

Cheltenham Borough Council Planning Committee

Meeting date: 16 February 2023

Meeting time: 6.00 pm

Meeting venue: Council Chamber - Municipal Offices

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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This meeting will be recorded by the council for live broadcast online at www.cheltenham.gov.uk and <https://www.youtube.com/@cheltenhambc/streams>
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.

Contact: democraticservices@cheltenham.gov.uk
Phone: 01242 264 246

Agenda

5a 22/01441/FUL 10 Selkirk Street, Cheltenham, Glos GL52 2HH (Pages 5 - 20)

[Planning application documents](#)

5b 22/01585/FUL Ski Tyres, 73 New Street, Cheltenham GL50 3ND (Pages 21 - 36)

[Planning application documents](#)

5c 22/02128 Burrows Field, Moorend Grove, Cheltenham GL53 0HA (Pages 37 - 44)

[Planning application documents](#)

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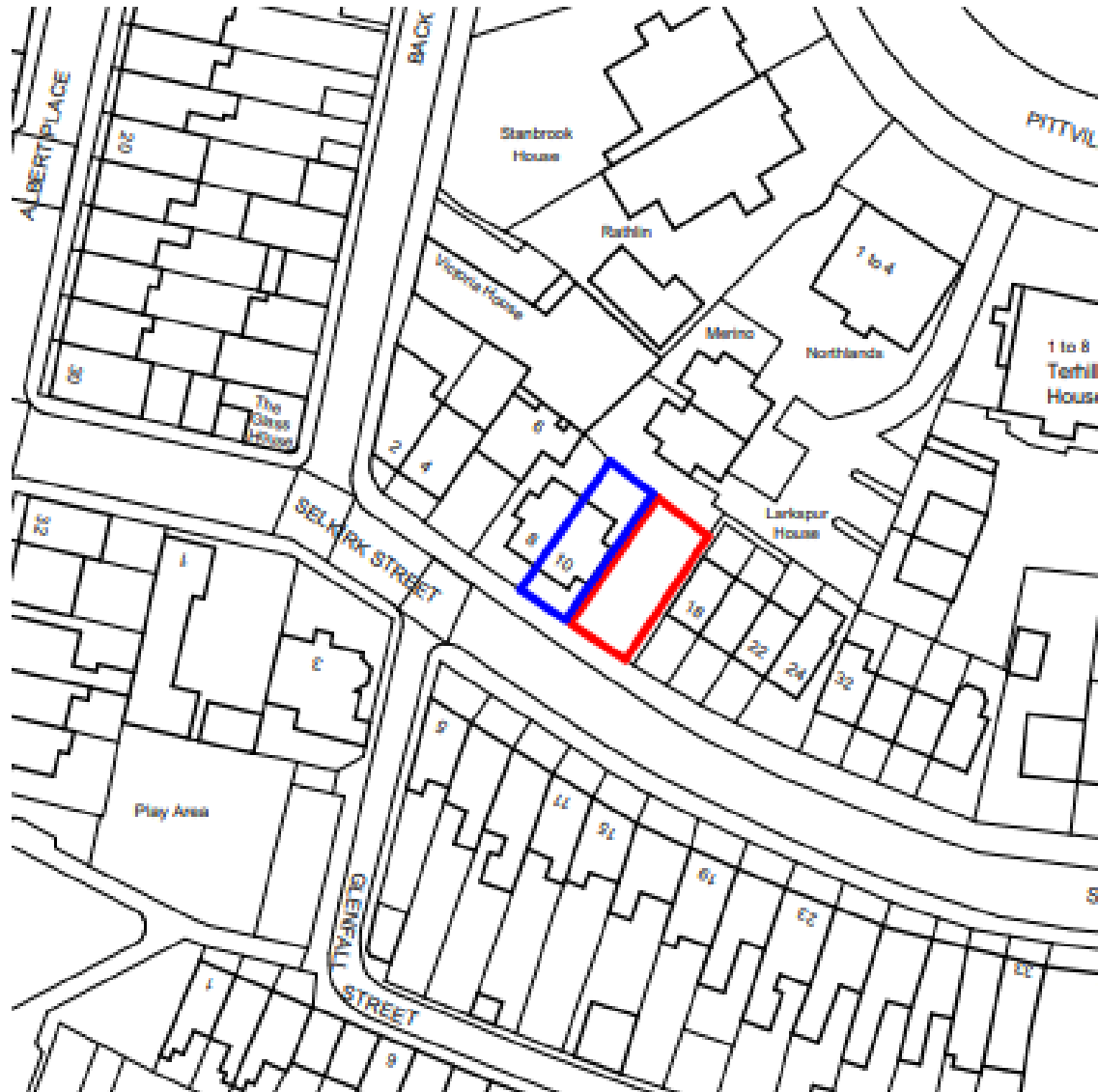
10 Selkirk Street

22/01441/FUL

Erection of 1no. three storey self-build dwelling
on land adjacent to 10 Selkirk Street

Recommendation: Permit

Site location plan



Google earth image



Google earth 3D image



Google street view image



Site context (Google Street view)



Properties to northwest of site



View of property and site looking southeast



Modern terraced properties to the southeast



Historic terraced properties opposite the site

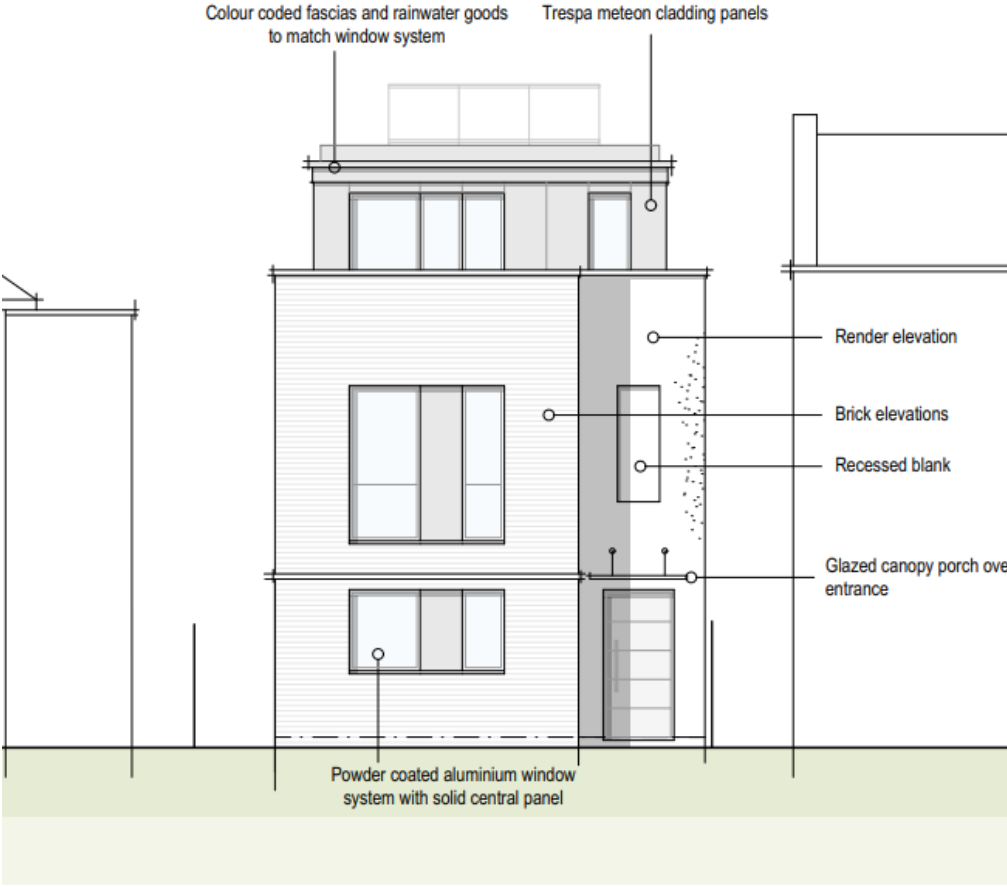
Photos supplied by neighbour to the rear



