

# Cheltenham Borough Council Planning Committee

**Meeting date:** 23 March 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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## **Important notice – filming, recording and broadcasting of Council meetings**

This meeting will be recorded by the council for live broadcast online at [www.cheltenham.gov.uk](http://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.

If you have any questions on the issue of filming/recording of meetings, please contact Democratic Services.

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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 20/00759/FUL Elms Park, Tewkesbury Road, Cheltenham (Pages 5 - 34)**

[Planning application documents](#)

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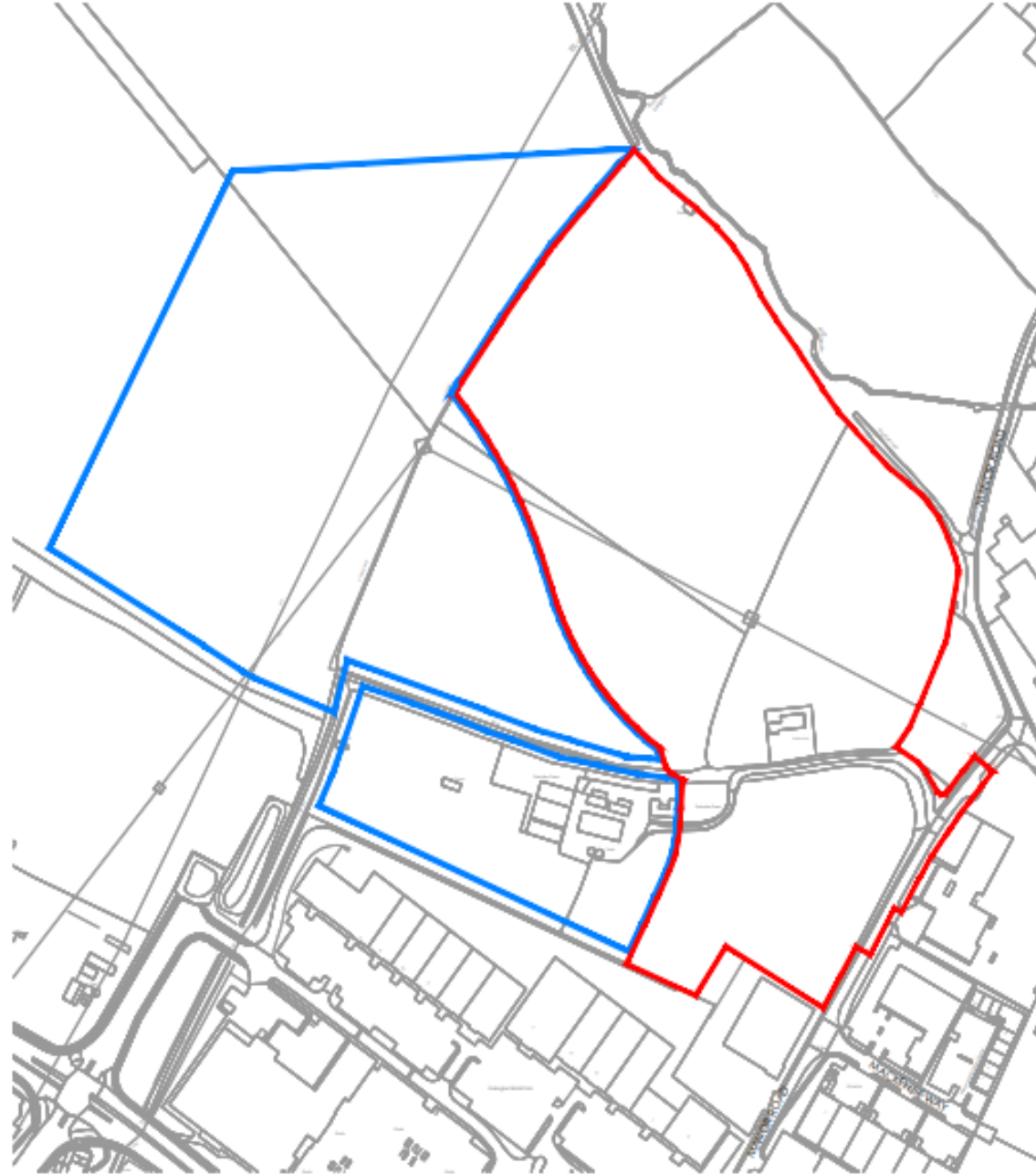


# 20/00759/FUL – Swindon Farm (Elms Park), Manor Road, Cheltenham.

## Proposals:

Erection of new residential development (Use Class C3), new vehicular and pedestrian access off Manor Road, attenuation basin and ancillary infrastructure

The application is before planning committee due to the size of development proposed and its location within the wider North West Cheltenham Strategic Allocation. There has also been objection to the proposed development from Swindon Parish Council.



