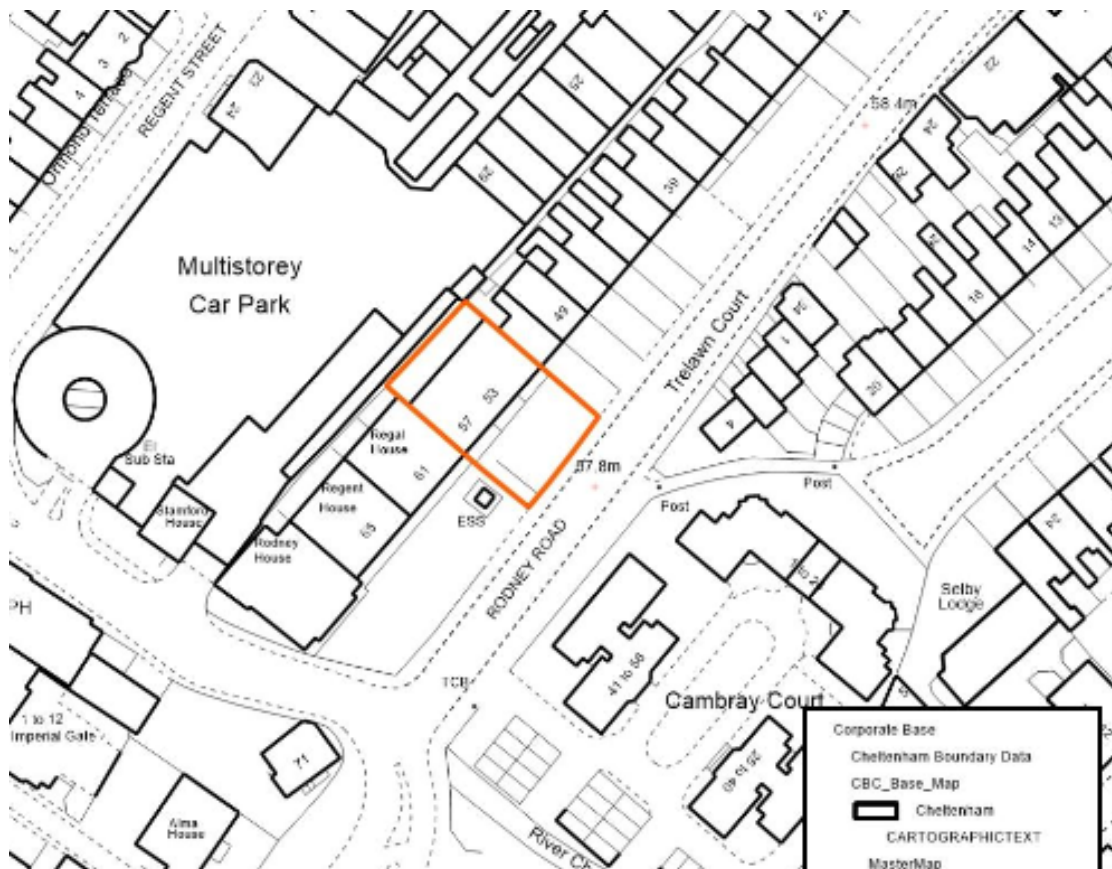


23/01899/FUL – 53 – 57 Rodney Road

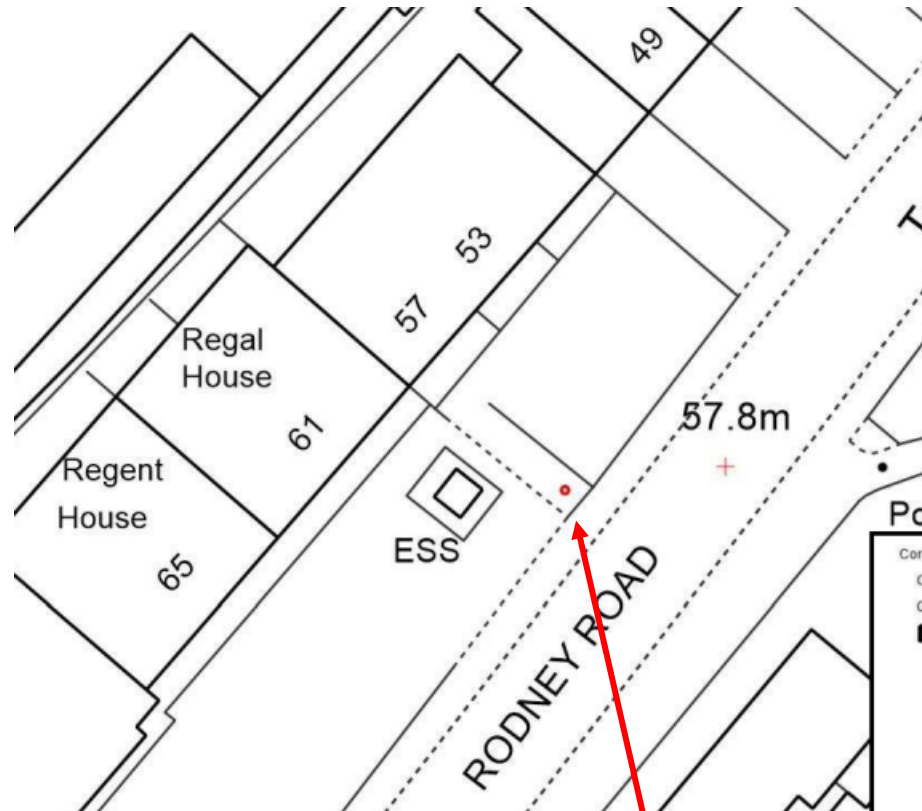
Proposed works:

Proposed Installation of a collapsible bollard at the entrance to the accessway serving
53-57 Rodney Road

The application is at planning committee as CBC are the applicant and the landowner



Site Location Plan



Location of proposed bollard



Street view image



Location of proposed bollard

Key Planning Matters

- Design and impact on the designated heritage assets
- Impact on neighbouring amenity
- Highway safety

Recommendation – Permit

Conditions:

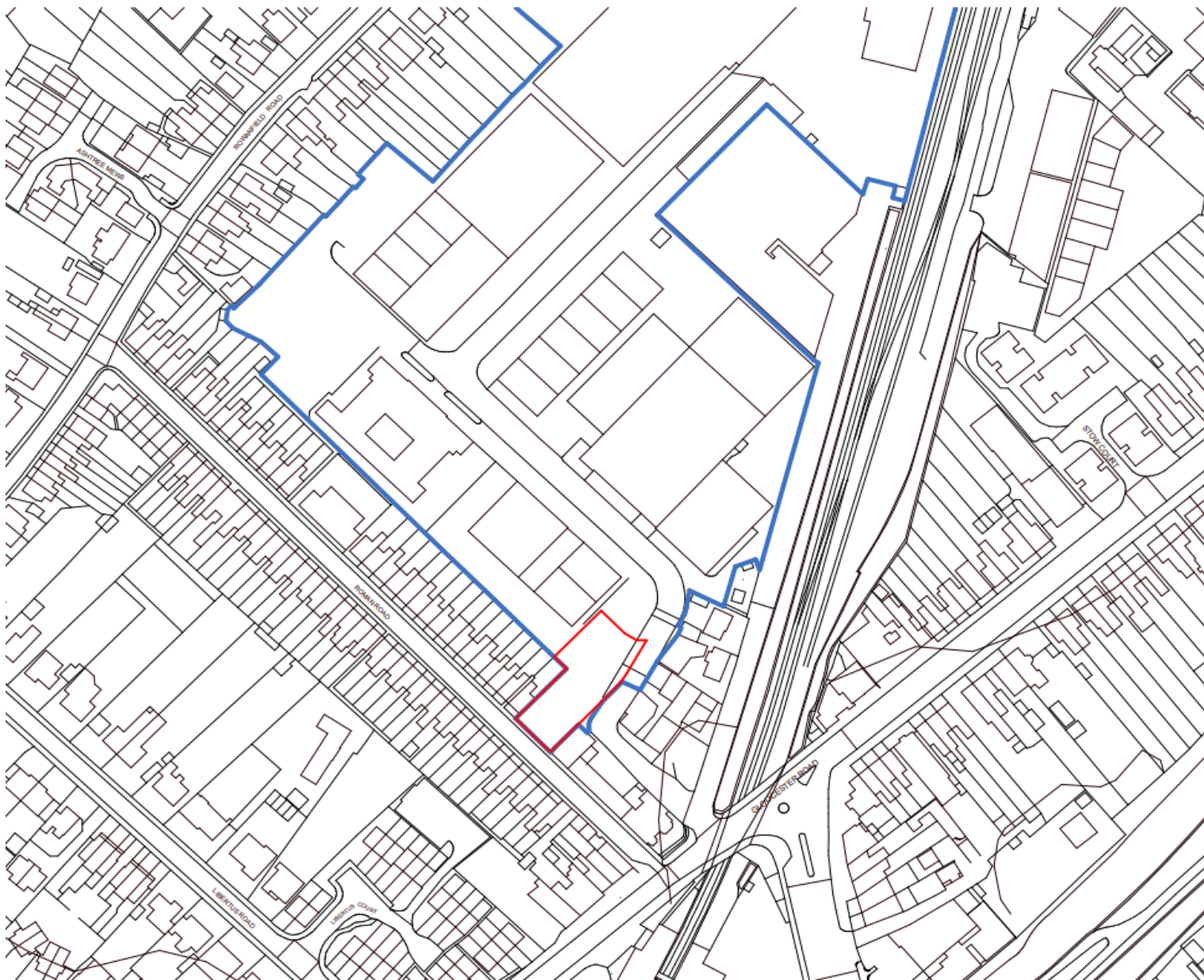
FUL:

- Time
- Approved plans

21/02828/OUT – Lansdown Industrial Estate

Proposed Development

Outline application for mixed use redevelopment at Units 23 and 30 Lansdown Industrial Estate (residential and commercial) with all matters reserved apart from access.



SCALE 1 : 1250

0 25 50 75

Key

- Application Boundary (Area: 900.16 m²)
- Land under Applicant's Ownership

P01	Submit for Planning	13/12/21	DO	MDLN
Drawn by	Description	Date	Drawn by	App. No.
original by		date created	approved by	
SW		30/04/21	MDLN	

AHR

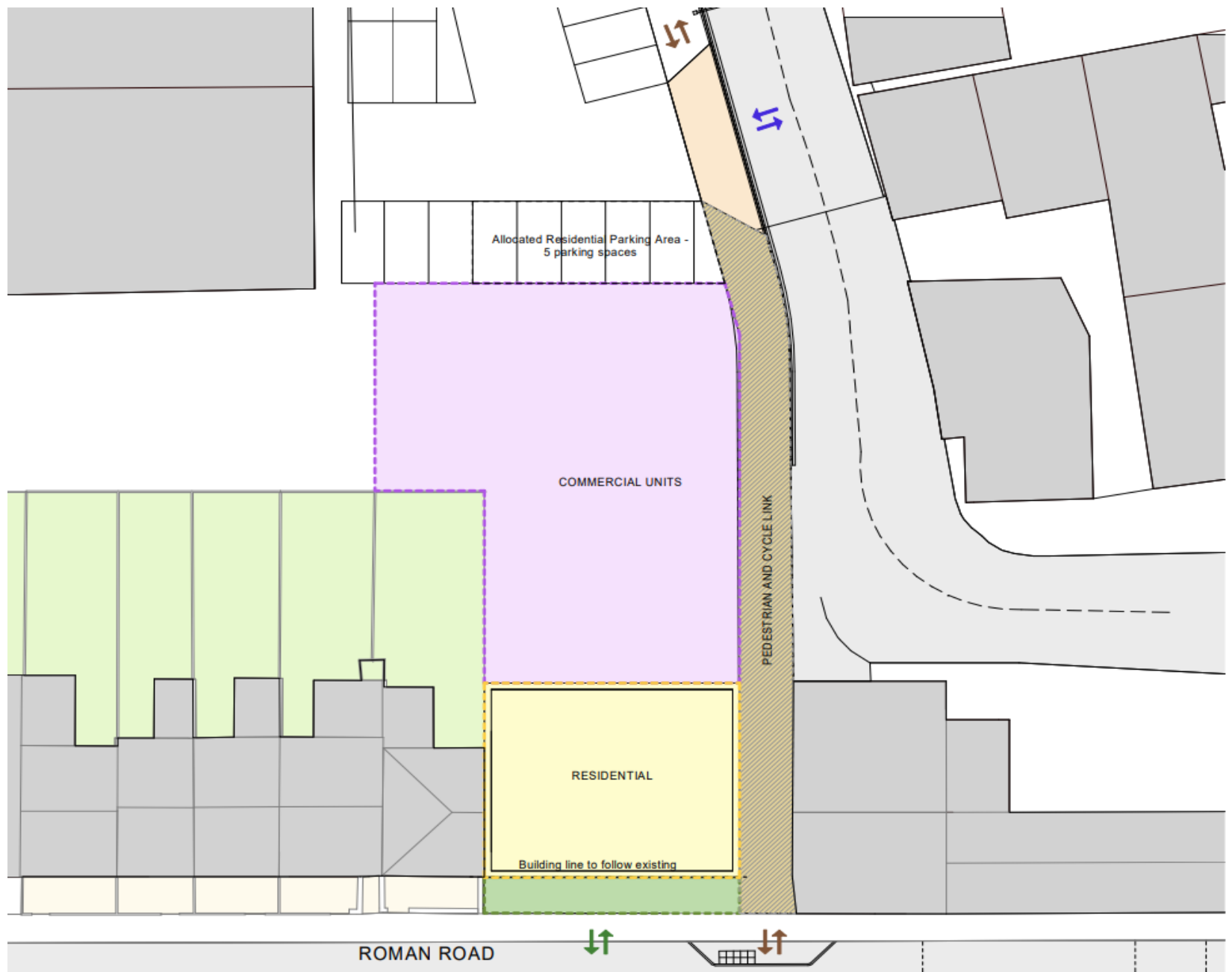
AHR Architects Ltd
Unity Building
Wine Street
Bristol
BS1 2SD
United Kingdom

T +44(0)117 9229146
E info@ahr.co.uk
www.ahr.co.uk

client name	ADAPT Real Estate
project	Lansdown Redevelopment
drawing	Roman Road - Application Boundary Plan
computer file	plot date
C:\Users\ahrd\Documents\Roman Road\ahrd\p01.dwg	
project number	scale
2020.00796.000	As indicated @A3
drawing number	rev
LDR-AHR-RO-XX-DR-A-02-000	P01 D5

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Site Location Plan



Key



Residential Use
- Up to 12m in height to top of the ridge and 11 to eaves



Commercial Use
- Up to 5m in height to top of the ridge and 3.5m to eaves



Front Garden - 2m minimum



Pedestrian and Cycle Link - 3m min.