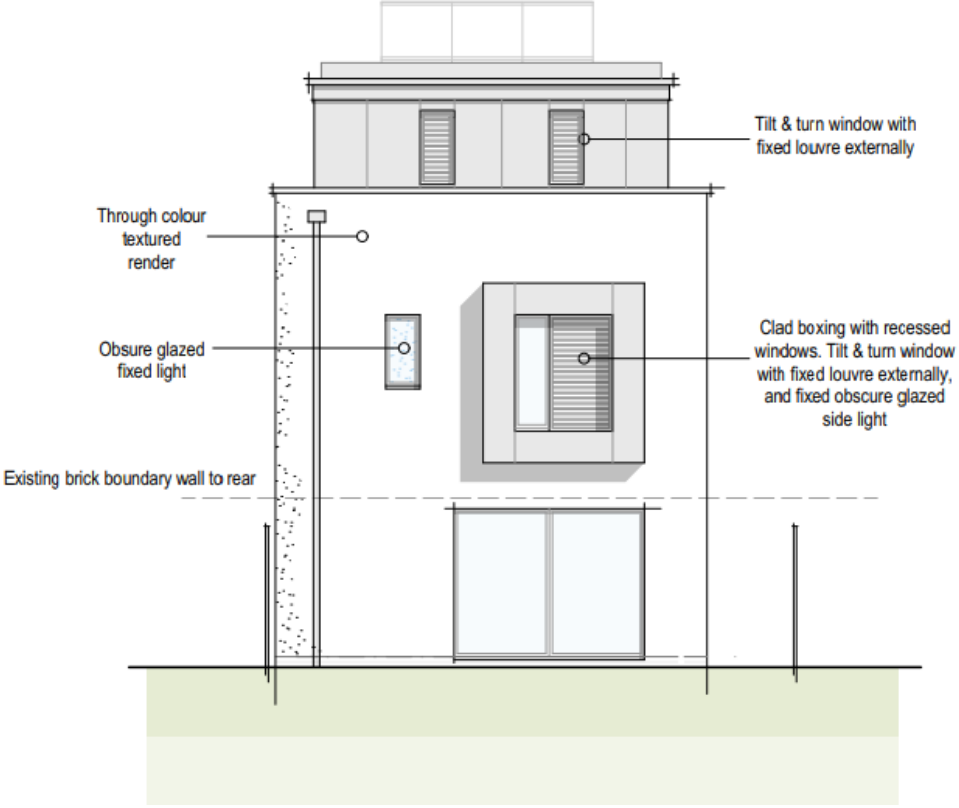
Proposed block plan



Proposed front and rear elevations

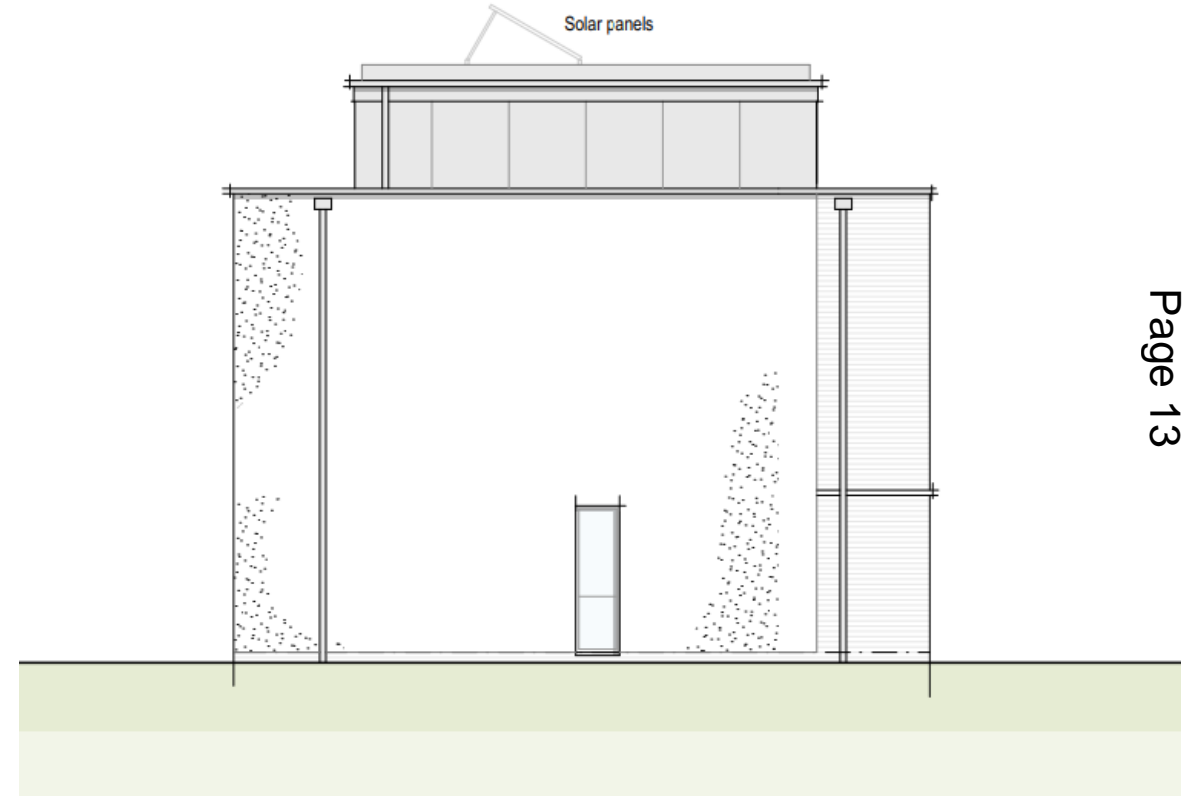
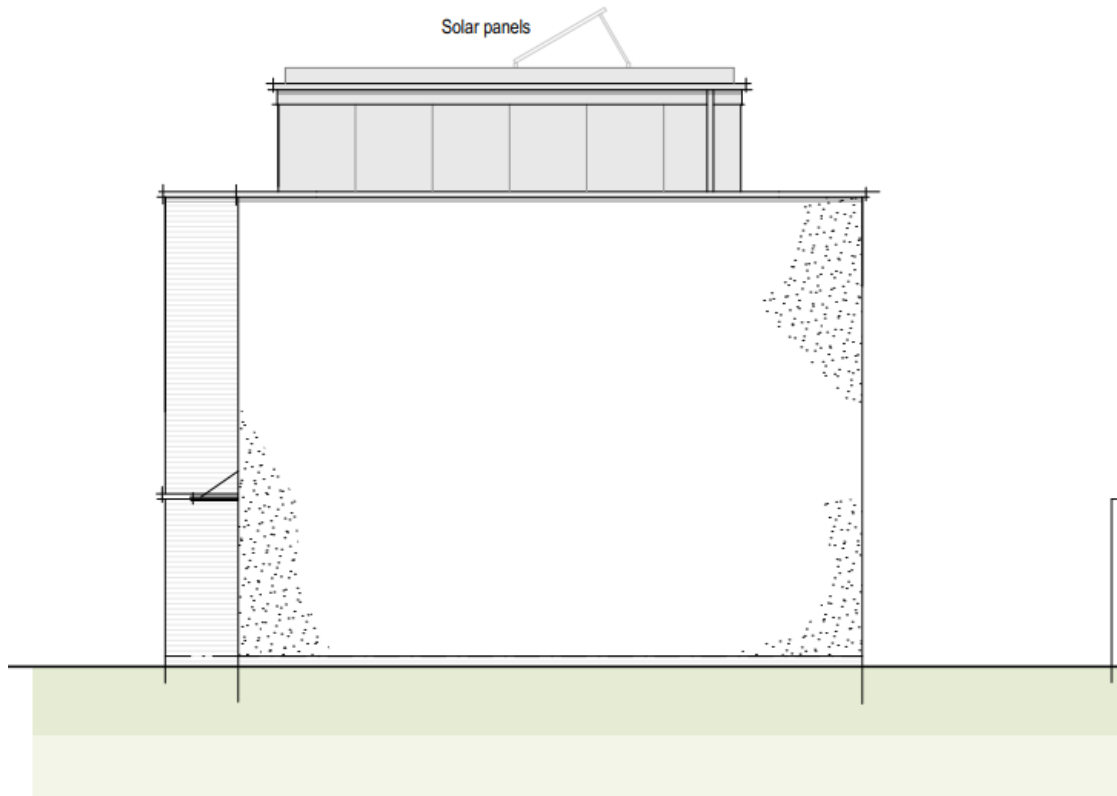


