, blocking light, potential damage to wall and services, likely to outgrow setting
- Benefits: currently excellent form and colour, unusual species, wildlife benefits
- Limited visual amenity to public (from front of property)
- Form of this Genus of trees does not lend itself to cyclical canopy reduction - can lead branchwork to appear “truncated” (thus reducing visual amenity)

View from 69 Leckhampton Road



# Comments in support (Resident at 71 Leckhampton Road and 15 Station Close)

- Inappropriate species for site – eventual size will be too large for garden, significant reduction of pines is difficult as all green growth is at the tips of branches.
- Deprive gardens of light
- Trees' contribution of colour, vibrancy and bio-diversity should not stop their removal as they are the wrong species for the site. Replacement of trees with smaller species (e.g. magnolia) would be preferable
- Impact of trees on infrastructure (Victorian wall, sewer/drain)
- Trees block “the view”



# Objections

## Cllr Baker

- Trees provide good colour, vibrancy and biodiversity
- Cheltenham BC has committed to net zero carbon by 2030, retention of trees is critical part of this
- Trees take years to provide effective contribution to canopy cover and bio-diversity
- Felling of mature trees should be resisted unless dangerous or diseased

(Citing Policy GI2 of The Cheltenham Plan)

Options:

TPO or reply with No Objections (if no response is received by applicant before 22/2/22, assumption is No Objections)

# TPO

Trees should

- have future retention span of at least ten years
- have public visual amenity
- be in good condition
- be under threat

These trees have relatively low future retention spans, very limited public visual amenity. Despite being in good condition and under threat of removal, the Trees Section feels a TPO is inappropriate in this case



# Relevant Policies in Cheltenham Plan

## Policy GI13

Note 1: 'High value' means a sound and healthy tree with at least 10 years of safe and useful life remaining, which makes a significant contribution to the character or appearance of a site or locality.