Vehicular Access Point



Pedestrian Access Point



Cycle and Pedestrian Access Point

Parameter Plan

site is at the L and divides here is a main

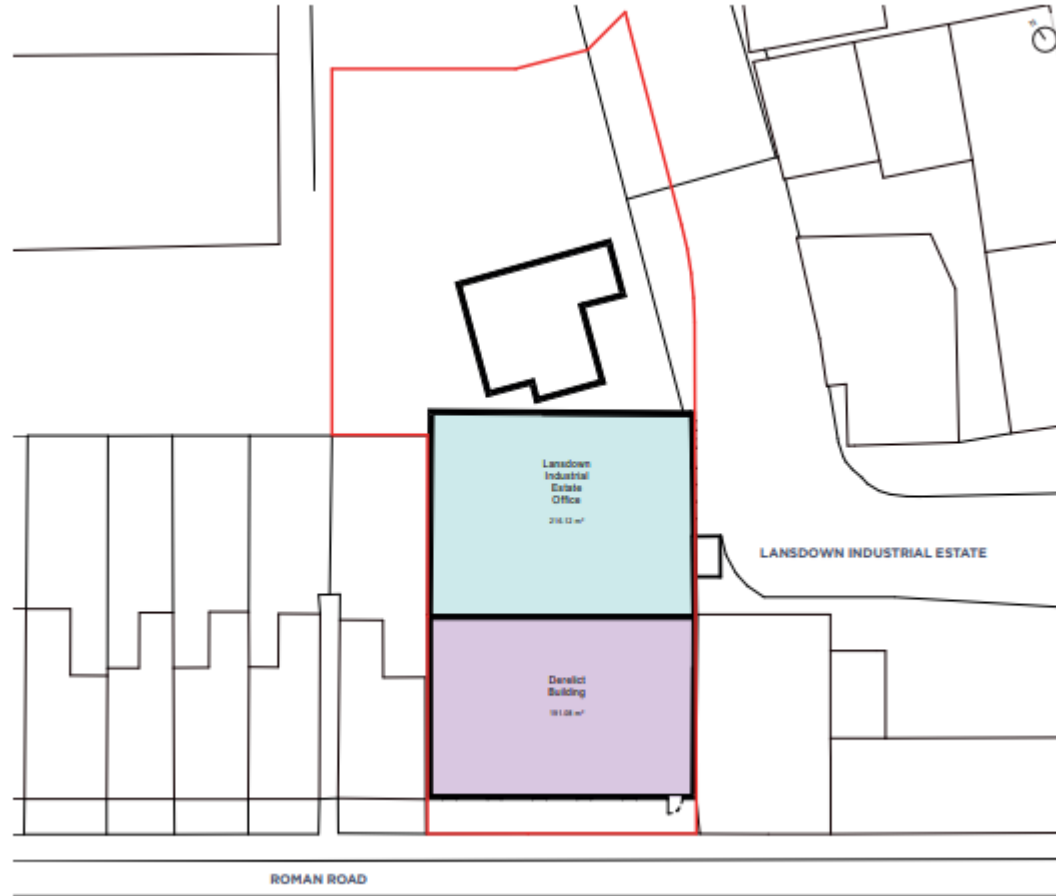


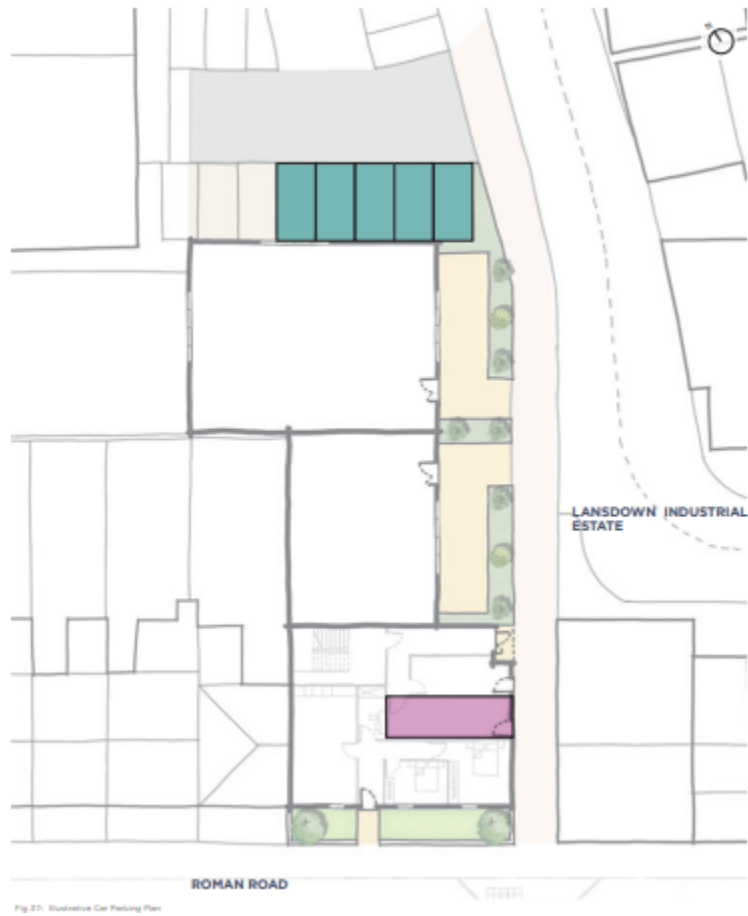
Fig. 24: Existing Buildings General Arrangement Plan

7/26



Fig. 25: Proposed Parameter Plan

Existing and Proposed (indicative) Site Layout



Illustrative Massing



Indicative Site Layout/Design/Massing Principles



Site Photographs



Site Photographs

Key Planning Matters/Planning Balance

- **Principle of residential development – Policy SD10 of JCS**
Council's 5 Year Housing Land Supply position
- **Conformity with Policy MD1 of Cheltenham Plan**
- **Loss of Employment Land/Policy EM2 OF Cheltenham Plan**
- **Traffic/Highway safety**
Access and parking arrangements, proposed off-site highway works and cycle pedestrian link onto Roman Road
- **Ecology and biodiversity net gain**
- **Drainage and Flood risk**
- **Parameter Plan and Indicative Site Layout and Design Principles,**
- **Impact on Residential Amenity (existing adjacent properties and future occupiers)**
- **Sustainability/Renewable Energy**
- **Implementation and link with application 21/02832/OUT – s106 Obligation**

Recommendation – Permit subject to conditions

1. Reserved matters to accord with Parameter Plan – exception of residential building height fronting Road not exceeding two storeys or roof height of existing building and commercial units to rear not exceeding one storey
2. Various design details inc. external appearance, materials, BNG, landscaping, cycle and refuse storage, boundary treatment and external lighting.
3. Noise Impact Assessment
4. Construction Traffic Environmental Management Plan (CTEMP)
5. Updated Energy and Sustainability Statement
6. No gas supply

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21/02832/OUT – Lansdown Industrial Estate


Proposed Development

Outline application for the redevelopment of the northern part of Lansdown industrial estate for up to 215 dwellings with associated access roads, parking and public open space following the demolition of the existing buildings. All matters reserved except for access.

