

456 High Street

23/00625/FUL

Full planning application for the redevelopment to provide a residential development of 18no. apartments (12no. one bed and 6no. two bed) contained within two blocks, following demolition of an existing commercial building

Recommendation: Permit subject to a Unilateral Undertaking and conditions

Site location



Google satellite image



Google 3D image



The site

Page 3

The site



Views from High Street



View from apartment in Honeybourne Gate



View from apartment in Honeybourne Gate



View from Winston Churchill Gardens

Site context



442 – 452 High Street (to southeast)



Honeybourne Gate (viewed from entrance to Winston Churchill Gardens)



View looking north along Honeybourne Line



View looking northwest along High Street

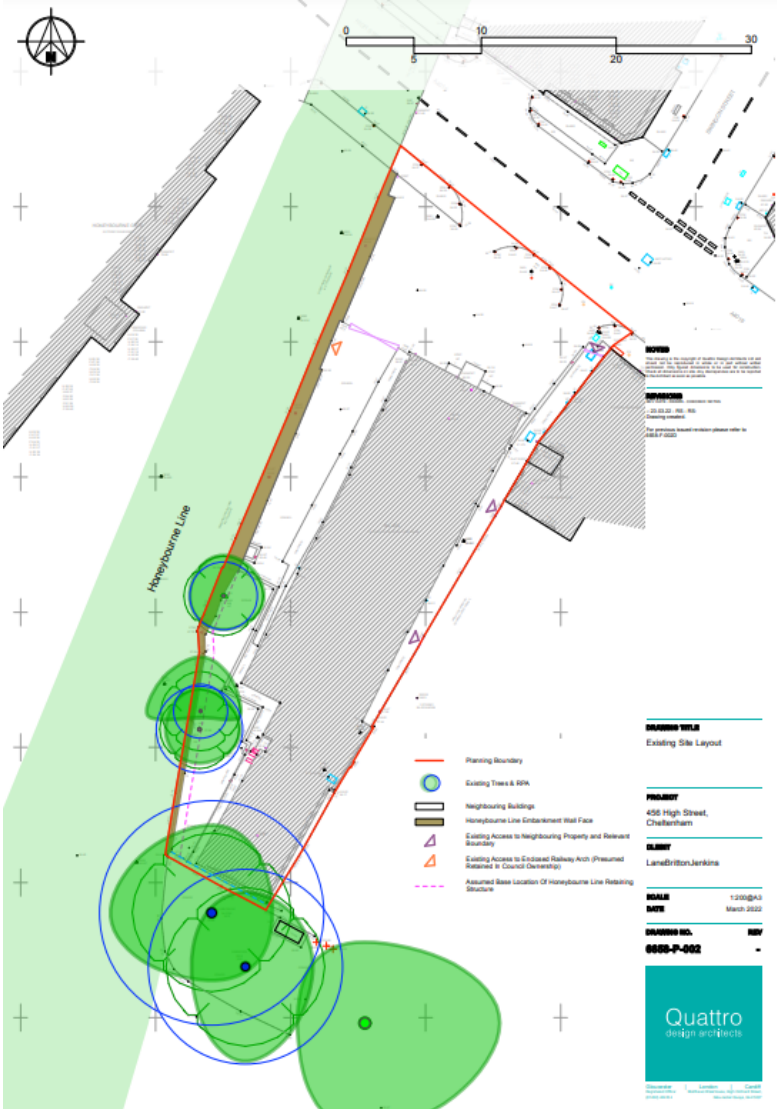


453 High Street (opposite the site)

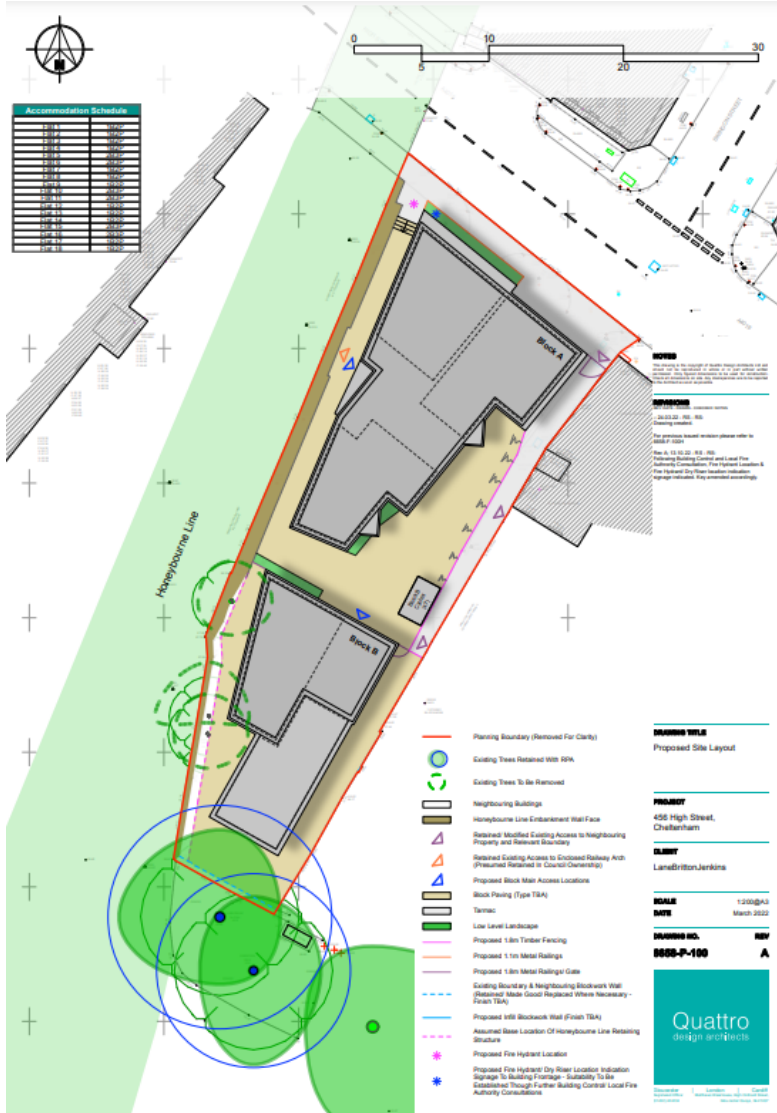


449 - 451 High Street (diagonally opposite the site to northeast)

