

# Cheltenham Borough Council Planning Committee

**Meeting date:** 19 January 2023

**Meeting time:** 6.00 pm

**Meeting venue:** Council Chamber - Municipal Offices

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## **Membership:**

Councillor Paul Baker (Chair), Councillor Garth Barnes (Vice-Chair), Councillor Glenn Andrews, Councillor Adrian Bamford, Councillor Bernard Fisher, Councillor Paul McCloskey, Councillor Emma Nelson, Councillor Tony Oliver, Councillor John Payne, Councillor Diggory Seacome and Councillor Simon Wheeler

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

If you participate in the meeting, you consent to being filmed and to the possible use of those images and sound recordings for broadcasting and/or training purposes.

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## **Speaking at Planning Committee**

To find out more about Planning Committee or to register to speak, please click [here](#).

**Please note:** the deadline to register to speak is 10.00am on the Wednesday before the meeting.

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**Contact:** [democraticservices@cheltenham.gov.uk](mailto:democraticservices@cheltenham.gov.uk)  
**Phone:** 01242 264 246

# Agenda

**5a 22/01473/FUL and 22/01473/LBC The Swan, 35-37 High Street, Cheltenham, GL50 1DX (Pages 5 - 10)**

[Planning application documents](#)

[Listed building consent documents](#)

**5b 22/01743/FUL St Peters and The Moors Big Local (Pages 11 - 22)**

[Planning application documents](#)

**5c 22/0186/FUL 27 Hulbert Close, Cheltenham, GL51 9RJ (Pages 23 - 30)**

[Planning application documents](#)

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# 22/01473/FUL & 22/01473/LBC The Swan 35 - 37 High Street

Retention of a temporary structure within the enclosed rear courtyard for up to two years.

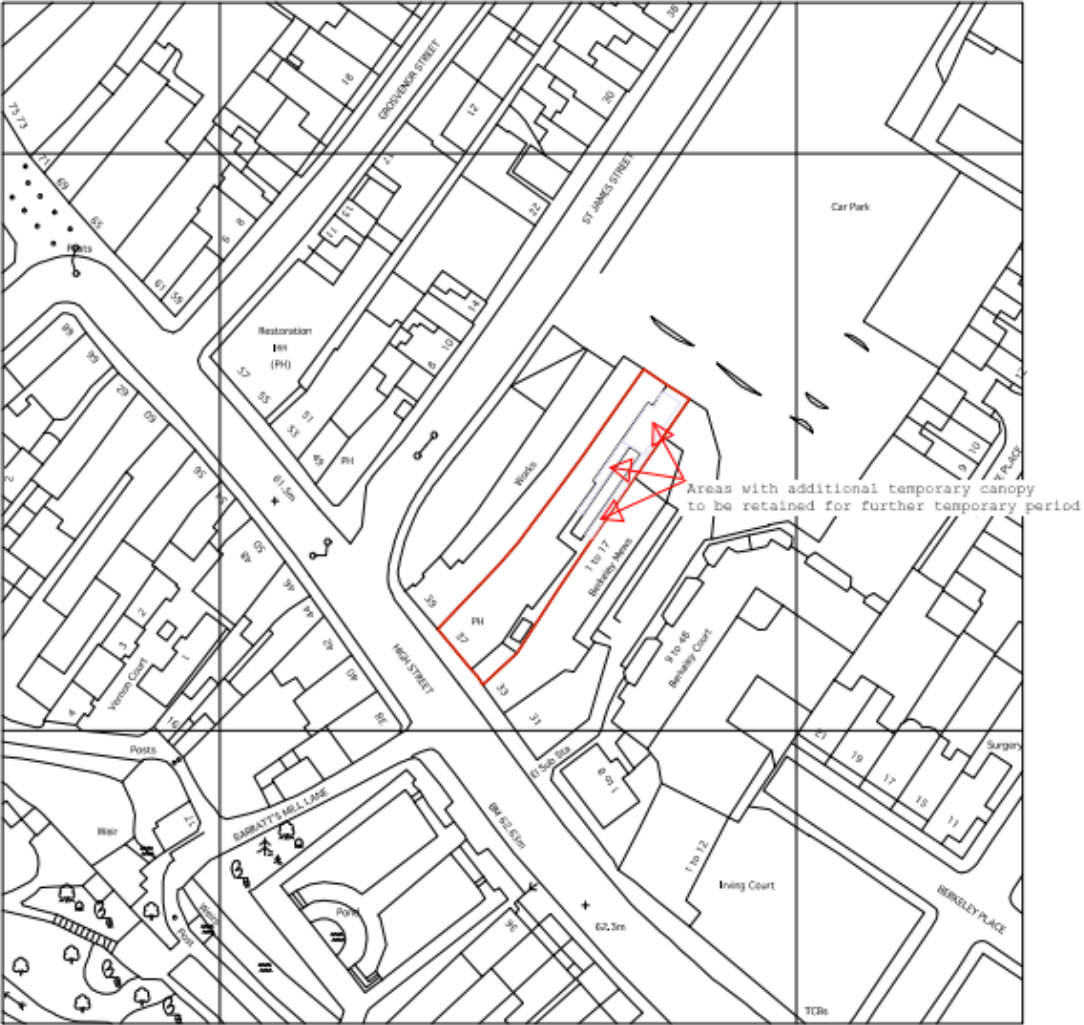
The application is at planning committee at the request of Councillor Tailford.