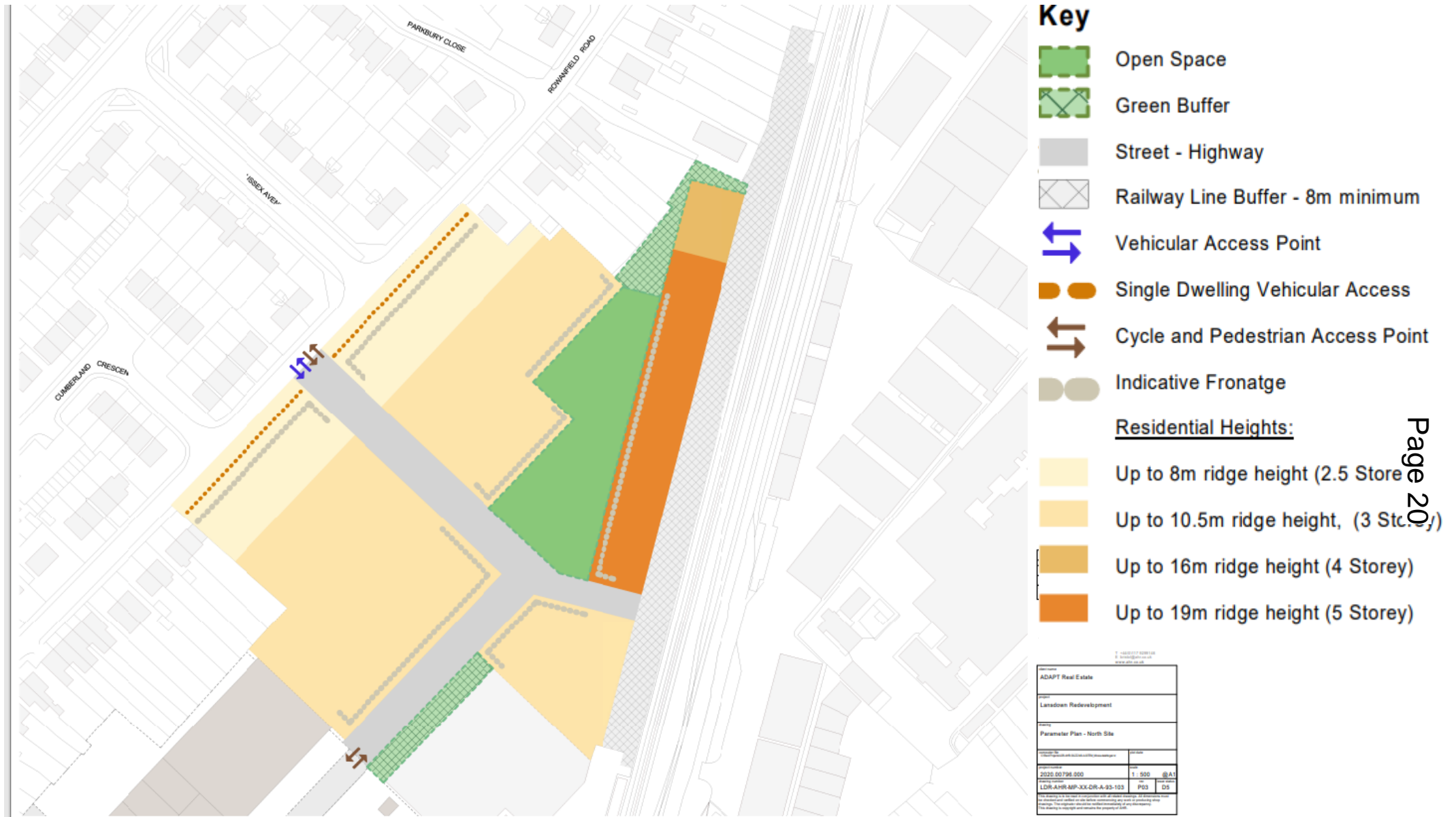


Site Location Plan

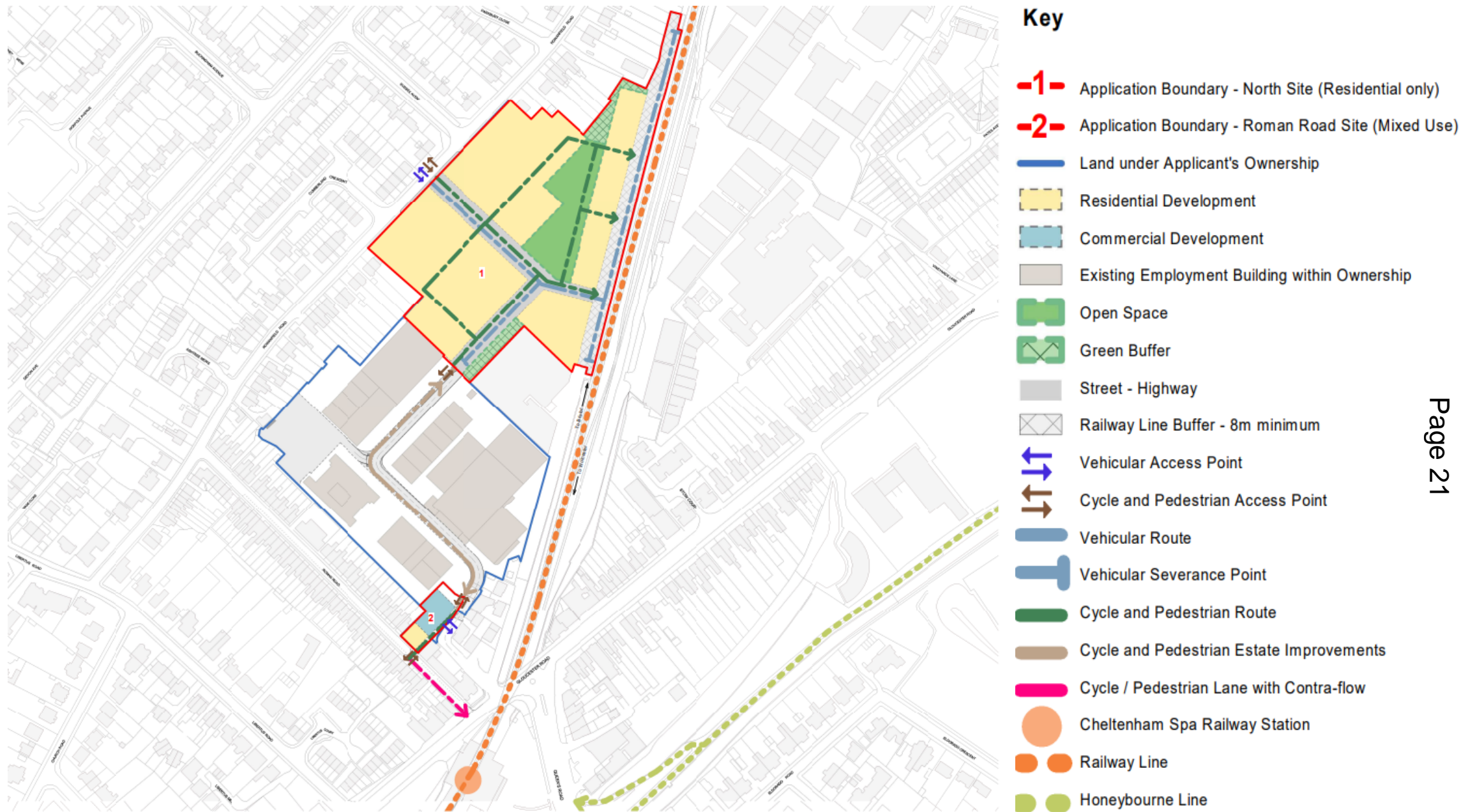
Legend

	Industrial Estate in CWAC Ownership
	Industrial Estate outside CWAC Ownership
	Planning Application Area