Existing and proposed site layout

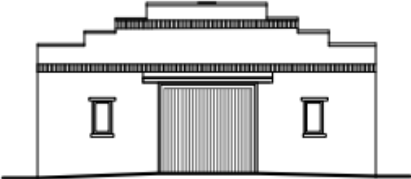


Existing

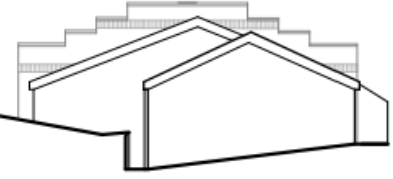


Proposed

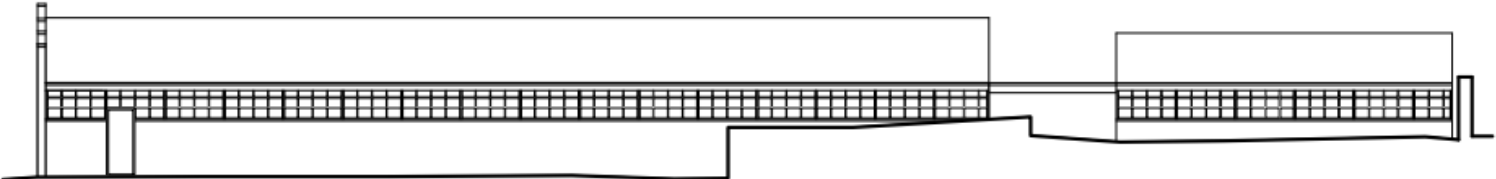
Existing building elevations



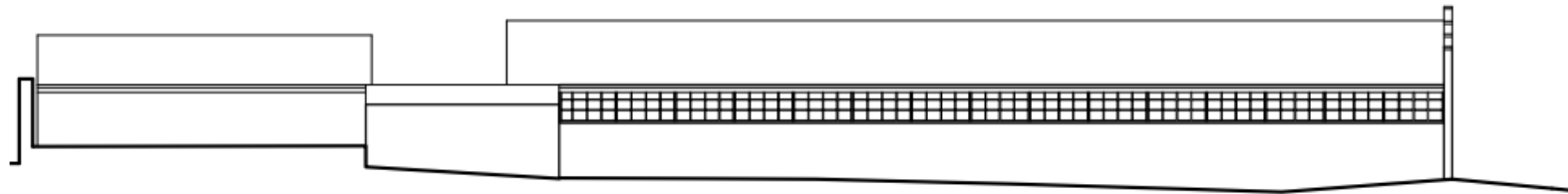
North-West



South-West

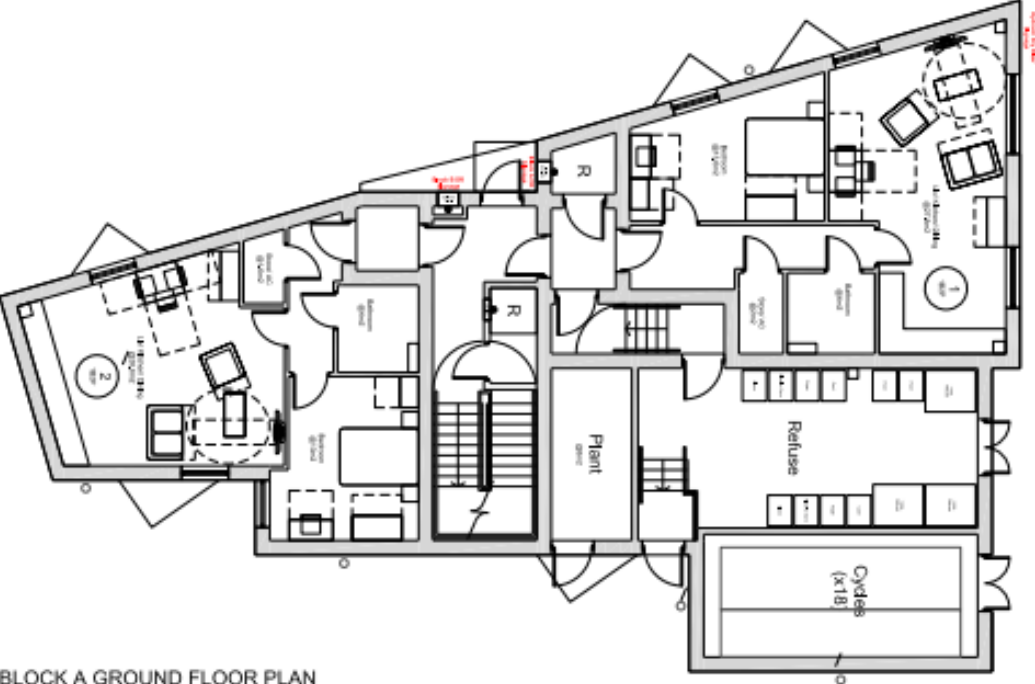


South-East

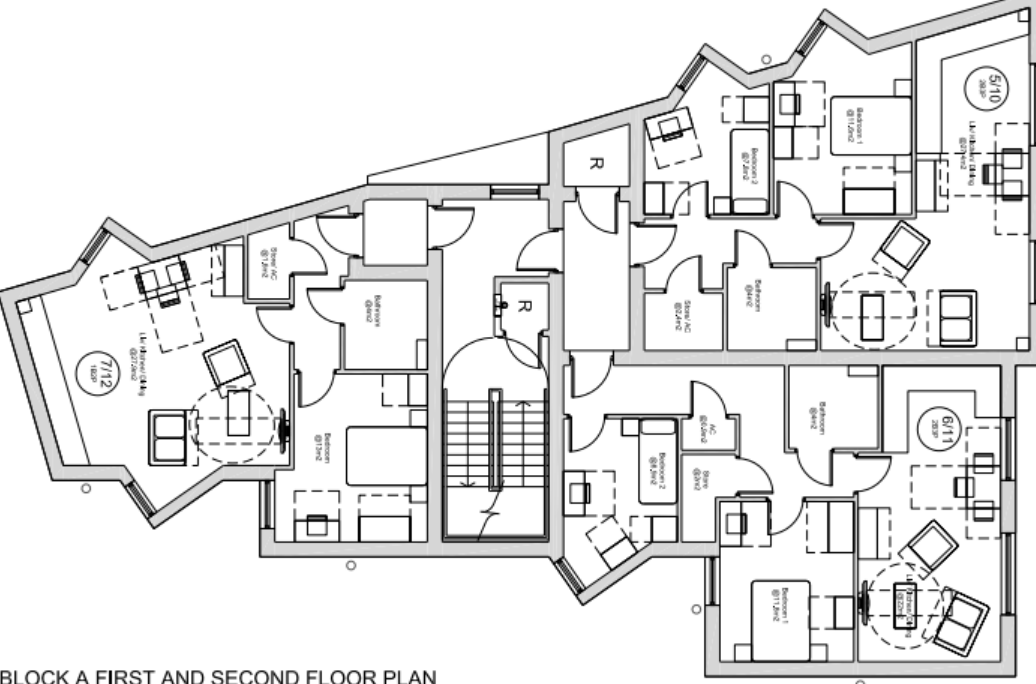


North-East

Block A – Proposed ground, first and second floor plans

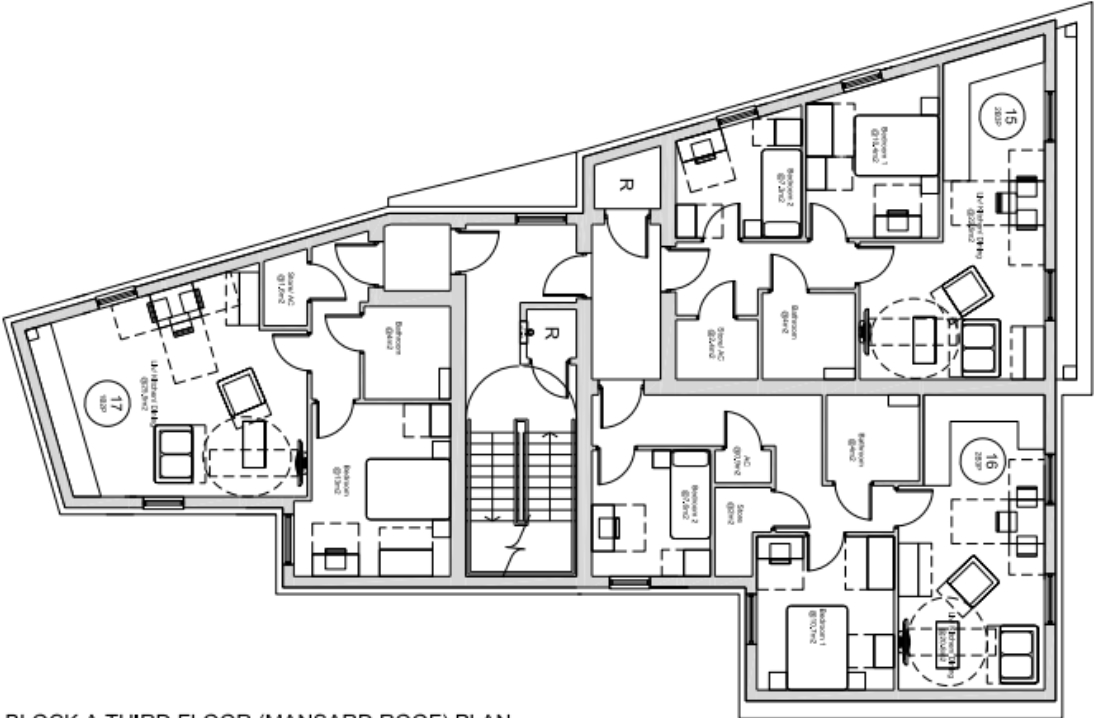


BLOCK A GROUND FLOOR PLAN



BLOCK A FIRST AND SECOND FLOOR PLAN

Block A – Proposed third floor plan



BLOCK A THIRD FLOOR (MANSARD ROOF) PLAN

Block A – Proposed elevations



Block A North East Elevation



Block A South East Elevation

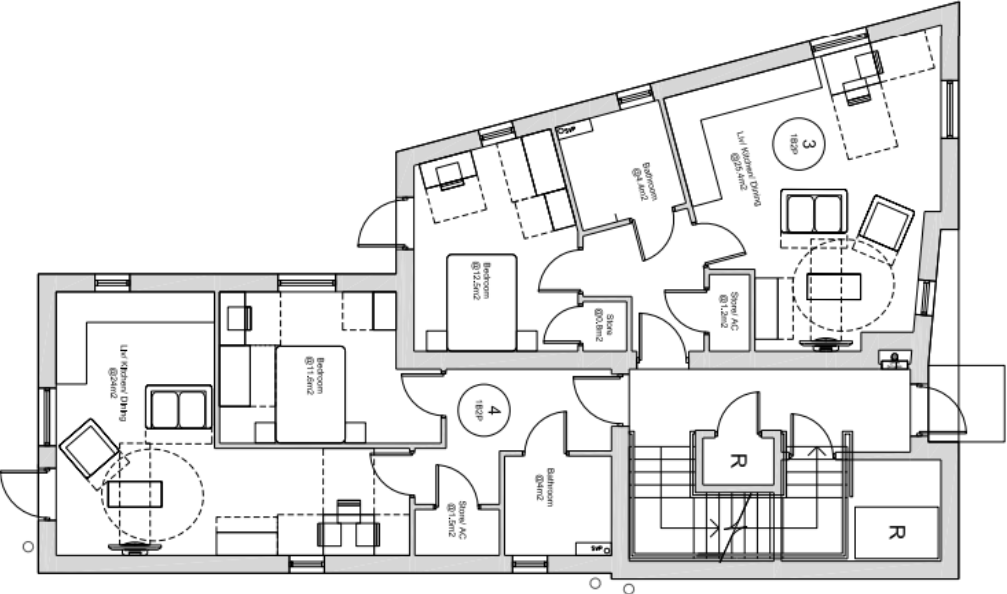


Block A South West Elevation

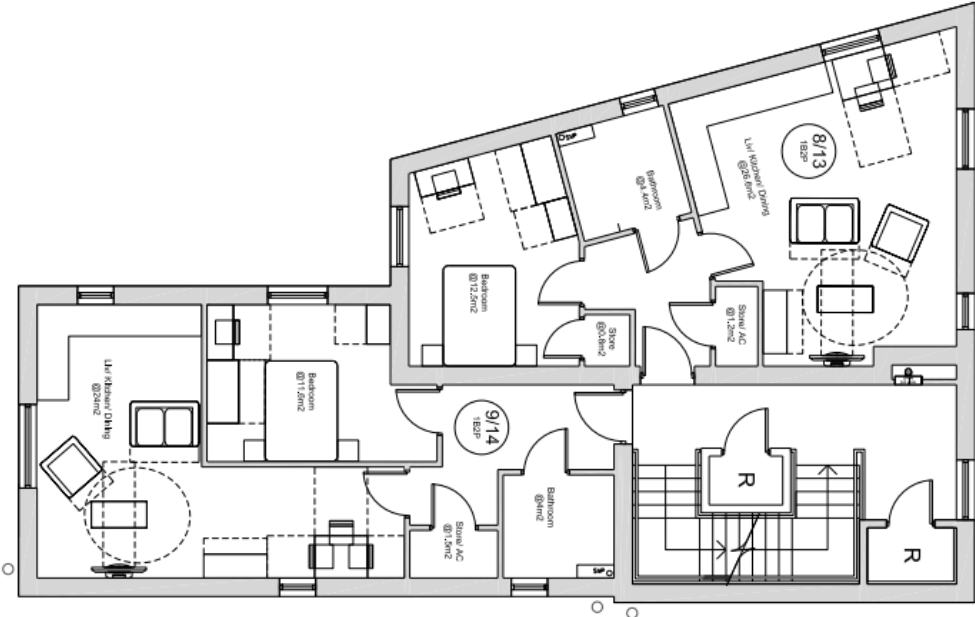


Block A North West Elevation

Block B – Proposed ground, first and second floor plans

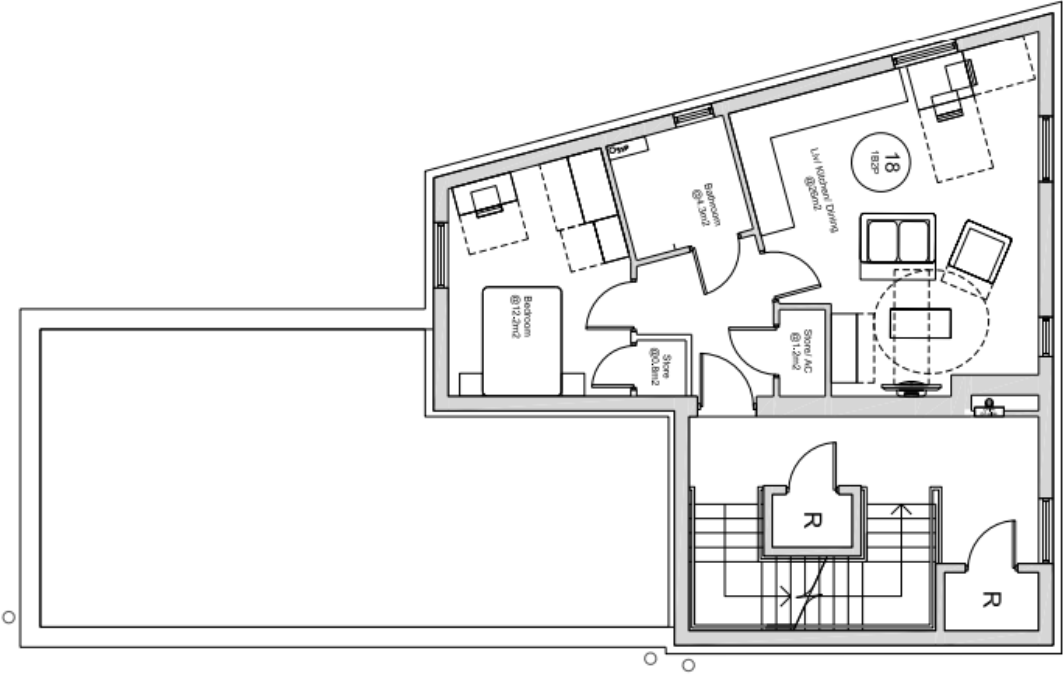


BLOCK B GROUND FLOOR PLAN



BLOCK B FIRST AND SECOND FLOOR PLAN

Block B – Proposed third floor plan



BLOCK B THIRD FLOOR (ROOF) PLAN

Block B – Proposed elevations



Block B North East Elevation



Block B South East Elevation



Block B South West Elevation



Block B North West Elevation

Existing and proposed street scene and sectional elevations

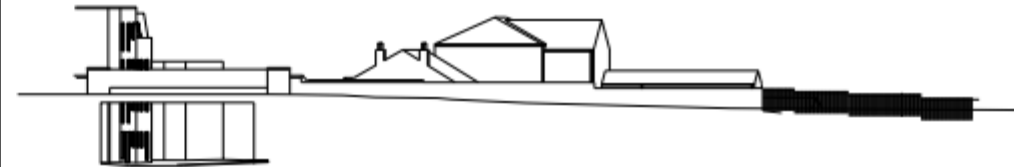


Existing Sectional Street Elevation A-A

High Street



Proposed Sectional Street Elevation A-A



Existing Sectional Street Elevation B-B

Honeybourne Line

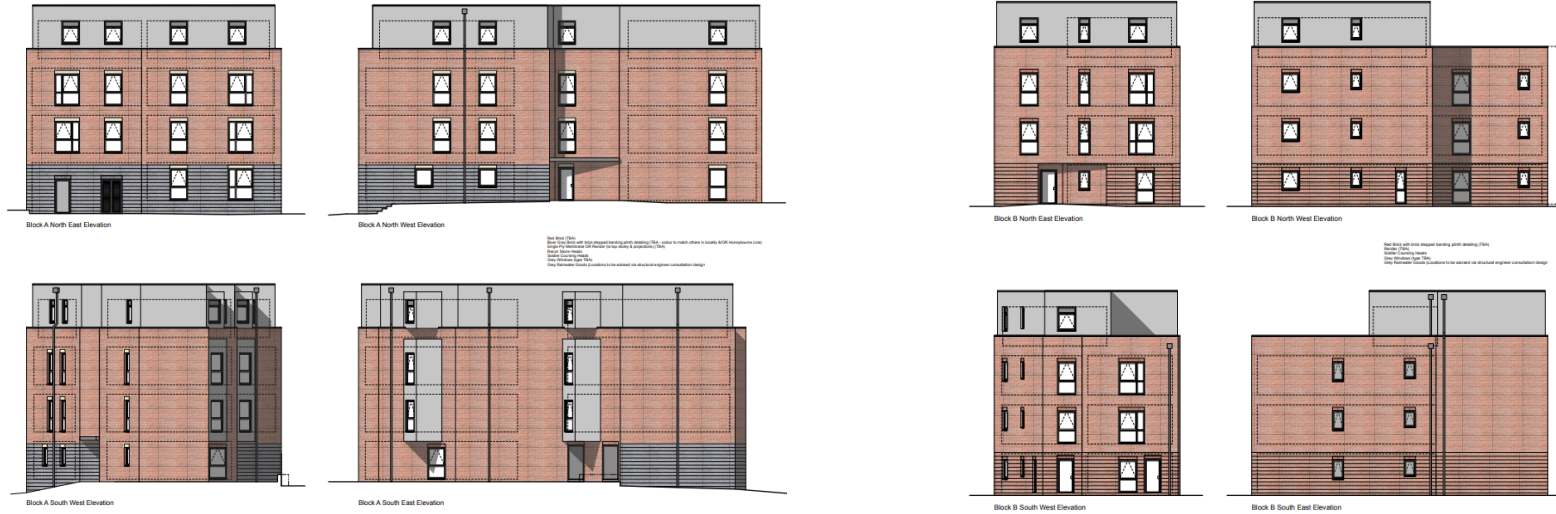


Proposed Sectional Street Elevation B-B



Comparative elevations

As originally proposed



As revised



Key planning matters

- Principle of re-development
- Design and layout
- Impact on the historic environment
- Climate change
- Parking and highway safety
- Affordable housing
- Neighbouring amenity
- Recreational impacts on Cotswold Beechwoods SAC

Summary of officer recommendation

- Officers are satisfied that the general principle of redeveloping this site for residential purposes is acceptable. The proposed development would, on balance, be in accordance with the aims and objectives of adopted CP policy EM2; and the site is located within the Principal Urban Area, wherein adopted JCS policy SD10 supports new housing development.
- The Council is currently unable to demonstrate a five-year housing land supply and therefore the ‘tilted balance’ in favour of granting permission is engaged. Whilst some harm has been identified, officers are satisfied any adverse impacts resulting from the scheme (as revised) are clearly outweighed by the benefits of providing 18no. residential units in this highly sustainable location.