Recommendation: Refuse

## Site location



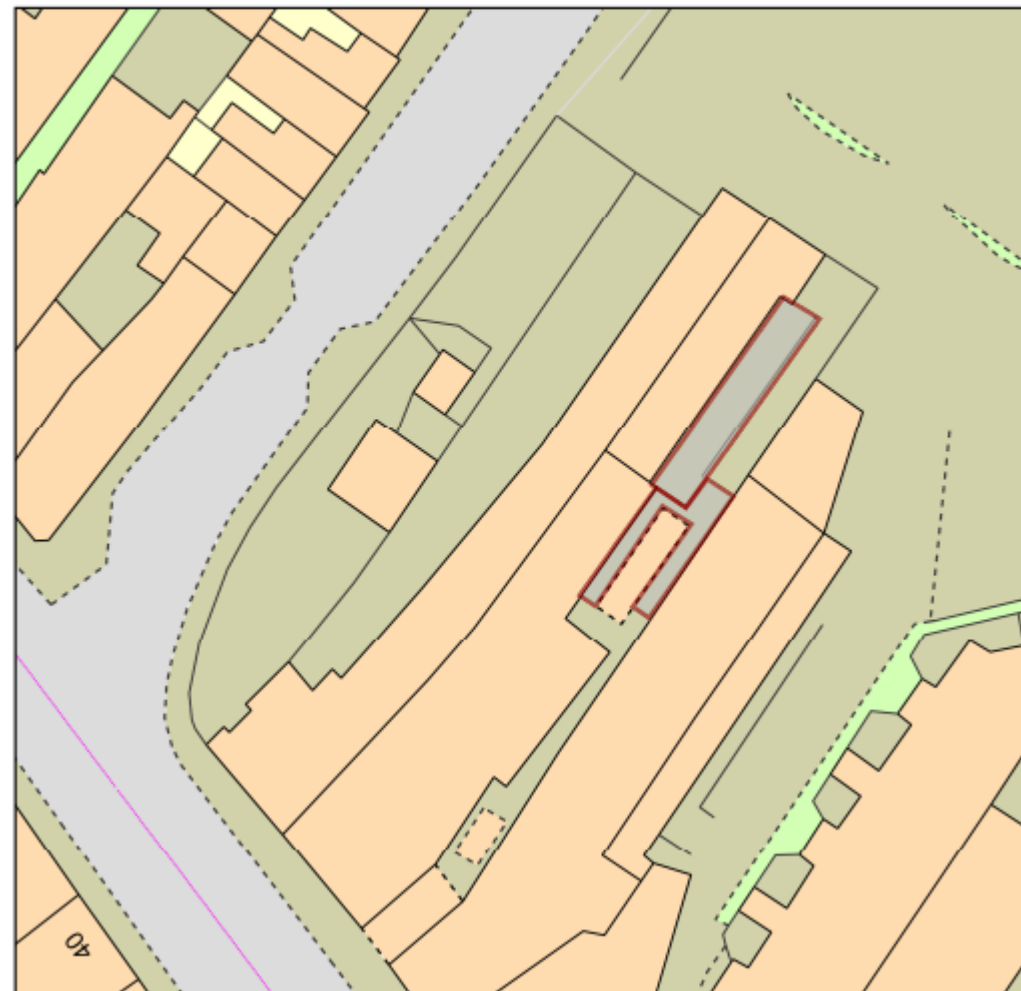








Structures to be retained for a further 2 years



## Site photos





# Key considerations

- Impact on neighbouring amenity,
- Impact on designated heritage assets,
- Public benefits,
- Sustainable development

# 22/01743/FUL

## St Peters Playing Field, St Peters Close

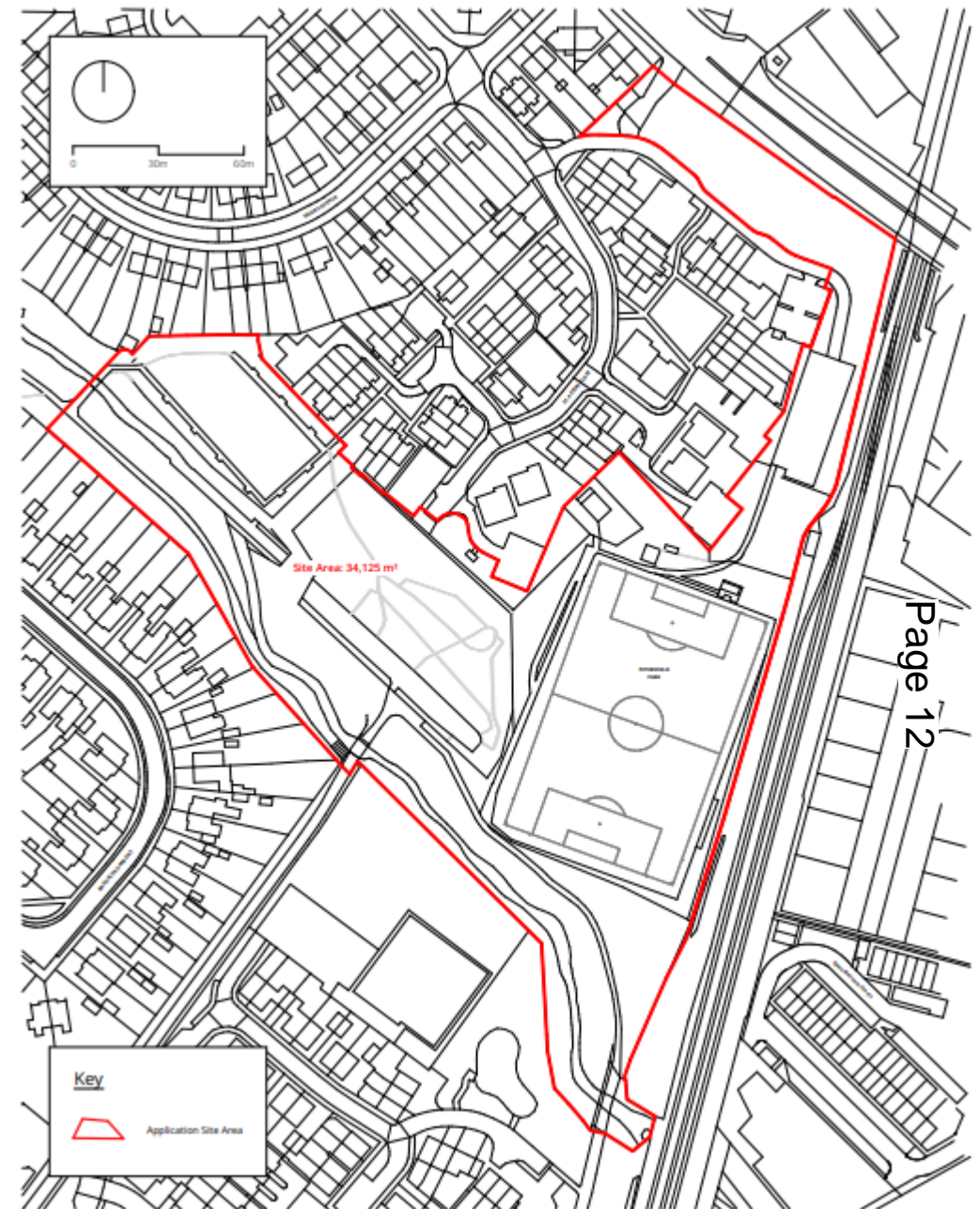
Erection of a new single storey Community Sports Hub building, creation of a new private access road off St. Peters Close, the expansion of the existing carpark, and the enhancement of the riverside park including realignment of existing foot/cycleway and compensatory tree planting.

The application is at planning committee as the site is owned by Cheltenham Borough Council.

