

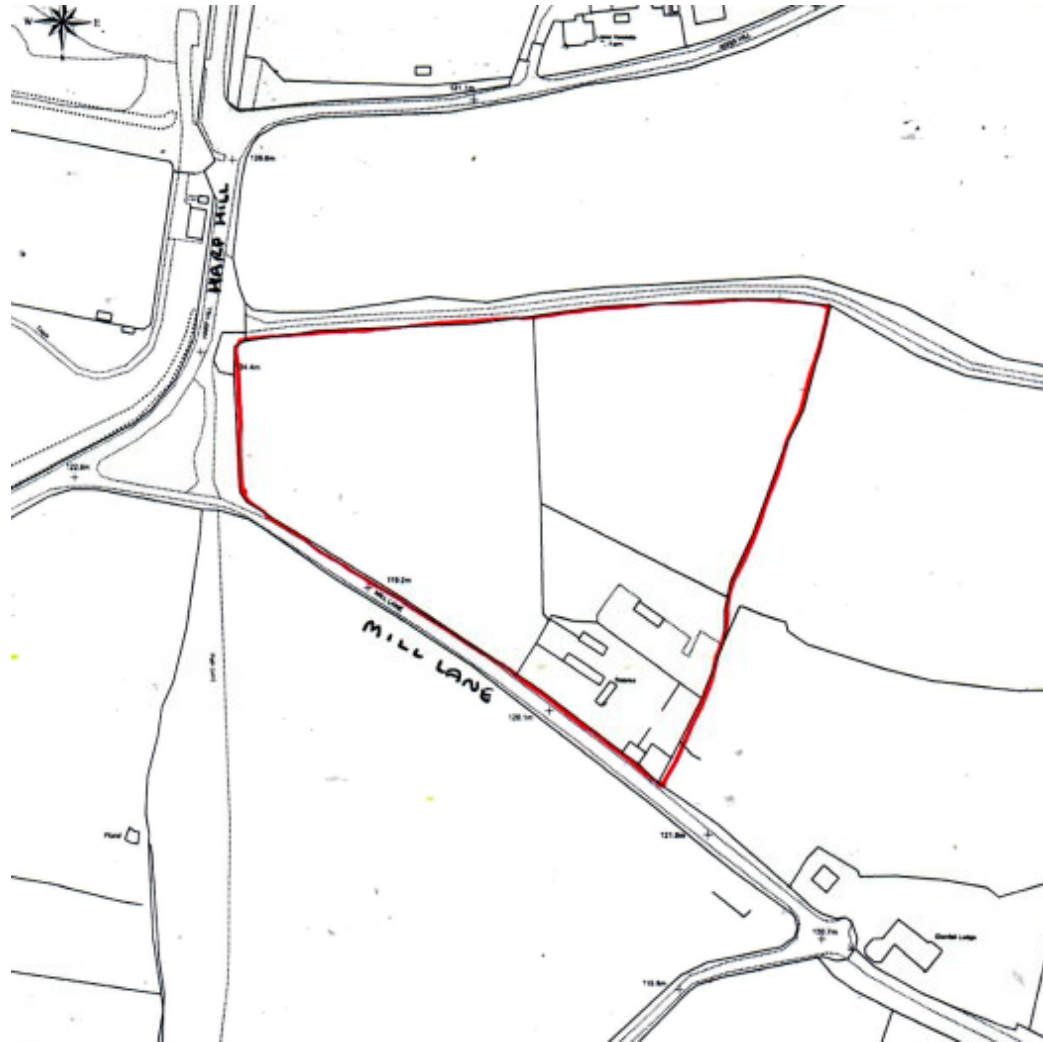
Castle Dream Stud, Mill Lane,
Charlton Kings

22/01935/FUL

Material change in use of land for mixed use for the keeping of horses with stables and the stationing of caravans for residential use with associated development (hard standing, utility block, dog run, fencing and gates) (retrospective)

Recommendation to permit

Site location plan



Google earth image



Google earth image



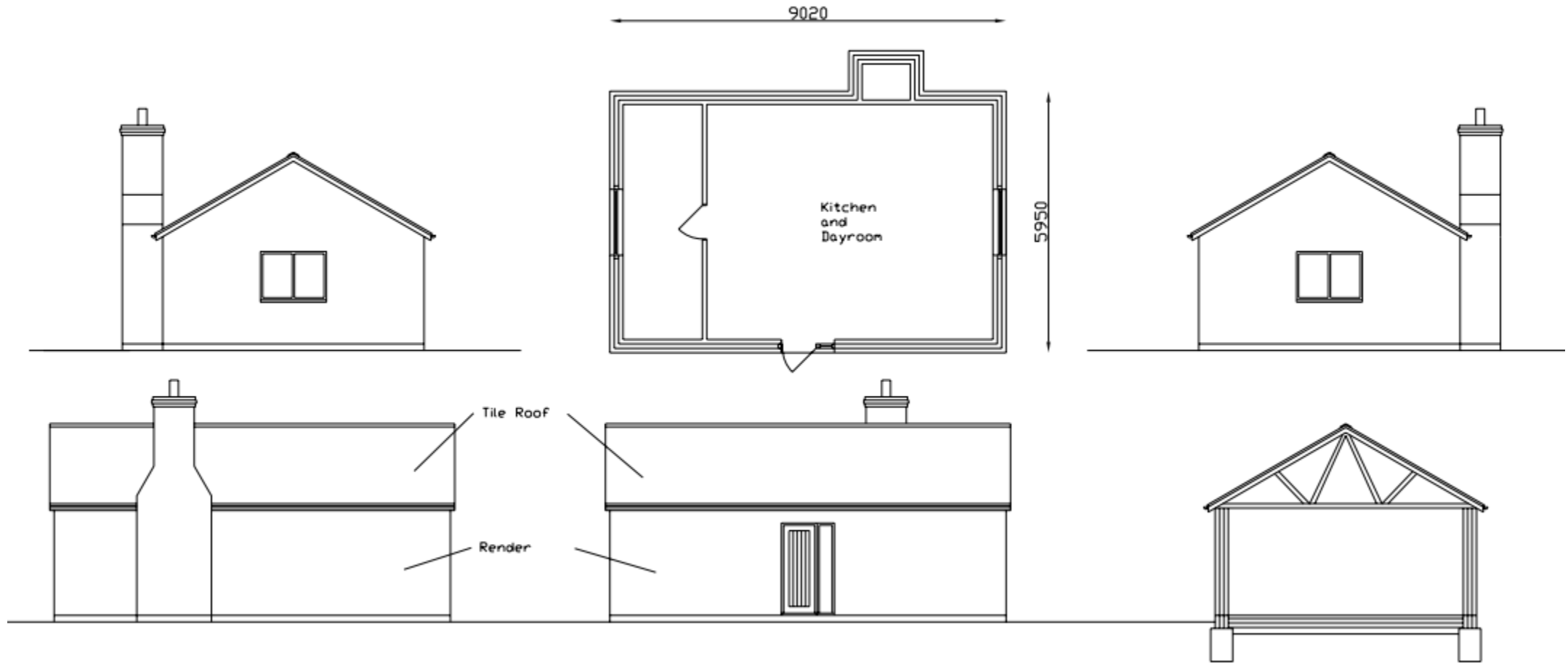
Application site

Page 3

Google earth image showing site layout



Day room / Utility block plan and elevations



Site Photos



Key planning matters

- Principle of development
- Landscape impact / AONB
- Access and highway safety
- Amenity

Summary of recommendation

The development is generally compliant with JCS policy SD13 albeit some limited permanent harm to the AONB would occur, and the site is not particularly well served in terms of access to local amenities. However, any identified harm must be weighed against other material considerations; in this case, the ongoing unmet need for pitch provision within the borough. Officers consider this unmet need carries significant weight and therefore clearly outweighs the harm in this case.

The Cotswolds National Landscape Board do not object to the application; and the permanent grant of planning permission on this site would provide for pitches which would contribute towards the accommodation needs identified within the Gypsy and Traveller Accommodation Assessment (GTAA) undertaken in November 2022.

As such, on balance, the officer recommendation is to grant planning permission on a permanent and non-personal basis, subject to the schedule of conditions set out in the officer report.

For the reasons set out within the officer report, officers do not consider a further temporary permission to be appropriate in this case; however, members must keep in mind that if this application were to be refused, there is currently no alternative provision for the applicant and their family within the borough.

Similarly, it is not considered reasonable or necessary to grant a personal permission; but to limit the occupancy of the site to Gypsies and Travellers in general.