Front

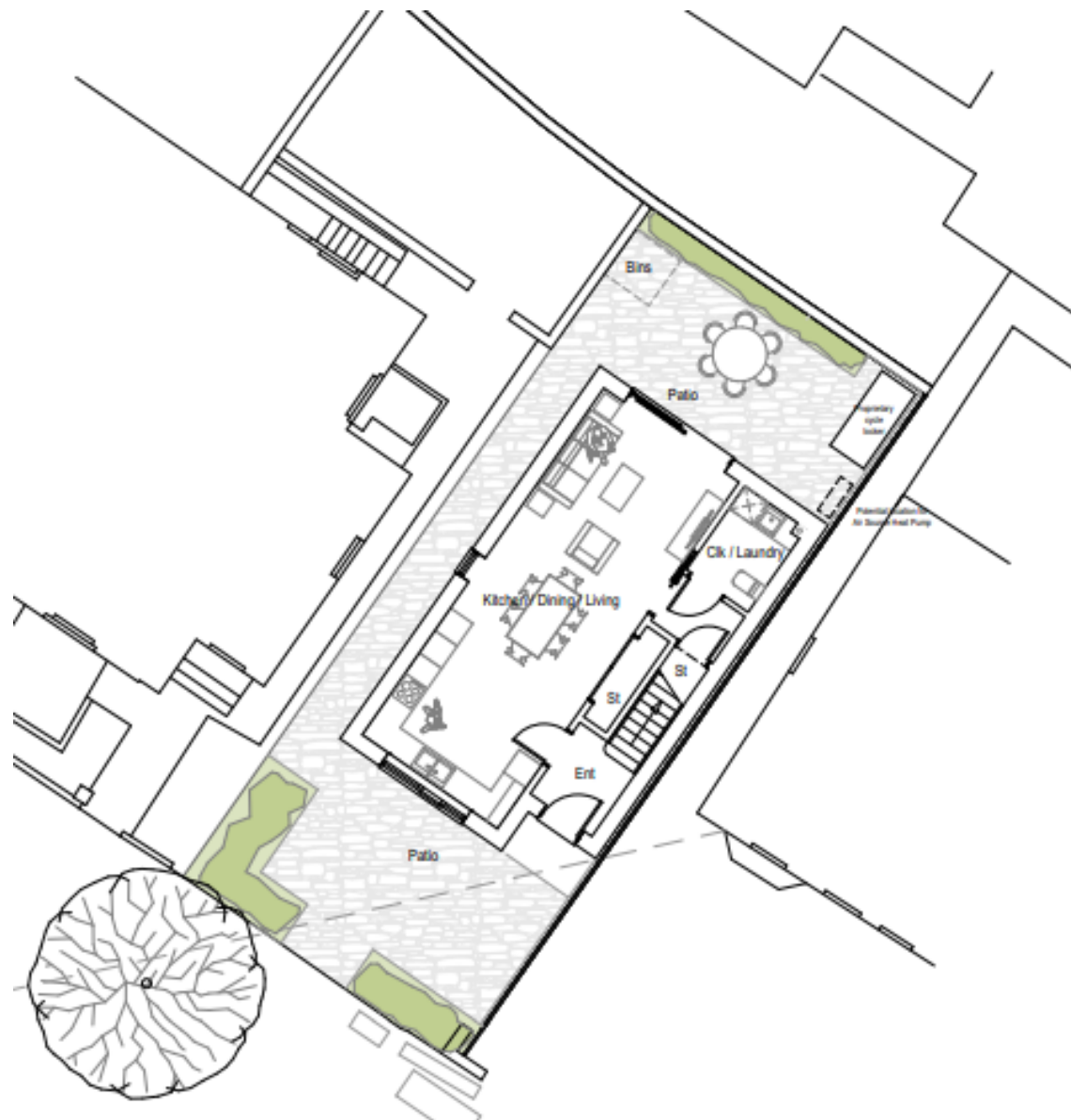


Rear

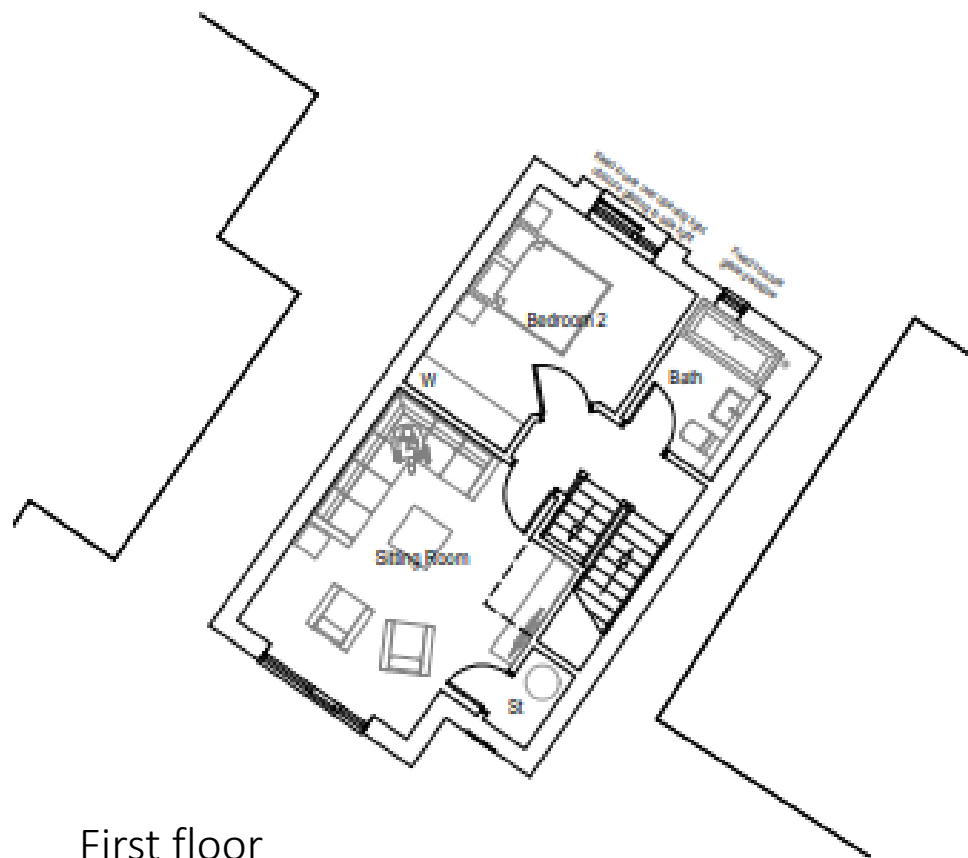
Proposed side elevations



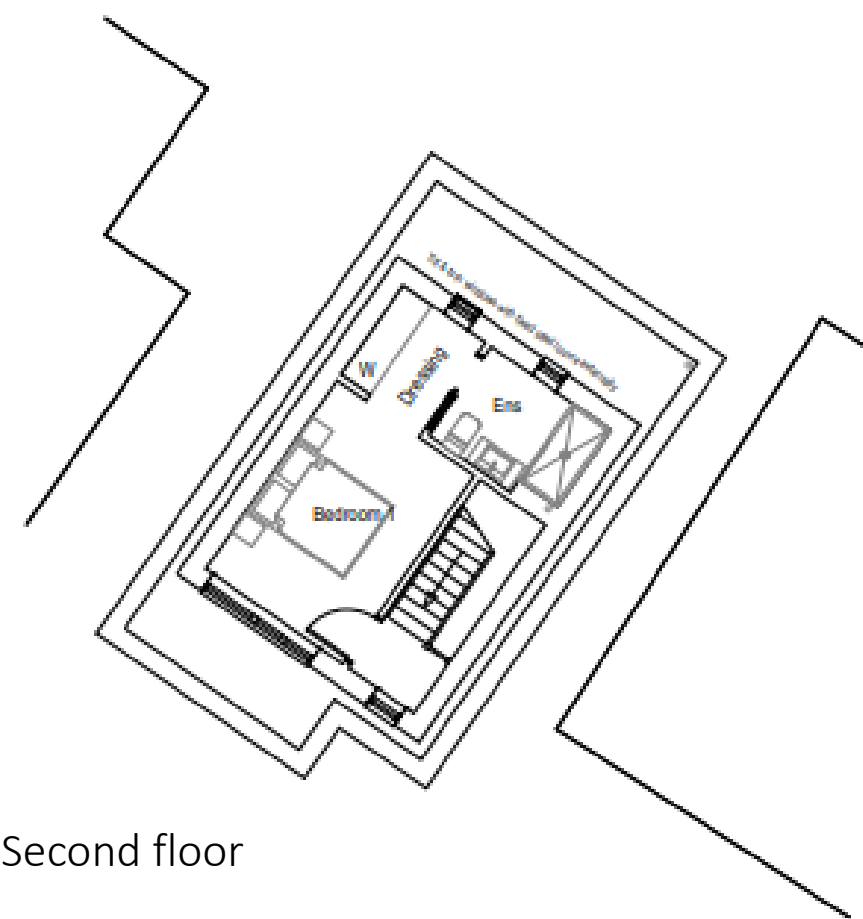
Proposed ground floor plan



Proposed first and second floor plan



First floor

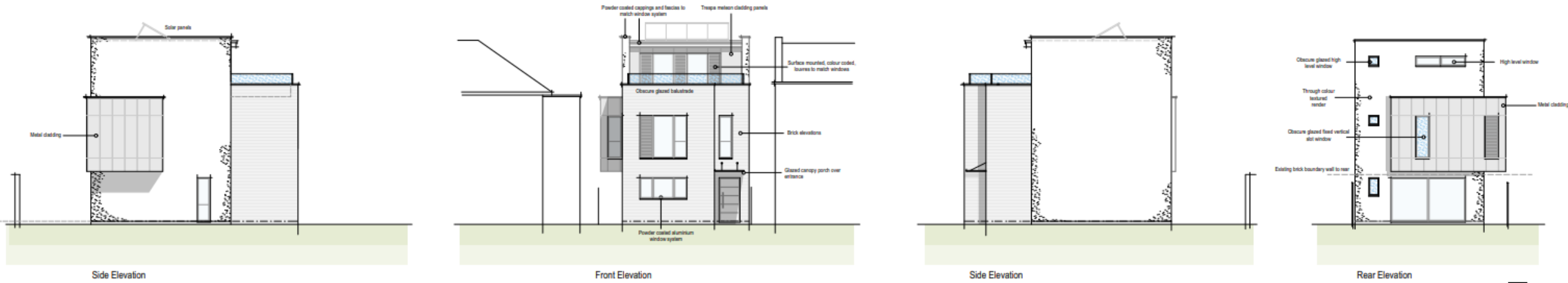


Second floor

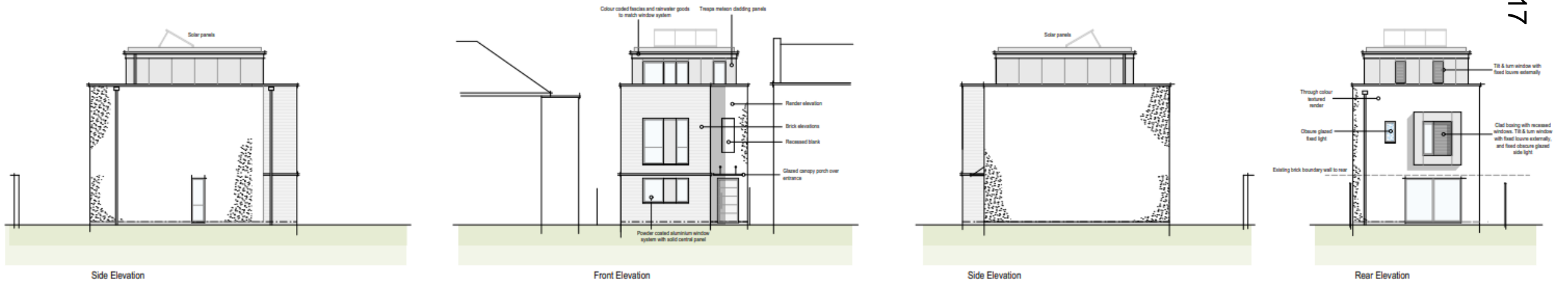
Proposed street scene



Comparative elevations



As originally submitted



As revised

Key planning matters:

- Principle of development
- Design, layout and impact on conservation area
- Climate change
- Neighbouring amenity
- Parking and highway safety

Summary of recommendation

- The site is sustainably located within the Principal Urban Area, wherein JCS policy SD10 supports new housing development. Moreover, throughout the NPPF emphasis is given to new development optimising the potential of the site.
- Where housing policies are out-of-date (as is currently the case in Cheltenham as the Council is unable to demonstrate a five year supply of deliverable housing sites) development proposals must be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole, or specific NPPF policies provide clear reason for refusal.
- Officers are satisfied that, as revised, the modern design approach and overall height and scale of the proposed dwelling is acceptable in this location. The dwelling would not detract from the conservation area; there are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority. In addition, renewable energy technologies have been incorporated into the design.
- The proposed additional dwelling would make a small but valuable contribution to the borough's housing stock, and also help to fulfil the requirement to provide self-build plots in Cheltenham.
- The recommendation therefore is to grant planning permission subject to the schedule of conditions set out within the officer report.