Recommendation: Permit



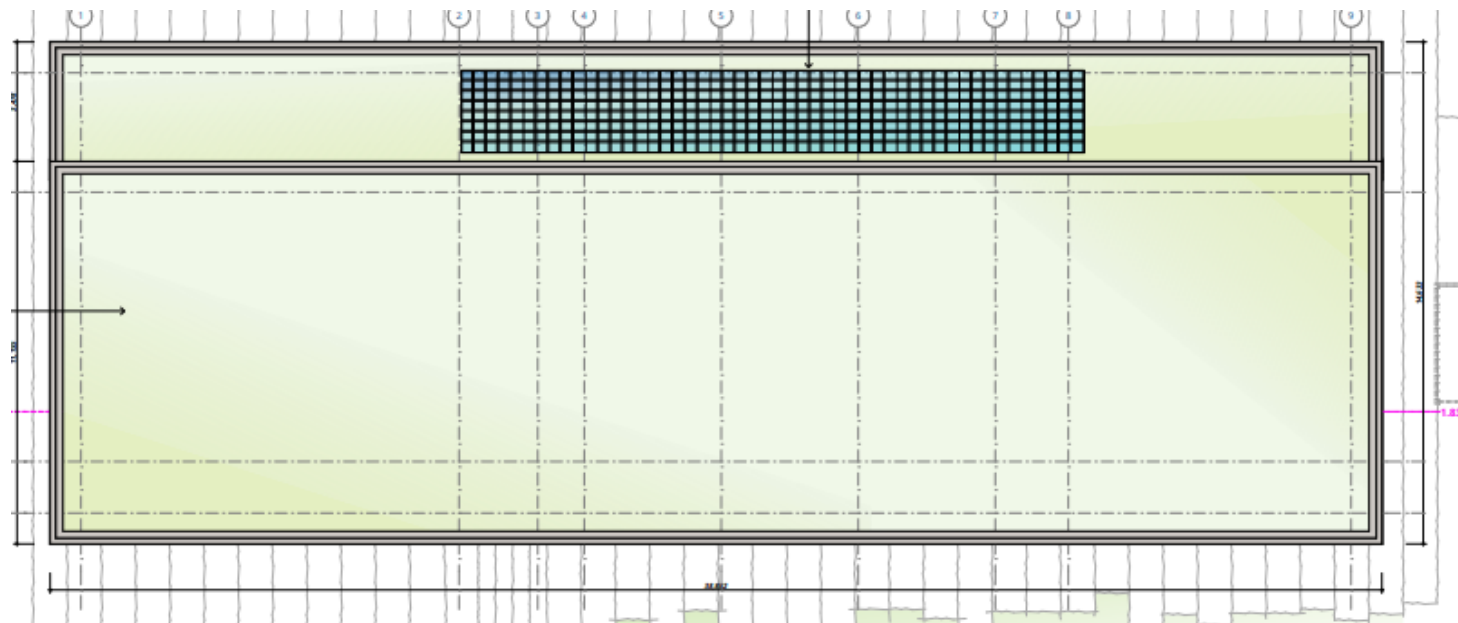
## Site location



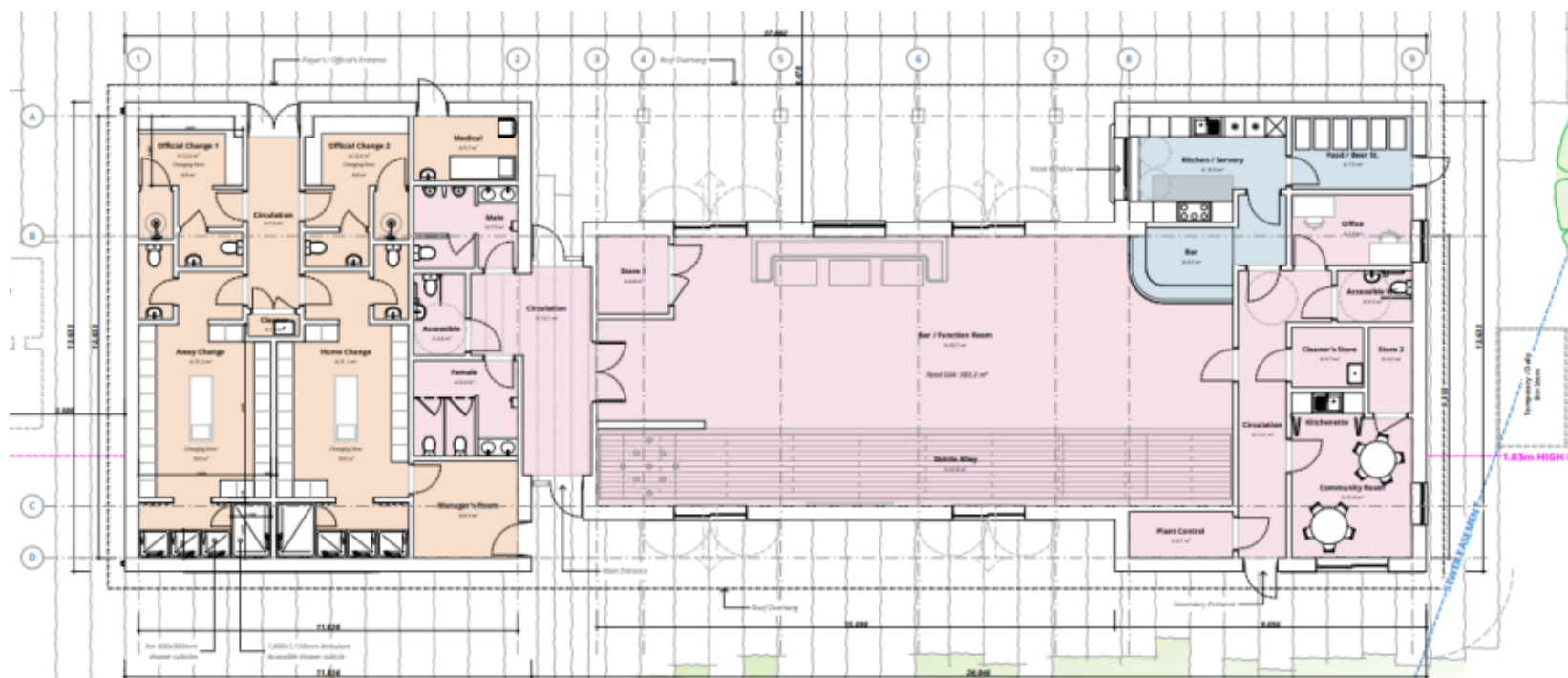


## Existing and proposed site plan





Proposed ground floor  
plan and roof plan





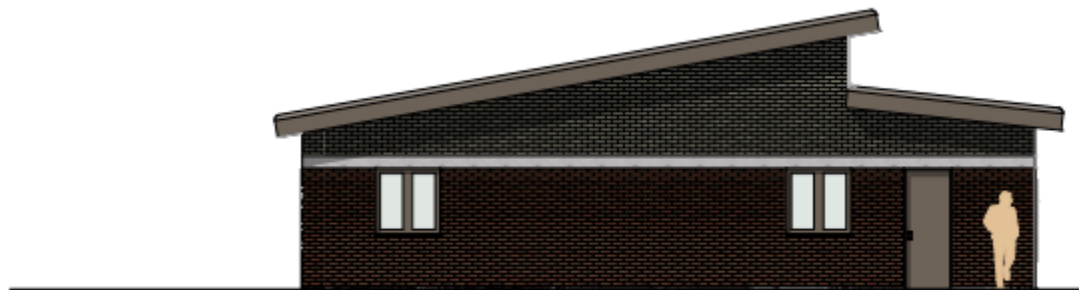
# Proposed elevations



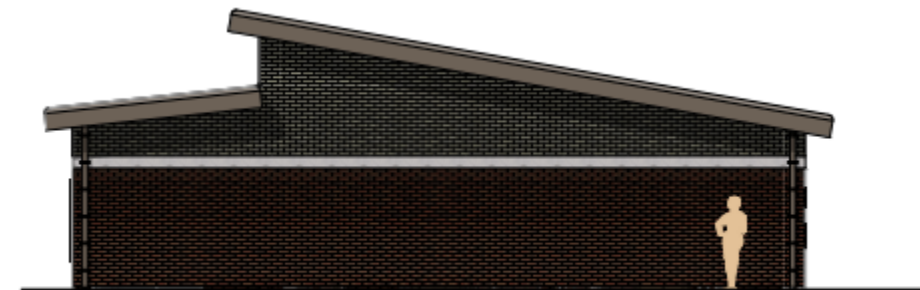
