

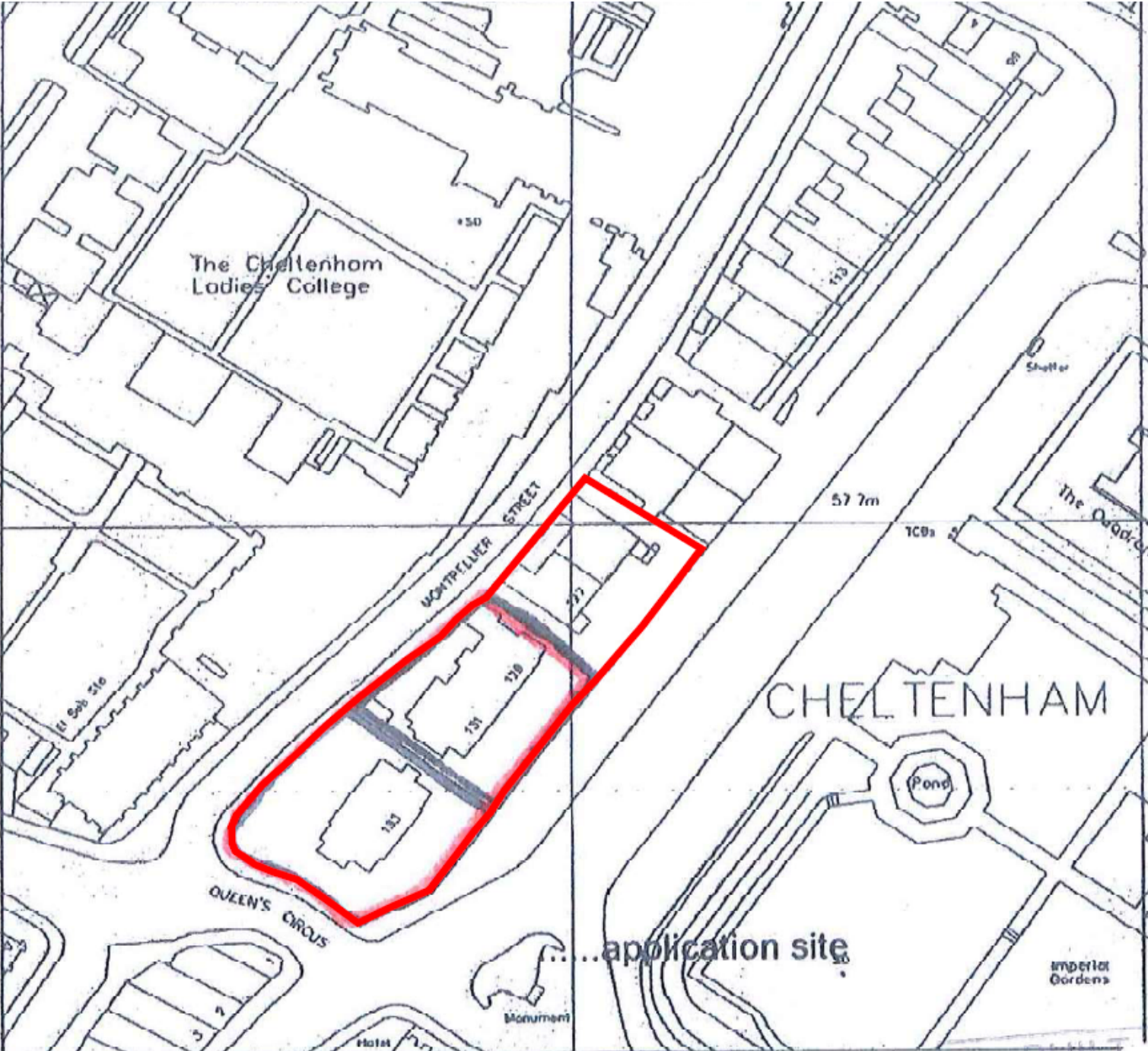
23/01597FUL – 125, 127, 131 and 133 Promenade, Cheltenham

Proposals:

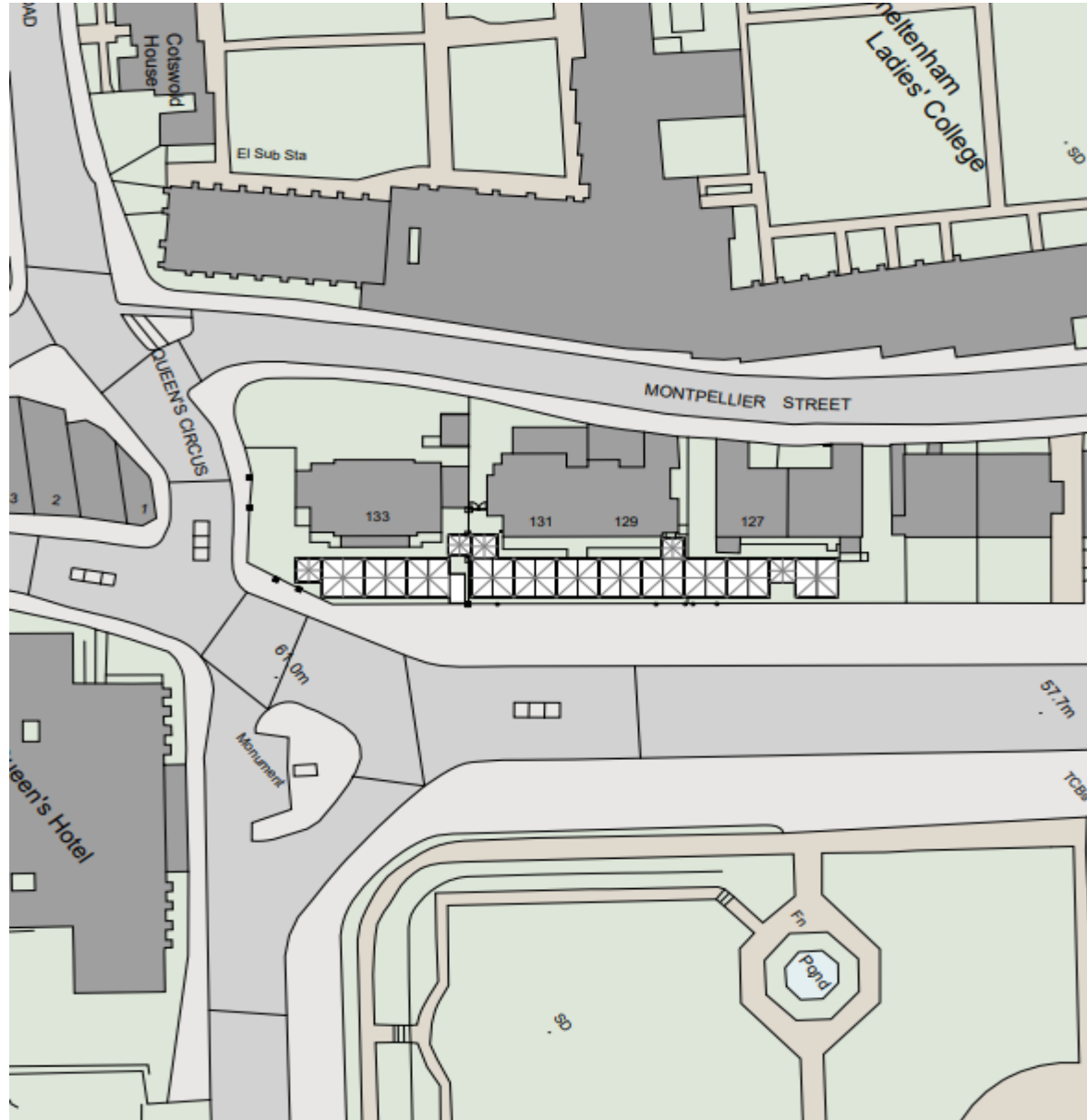
Retention of and alterations to a reduced number of marquees at 125, 127, 129, 131, and 133 Promenade, Cheltenham for an additional 12-month period (revision to planning application ref: 22/01373/FUL)

The application is before planning committee at the requests of Councillors Max Wilkinson, Paul Baker and Glenn Andrews.

Site Location Plan



Block Plan – 11 tent marquees &
6 ancillary structures





Front Elevation - As 22/01373/FUL (NOTE: Elevation shows marquee layout as per previous historic planning application 22/01373/FUL. Shown for information only)



Front Elevation - As Existing (NOTE: Elevation shows current marquee layout as existing at time of current application)



Front Elevation - Proposed

Existing and Proposed Elevations



Photograph of the marquees in front of 133 The Promenade



Photograph of the marquees in front of 129 - 131 The Promenade



Photograph of the marquees in front of 125 - 127 The Promenade









August 2015



August 2012



June 2019

Key Planning Matters

- Impact on Heritage Assets – 5 no. Grade II* listed buildings, neighbouring listed buildings and Conservation Area (Montpellier Character Area)
- Alterations to the design, form, appearance and number of marquees
- 12 month temporary period
- Economic and social benefits and impact on the vitality/economy of the town centre
- Impact on neighbour amenity
- Impact on trees
- Appeal decision (22/01373/FUL)

Summary of Recommended Refusal Reasons

- The proposed retention reduction of a reduced number of marquees, and in their altered form, harm the setting of the listed buildings. Their form, design, scale and prominence neither sustain or enhance the significance of the designated heritage assets.
- The identified less than substantial harm to heritage assets is not outweighed by the limited public benefits of the proposals.
- The supporting information demonstrates a poor understanding of the affected heritage assets and offers no clear or convincing justification for the proposed works in heritage terms.
- The development proposals therefore fail to comply with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990, Chapter 16 of the National Planning Policy Framework and Policies SD4 and SD8 of the Joint Core Strategy 2017 and Policy D1 of the Cheltenham Plan (2020).