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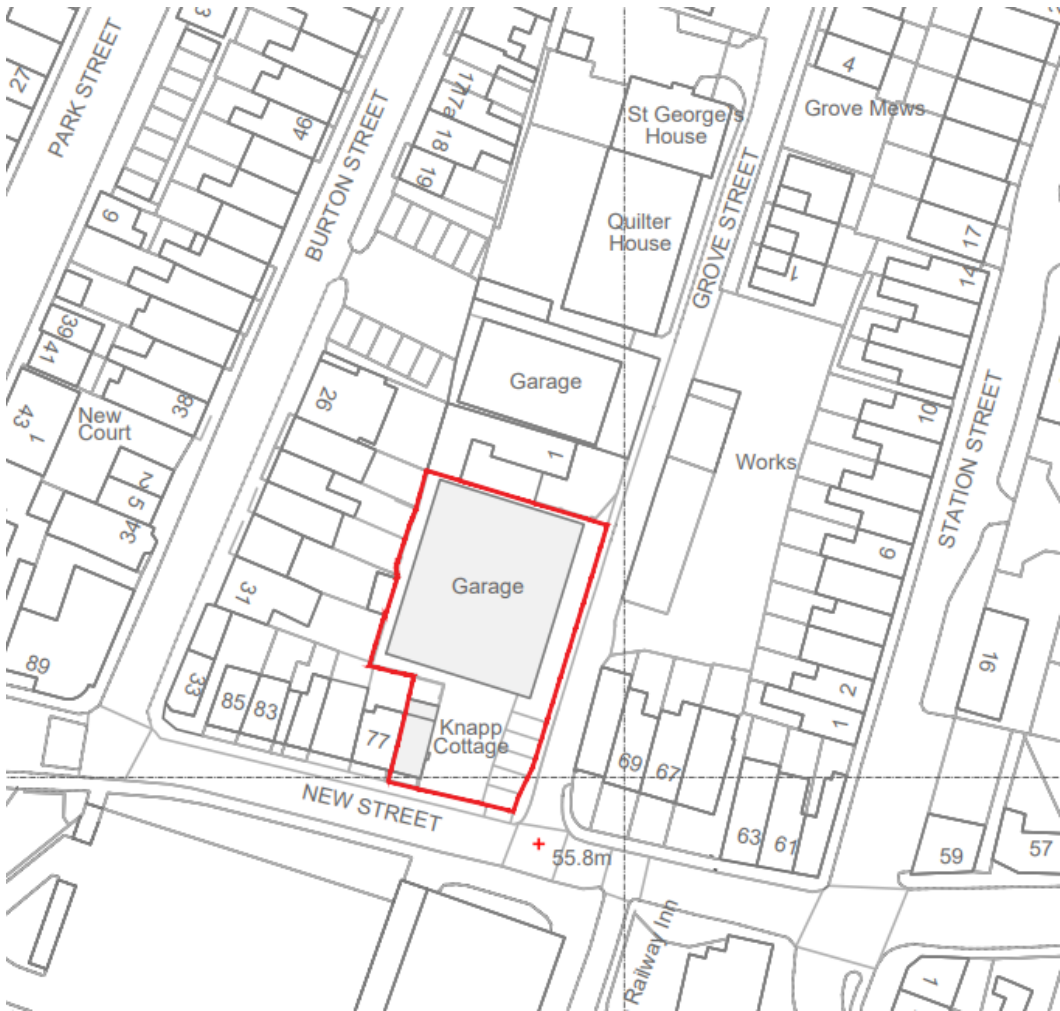
Ski Tyres 73 New Street

22/01585/FUL

Construction of 7no. residential dwellings and
associated works following demolition of existing
buildings

Recommendation: Permit

Site location plan



Google earth image



Google earth 3D image



Site context



Site context



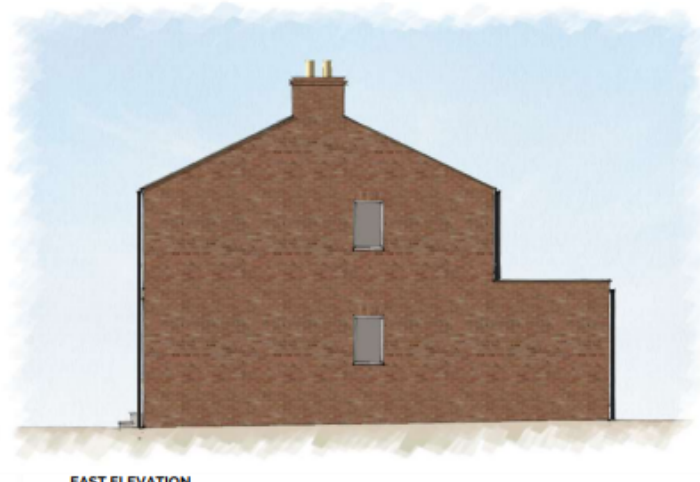
Proposed site layout



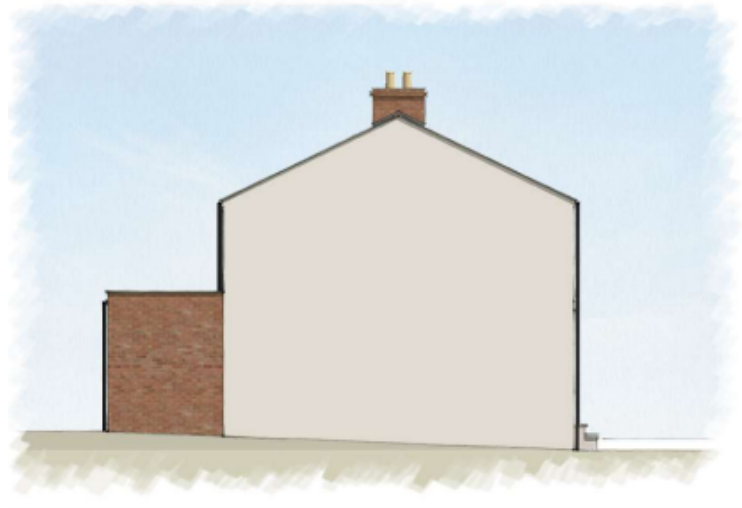
Proposed terrace fronting New Street - elevations