E-01 - Pitch Side Elevation @ 1:100



E-02 - Park Side Elevation @ 1:100



E-03 - South Elevation @ 1:100



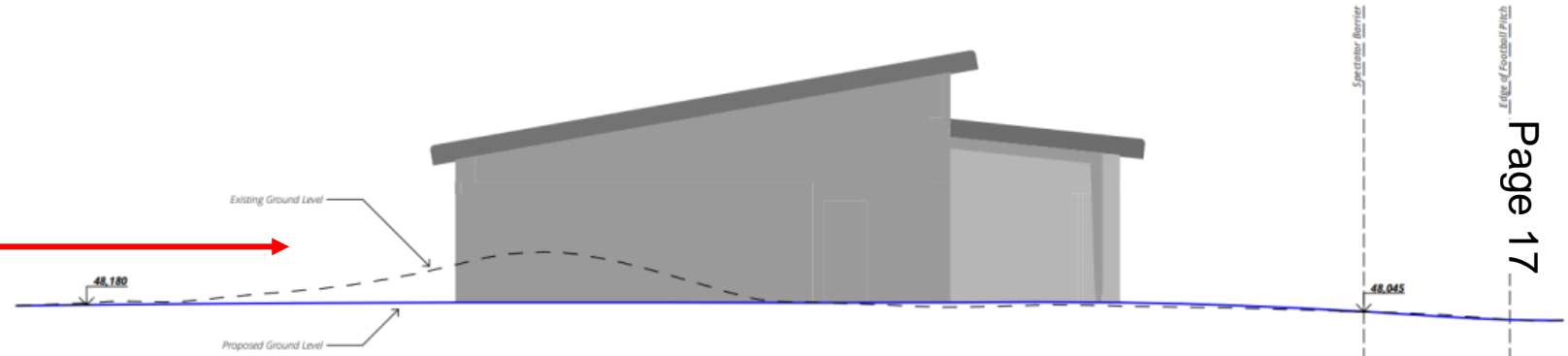
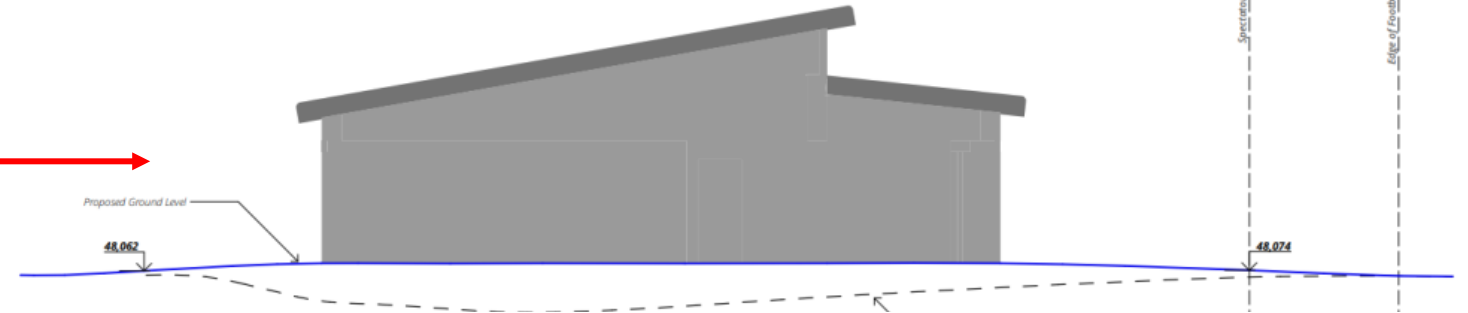
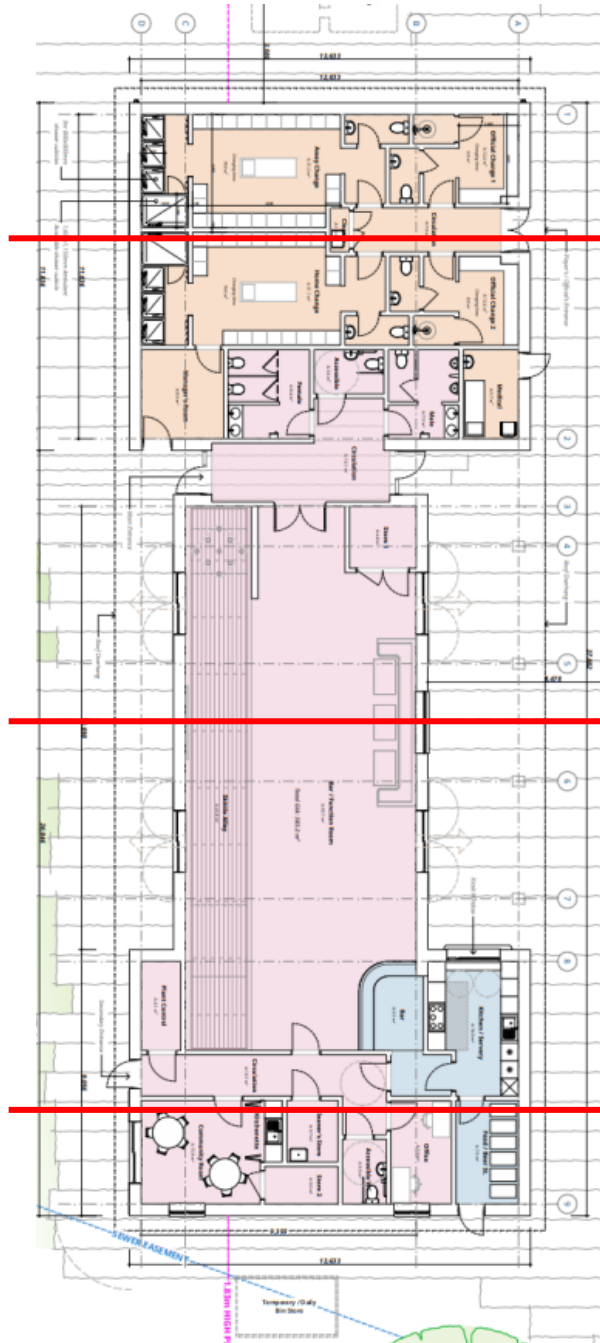
E-04 - North Elevation @ 1:100