The recent appeal decision is a material consideration. The revised scheme does not address all of the reasons for the appeal being dismissed.

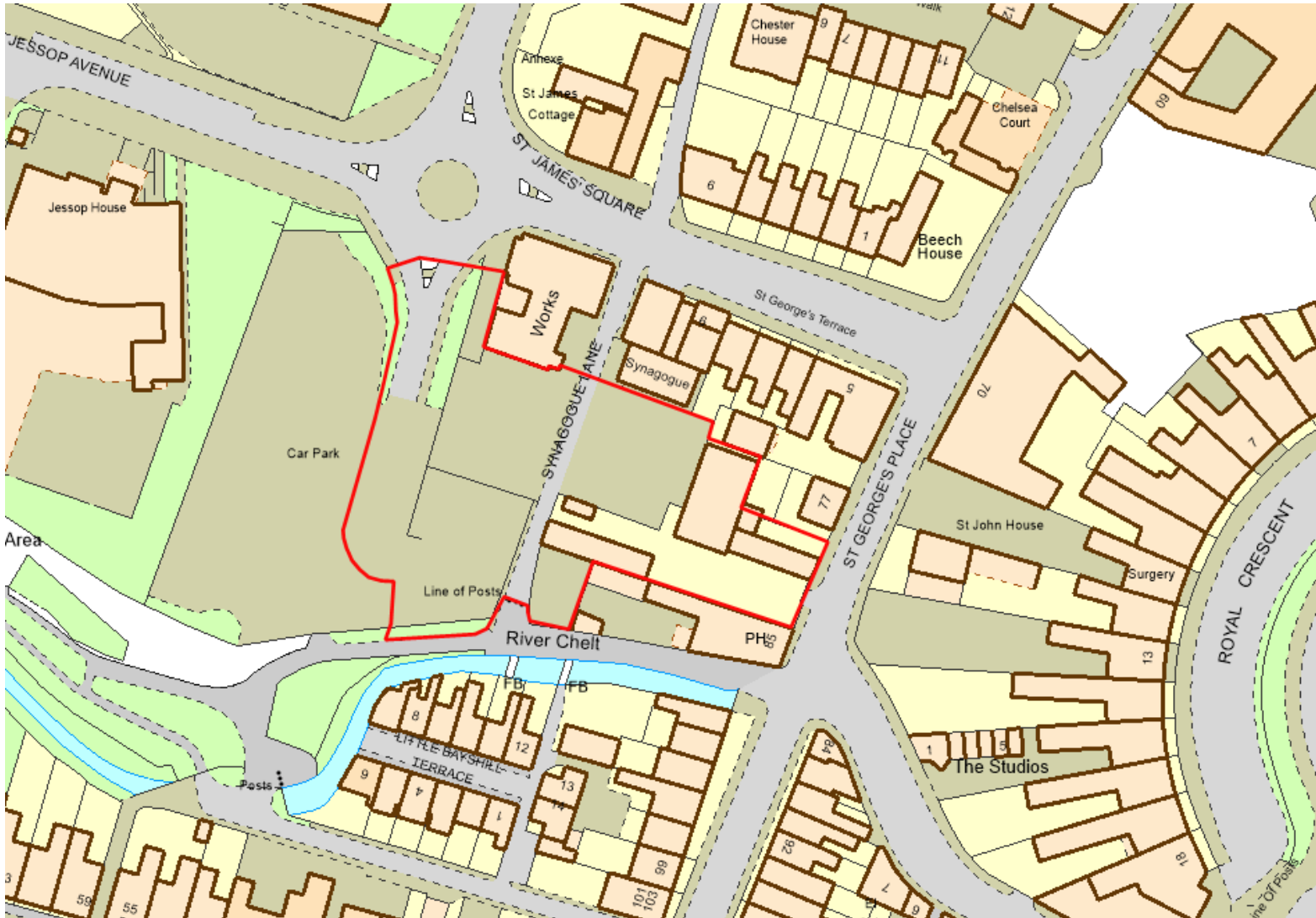
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23/1314/FUL – Car Park, Synagogue Lane

Proposed works:

Retention of a temporary public, pay and display car park (forming an extension to an existing car park) for an additional period of 3 years

The application is before planning committee because the applicant and landowner is Cheltenham Borough Council.



Site Location Plan



Site Layout

Photo 1



Photo 2



Key Planning Matters

- Consideration of the reasons put forward by the applicant for extending the use of the land as a temporary car park for a further three years
- Policy EM1 of the Cheltenham Plan
- Impact on highway safety
- Impact on neighbour amenity

Impact on the setting of neighbouring listed buildings and character of Conservation Area were considered as part of the original 2015 application

Summary of Conditions

- Time (limited to decision issue date/18th November 2026)
- Approved plans
- No new structures or raising of land levels
- Submission of Flood Evacuation Plan