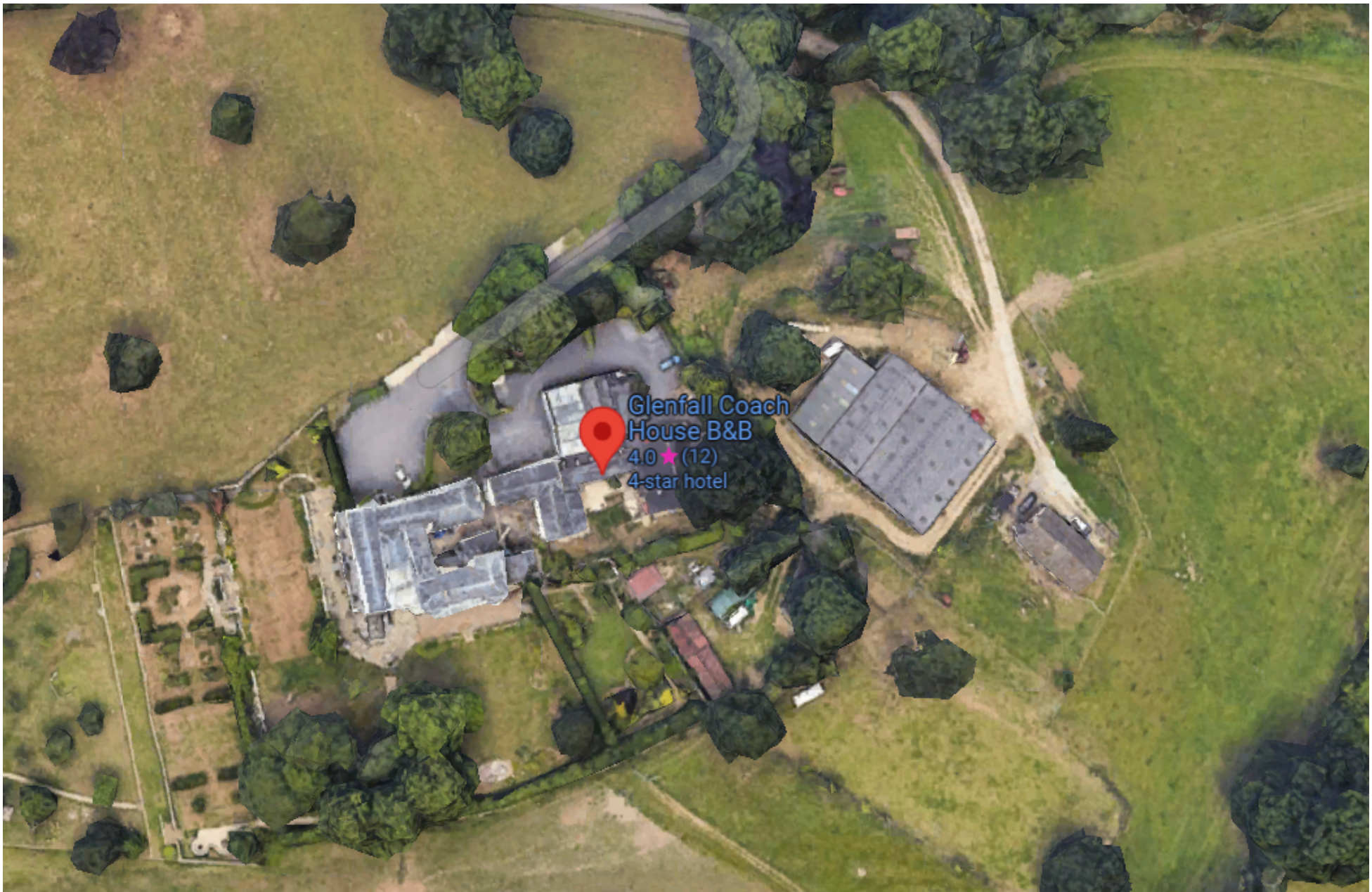
Suggested conditions

- Approved plans
- Occupation of the site limited to Gypsies and Travellers in general
- No more than two pitches comprising 2 mobile homes, and 1 touring caravan shall be occupied on the site, and no more than 2 touring caravans for travelling
- Details of external lighting within 3 months

23/01424/FUL & LBC – Glenfall House

Proposed Development

Part change of use of principal listed building from hotel/event venue to single dwelling (C3), including removal of extensions/alterations to principal building. Demolition of coach house, stables and 20th century buildings and extensions and replacement with new extension and outbuildings consisting of a leisure building with swimming pool, garage/store, greenhouse and 5no. new dwellings to be occupied as holiday accommodation. Alterations to historic landscaped grounds and kitchen garden.



Site Aerial



Site Photographs



Site Photographs



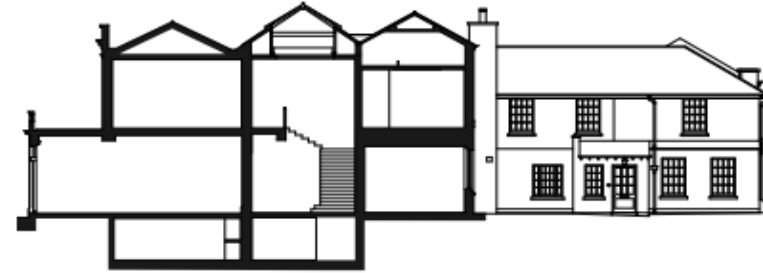
Site Photographs



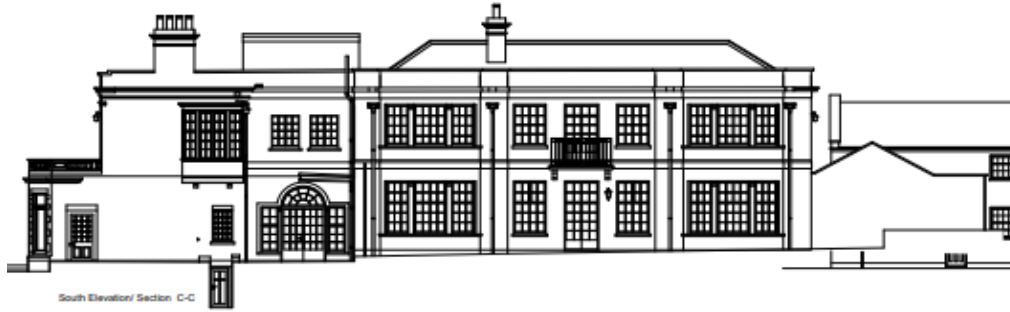
Existing Site Plan



North Elevation/ Section A-A



South Elevation/ Section



South Elevation/ Section C-C



East Elevation/ Section H-H

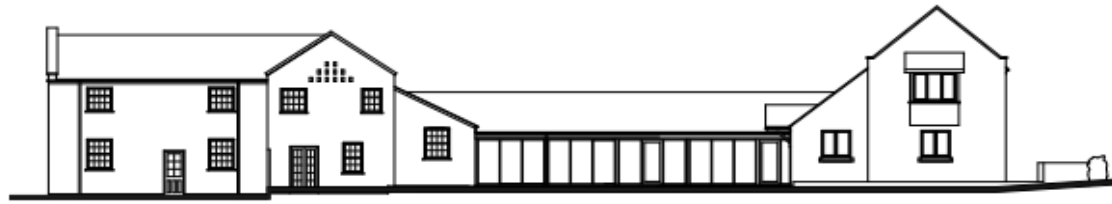


West Elevation/ Section E-E



North Elevation/ Section

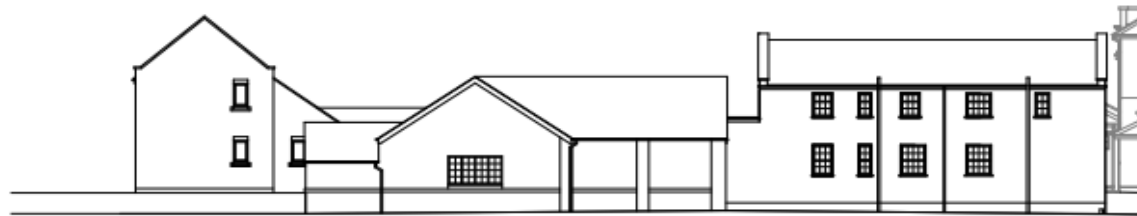
Existing Elevations – Principal Listed Building