SOUTH ELEVATION



EAST ELEVATION

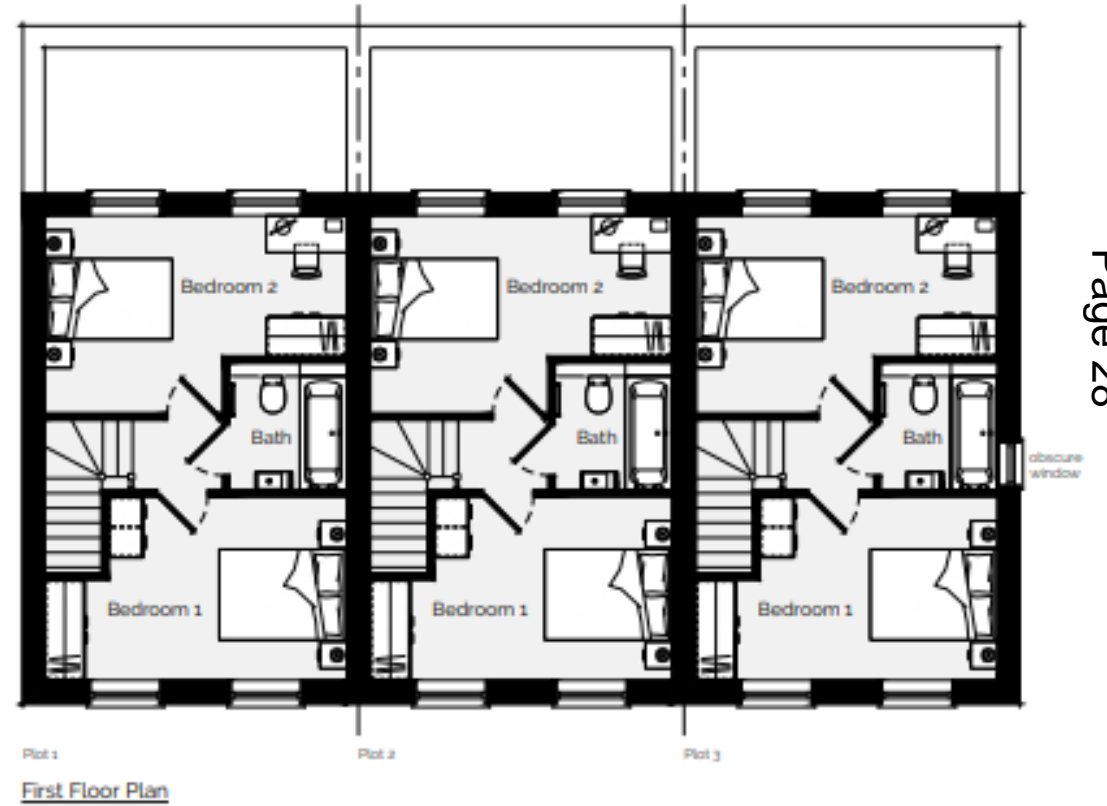


WEST ELEVATION



NORTH ELEVATION

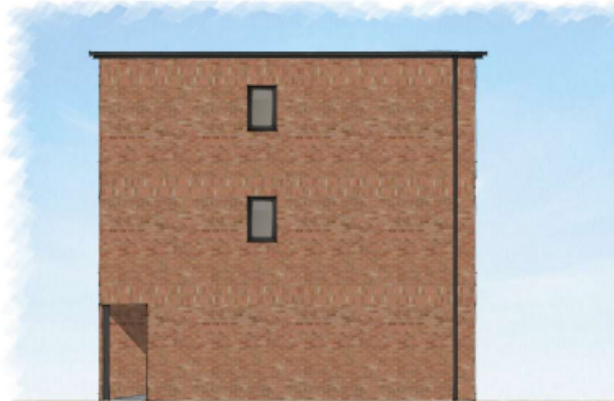
Proposed terrace fronting New Street – floor plans



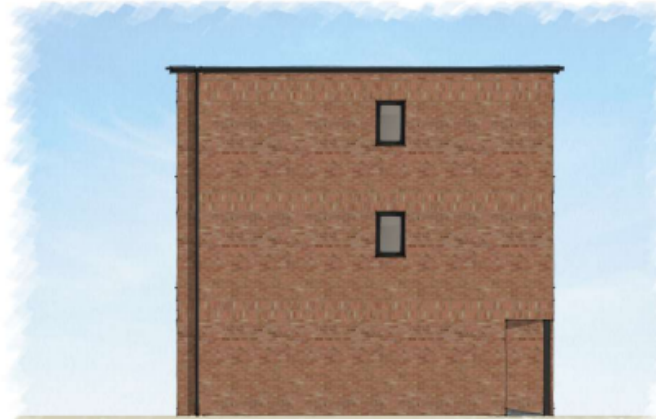
Proposed townhouses fronting Grove Street - elevations



EAST ELEVATION



NORTH ELEVATION



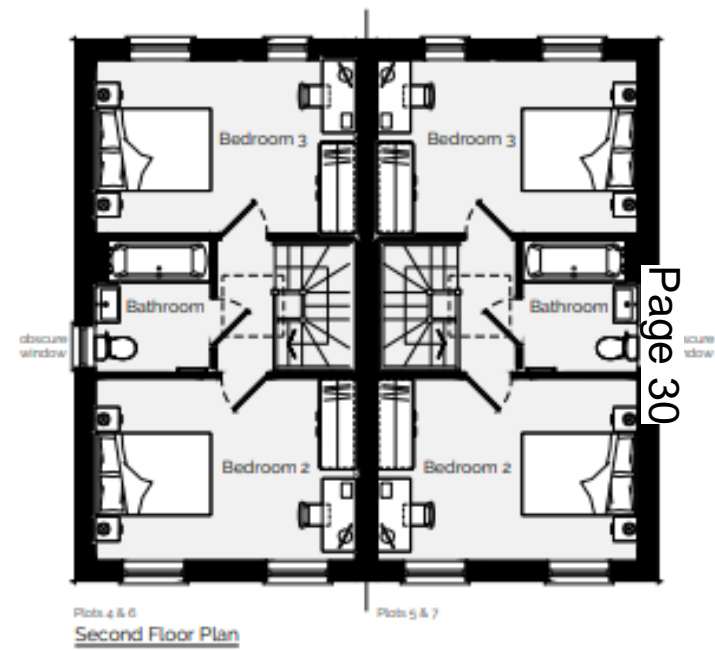
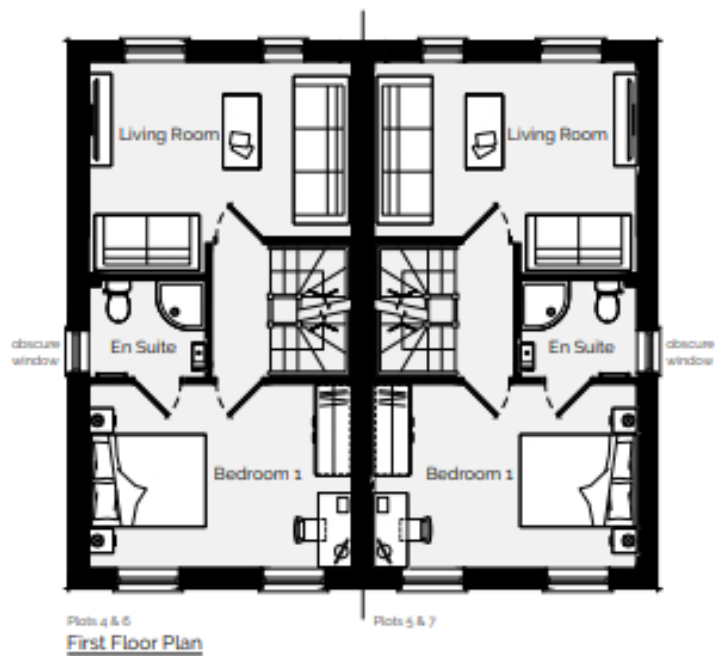
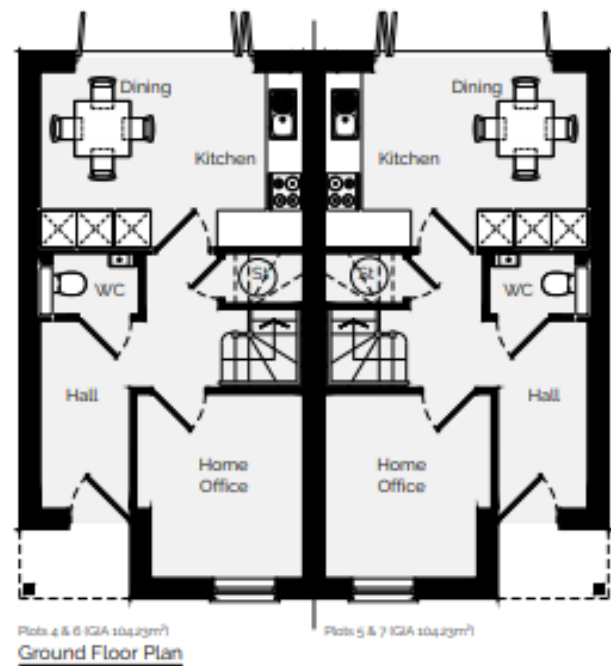
SOUTH ELEVATION