- Although the number of proposed dwellings would normally trigger the need to provide 40% affordable housing, in this case, the viability of the scheme has been tested, and no affordable housing contribution can be secured.
- The amenity impacts of the proposed scheme have been carefully considered and, on balance, officers are satisfied that the development would not result in any unacceptable impact upon the amenities and living conditions of residential neighbours, or future occupiers.
- Whilst the Local Highway still consider some mitigation to be necessary, they confirm that the level of harm that would arise from this car-free development is not severe and as such *“is unlikely to warrant refusing planning permission”*, with reference to paragraph 115 of the NPPF (2023). An informative is proposed to highlight the fact that future occupiers of the development would not be eligible for permits, should planning permission be granted.
- Suitable mitigation to address any adverse recreational impacts on the Cotswold Beechwoods SAC can be secured through the Unilateral Undertaking.
- Taking into account the economic, social, and environmental aspects of the application, as a whole, the proposed development would not result in any adverse impacts that would outweigh the clear benefits of the scheme.
- The recommendation therefore is to grant planning permission subject to a Unilateral Undertaking and the schedule of conditions set out within the update report.

Suggested conditions include (but are not limited to):

- Time limit – 3 years
- Approved plans
- Contaminated land
- Construction management
- Site waste management
- Renewable or low carbon energy
- Drainage
- External facing and/or roofing materials
- Sample panel of brickwork
- Design details
- Landscaping
- Cycle storage
- Refuse and recycling
- Ecological enhancements

23/01545/CONDIT – Stone Crescent

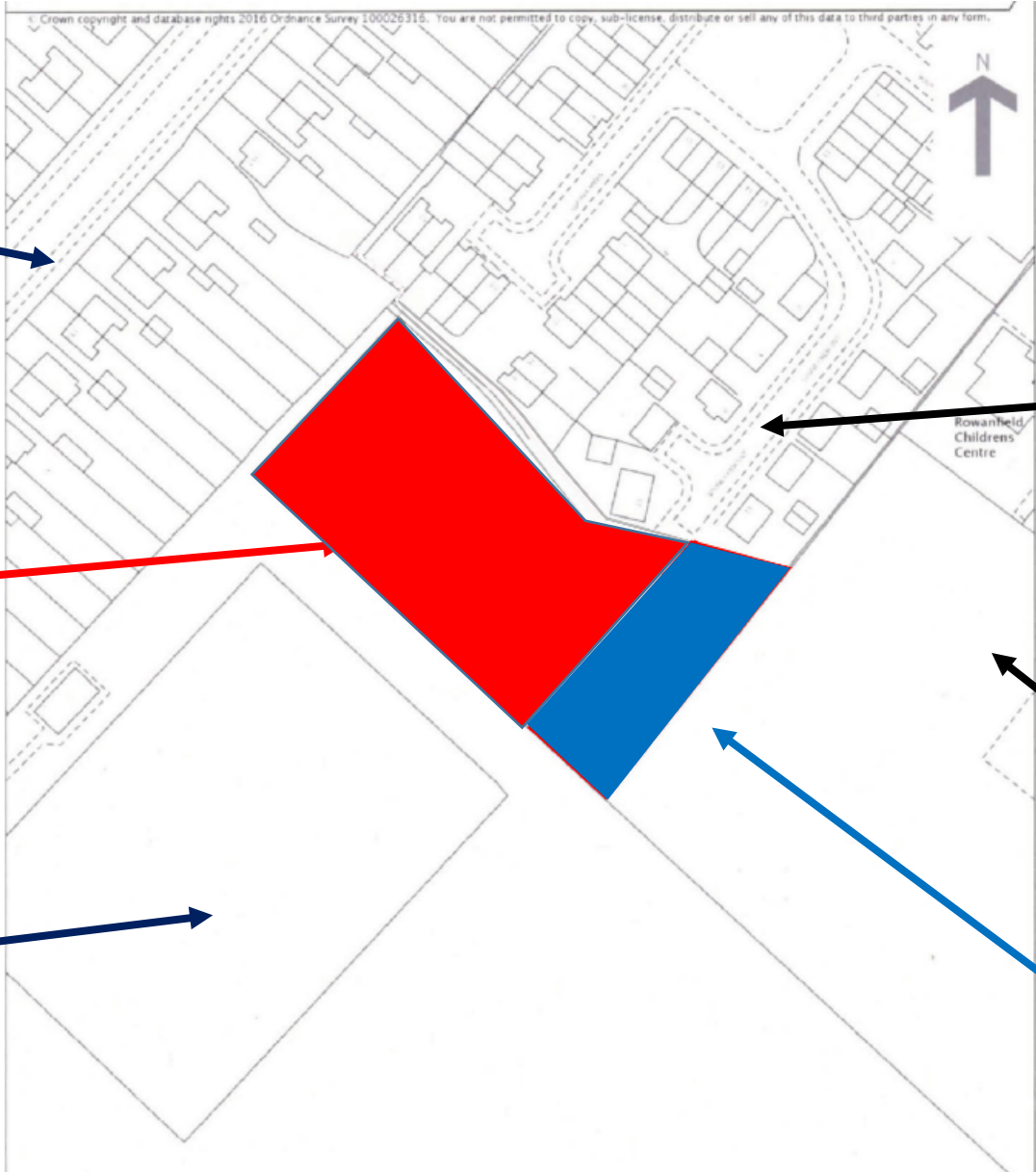
Proposed works:

Variation of condition 2 (approved plans) - site layout changes, addition of solar panels to all house types, 3.no A house types replaced with 3no C house types, increase in ground floor plan of F house types and removal of affordable housing provision of planning permission 18/02215/FUL.

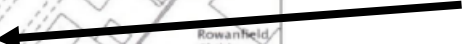
The application relates to amendments to an application previously approved by members at planning committee, therefore in the interests of transparency, the application has been brought back to committee for consideration.