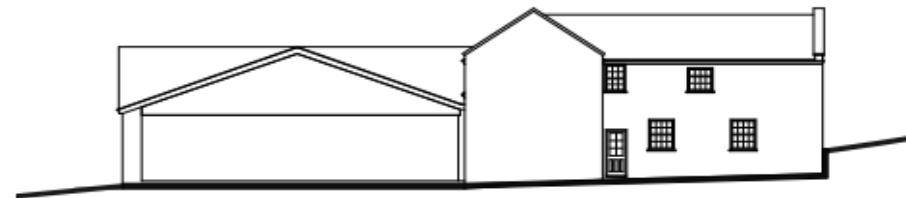
North Elevation/ Section C-C



North Elevation/ Section G-G

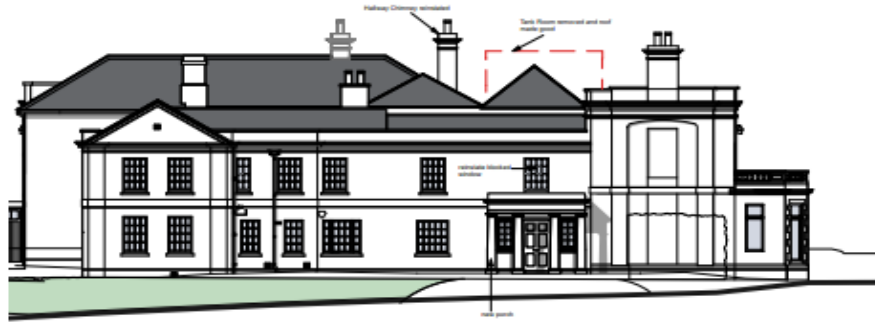


North Elevation/ Section A-A

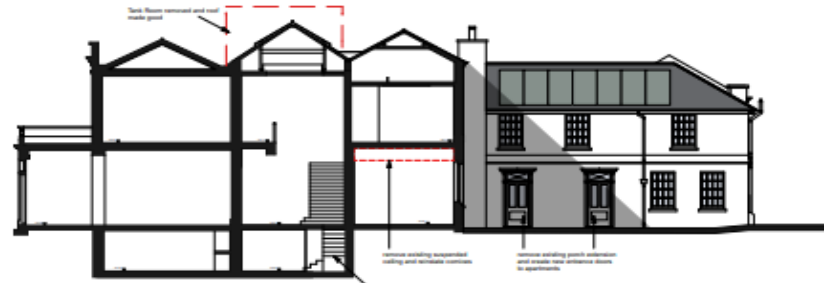


North Elevation/ Section F-F

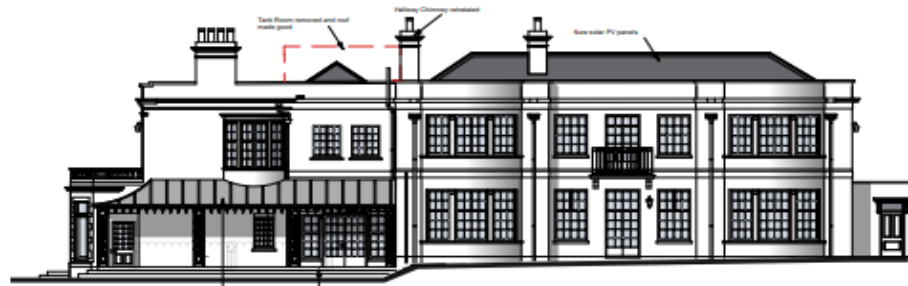
Existing Elevations – Curtilage Listed Buildings



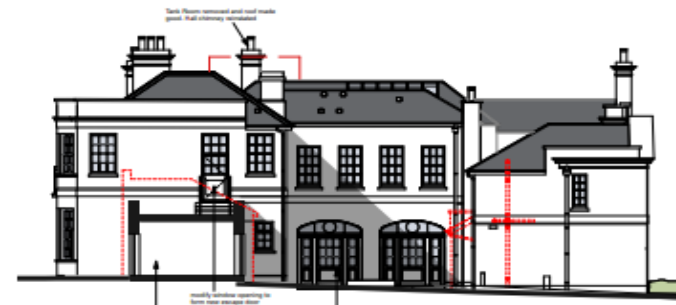
North Elevation/ Section A-A



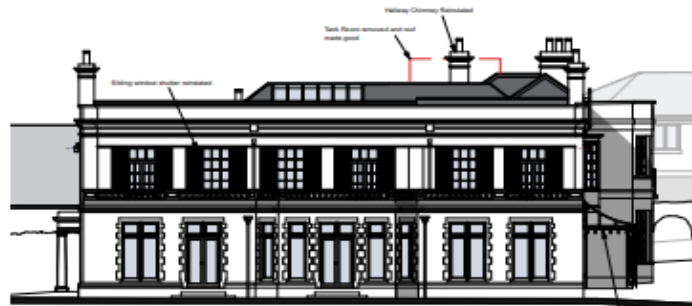
South Elevation/ Section J-J



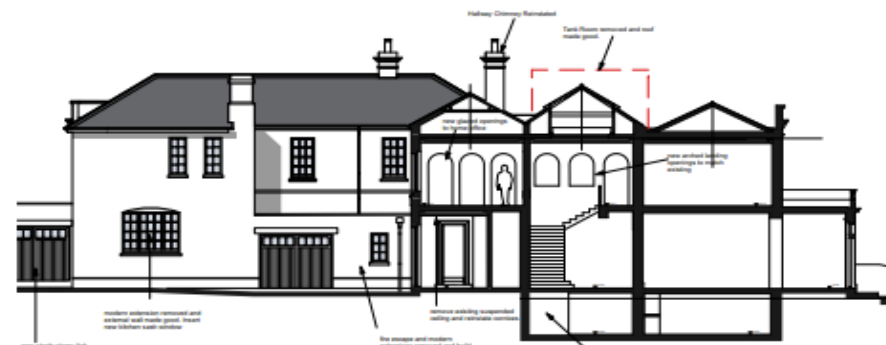
South Elevation/ Section C-C



East Elevation/ Section H-H



West Elevation/ Section E-E



North Elevation/ Section B-B

Proposed Elevations – Main House



South Elevation/ Section C-C



North Elevation/ Section B-B

General Notes:

1. This drawing is to be read in conjunction with other consultants' drawings.
2. Check site conditions prior to commencement of work.
3. Discrepancies must be reported directly to the Architect.
4. Do not scale off drawings, use figured dimensions only unless for planning purposes.
5. This drawing may be issued in colour, and may be a non-standard paper size.

Key Plan

Materials Key

- ① Natural blue slate roof
- ② Red facing brick
- ③ Fluted edge brick cladding
- ④ Zinc-pool roof
- ⑤ Painted brickwork window surrounds and glazed screens
- ⑥ Vertically-louvered brick garage doors with red brick stone surrounds
- ⑦ Casement window sashes with red brick surrounds and lead roof
- ⑧ Red brick chimney with stone coping
- ⑨ Painted metal rainwater gullies and downpipes
- ⑩ Photovoltaic Solar Panels

10	10/01/2024	Revised Planning Issue	JK
11	10/01/2024	Revised Planning Issue	JK
12	10/01/2024	Design Update	JK
Rev	Date	Notes	Drawn

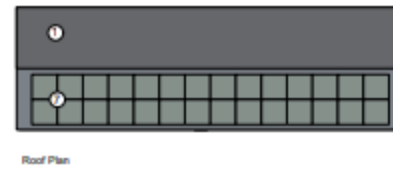
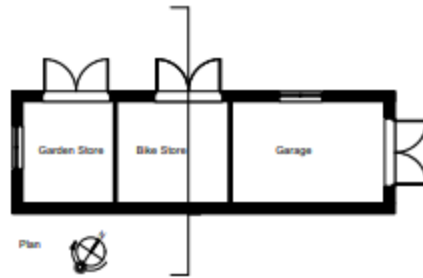
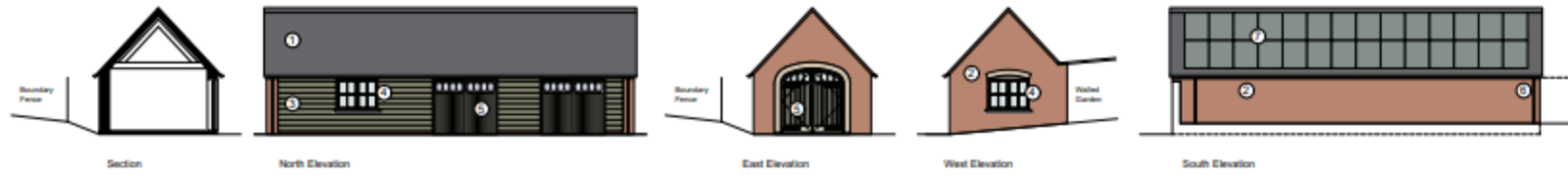
Scale: 1:100 @ A1