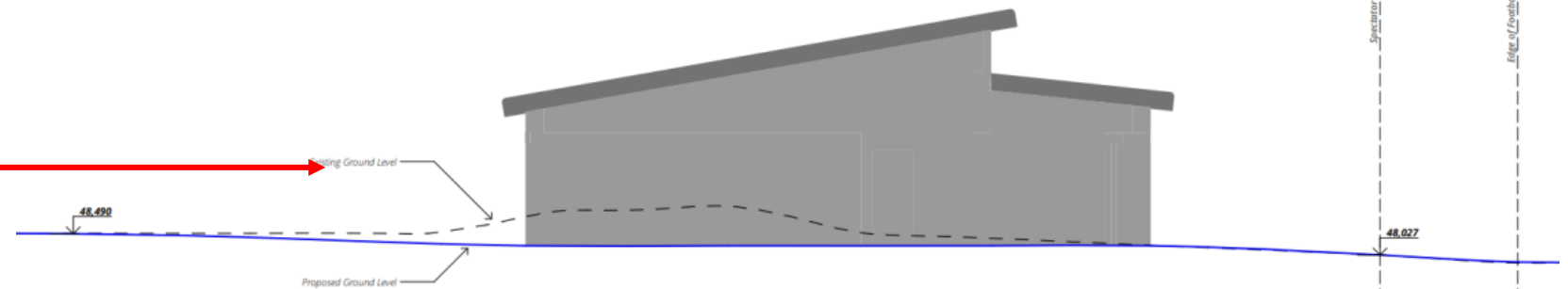
## Proposed building visual



# Proposed site sections



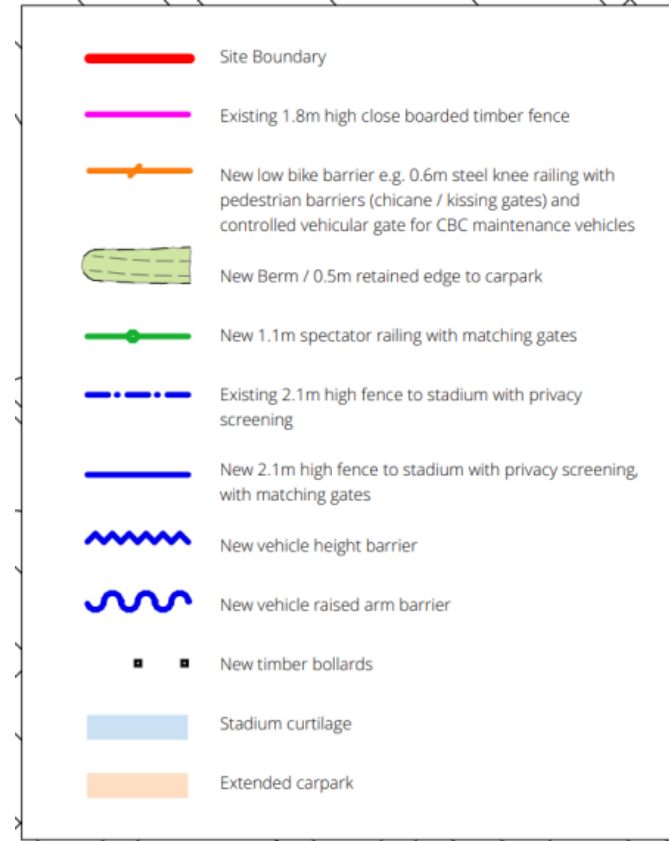
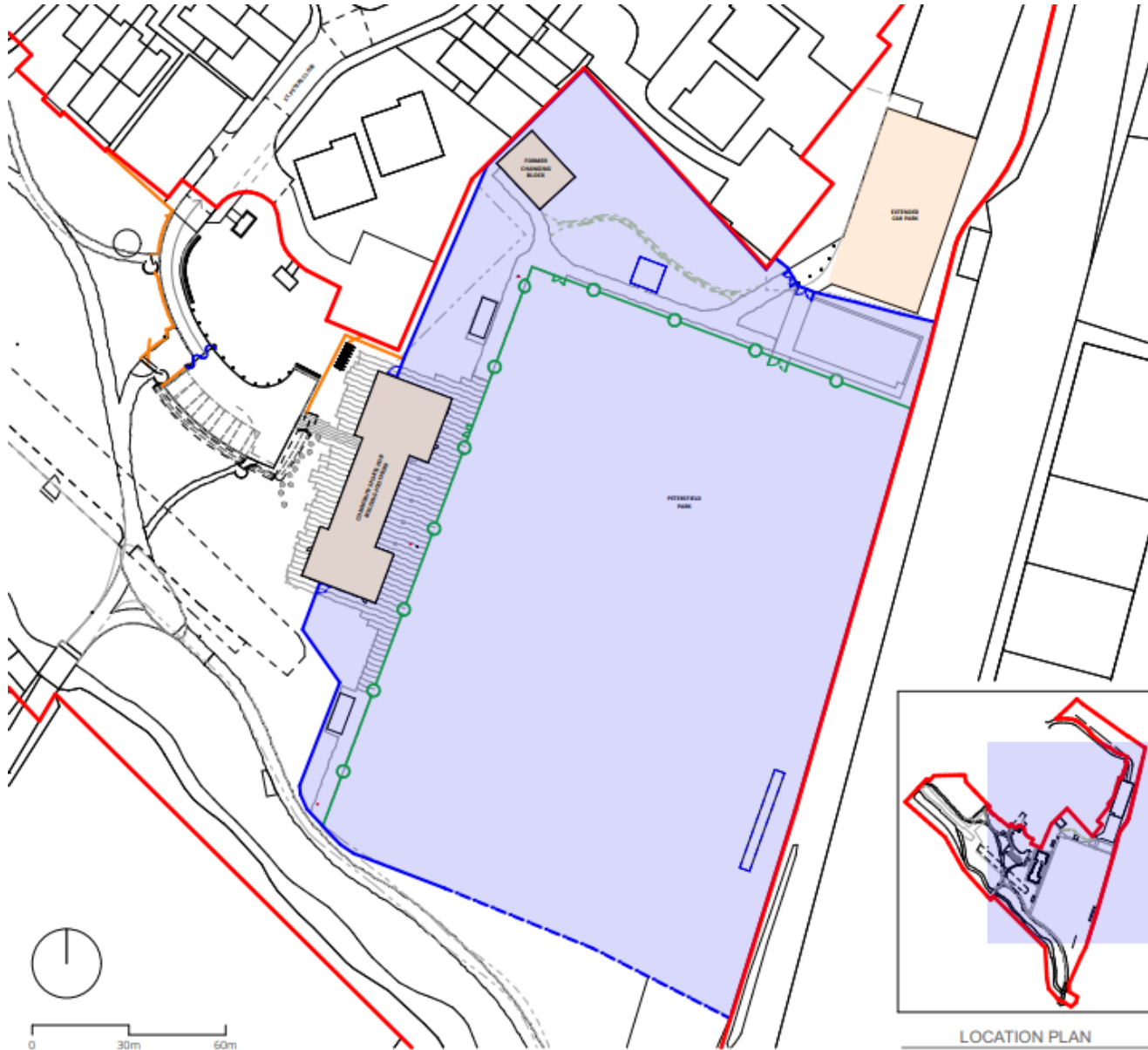
SS-02 - Site Section Through Central Function Room