Site Location Plan

Brooklyn Road



Stone Crescent

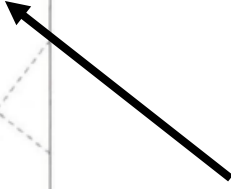


Rowanfield
Childrens
Centre

Application site
13 dwellings permitted
under planning ref:
18/02215/FUL



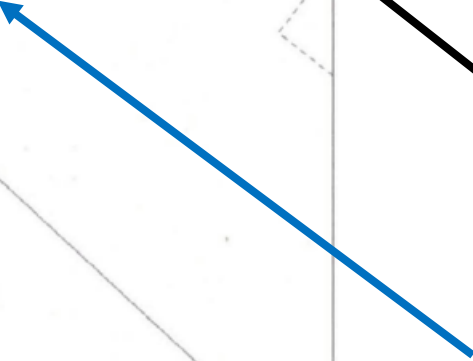
Rowanfield School site



King George V Playing Field



Site of recently approved 6
dwellings under planning
ref: 22/01891/FUL



Google Earth Image



Application site
13 dwellings permitted
under planning ref:
18/02215/FUL

King George V Playing Field

Site of recently approved 6
dwellings under planning
ref: 22/01891/FUL



Google maps image of entrance to the application site from Stone Crescent

Site Photos



Photo taken from within the site looking north (towards Stone Crescent)



Photo taken from just inside the site looking south

Site Photos



Photo taken from within the site looking south west (towards King George V playing field)



Photo taken from the southern end of the site looking north (towards Stone Crescent)

SECTION A-A

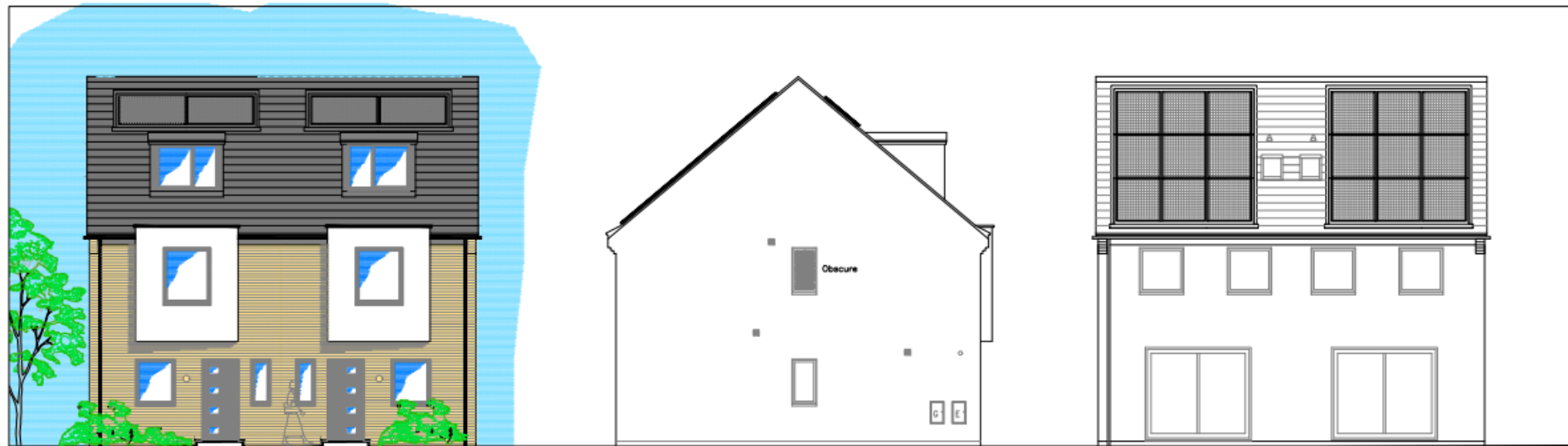


Previously Approved Site Layout



ACCOMMODATION SCHEDULE

Revised Proposed Site Layout

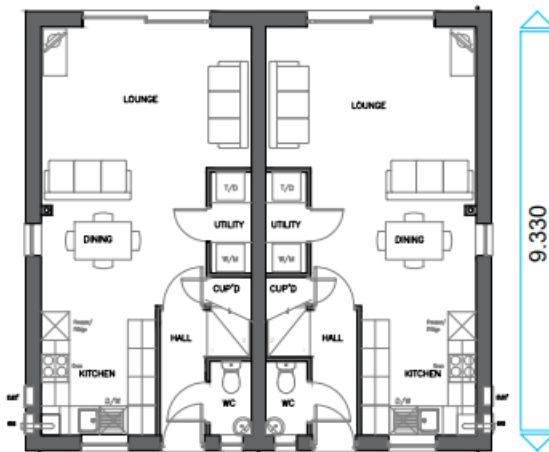


FRONT ELEVATION

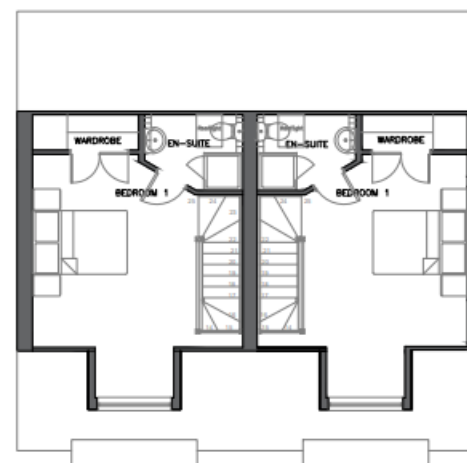
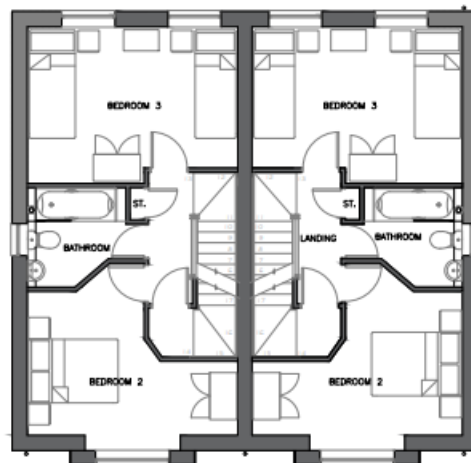
SIDE ELEVATION

REAR ELEVATION

9.890




9.330



Rev	Description	Date
D	Minor Amendments	12.10.23
C	Plot numbers updated. PV added	04.09.23
B	FF front window and detail revised	30.10.18
A	Plot 10 removed and 7 added.	05.09.18

Handings



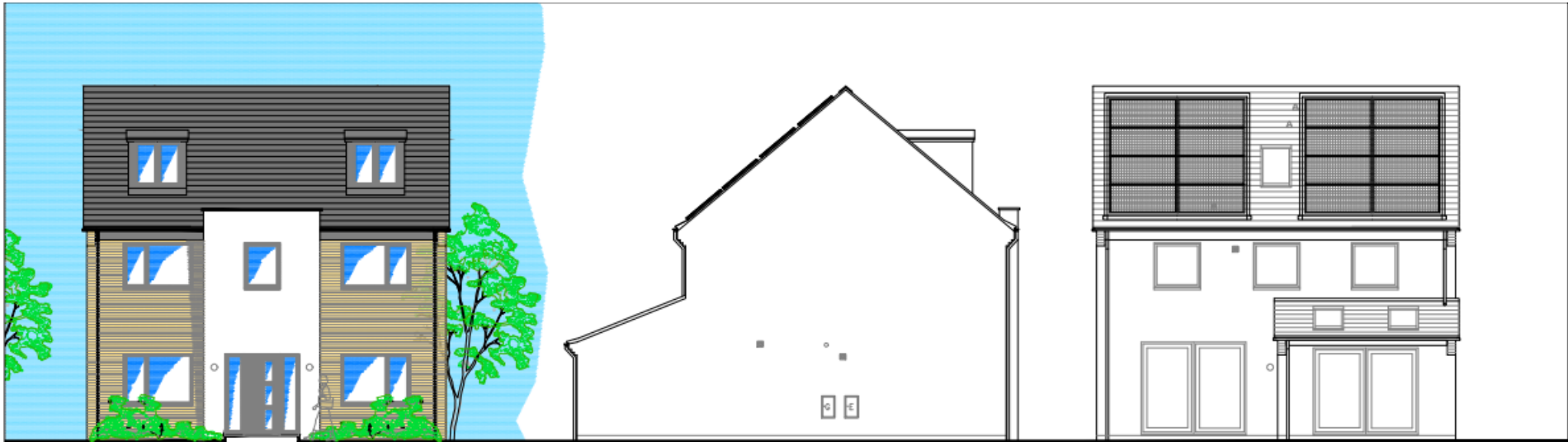
New Dawn Homes
The White House
Newdown Place
Cheltenham. GL51 0FR
Tel: 01242 235510 Fax: 01242 235510 www.newdawnhomes.co.uk

Site: **Stone Crescent, Cheltenham**

Drawing: **C House Types Sheet 1 of 2**

Scale: 1:100 @ A3 Date: Aug 2018.