Client Name: YIANGOU

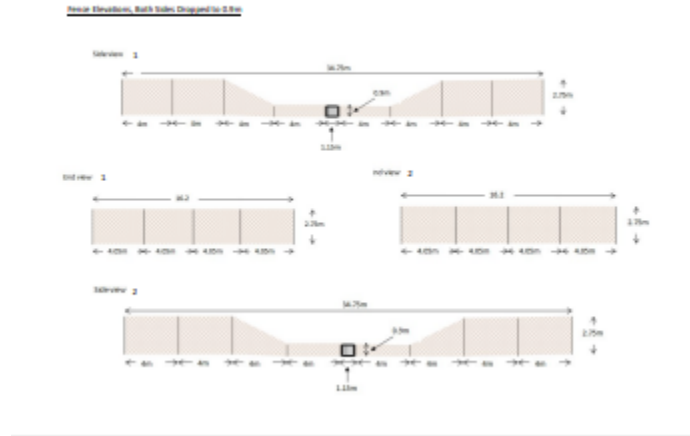
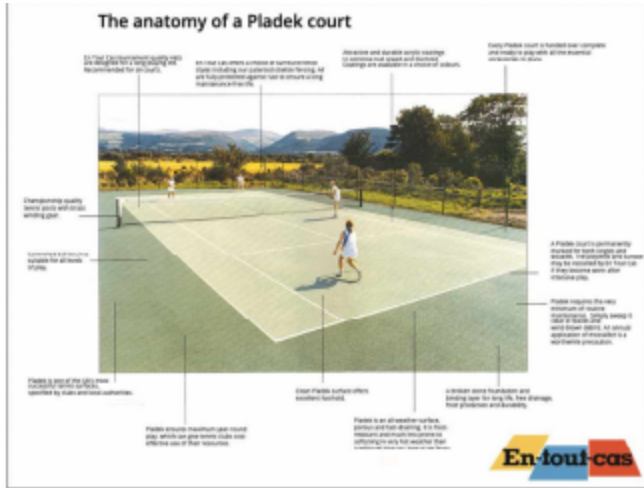
YIANGOU
Architects, Planners, Engineers, Interiors and Environmental Designers

Project Address	Central House, 381 Lane, Chesham, Bucks HP8 4BP
Project Description	Proposed House Extensions and New Outbuildings
Drawing Title	Proposed Outbuildings Elevation 1
Drawing No	2022-2124

Proposed Elevations – Curtilage Outbuildings



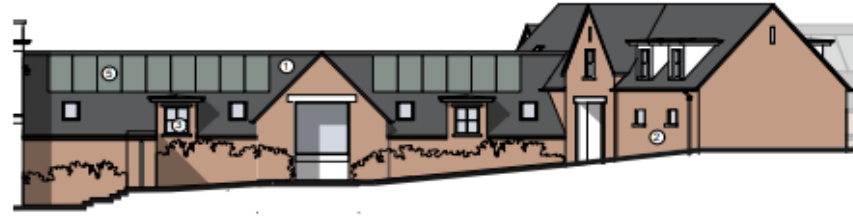
Proposed Garage/Store Outbuilding Elevations