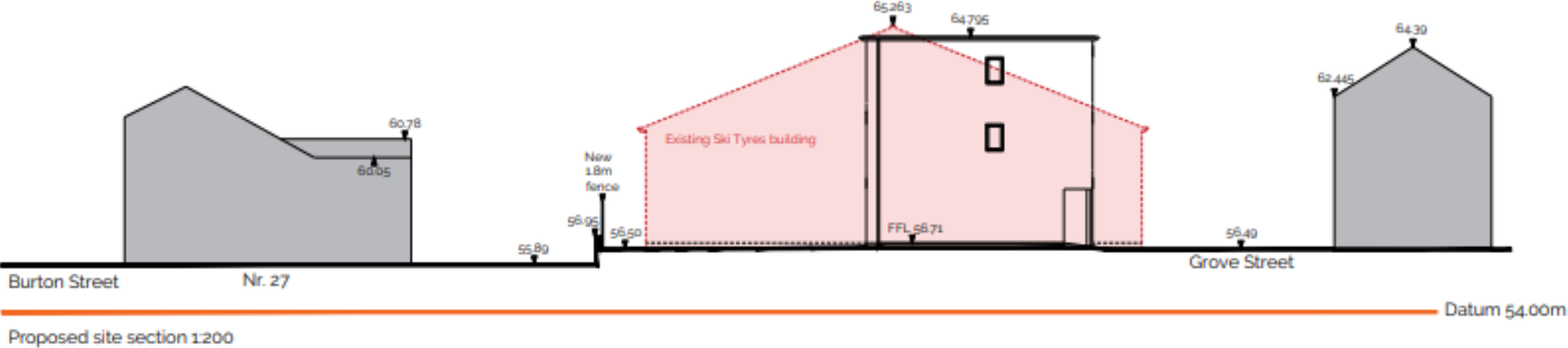
WEST ELEVATION



Proposed townhouses fronting Grove Street – floor plans



Proposed site section



Proposed street scenes



STREETSCENE - VIEW FROM GROVE STREET

Page 32



STREETSCENE - VIEW FROM NEW STREET

Comparative elevations - townhouses

As originally submitted

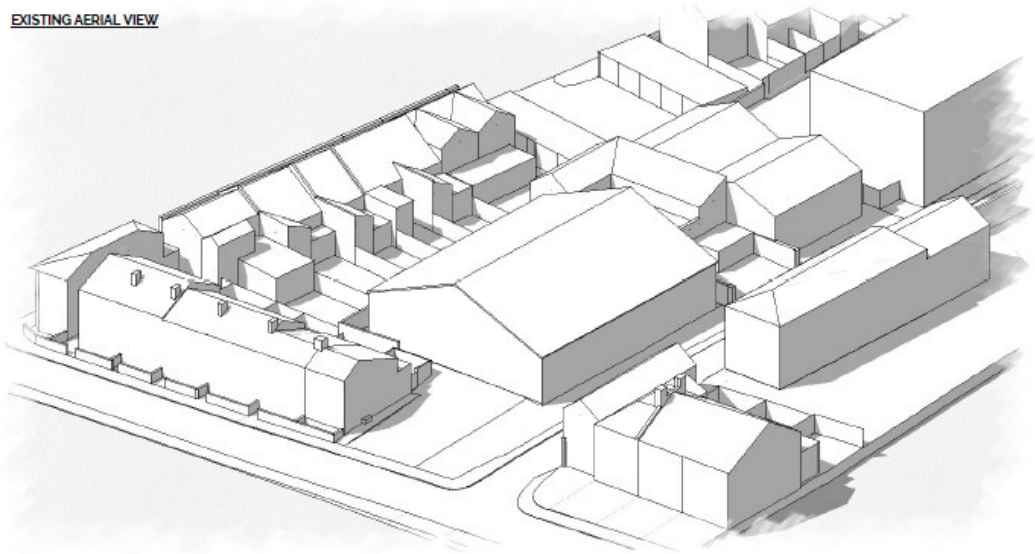


As revised



Aerial views

EXISTING AERIAL VIEW



PROPOSED AERIAL VIEW



Key planning matters:

- Principle of re-development
- Design, layout and impact on conservation area
- Climate change
- Neighbouring amenity
- Parking and highway safety

Summary of recommendation

- The site is sustainably located within the Principal Urban Area, wherein JCS policy SD10 supports new housing development. Moreover, throughout the NPPF emphasis is given to new development optimising the potential of the site; and policy SD10 also requires new residential development proposals to achieve maximum densities.
- Where housing policies are out-of-date (as is currently the case in Cheltenham as the Council is unable to demonstrate a five year supply of deliverable housing sites) development proposals must be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF.
- A change of use of the site would be compliant with CP policy EM2 in that the ongoing employment use of the site has the significant potential to conflict with the primarily residential character of the area.
- The design of the buildings is appropriate in this location; and overall, the proposals would result in a significant enhancement to the street scene and wider conservation area.
- The proposals incorporate the use of renewable energy technologies, and would result in some biodiversity net gains. There are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority.
- Moreover, the proposed additional dwellings would make a small but valuable contribution to the borough's housing stock.
- On balance, the recommendation therefore is to grant planning permission subject to the schedule of conditions set out within the officer report.

22/02128/CONDIT - Burrows Playing Fields, Merlin Way, Cheltenham

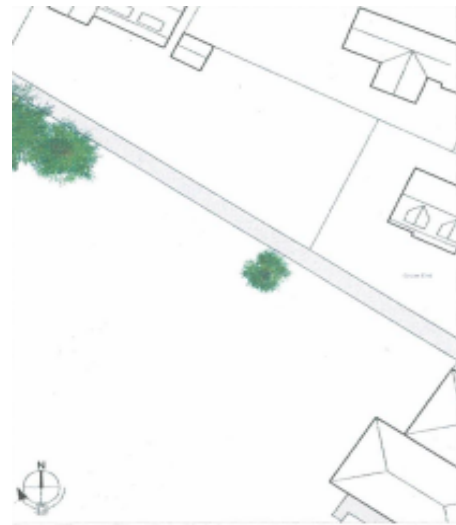
Proposals:

Variation of conditions 2 (approved drawings) and 3 (Tree Protection Plan) of planning permission 21/02675/FUL - enlargement of compound and installation of above ground water storage tank(s) adjacent to storage unit

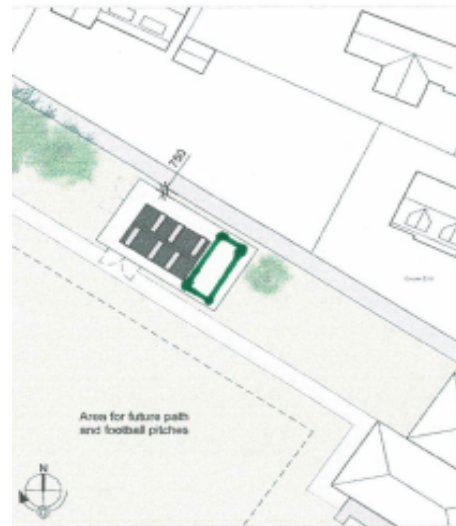
This application is before the Planning Committee because Cheltenham Borough Council is the land owner of Burrows Playing Fields.