Designed By: AW Status: Preliminary

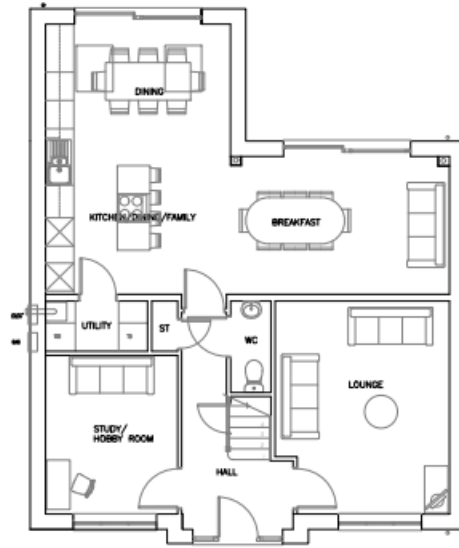


FRONT ELEVATION

SIDE ELEVATION

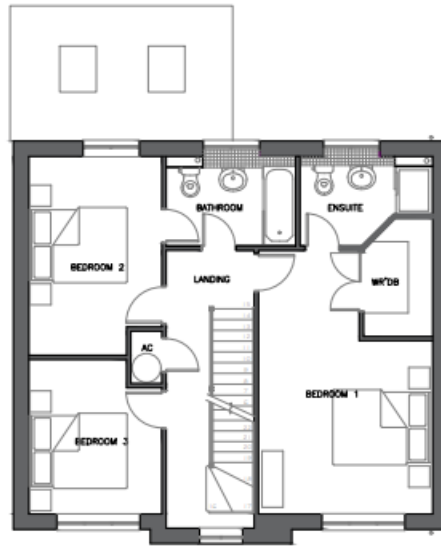
REAR ELEVATION

9.230

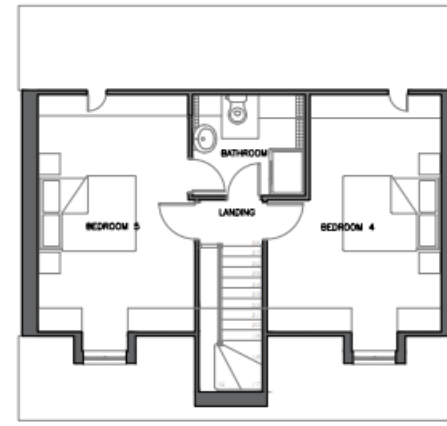


GROUND FLOOR PLAN

8.250



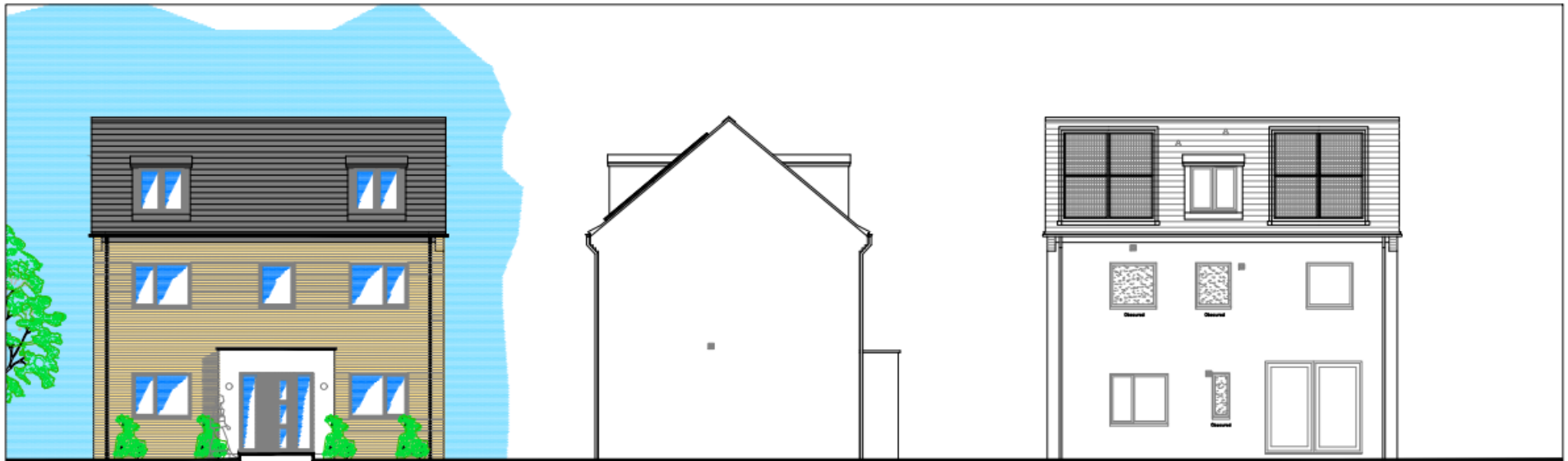
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Handings

A	Plot numbers revised. PV added.	04.09.23
Rev	Description	Date
New Dawn Homes The White House Newdown Place Cheltenham. GL51 0FR Tel: 01242 233510 Fax: 01242 233510 www.newdawnhomes.co.uk		
Site: Stone Crescent, Cheltenham		
Drawing: F House Types Sheet 1 of 2		
Scale: 1:100 @ A3	Date: Oct 2018.	
Designed By: AW	Status: Preliminary	

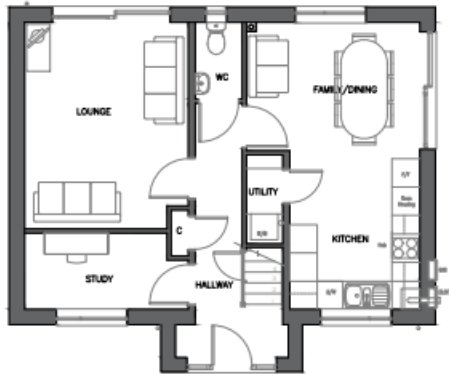


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

9.050

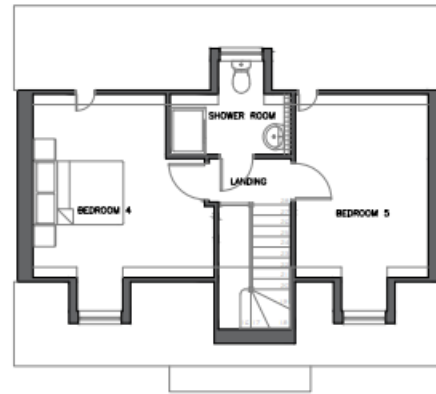


GROUND FLOOR PLAN

6.750



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Handings
As per D

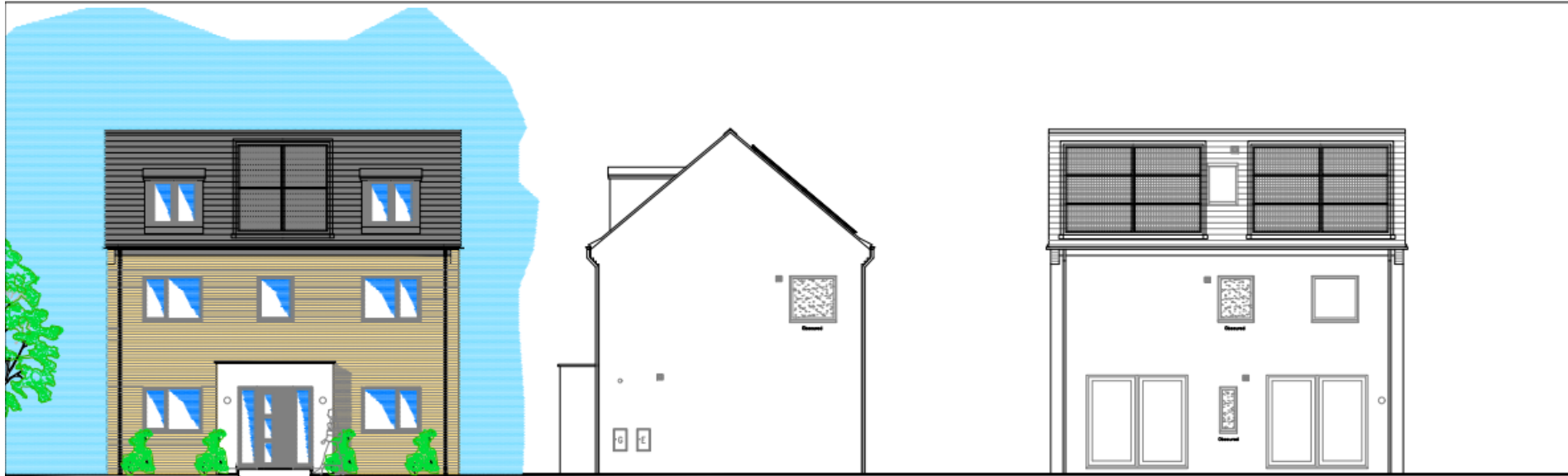
Rev	Description	Date
A	Plot numbers revised. PV added	05.09.23

New Dawn Homes
The White House
Newdawn Place
Cheltenham GL51 0FR
Tel: 01242 233510 Fax: 01242 233510 www.newdawnhomes.co.uk

Site: **Stone Crescent, Cheltenham**

Drawing: **R1 House Types - Plot 9**
Sheet 1 of 2

Scale: 1:100 @ A3	Date: Aug 2018.
Designed By: AW	Status: Preliminary

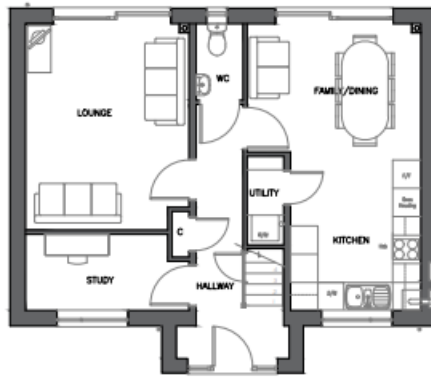


FRONT ELEVATION

SIDE ELEVATION

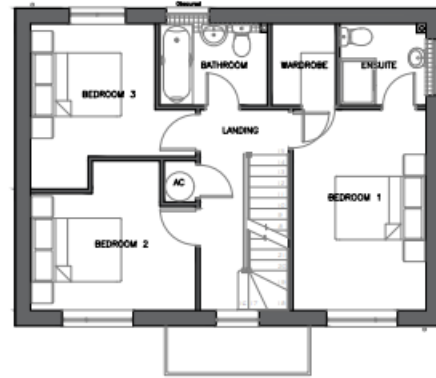
REAR ELEVATION

9.050

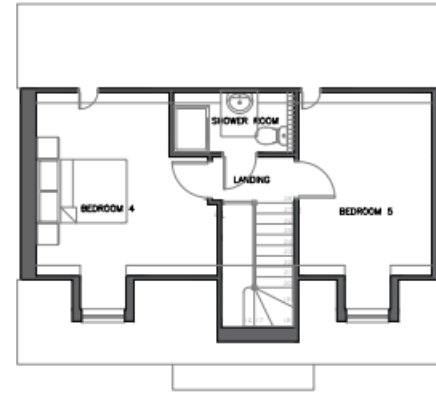


GROUND FLOOR PLAN

6.750



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Handings

C	PV added.	05.04.23
B	Plot numbers revised.	30.10.18
A	House Type handed.	04.09.18
Rev	Description	Date



New Dawn Homes
 The White House
 Newdram Place
 Cheltenham. GL51 0FR
 Tel: 01242 233510 Fax: 01242 233510 www.newdawnhomes.co.uk

Site: **Stone Crescent, Cheltenham**

Drawing: **R2 House Types Sheet 1 of 2**

Scale: 1:100 @ A3 Date: Aug 2018

Designed By: AW Status: Preliminary

Key Planning Matters

- Site layout
- Form and design
- Impact on neighbouring amenity
- Highway safety
- Affordable housing provision

Recommendation – Permit, subject to conditions and S.106 agreements:

The conditions attached to this recommendation broadly reflect those attached to the previous permission but have been amended/updated where necessary.

One additional condition has been suggested and relates to the installation of the Solar Panels.

The recommendation is subject to 2no. S.106 Agreements:

- Education Contribution
- Affordable Housing - Late Stage Viability Review

24/00251/CONDIT – OAKLEY FARM

Proposed Development

Variation of condition 13 (access arrangements onto Harp Hill and road gradients) of outline planning permission 20/01069/OUT - revised wording of condition 13 in respect of road gradient lengths.

Outline planning permission for the construction of up to 250 dwellings at Oakley Farm was granted on appeal on 5th October 2022 with all matters reserved for future consideration (layout, scale, appearance, landscaping and access).