SS-01 - Site Section Through Community Room & Kitchen



# Proposed boundary/fencing plan



## Proposed planting plan







#### KEY - Proposed Landscape Plan

- 1 Community Hub / Clubhouse
- 2 Pathway between carpark and Clubhouse building
- 3 Managed access turnstile
- 4 Extended stadium curtilage at existing pinchpoint
- 5 Existing carpark
- 6 Extended carpark approx 65 parking spaces
- 7 Petersfield Park football playing pitch
- 8 Existing changing block to remain, refurbished as storage and spectator toilet facility
- 9 New 2.1m high perimeter fence to prevent onlooking
- 10 Managed vehicle access to pitch
- 11 New vehicular road access created off St Peters Close, with retention of existing earth banking with timber retaining wall, 1:21 gradient up from road level to carpark
- 12 5 disabled parking spaces each with EV charging points
- 13 Managed vehicle access via raised arm barrier with access to Clubhouse for deliveries, access controlled by Clubhouse
- 14 Vehicular access to St Peter's Park for maintenance
- 15 New low vehicle barrier
- 16 Kissing gate provides controlled access to park
- 17 Chicanes with lockable side gate in approach to Community Hub
- 18 St Peter's Park, enhancement of biodiversity and ecology through planting and landscape management
- 19 Natural play elements, detail design to be confirmed
- 20 Chelt Walk Cycle Trail - an inclusive route with boardwalk section in approach to bridge\*1
- 21 Lookout points
- 22 Riverbank enhancement through vegetation and tree management
- 23 Repair & maintenance of existing bridges
- 24 Rose Garden - informal playing field with differential mowing and wildflowers. Grass surface levelled / seeding with wildflower mix
- 25 Existing trees\*2
- 26 Proposed new trees with protective fencing
- 27 Fruit trees - mini orchard
- 28 Trees proposed for removal
- 29 Severn Trent concrete underground apparatus - 250mm soil coverage / wildflower seeding
- 30 Existing bowling green within stadium curtilage
- 31 Gated entrance to carpark
- 32 Low brick retaining wall removed and soil re-graded/grassland reinstated to enable pedestrian movement east-west
- 33 Hard surfaces drain to adjacent planting and land drains linked to soakaways
- 34 Sheffield stand bicycle parking
- 35 Existing Male, Female & Accessible Toilet block to remain

#### Notes

- \*1 - Boardwalk construction to include steel frame with composite decking using recycled materials  
 \*2 - Tree and woodland proposals are based on recommendations of the tree survey and AIA reports: Chelt Walk - Saracens area BS5837 BJLPC dated June22

## Proposed landscaping plan



# Key considerations

- Principle of development,
- Design,
- Impact on neighbouring amenity,
- Highways safety and access,
- Landscaping,
- Flooding and flood risk,
- Sustainability

# Suggested conditions

- Standard time,
- Approved documents,
- Material samples,
- Green roof details,
- Construction management plan (highways),
- SuDS,
- Landscaping scheme,
- Replacement trees,
- Contaminated Land,
- Hours of activity,
- Lighting