Proposed Tennis Court and Greenhouse



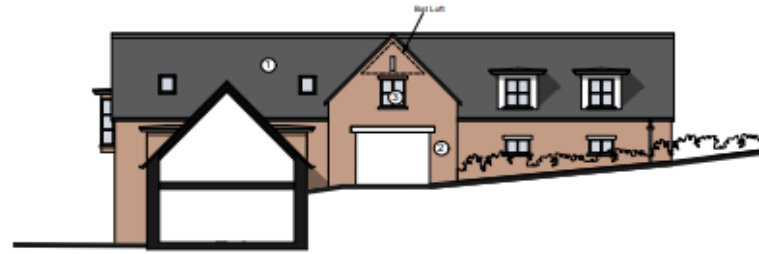
North Elevation/ Section B-B



South Elevation/ Section C-C



East Elevation/ Section G-G

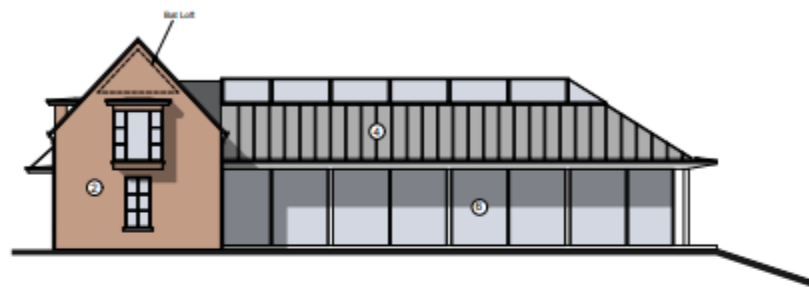


West Elevation/ Section F-F

Original Proposed Extension Elevations – Sept 2023



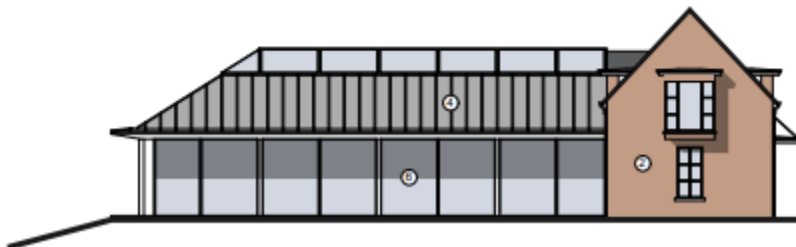
North Elevation/ Section A-A



East Elevation/ Section G-G



South Elevation/ Section J-J



West Elevation/ Section F-F

Original Proposed Leisure Building Elevations – Sept 2023

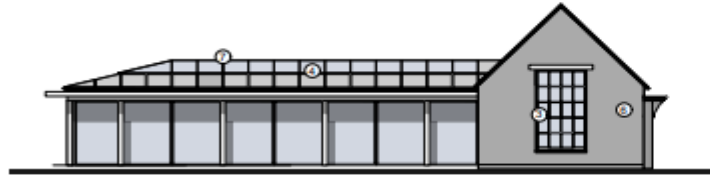


South Elevation/ Section C-C

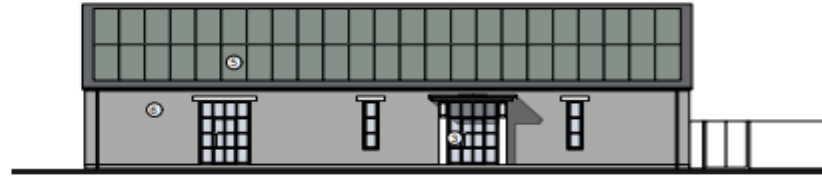


North Elevation/ Section B-B

Revised Proposed Extension Elevations – April 2024



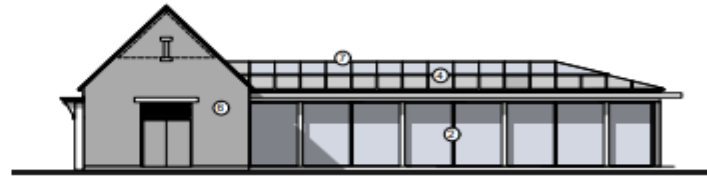
South-West Elevation F-F



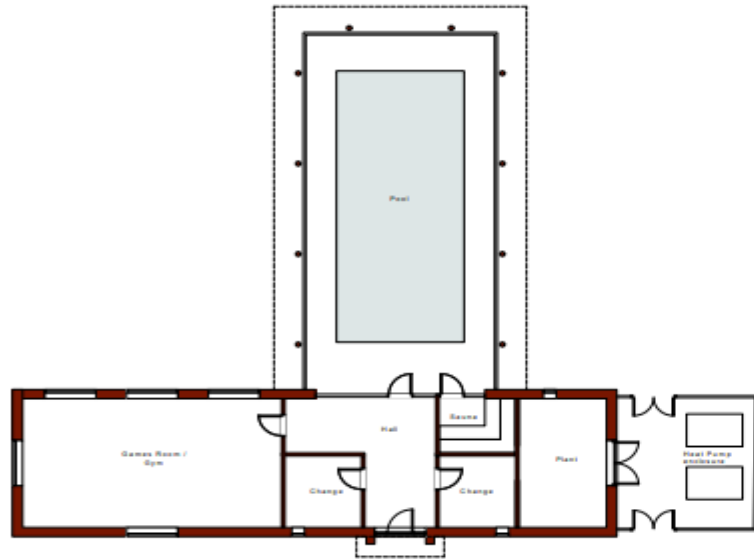
South-East Elevation J-J



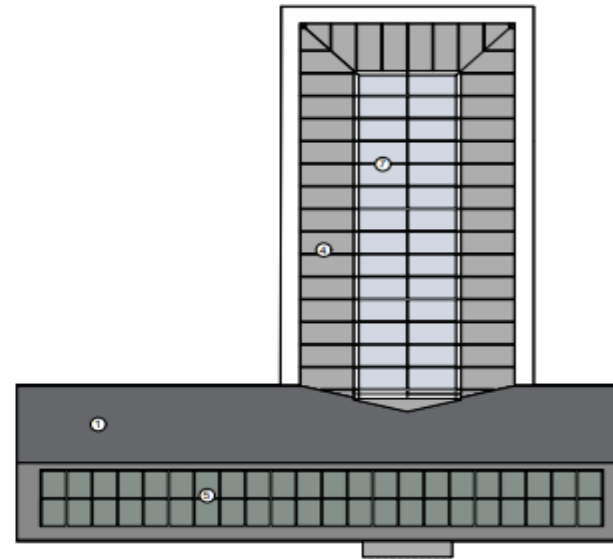
North-West Elevation A-A



North-East Elevation G-G



Ground Floor Plan



Roof Plan

Revised Proposed Leisure Building Elevations – April 2024

Key Planning Matters/Planning Balance

- **Principle of change of use to single dwelling and erection of 5no. holiday lets – Policy SD10 of JCS**
- **Impact on significance of designated heritage assets**
 - Principle of demolition of curtilage listed buildings
 - Design, scale and layout of proposed development
- **Traffic/Highway Safety**
- **Landscaping, Ecology and Biodiversity Net Gain**
- **Impact on TPO trees**
- **Drainage and Flood risk**
- **Impact on Amenity of Neighbouring Land Users**
- **Sustainability/Renewable Energy**

Recommendation – Refuse

23/01424/FUL&LBC

1. By virtue of their overall size, design, scale, massing and layout, the new build elements of the proposals are not considered to be subservient in scale or appearance to the principal listed building and compete visually with it. As such, their cumulative impact would harm the setting of the principal listed building, Glenfall House, and thereby its significance. Extent of harm is less than substantial, but there are not considered to be any public benefits that might outweigh this harm.

23/01424/FUL

2. Proposed drainage Strategy of insufficient details and fails to demonstrate principle of sustainable urban drainage.
3. No mitigation for recreational pressure of Beechwoods SAC – S106 not completed

Recommendation – Refuse

23/01424/FUL & LBC

1. Glenfall House, Glenfall Lodge and the Gate Piers, Gates and Walls to Glenfall Lodge are all Grade II listed. The gardens of Glenfall House are also a Grade II listed registered park and garden. Overall, Glenfall House, the coach house/stables, the gate piers, gates and walls to Glenfall Lodge, in combination create a strong group value. The site is located outside of the Principal Urban Area of Cheltenham (PUA) and wholly within the Cotswolds National Landscape (AONB).

Sections 66 and 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority, when considering whether to grant planning permission for development that affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting.

The proposed two storey extension, which adopts a continuous S shaped footprint, extends approximately 74 metres in continuous length and some 41 metres in length north/south with a maximum height of approximately 8.5 metres. The proposed detached garage/store outbuilding is located in close proximity to the rear, south elevation of the extension and has a footprint of 75 sq. metres and height of 5.2 metres. By virtue of their overall size, design, scale, massing and layout, these elements of the proposals are not considered to be subservient in scale or appearance to the principal listed building and compete visually with it. As such, their cumulative impact would harm the setting of the principal listed building, Glenfall House, and thereby its significance.

The proposed development is not considered to sustain the designated heritage assets and causes harm to their significance. Having regard to paragraph 208 of the NPPF, the extent of harm is considered to be less than substantial, but there are not considered to be any meaningful public benefits that might outweigh this harm.

The proposed development is therefore contrary to Policy D1 of the Cheltenham Plan (2020), Policies SD4 and SD8 of the Joint Core Strategy (2017), Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework (2023) and the Historic Environment Good Practice Advice (note 2).

Recommendation – Refuse

23/01424/FUL

2. The proposed surface water drainage strategy is insufficient for the type and scale of development proposed. The proposals do not therefore adhere to the design guides of the Non-Statutory Technical Standards for Sustainable Drainage and the CIRCA SuDS Manual.

The proposed development is therefore contrary to adopted policy INF2 of the Joint Core Strategy (2017) and Section 14 of the NPPF.

3. The proposed development, by virtue of resulting in a net increase in dwellings, would result in an adverse effect on the integrity of the Cotswold Beechwoods SAC; however, no mitigation is proposed to address the impacts of the proposal on the SAC. Without appropriate mitigation, the proposed development is likely to have a significant effect on the Cotswold Beechwoods SAC through increased recreational pressure.

The proposed development is therefore contrary to adopted policy BG1 of the Cheltenham Plan (2020) and the aims of The Conservation of Habitats and Species Regulations 2017.

24/00631/FUL

3 Pittville Crescent Lane

Proposed wooden garden shed, and retention of new boundary fence (part retrospective)