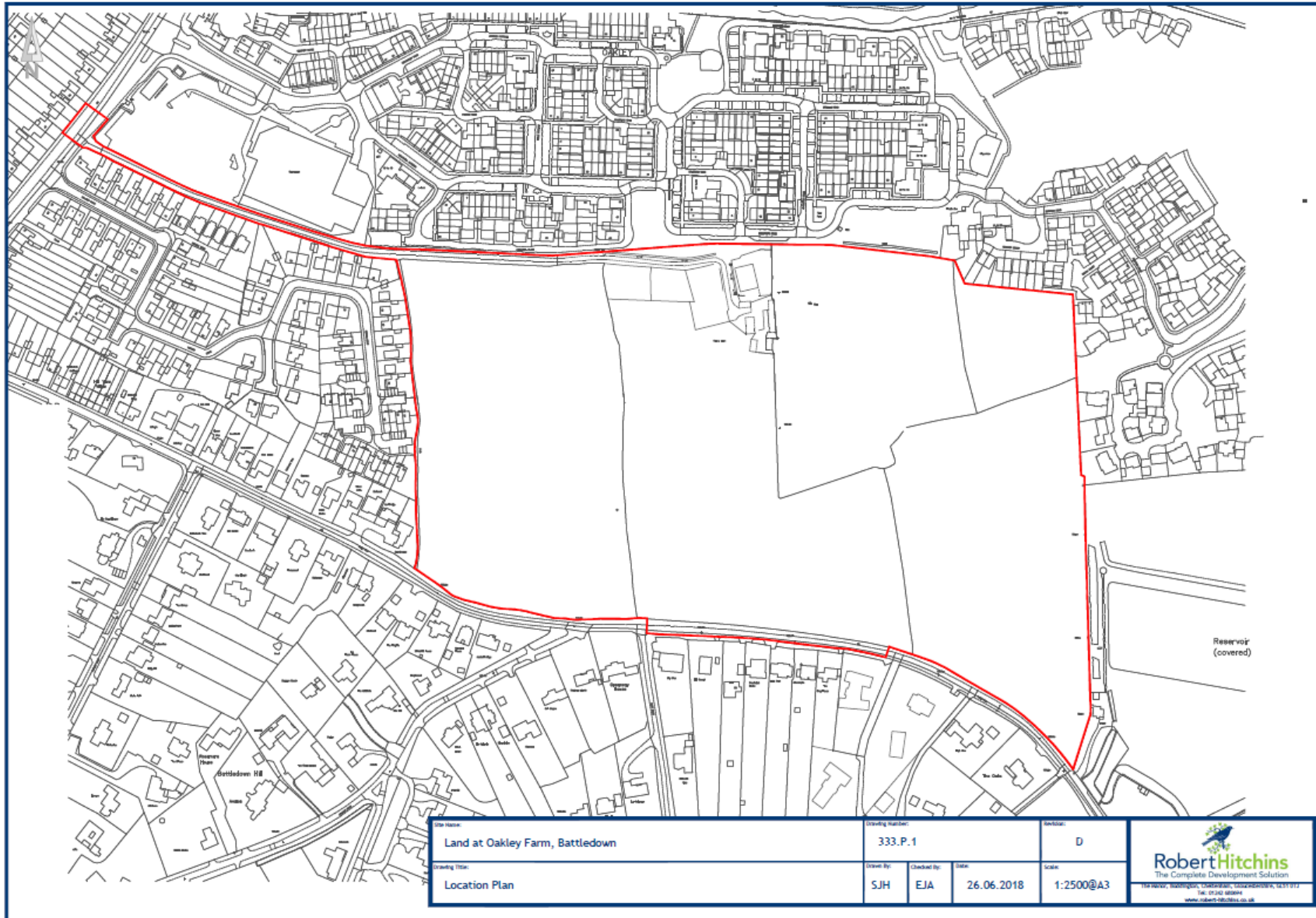
Permission subject to 31 conditions and 5 no. s106 legal agreements.

Reserved Matters Application 23/01691/REM

Application for approval of Reserved Matters (access, appearance, landscaping, layout and scale) in accordance with the terms of the outline planning permission submitted in October 2023. Details also submitted in relation to conditions 6 (phasing), 9 (Energy and Sustainability Statement), 13 (Harp Hill access junction details) and 25 (hard and soft landscaping and boundary treatment).

Application deferred at December Planning Committee – proposed access and road design failed to comply with all requirements of Condition 13

Road gradients between 1/20 and 1/12 exceeded 30 metres in length (although where gradients of 1/12 are proposed, they do not exceed 30 metres in length)



Site Location Plan

























Illustrative Masterplan

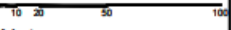
Oakley Farm, Cheltenham 
 Alternative Illustrative Masterplan
 conforming to G.C.C. Design guide for
 gradients



Key

-  Site boundary
-  Existing trees
-  Existing green infrastructure
-  Native tree and shrub planting
-  Tree planting
-  Grass meadow with wildflowers
-  Herb margin
-  Arveny grass
-  Pasture retained (reinstated areas seeded with flowering lawn mixture)
-  Wetland meadow and planting to SuDS basin
-  Mown grass path through pasture
-  Area for natural play to meet EN1175 and EN1177
-  Nature trail/country park sign
-  Timber trim trail equipment and sign
-  Bench
-  Dog waste bin
-  Bound gravel footpath
-  Slope
-  Existing ground level
-  Proposed level
-  Proposed cutting, maximum gradient of 1:3
-  Main belt of screen planting - native tree/shrub mix

Scale



- Notes**
- 1) Do not scale directly from this drawing.
 - 2) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.
 - 3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
 - 4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.

Project		Oakley Farm, Cheltenham	
Client		Robert Hitchens	
Title		Alternative Illustrative Masterplan	
Working number	18017.202	Rev	B
FOR INFORMATION			
Version No.	DB	Created By	PH
		Date	05/10/21
		Scale @ A3	1:1000