Parameter Plan



Framework Strategy Plan- Access and Movement



Revised Illustrative Site Layout



Site Photographs



8: View towards industrial unit access road at western site boundary

Site Photographs



Site Photographs

Key Planning Matters/Planning Balance

- **Principle of residential development – Policy SD10 of JCS**
Council's 5 Year Housing Land Supply position
- **Conformity with Policy MD1 of Cheltenham Plan**
- **Loss of Employment Land**
- **Affordable Housing Need/Financial Viability**
- **Traffic/Highway safety**
Access arrangements, traffic increase/junction capacity, proposed highway improvement works and cycle pedestrian links
- **Industrial Heritage and Archaeology**
Including potential for retaining existing buildings(for re-use/refurbishment for both residential and employment purposes)
- **Landscaping, Ecology and Biodiversity Net Gain**
- **Drainage and Flood risk**
- **Indicative Site Layout, Parameter Plan**
- **Impact on Residential Amenity (existing adjacent properties and future occupiers)**
- **Infrastructure and community facilities provision (education and libraries), affordable housing, on and off-site open space and recreational requirements**
- **Sustainability/Renewable Energy**
- **Proposed Public Realm and Heritage Enhancements and Capital investment within southern half of industrial estate**
- **S106 Obligations/Heads of Terms**

Recommendation – Resolve to Permit subject to conditions, completion of s106 and SoS EIA Screening Opinion

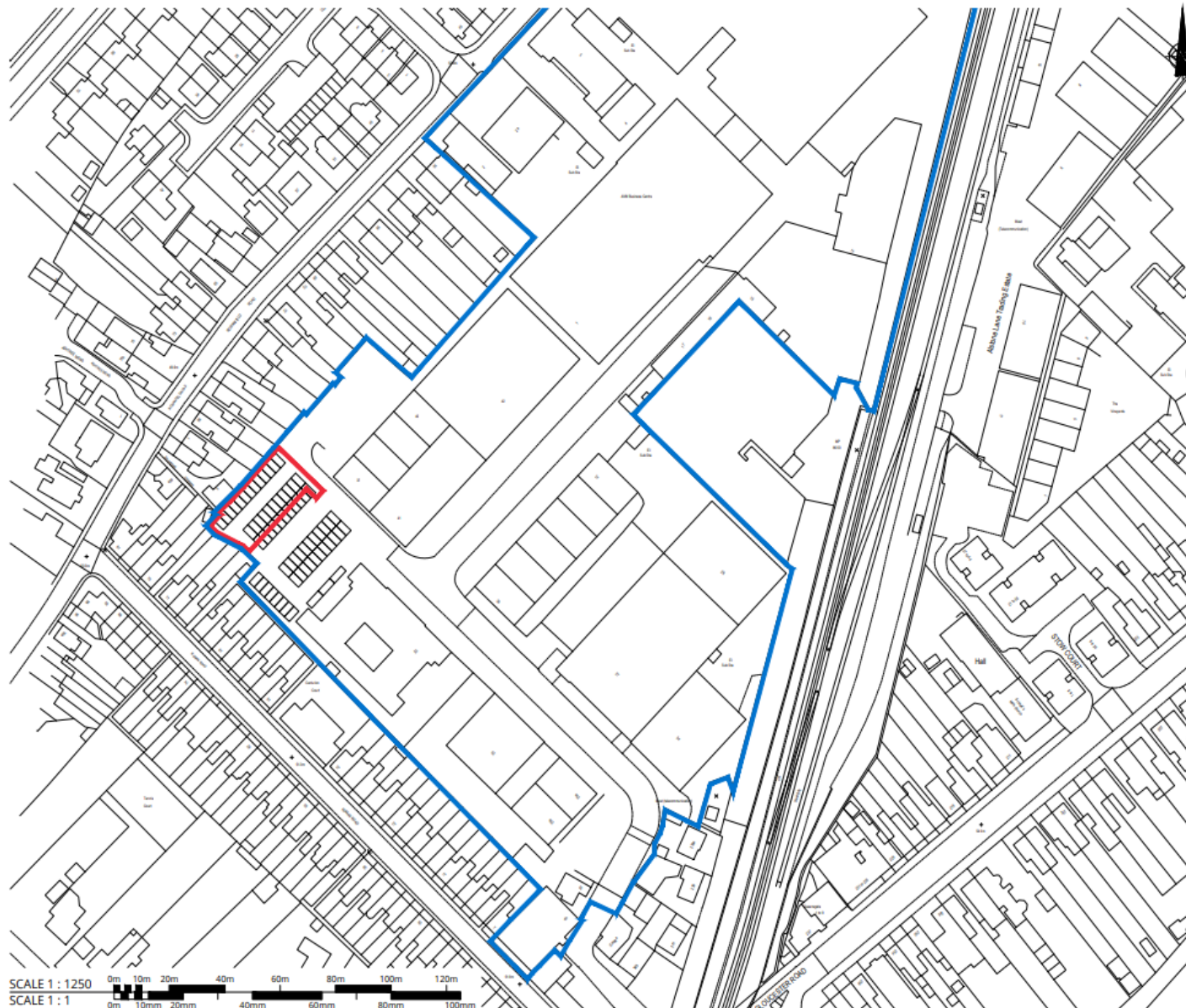
1. Accordance with Parameter Plan, Framework Strategy and Illustrative Masterplan (in part)
2. Phasing of construction and demolition works
3. Implementation of off-site Highway Improvement works – cycle and pedestrian route onto Roman Road
4. Construction and Waste Management during construction
5. Compliance with Ecology Survey and submission and approval of a Landscape Environmental Management Plan (LEMP)
6. Noise Impact Assessment (impact of railway line and retained industrial units)
7. External lighting
8. Public Art and Industrial Interpretation
9. Updated Energy and Sustainability Statement and no gas supply connection to any building

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23/00728/FUL – Lansdown Industrial Estate

Proposed Development

Erection of a single storey building to accommodate artists studios (intended to provide replacement accommodation for the Lansdown Artists studios displaced by application 21/02832/OUT)



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DRAWING TO BE READ IN COLOUR