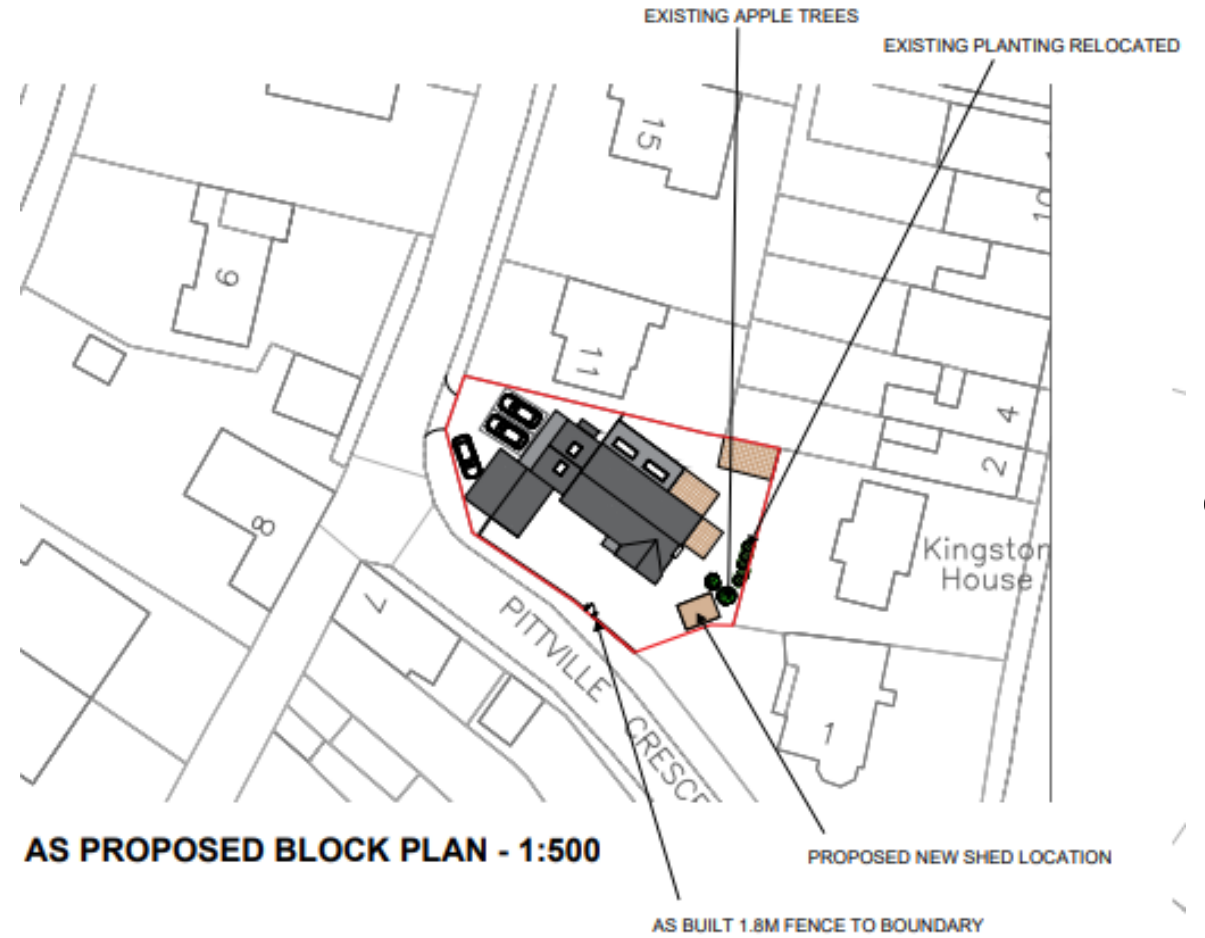
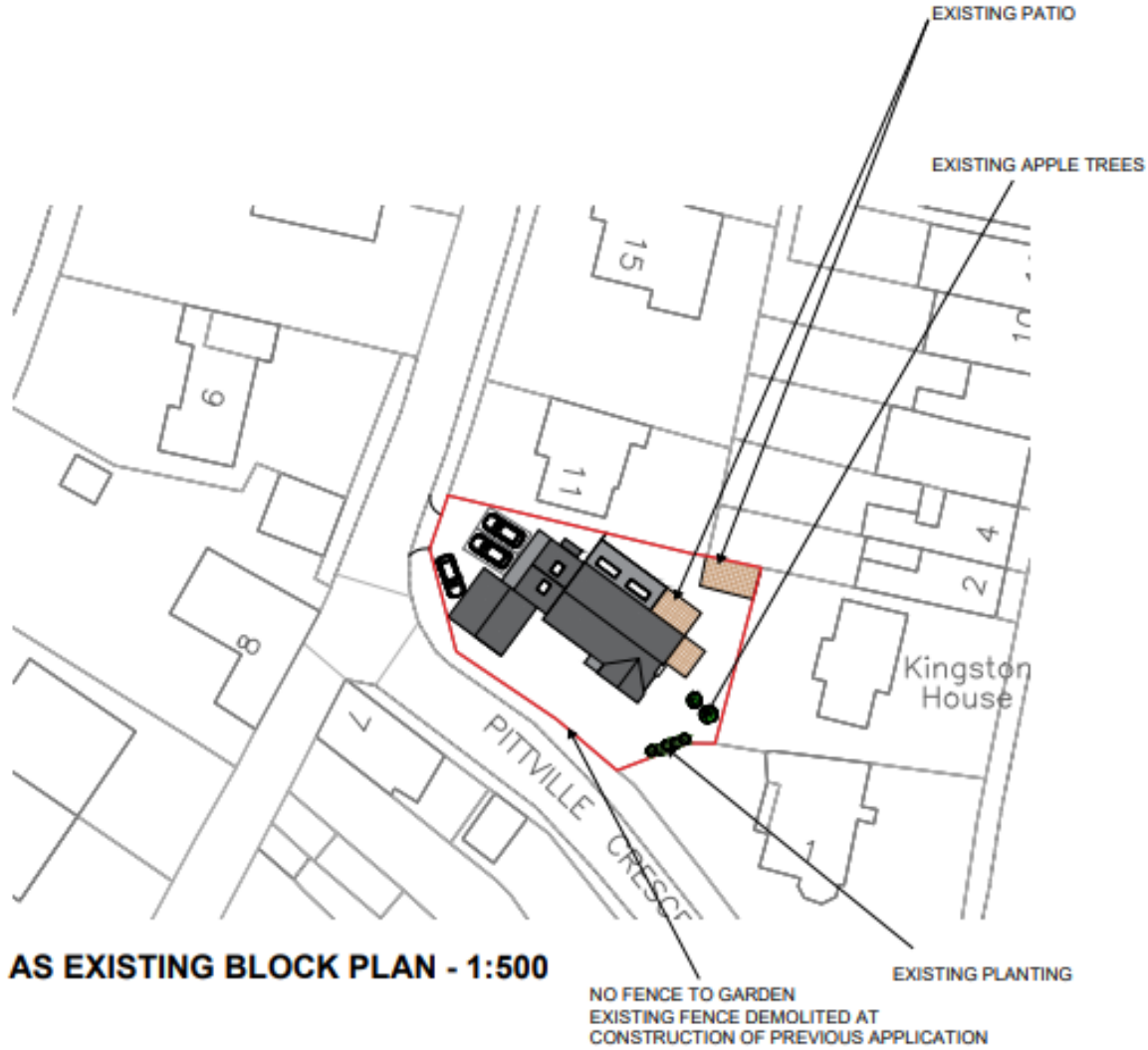
The application is at planning committee at the request of Councillor Tooke

Recommendation is to permit

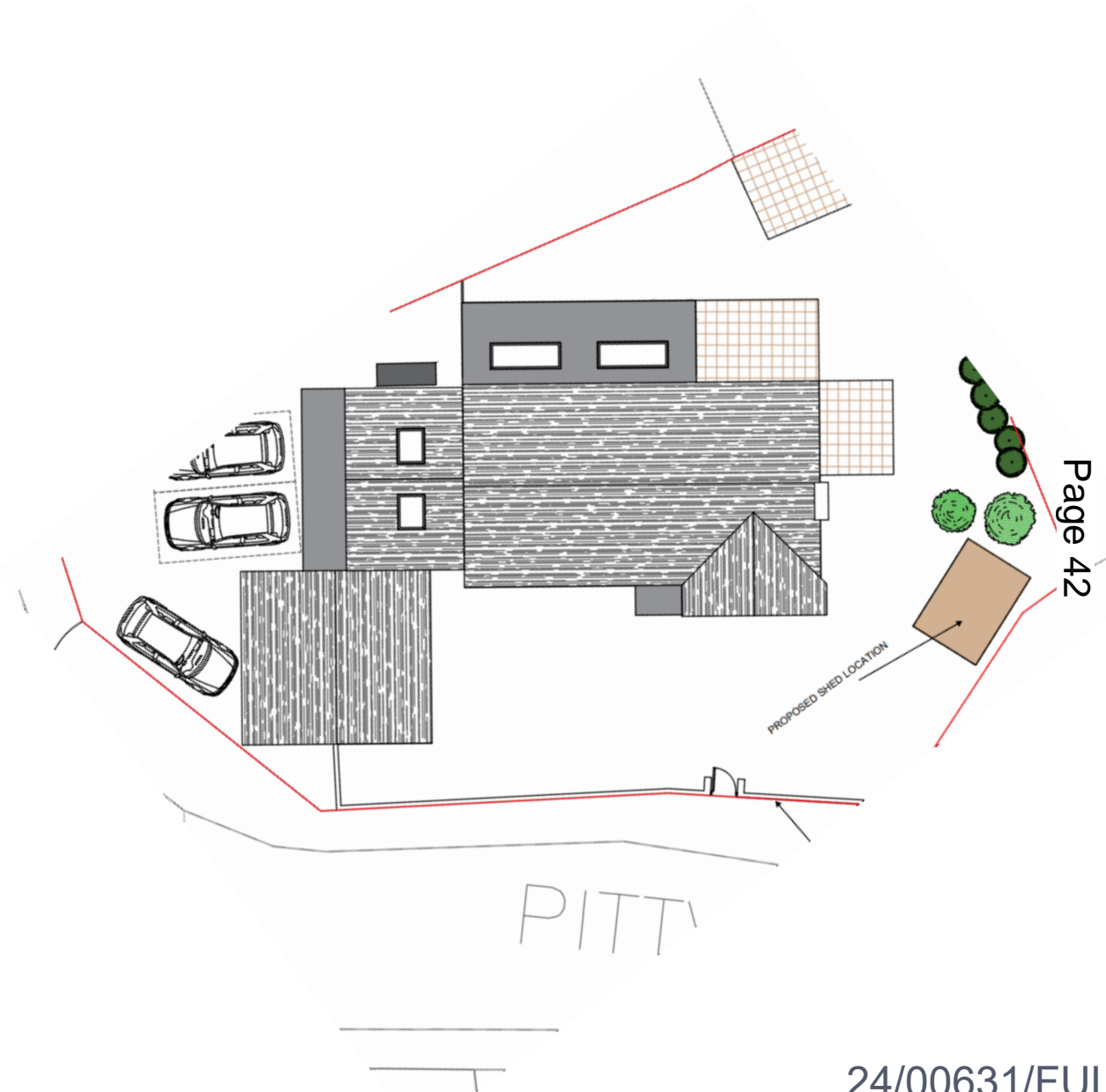
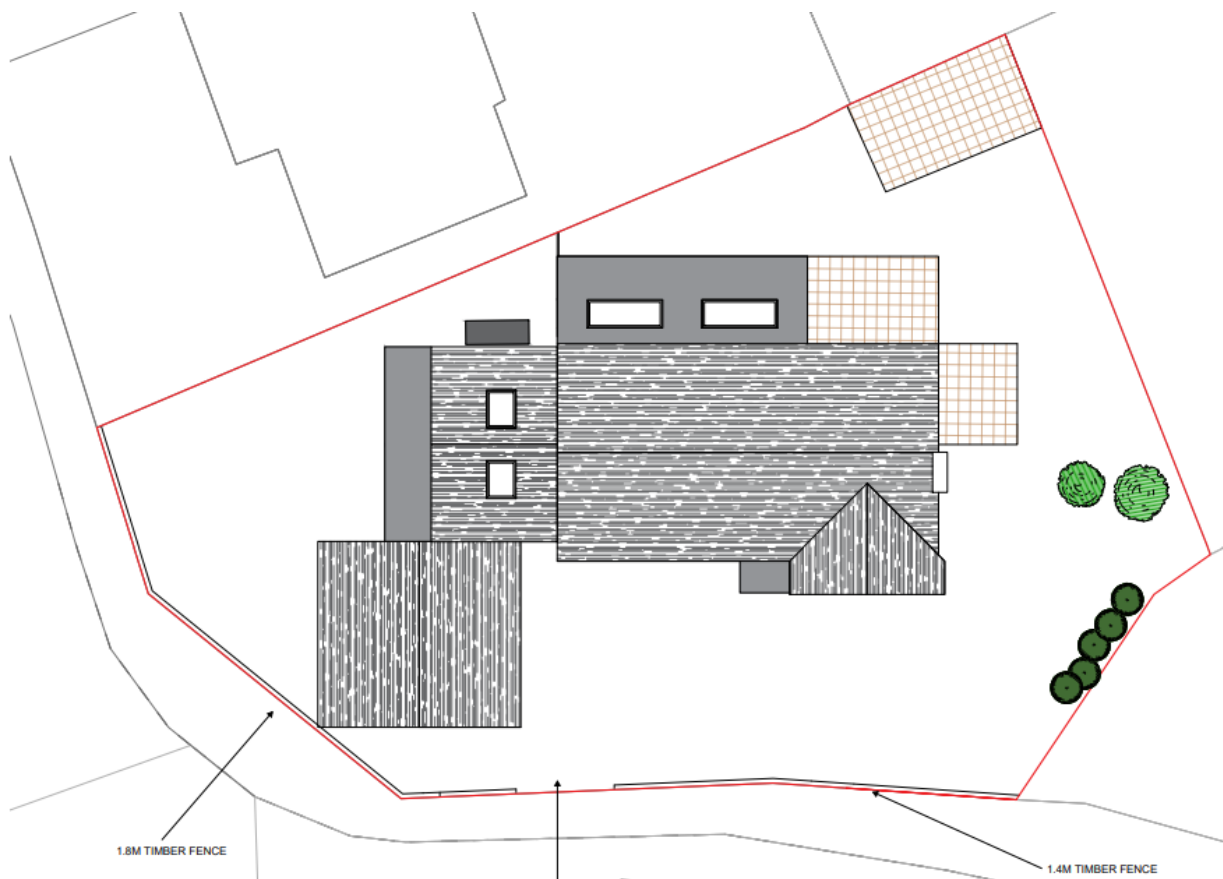
Site location plan