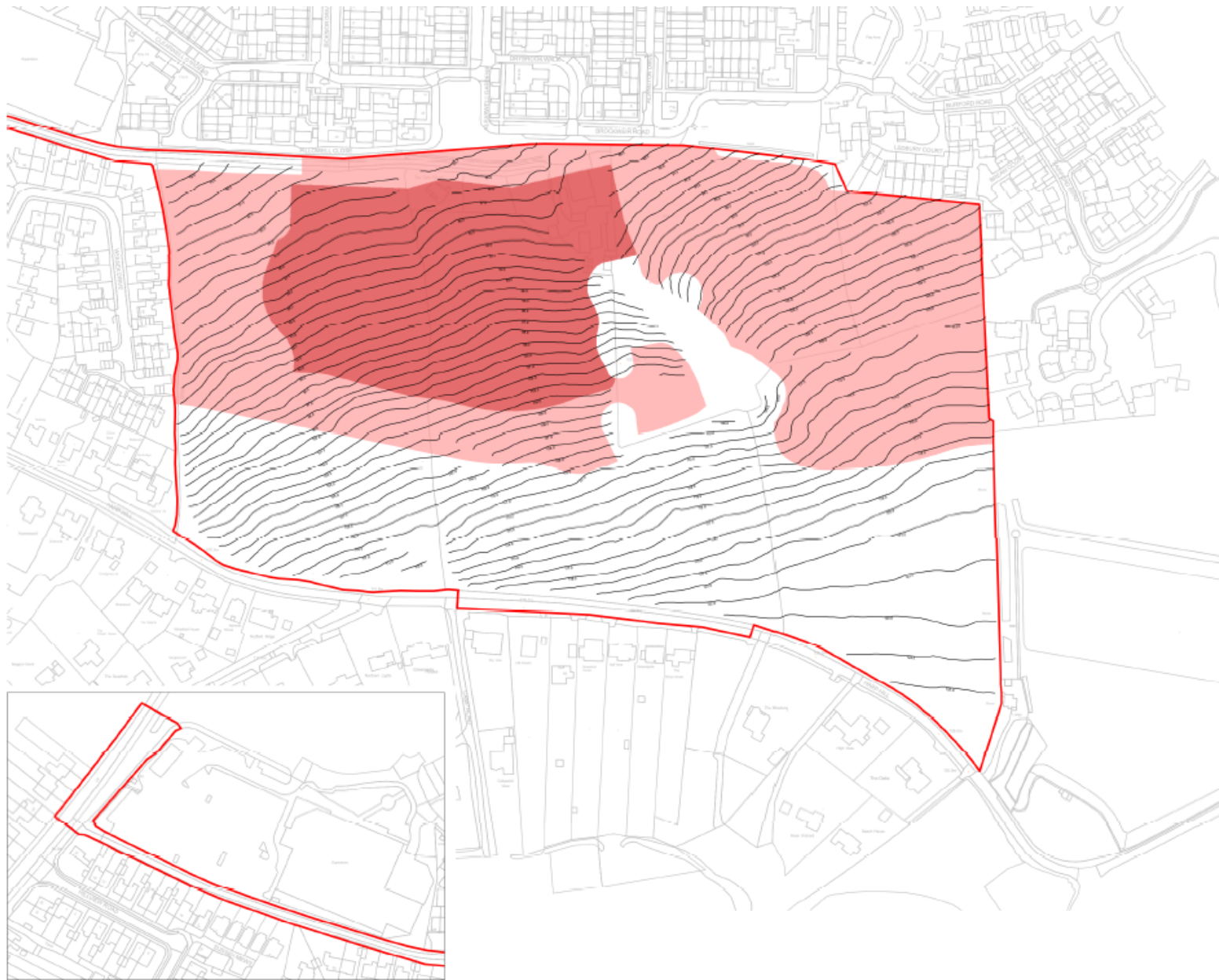
Alternative Illustrative Masterplan



LAND AT OAKLEY FARM, CHELTENHAM - FIGURE 3.1 LAND USE PARAMETER PLAN



Land Use Parameter Plan



 **PLANNING APPLICATION BOUNDARY**
(15.29 HA)

 **MAXIMUM BUILDING HEIGHT UP TO 10.5M**
ABOVE FUTURE GROUND LEVEL

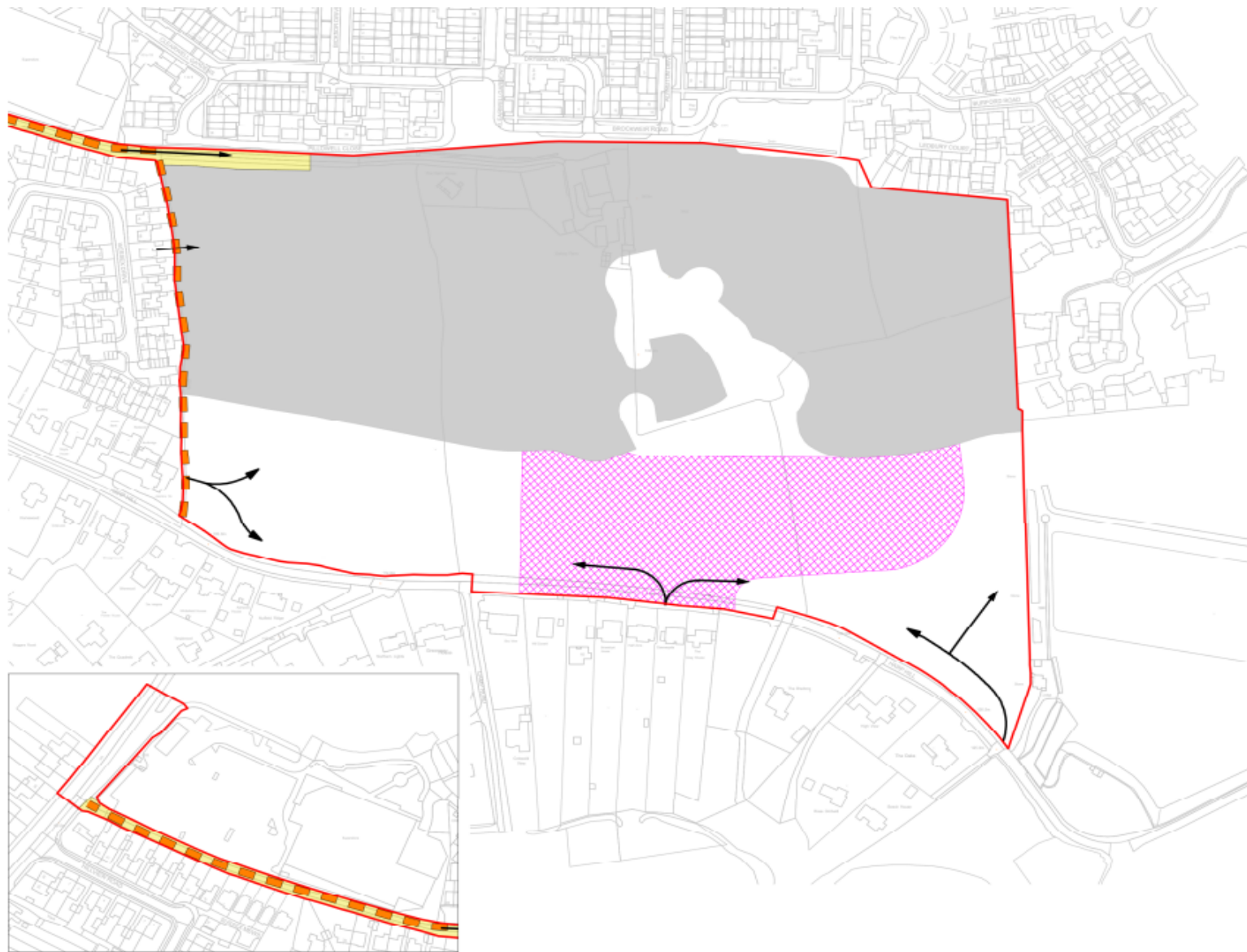
 **MAXIMUM BUILDING HEIGHT UP TO 12M**
ABOVE FUTURE GROUND LEVEL






 **EXISTING CONTOURS AND SPOT HEIGHTS**
(CONTOURS AT 1M INTERVALS)

* FUTURE GROUND LEVEL ALLOWS FOR A MAXIMUM OF 1.5M ABOVE THE EXISTING GROUND LEVEL (THIS ESTABLISHES APPROPRIATE DRAINAGE, BALANCE CUT AND FILL AND ALIGN STREET AND BUILDINGS TO CONSISTENT LEVELS).

EXTRACT AT 1:2500 SHOWING WESTERN GATEWAY

Building Heights Parameter Plan



-  **PLANNING APPLICATION BOUNDARY**
(15.29 HA)
-  **PROPOSED PEDESTRIAN/ CYCLEWAY LINKAGES**
-  **EXISTING PUBLIC RIGHT OF WAY**
-  **HIGHWAY CORRIDOR FLEXIBILITY ZONE**
A MAXIMUM HIGHWAY CORRIDOR WIDTH OF 12M AND ACCESS POINT TO BE LOCATED WITHIN THIS ZONE
-  **POTENTIAL EMERGENCY ACCESS**

EXTRACT AT 1:2500 SHOWING WESTERN GATEWAY



0 20 50 100m

LAND AT OAKLEY FARM, CHELTENHAM - FIGURE 3.4 ACCESS AND MOVEMENT PARAMETER PLAN

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: CLJ | APPROVED BY: P.M. EJT | DATE: 03/09/20 | SCALE: 1:2500 (A3) | DRWG: P18-9847_02 | SHEET NO: 03 REV: F | CLIENT: ROBERT HITCHINS LTD |



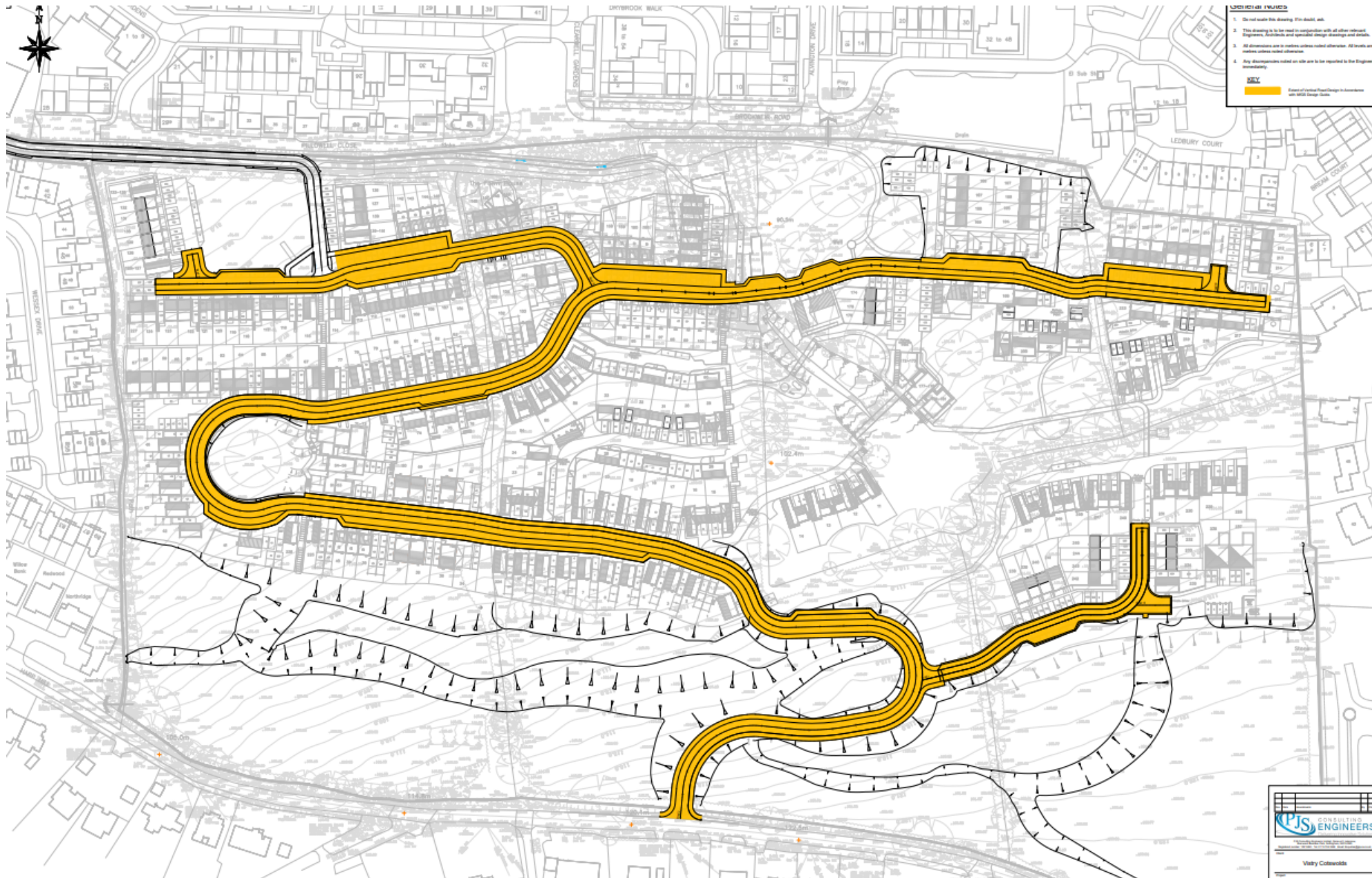
Access and Movements Parameter Plan



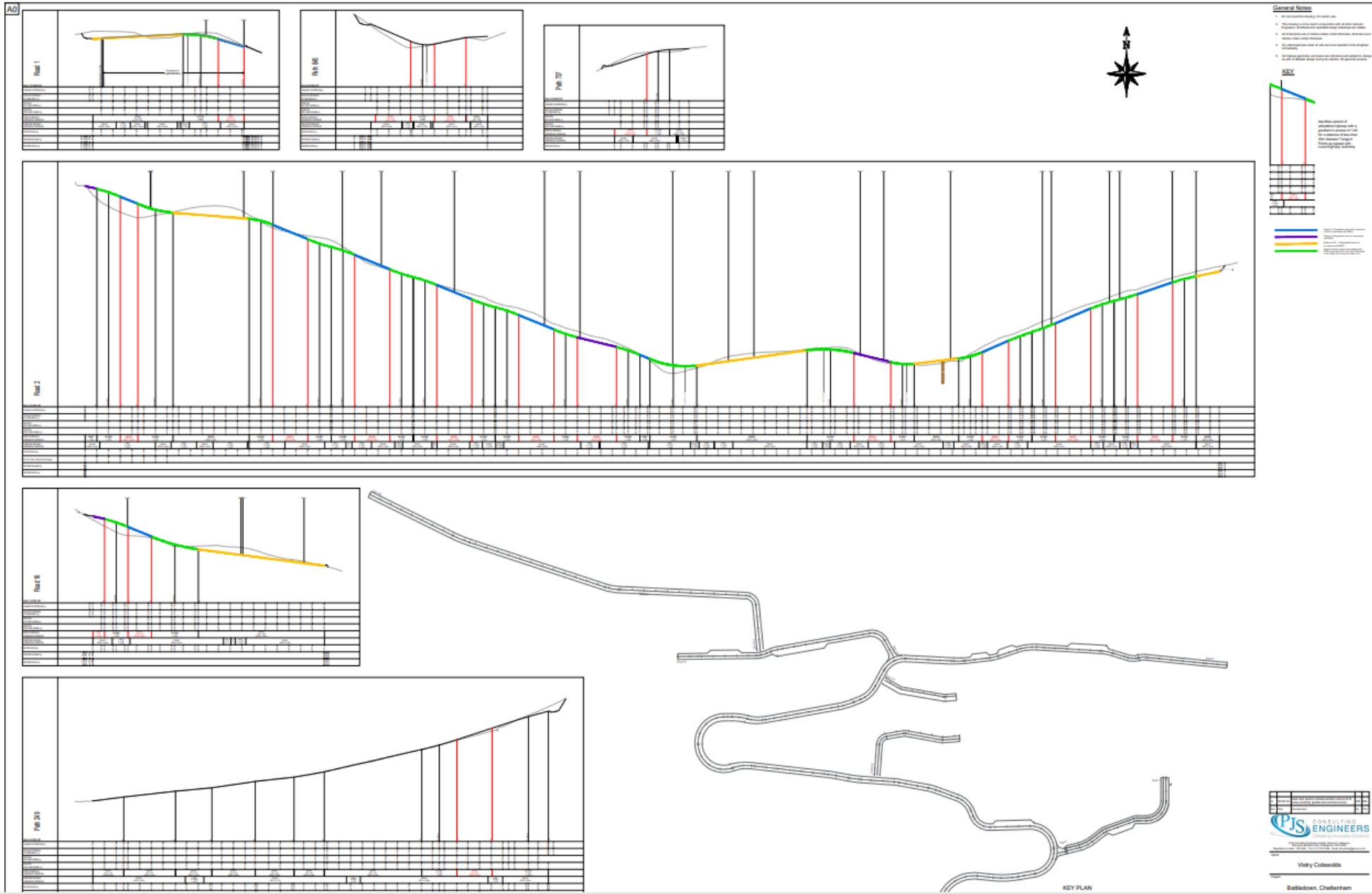
Reserved Matters Masterplan



Vertical General Alignment



Conformity with Manual for Gloucestershire Streets



Longitudinal Sections





Alternative Illustrative Masterplan Interfacing

Key Planning Matters

- **Acceptability of allowing greater flexibility in lengths of road gradients between 1/20 and 1/12 (but with gradients of 1/12 not exceeding 30 metres in length)**
- **Whether the proposed variation of Condition 13 (and subsequent reserved matters scheme) conforms with the required standards set by Manual for Gloucestershire Streets (MfGS)**
- **Road User Accessibility and Highway safety**
 - Statutory consultee response of the Highway Authority
- **Potential adverse impacts on the environment and designated heritage assets at reserved matters stage should Condition 13 remain unchanged.**
 - Wider character and landscape qualities of the Cotswold National Landscape (AONB)
 - TPO trees and other landscape features
 - Grade II listed structures at Hewlett's Reservoir and ridge and furrow landform
- **Potential impact on the amenities of neighbouring properties at reserved matters stage should Condition 13 remain unchanged**
- **Council's 5 year Housing Land Supply position and the 'tilted balance' in favour of sustainable development**