SITE ADDRESS:
LANDSDOWN INDUSTRIAL ESTATE
GLOUCESTER ROAD
CHELTENHAM
GL51 8PL

LEGEND:
— LANDLORD OWNERSHIP
— APPLICATION AREA

PG2 ISSUED FOR PLANNING 10/17/2022
Drawn By: [Name] Check By: [Name]

URBANEDGE
architecture / landscape / interior design

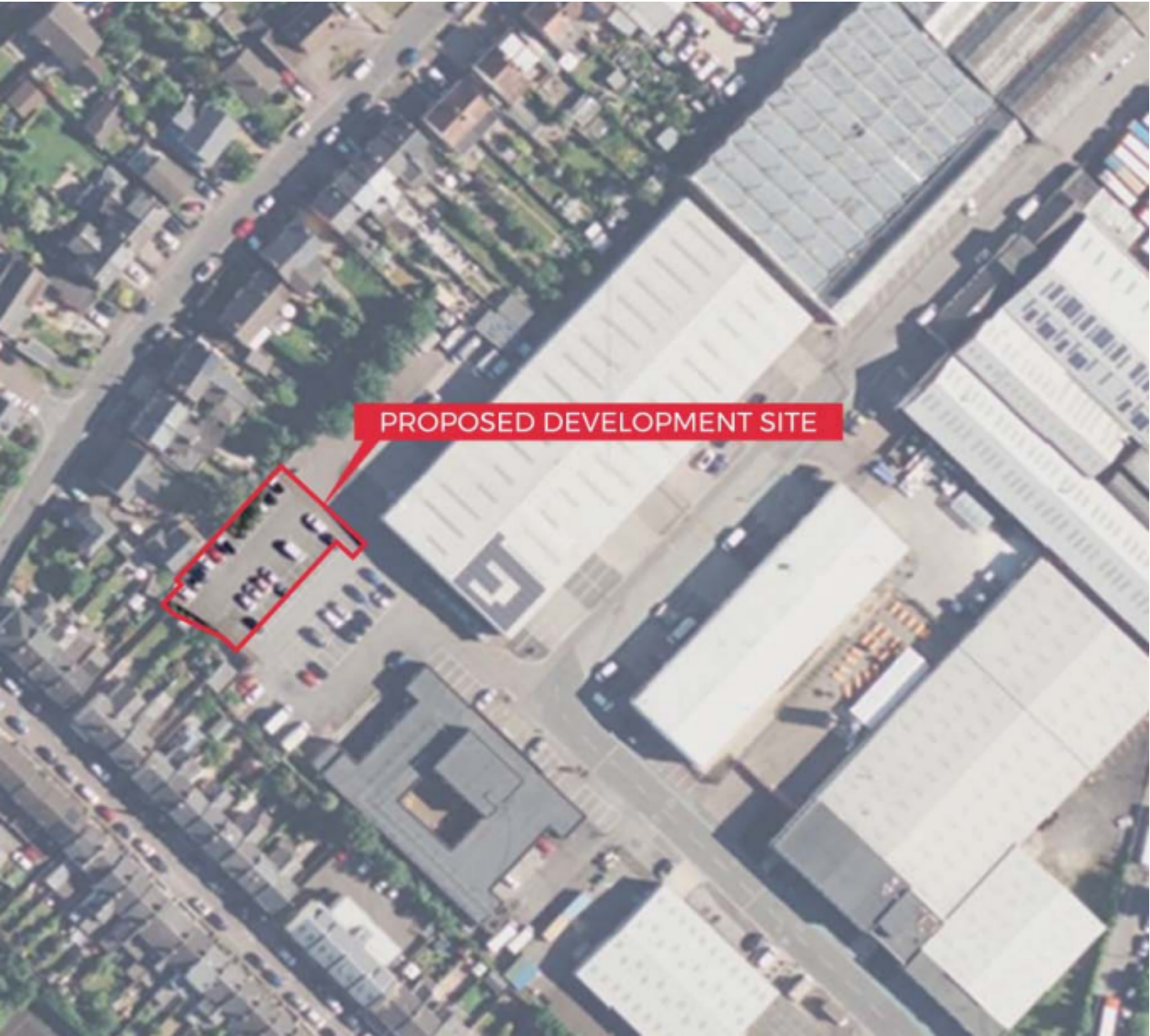
CHESHIRE WEST & CHESTER COUNCIL

**LANDSDOWN INDUSTRIAL ESTATE,
CHELTENHAM - ART STUDIO**

SITE LOCATION PLAN

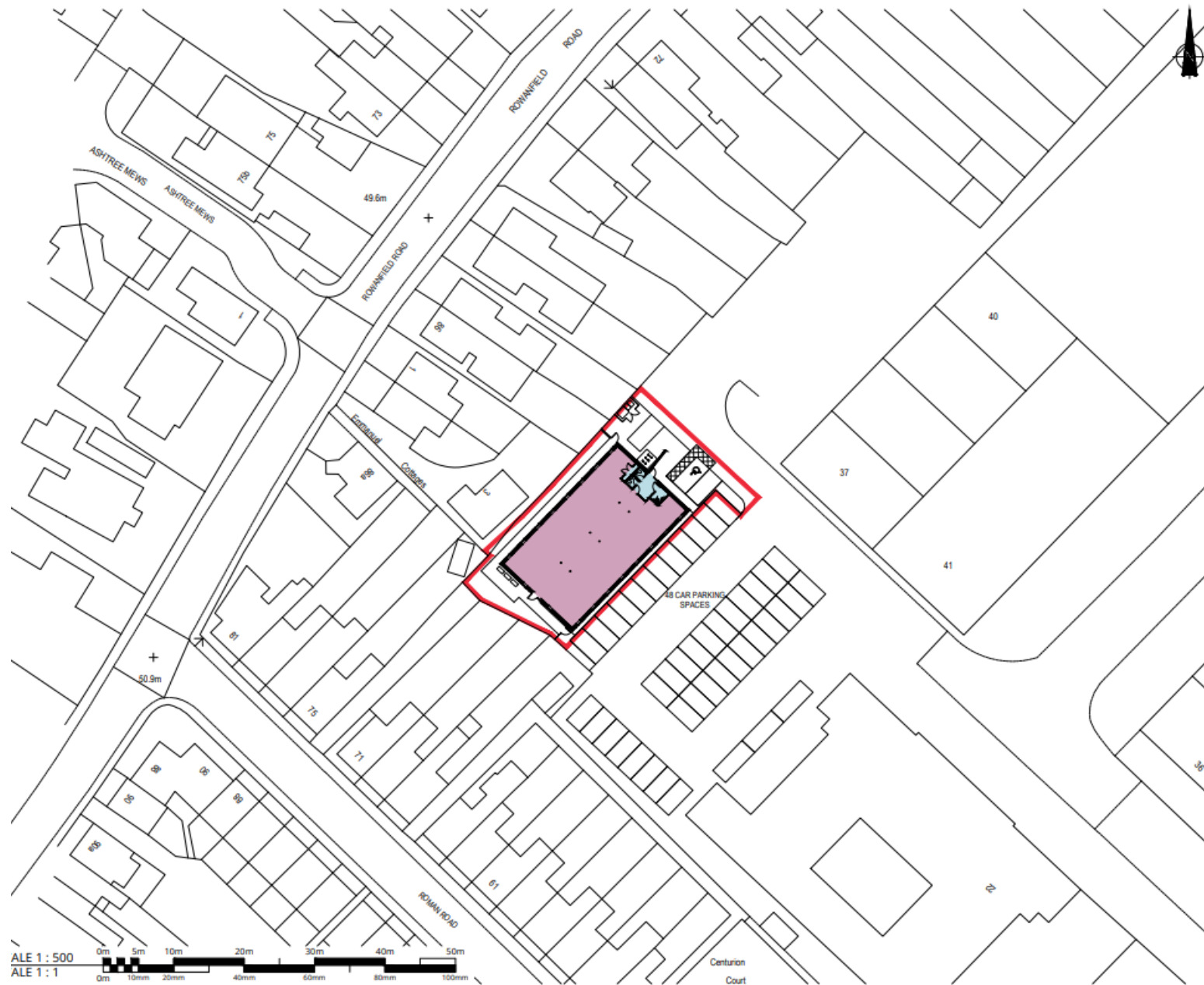
PLANNING
App No: 2669 Date: 11/25/2022 Status: CH Ref: PG2
2669-URB-ZZ-00-DR-A-208100