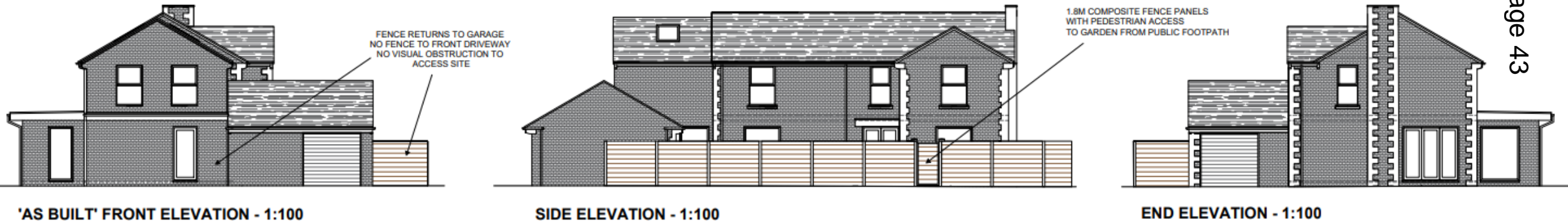
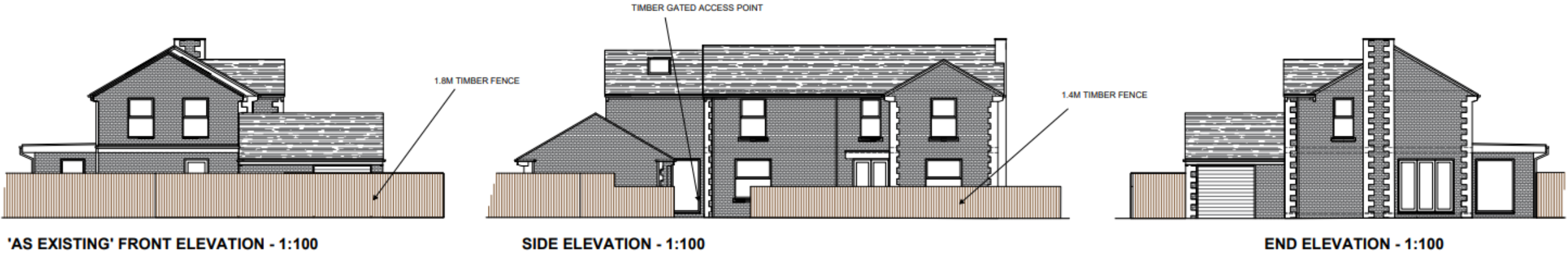
Block plans