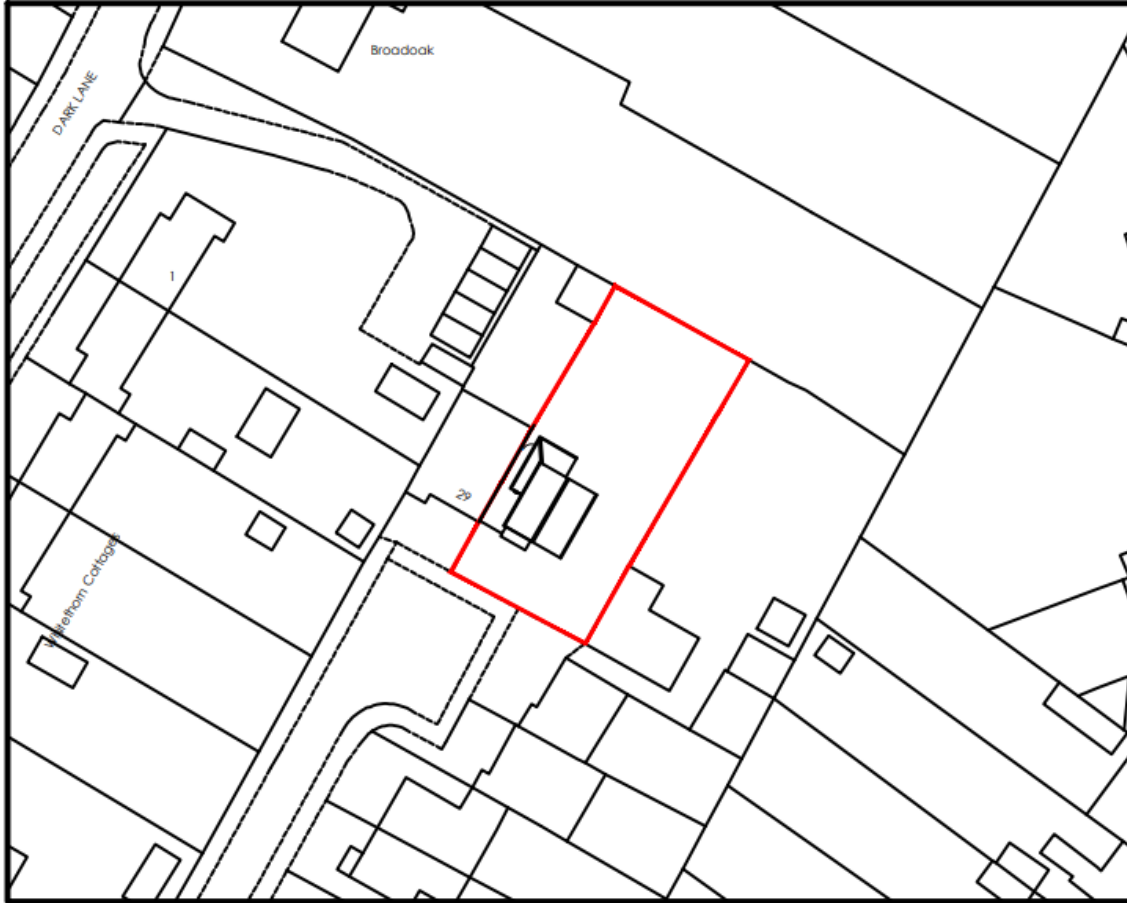
# 22/01816/FUL 27 Hulbert Close

Proposed new attached garage

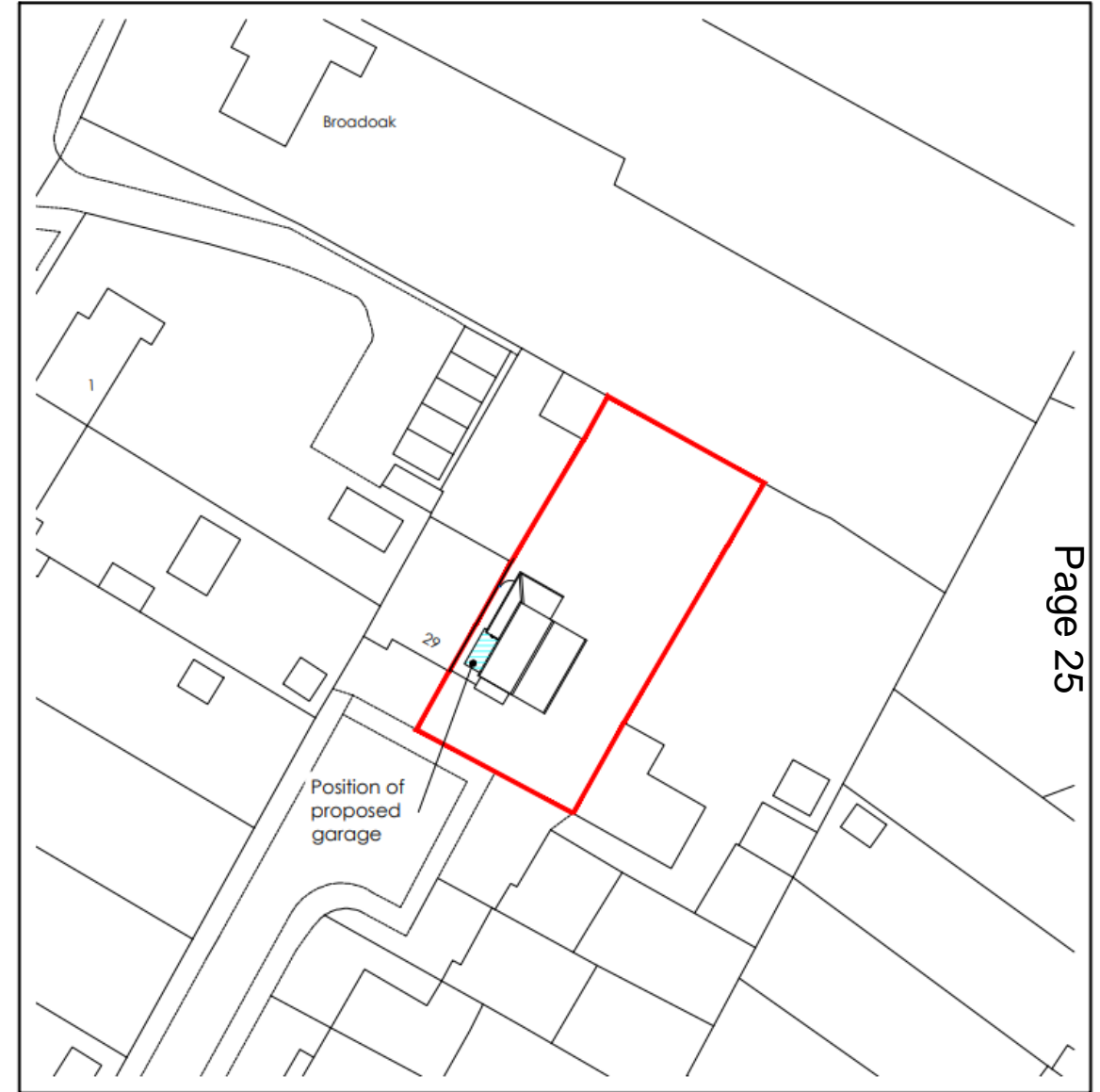
The application is at planning committee at the request of Councillor Fisher due to the impact on the amenity of the neighbouring property, impact on the street scene, and turning a detached property to a semi-detached property