Ambiguity in the current wording of Condition 13

Counsel legal advice

Relevant sections of the appeal decision and Inspector's conclusions on road gradients

Recommendation

Recommendation is to permit and allow the variation of Condition 13 as follows:-

Notwithstanding the illustrative proposed access arrangements on to Harp Hill, as shown on Access and Movement Parameter Plan ref: P18-0847_02 Sheet No.3 rev F and the Alternative Illustrative Masterplan ref. 18017.202 Rev B, full details of the proposed access junction on to Harp Hill shall be submitted to and approved in writing by the local planning authority as part of the first reserved matters submission. The access shall be installed in accordance with the approved details and made available for use prior to the first occupation of any dwelling. **The reserved matters submissions relating to access are required to be generally designed in accordance with the Manual for Gloucestershire Streets so that maximum and minimum gradients allowable will be between 1/20 and 1/100 respectively, save that gradients between 1/20 and 1/12 are permissible, provided that where they are proposed gradients of 1/12 shall be limited to maximum lengths of 30 metres. Where gradients between 1/20 and 1/12 are proposed, and where their respective lengths exceed 30 metres, the reserved matters submissions relating to access shall include evidence, to the satisfaction of the local planning authority, that site typography and the need to retain important existing landscape features and protect both the environment and amenities of neighbouring land users, necessitate proposed gradients between 1/20 and 1/12.**

Reason: To ensure that safe and suitable access is provided for all users and is maintained in the interests of highway safety having regard to adopted policy INF1 of the Joint Core Strategy (2017) and section 9 of the NPPF (2023).

This page is intentionally left blank

Flat 1 16 Eldorado Road 23/02140/FUL

Proposed works:

Replacement of existing critall (metal) 3no. windows with 3no. white aluminium windows

The application is at planning committee as Cheltenham Borough Homes are the applicant and Cheltenham Borough Council are the landowner.



Site Location Plan

Google Earth Image



Site Photo



Google Earth Pro Image

Existing Hallway window

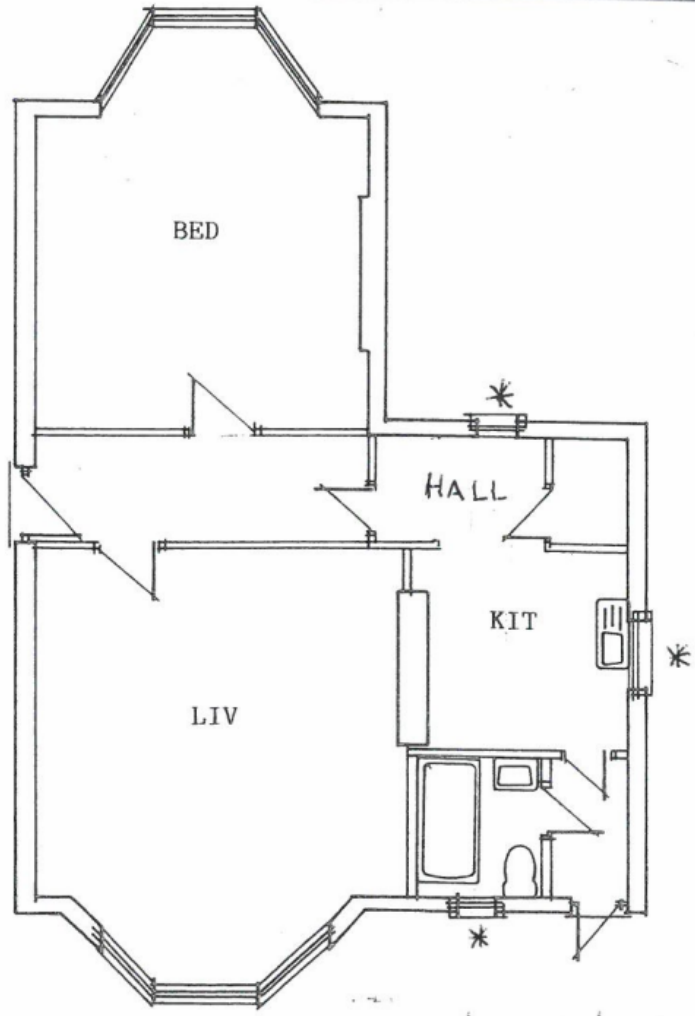


Existing Kitchen Window



Existing bathroom window

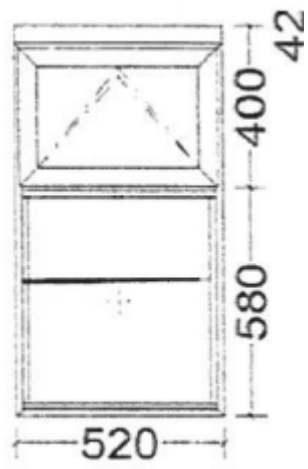




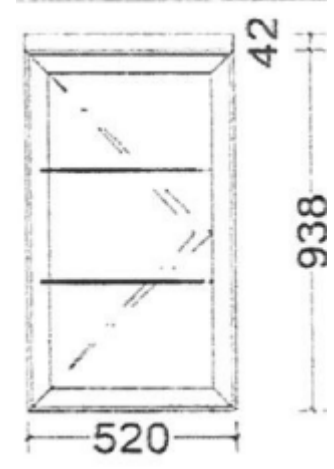
PLAN

*windows to be replaced **

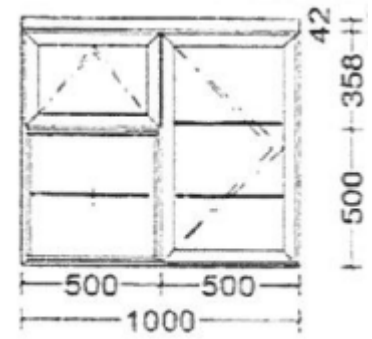
Floor Plan



Proposed Bathroom Window



Proposed Hall Window



Proposed Kitchen Window

Key Planning Matters

- Design and conservation area
- Neighbouring amenity
- Sustainability

Recommendation - Permit

Conditions:

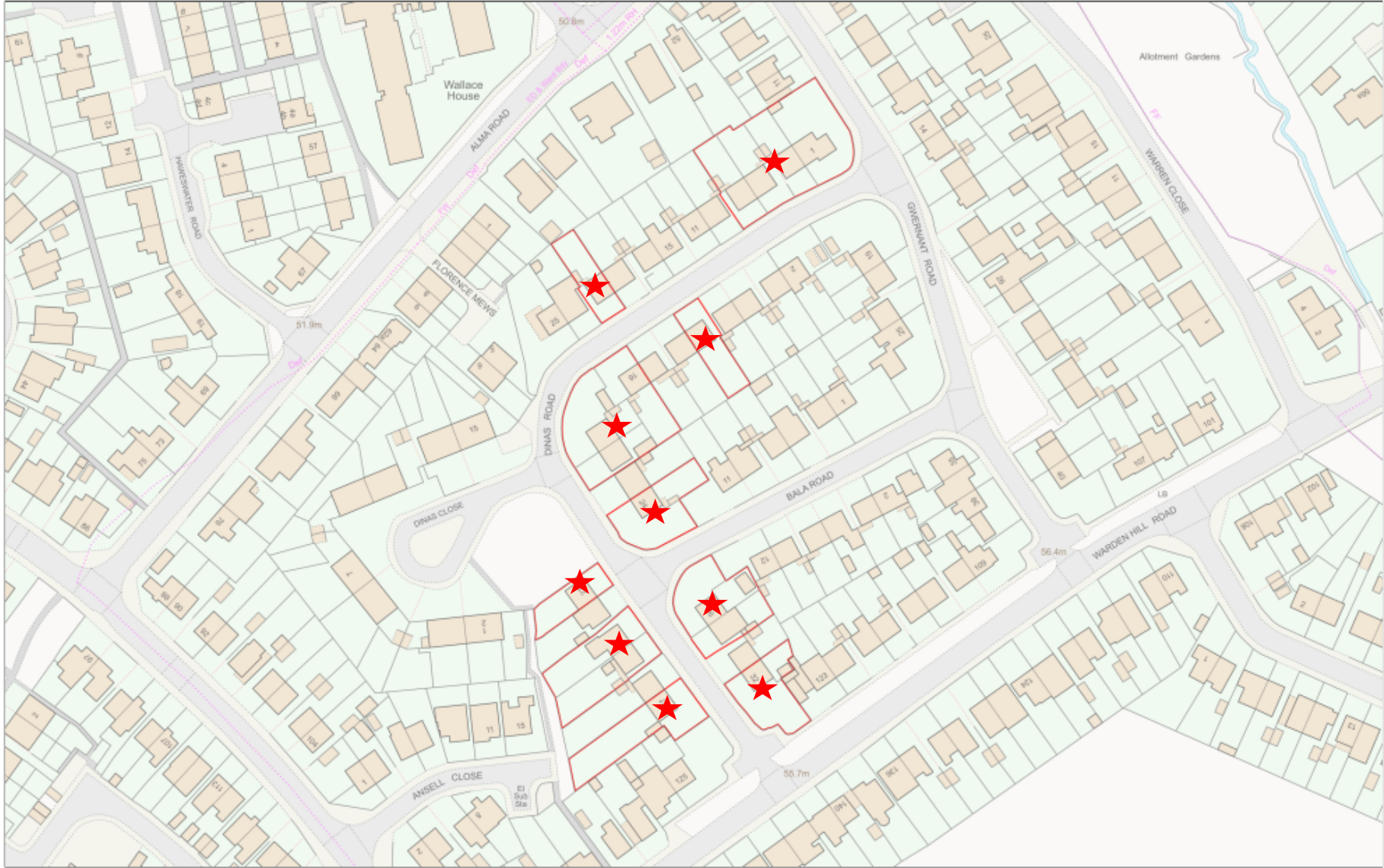
- Time
- Approved plans

24/00096/FUL– Dinas Road

Proposed works:

External Insulation to properties numbered:
01,03,05,07,10,16,18,20,21,24,26,27,28,31,32,33 and 37 Dinas Road. Finished with
render and brick slip system to provide coins and plinth.

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



★ Sites

Site Location Plan



Application site properties in Dinas Road



Application site properties in Dinas Road



Application site properties in Dinas Road



Local context photos - Properties in Dinas Close



Local context photos - Properties in Warden Hill Road



Front Elevation

Existing Elevations



Front Elevation

Proposed Elevations

Example works

Key Planning Matters

- Design
- Impact on neighbouring amenity
- Sustainability

Recommendation – Permit

Conditions:

FUL:

- Time
- Approved plans
- Brick slip material