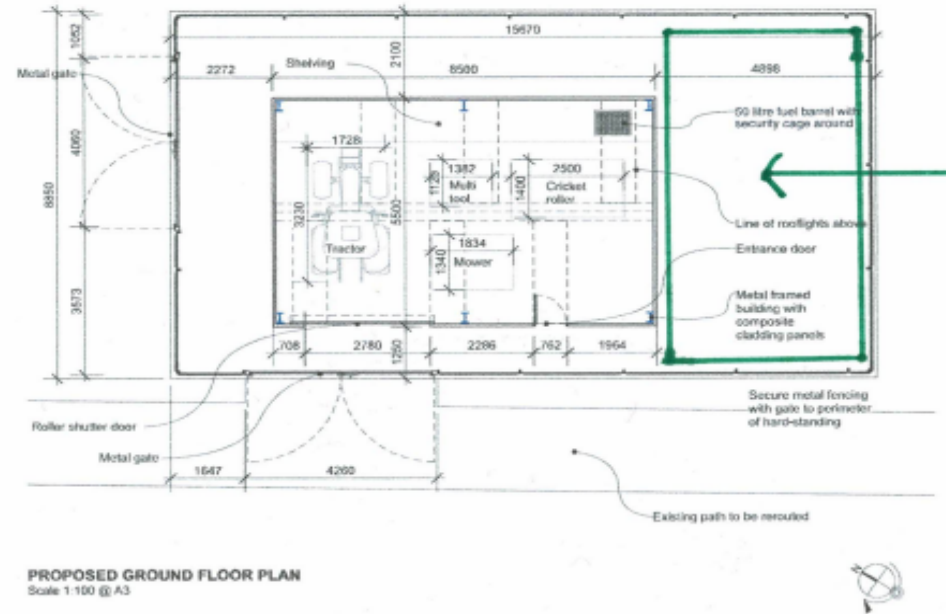
Site Location Plan



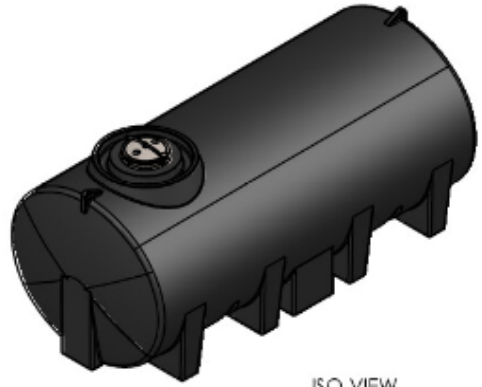
EXISTING SITE PLAN
Scale 1:500 @ A3



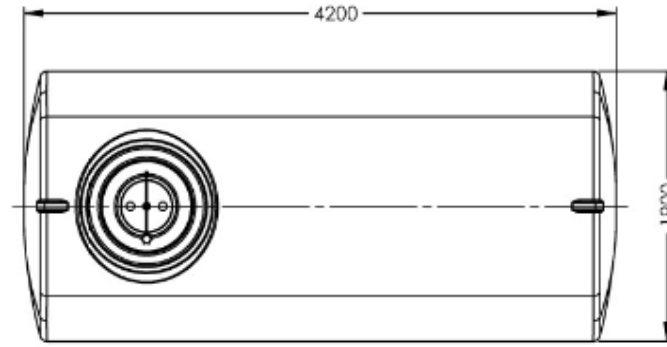
PROPOSED SITE AND ROOF PLAN
Scale 1:500 @ A3



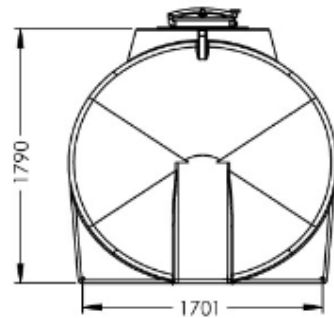
Site Plan



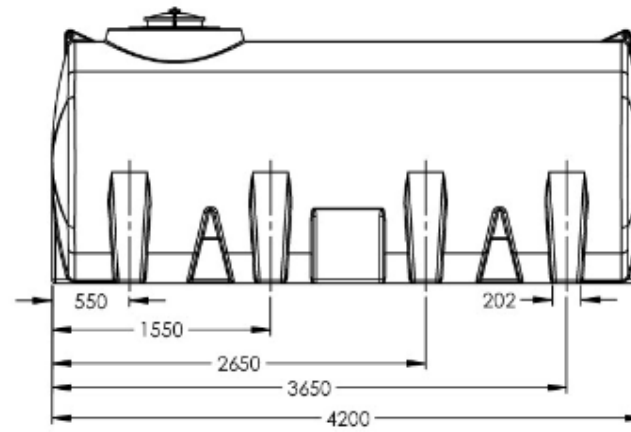
ISO VIEW
SCALE 1 : 50



PLAN VIEW

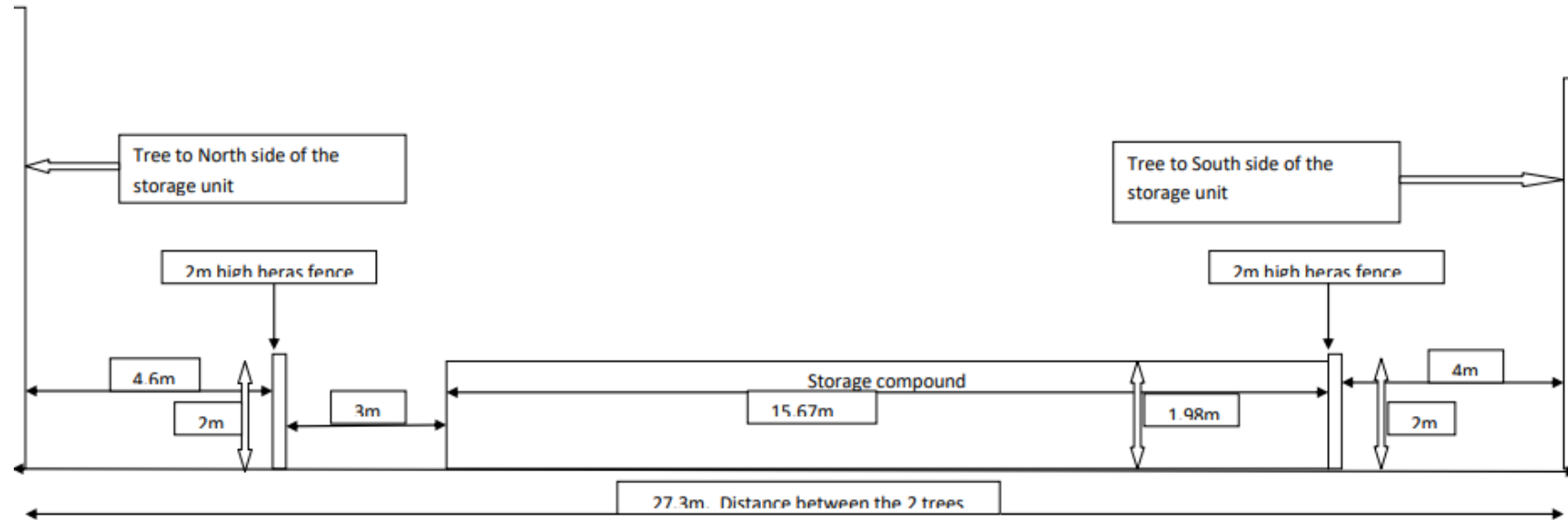


FRONT VIEW



Storage Tank

TREE PROTECTION PLAN – PLANNING APPLICATION 21/02675/FUL



All of the above is to scale. 1cm equals 1m.

There will be metal Heras fencing 2m high surrounding the compound. This will be immovable and be outside of the canopy of the trees on either side of the storage building. It will leave a gap of 4.6m from the fence of the storage unit to the tree on the north side and 4m from the fence to the tree on the south side. The fencing will have a depth of 9m which will go from the hedge to beyond the front canopy of the trees and meet the current path. Contractors will have to stay within the confines of the Heras fencing at all times.

Key Planning Matters

- Design, scale and visual impact
- Neighbour amenity
- Tree protection
- Climate change

Summary of Conditions

Conditions carried over from original planning permission with varied conditions relating to:

- Drainage and rainwater harvesting
- Implementation of Tree Protection measures

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