Site Location Plan





















Site Layout



# Site Layout





## Site Layout



# Affordable Housing Layout





Landscaping











Street Scene A-A - Manor Road Gateway



Street Scene B-B - Central Street

Key Plan 1:2500



Street Scene C-C Central Street Green



Street Scene D-D Dog Bark Lane



Street Scene E-E - River Swilgate



## Apartment Blocks



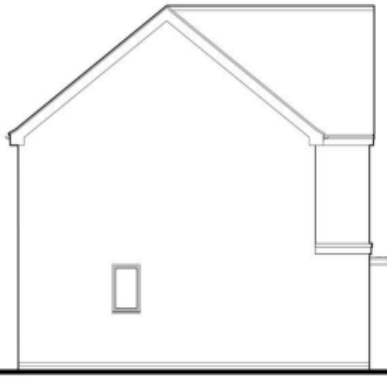




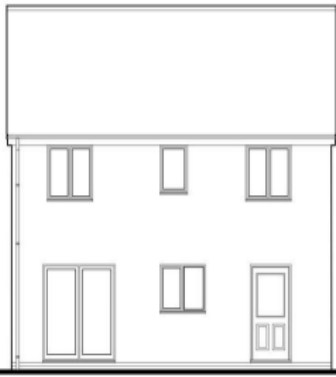
House Type examples – Central Street



FRONT ELEVATION



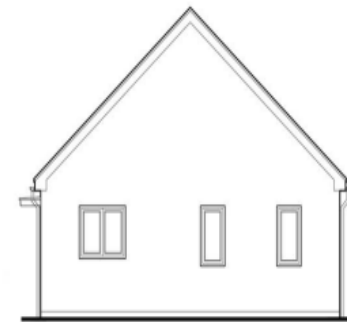
SIDE ELEVATION



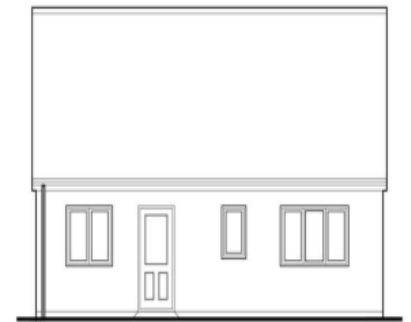
REAR ELEVATION



FRONT ELEVATION



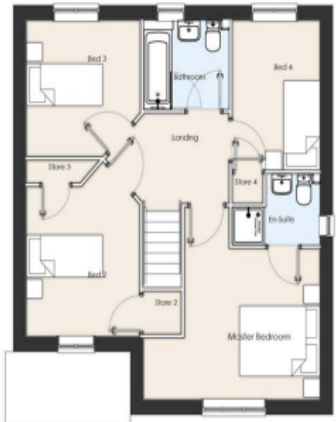
SIDE ELEVATION



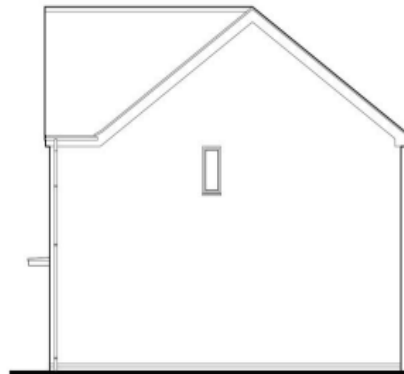
REAR ELEVATION



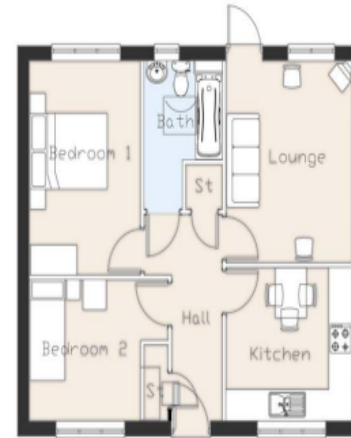
GROUND FLOOR PLAN



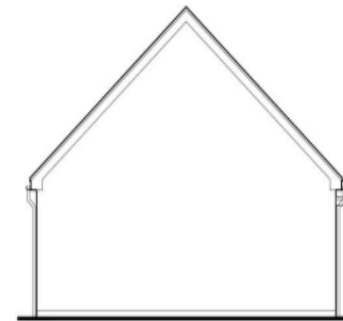
FIRST FLOOR PLAN



SIDE ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION

House Type examples – Core Area





FRONT ELEVATION  
PLOTS - 73, 74/75, 76



FRONT ELEVATION  
PLOTS - 1/2/3, 59, 71



SIDE ELEVATION



FRONT ELEVATION



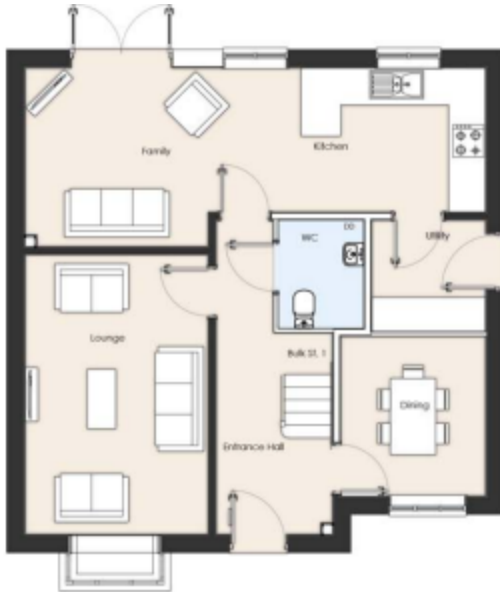
FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