Site Location Plan





Site Photograph



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SITE ADDRESS:
GLOUCESTER ROAD
CHELTENHAM
GL51 8PL

LEGEND:
APPLICATION AREA

DRAFT

P03a BIN STORE AND CYCLE STANDS ALTERED 15 21/07/2023
P02 ISSUED FOR PLANNING 01 17/09/2023

URBANEDGE

CHESHIRE WEST & CHESTER COUNCIL

**LANDSDOWN INDUSTRIAL ESTATE,
CHELTENHAM - ART STUDIO**

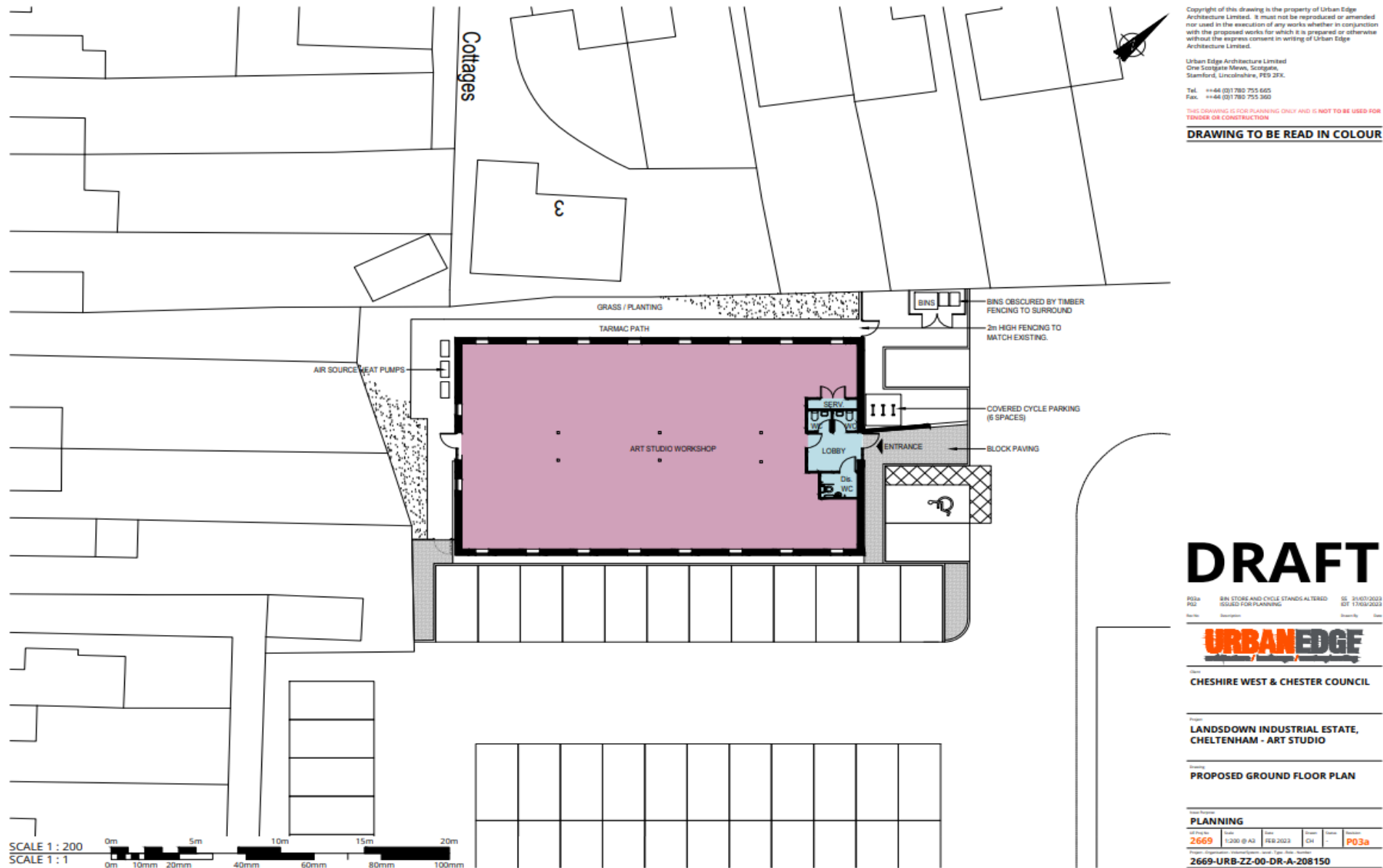
PROPOSED BLOCK PLAN

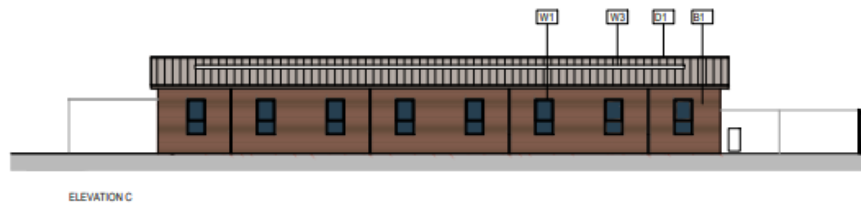
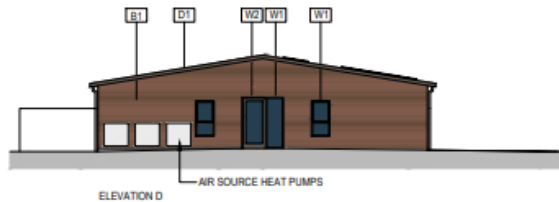
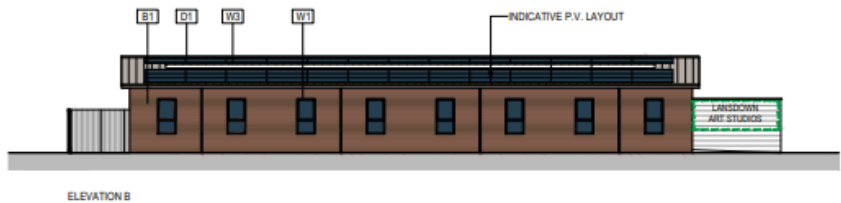
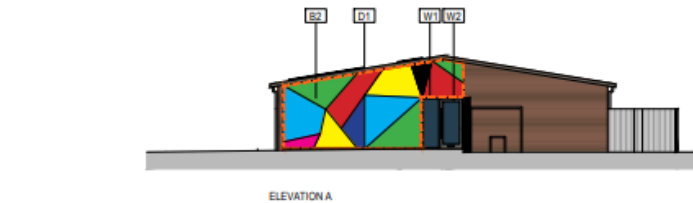
PLANNING