Recommendation: permit

## Site location

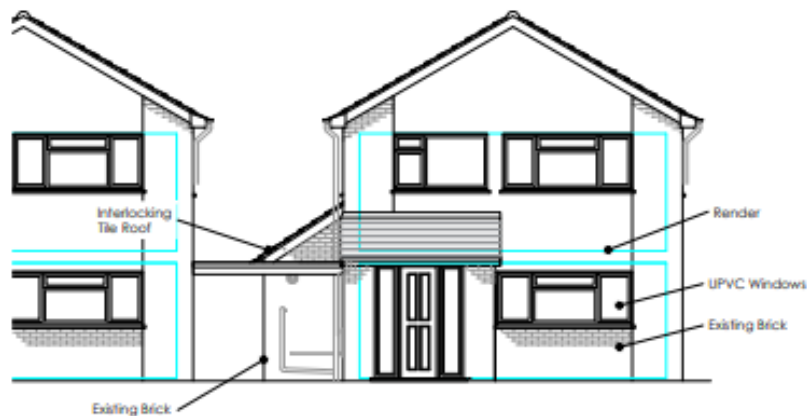


## Block plan

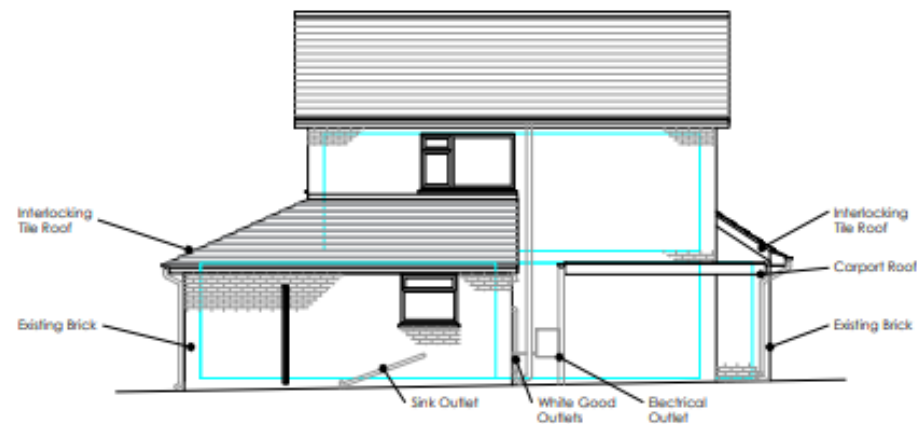




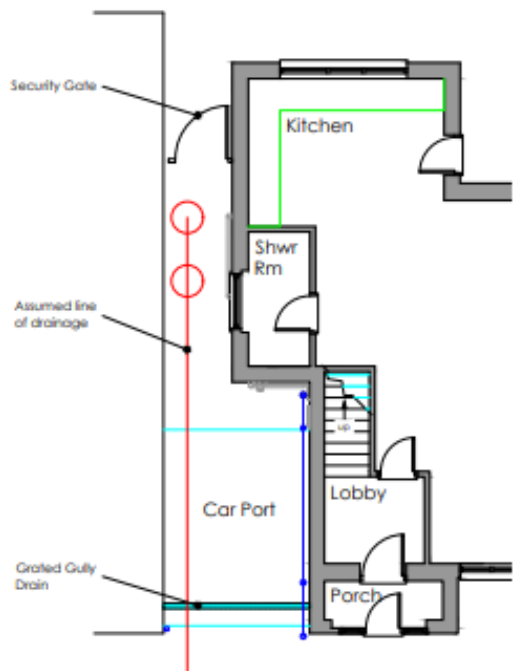
# Existing elevations and plans



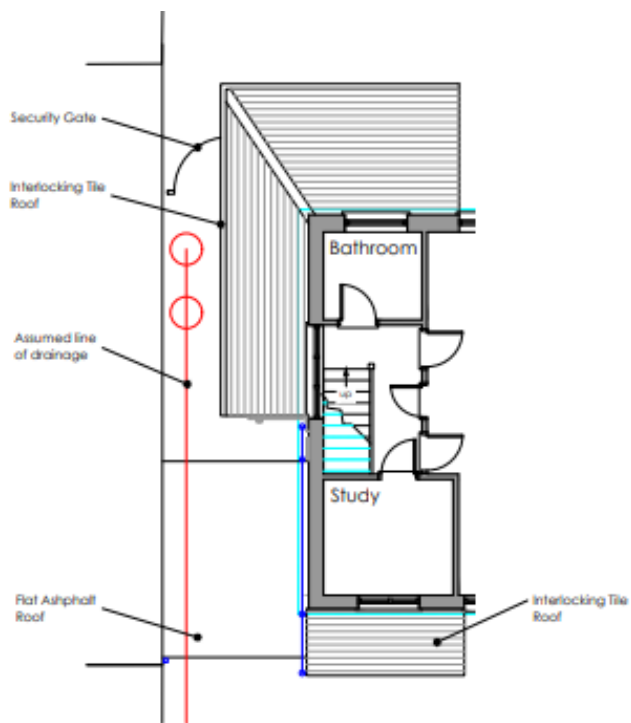
EXISTING SOUTH ELEVATION 1:50



EXISTING WEST ELEVATION 1:50



EXISTING GROUND FLOOR PLAN 1:50

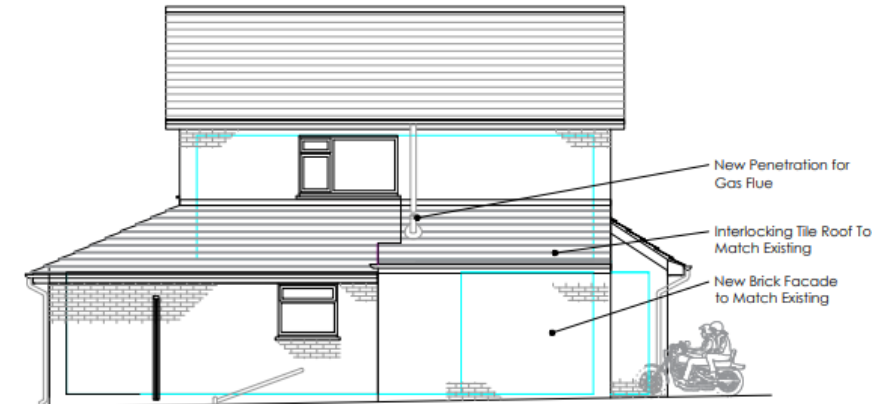


EXISTING FIRST FLOOR PLAN 1:50

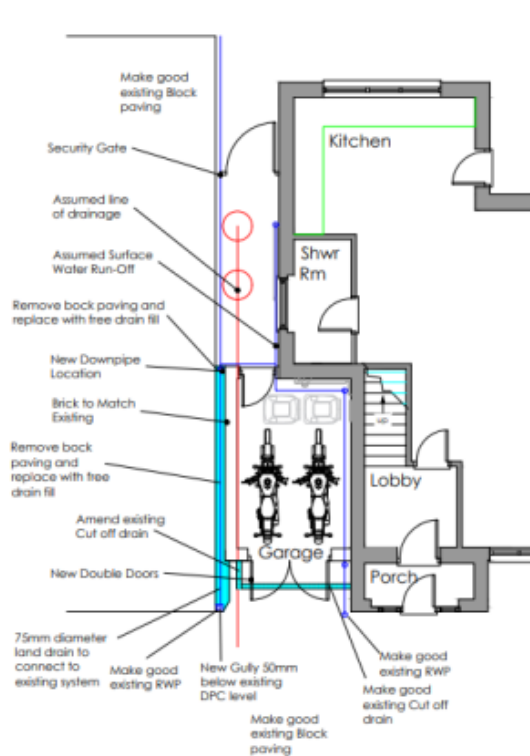
# Proposed elevations and plans



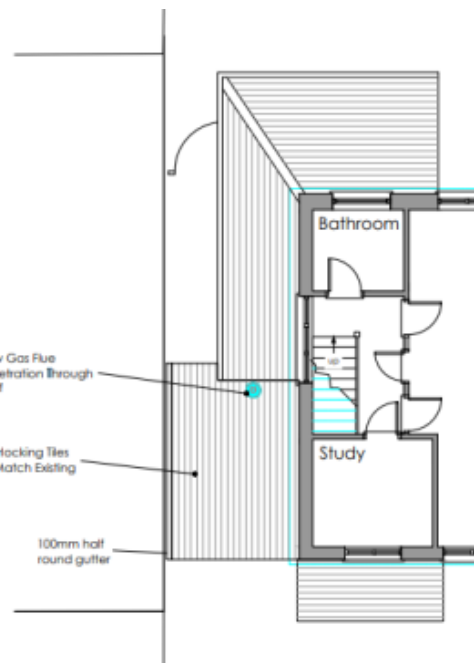
PROPOSED SOUTH ELEVATION 1:50



PROPOSED WEST ELEVATION 1:50



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50  
FIRST FLOOR AS ORIGINAL

Site photos



# Key considerations

- Design,
- Impact on neighbouring amenity,
- Sustainable development

# Suggested conditions

- Standard time,
- Approved plans,
- Materials to match