\*Note: Side window fixed and obscure glazing



FRONT ELEVATION





Original scheme proposals



Street Scene 4 - scale 1:250 @ A1



Street Scene 5 - scale 1:250 @ A1



Street Scene 6 - scale 1:250 @ A1



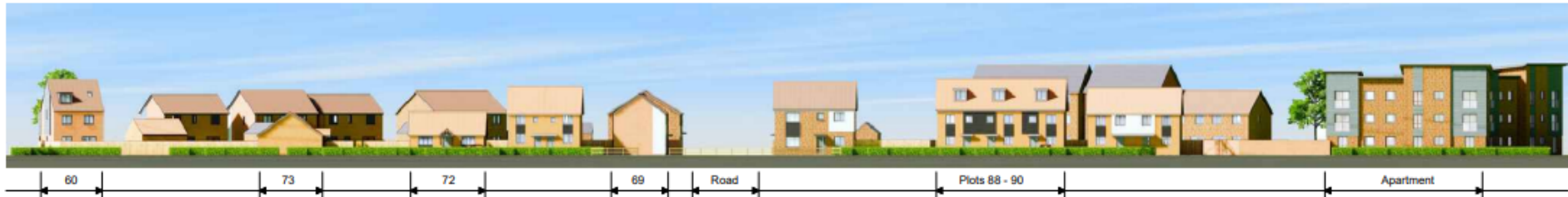




Street Scene 1 - scale 1:250 @ A1



Street Scene 2 - scale 1:250 @ A1



Street Scene 3 - scale 1:250 @ A1







Street Scene 7 - scale 1:250 @ A1



Street Scene 8 - scale 1:250 @ A1



Street Scene 9 - scale 1:250 @ A1



The energy strategy for the development includes robust standards of energy efficiency capable of complying with the revised Fabric Energy Efficiency Standard,

Persimmon Homes will pursue a non-gas heating strategy at the development. Low carbon air source heat pumps will provide the space and hot water heating for every house. In the apartments, hot water will be sourced from modern domestic air to hot water heat pump cylinders.

Photovoltaic arrays will be installed on the roof spaces of every house.

The site's emission rate will better the Building Regulations Part L by a minimum of 55.88%.

Electrical vehicle charging points will be provided to every home.

Water efficiency standards of 110 litres per person per day or less will be achieved.

A site waste management plan will operate at the site.

# Key Planning Matters

- Environmental Impact Assessment
- Policy Framework and Principle of Development
- Affordable Housing
- Community and Highways Infrastructure
- Design and Layout
- Neighbour amenity
- Access and Highway Safety
- Sustainability and Climate Change
- Drainage and Flood Risk
- Ecology/Biodiversity and Green Infrastructure
- Landscape and Visual Impact
- Trees and Landscaping
- Heritage, Conservation and Archaeology
- Section 106 Obligations

# Summary of Conditions

## **Standard conditions plus conditions covering implementation and delivery of (in summary):-**

- Off-site highway works, street design, future estate road management and cycle track diversion
- Approved landscaping works and details of proposed soft landscaping for individual plots
- Drainage strategy
- Ecological enhancements, BNG and ecological protection measures during construction, including badger survey and external lighting scheme
- Highways and Environmental Construction Management Plans and Waste Management Plan
- Noise mitigation measures
- Programme of Archaeological Works
- Arboricultural Method Statement, tree protection, tree retention and street tree planting
- No gas supply connection to buildings, compliance with approved Sustainability Statement, ASHP, Solar PV and EV charging for all dwellings
- Home Owner Information Pack on alternative recreation resources (protection of Beechwood SAC)

# S106 Obligations

Recommendation to grant planning permission subject to conditions and the applicant entering into a Section 106 Agreement to secure the following obligations:

- Affordable Housing (93 units – 65 social rent, 5 shared ownership and 23 First Homes)
- Education provision (secondary school places – for pupils aged 11-18)
- Libraries provision
- M5 J10 improvement scheme (apportioned financial contribution)
- On and off-site Traffic Regulation Orders
- Travel Plan implementation and monitoring
- Travel Plan Cash Deposit guarantee
- Public Open Space delivery, management and maintenance

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