Ref No	Date	Rev	Rev	Rev	Rev
2669	15/08/2023	001	001	001	001

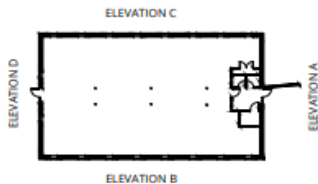
2669-URB-ZZ-00-DR-A-208150

Proposed Block Plan





LAN 1:500



MATERIAL KEY:

B1	INSULATED CAVITY WALLS WITH RED BRICK FINISH
B2	INSULATED CAVITY WALLS WITH ARCHITECTURAL BLOCKWORK FINISH TO PROVIDE SURFACE FOR ARTISTS' MURAL / SIGNAGE
W1	DARK GREY PVC / ALUMINIUM FRAMED WINDOWS
W2	DARK GREY PVC / ALUMINIUM FRAMED DOOR
W3	IN LINE GRP ROOFLIGHTS
D1	LIGHT GREY METAL ROOF PANEL
D2	DARK GREY PVC / ALUMINIUM RAINWATER GOODS



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SITE ADDRESS:

LANDSOWN INDUSTRIAL ESTATE
GLOUCESTER ROAD
CHELTENHAM
GL51 8PL

LEGEND:

 MURAL BY ARTISTS*

 SIGNAGE*

MURAL & SIGNAGE SUBJECT TO SEPARATE APPLICATION / ADVERTISEMENT CONSENT AS REQUIRED.

DRAFT

P02a	ELEVATIONS UPDATED	SS	04/08/2023
P01	ISSUED FOR PLANNING	IST	04/03/2023
Rev No	Description	Drawn By	Co



CHESHIRE WEST & CHESTER COUNCIL

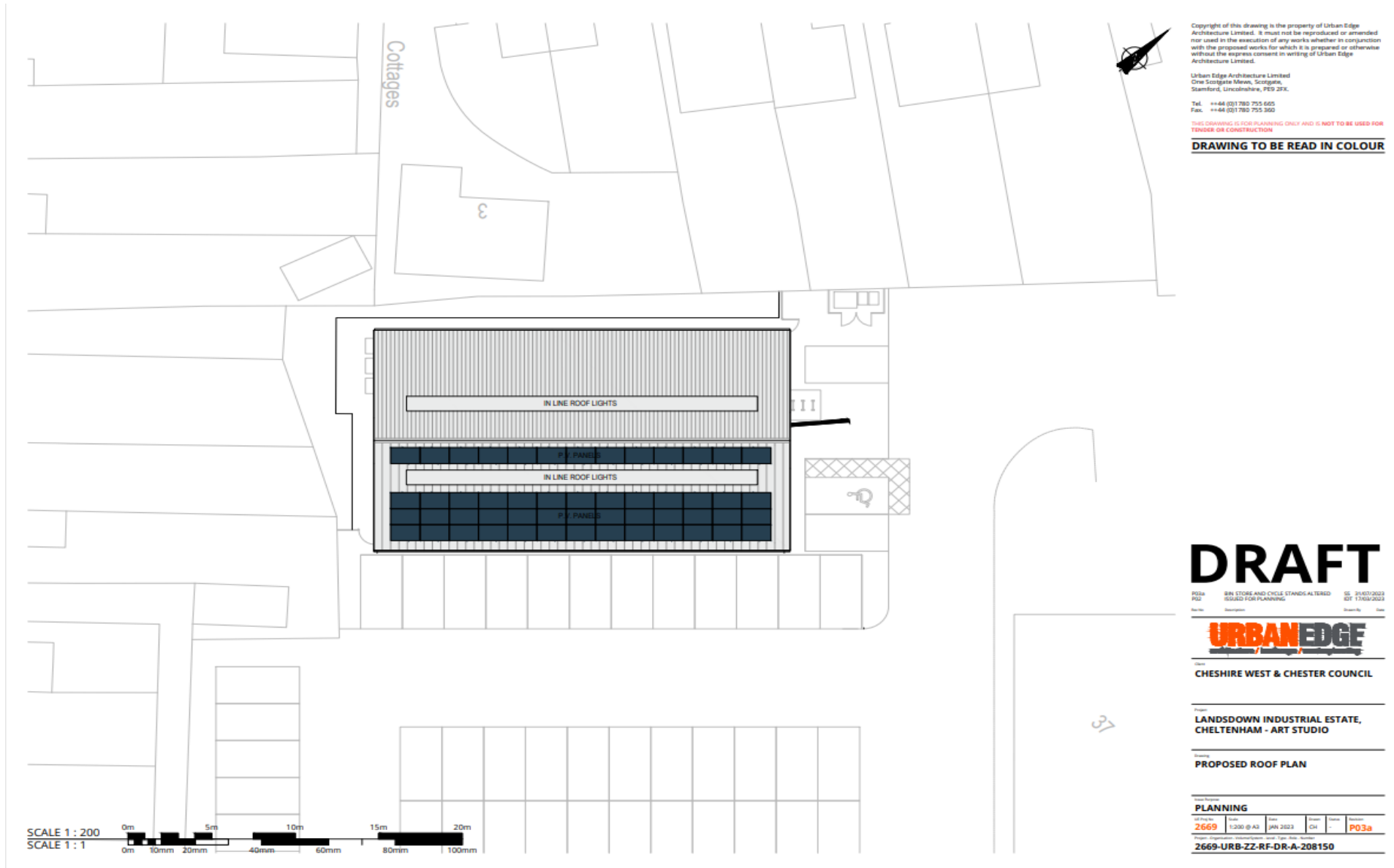
Project:
**LANDSOWN INDUSTRIAL ESTATE,
CHELTENHAM - ART STUDIO**

Drawing:
PROPOSED ELEVATIONS

Notes/Revisions:
PLANNING

Ref No	Scale	Date	Rev	Rev	Rev
2669	1:200 @ A3	FEB 2023	001	-	P02a
Project Organisation Internal System used Type Date Number					
2669-URB-ZZ-XX-DR-A-208250					

Proposed Elevations



Proposed Roof Plan



Concept Image

Key Planning Matters/Planning Balance

- **Conformity with Policy MD1 of Cheltenham Plan**
- **Loss of Employment Land and Policy EM2 of Cheltenham Plan**
- **Design, scale and layout**
- **Traffic impact and Loss of Existing Parking**
- **Landscaping and Biodiversity Net Gain**
- **Drainage and flood risk**
- **Impact on amenities of neighbouring land users**
- **Sustainability/Renewable Energy**
- **Impact on trees**
- **Implementation/timing of delivery and link with application 21/02832/OUT**
s106 Obligations/Heads of Terms

Recommendation – Permit subject to the following conditions

1. Installation of solar PV panels and Air Source Heat Pumps (ASHPs)
2. Highways Construction Management Plan
3. Noise Impact Assessment for ASHPs
4. Arboricultural Method Statement

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