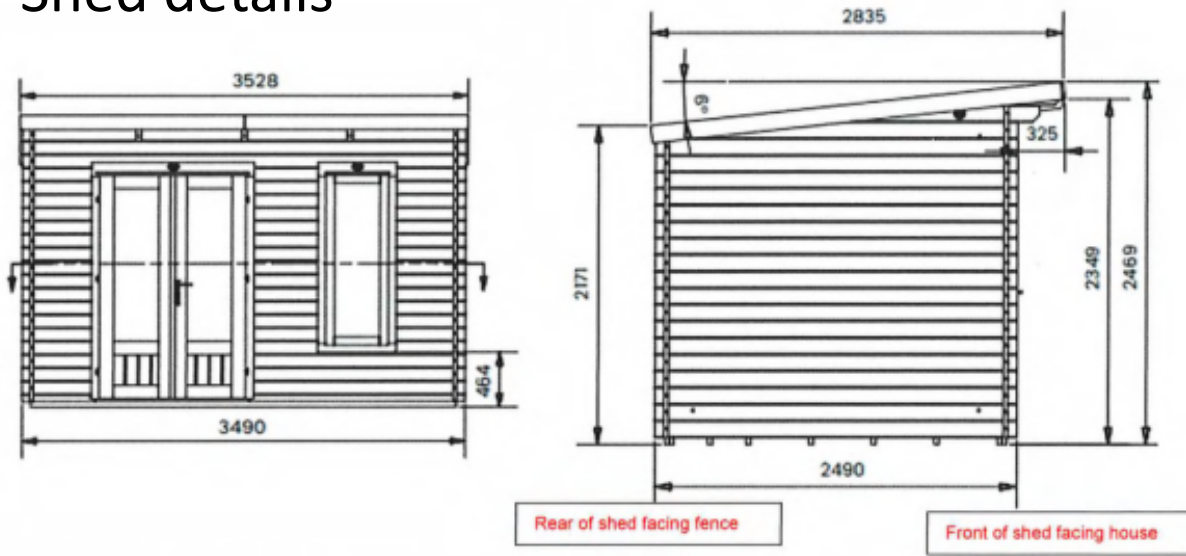
Site plans



Elevations



Shed details

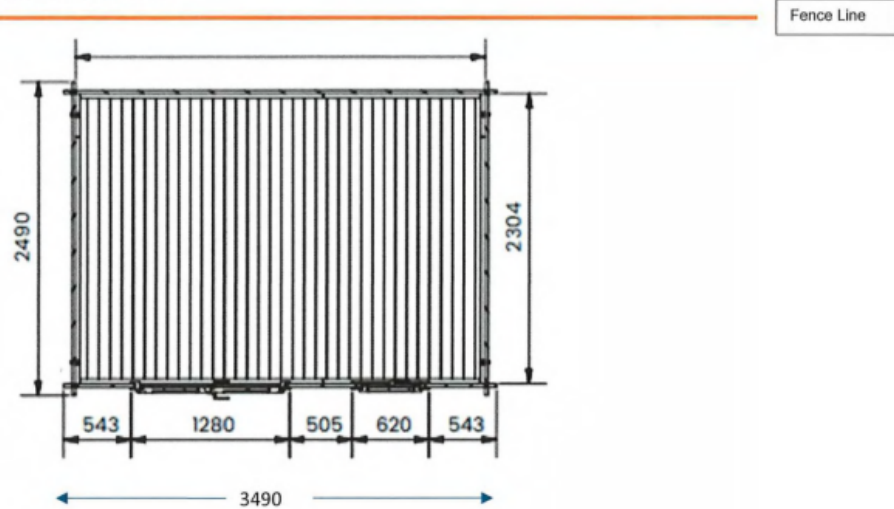


FRONT ELEVATION

SIDE ELEVATION

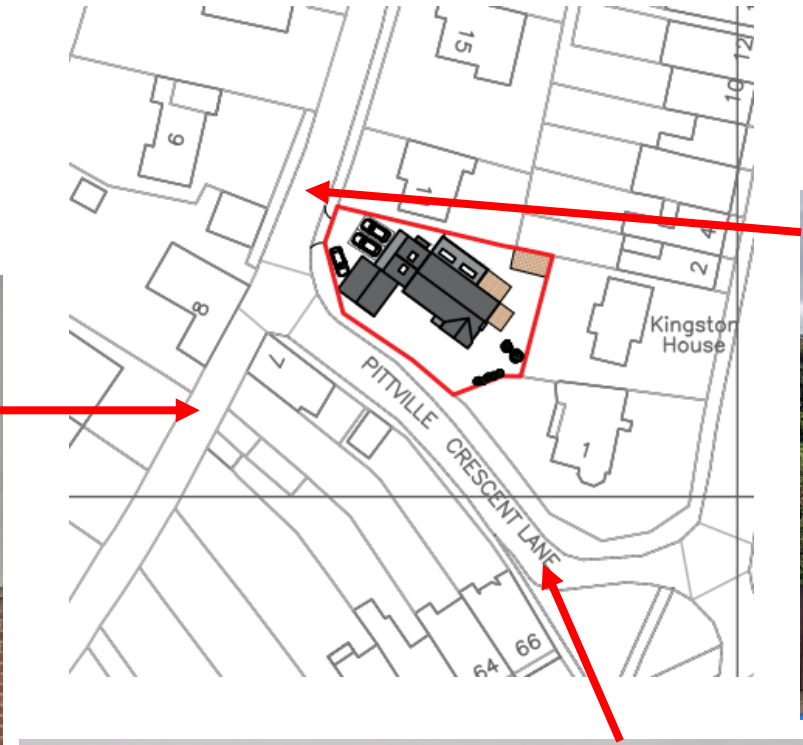


Wooden Shed Floor Plan

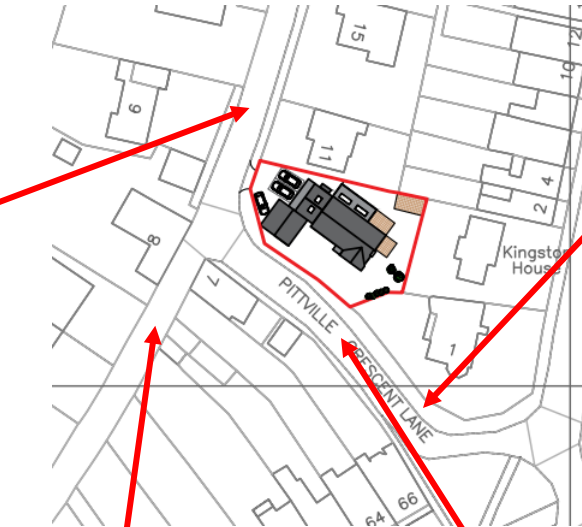


Approximate location of shed

Google Street view points



Photos – surrounding context



Photos – the site



Photo provided as part of the submission



Considerations and recommendation

- Design
- Impact on conservation area
- Impact on neighbouring amenity
- Sustainable development

Suggested conditions

- Standard time condition
- Approved plans

24/01323/FUL

Numerous addresses;

Howell Road: no.'s 1,3,5,7,9,11, and

Lipson Road: no.'s. 2,4,6,8,16,20,22,26,30,32,34,36,38,40,42,44,48,
50,52,54,56,58,60,62,64,68,70 and 72

Installation of external wall insulation with render and brick slip finish, and replacement front canopies.

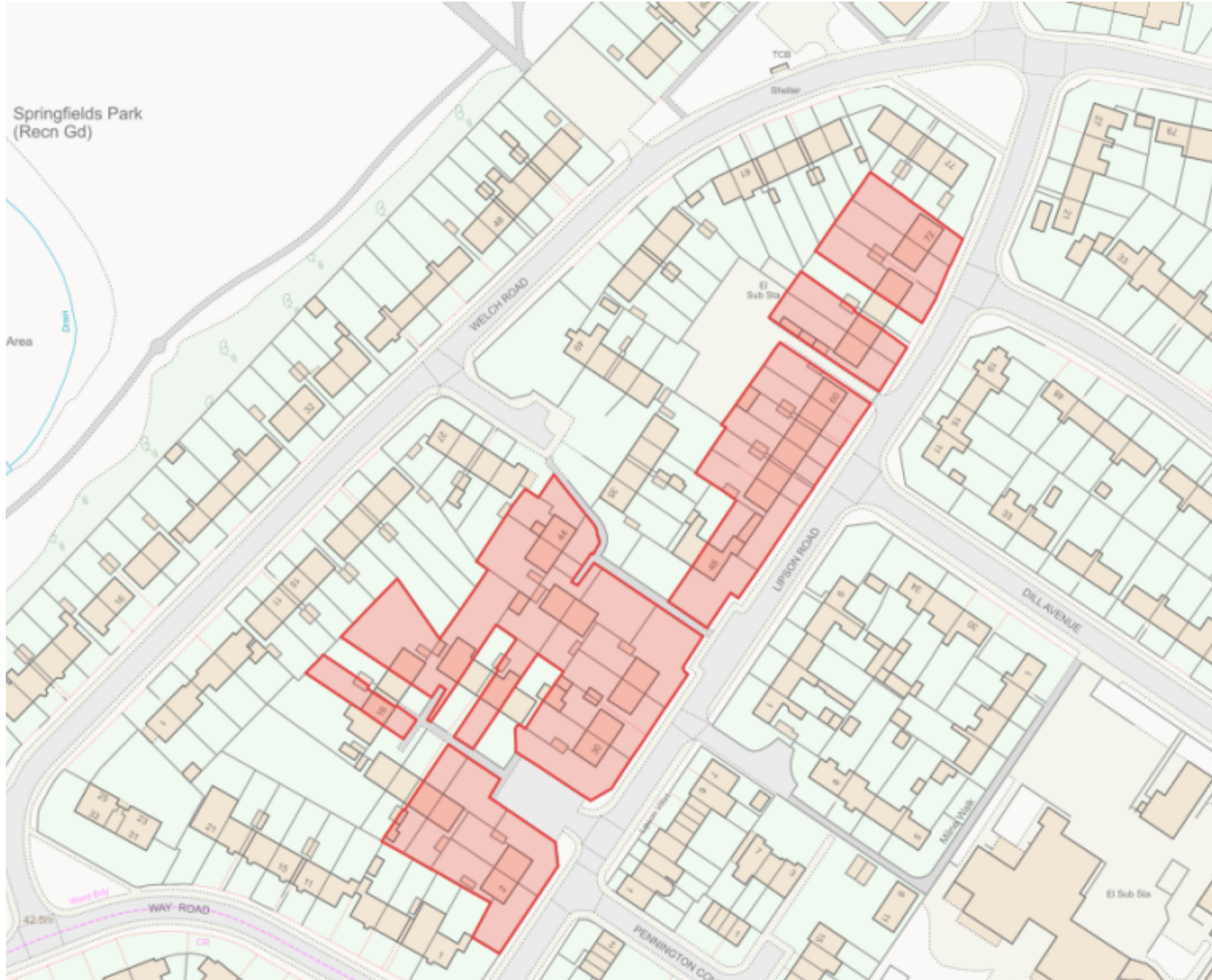
The application is at planning committee as the applicant and landowner is the Council.

The recommendation is to permit

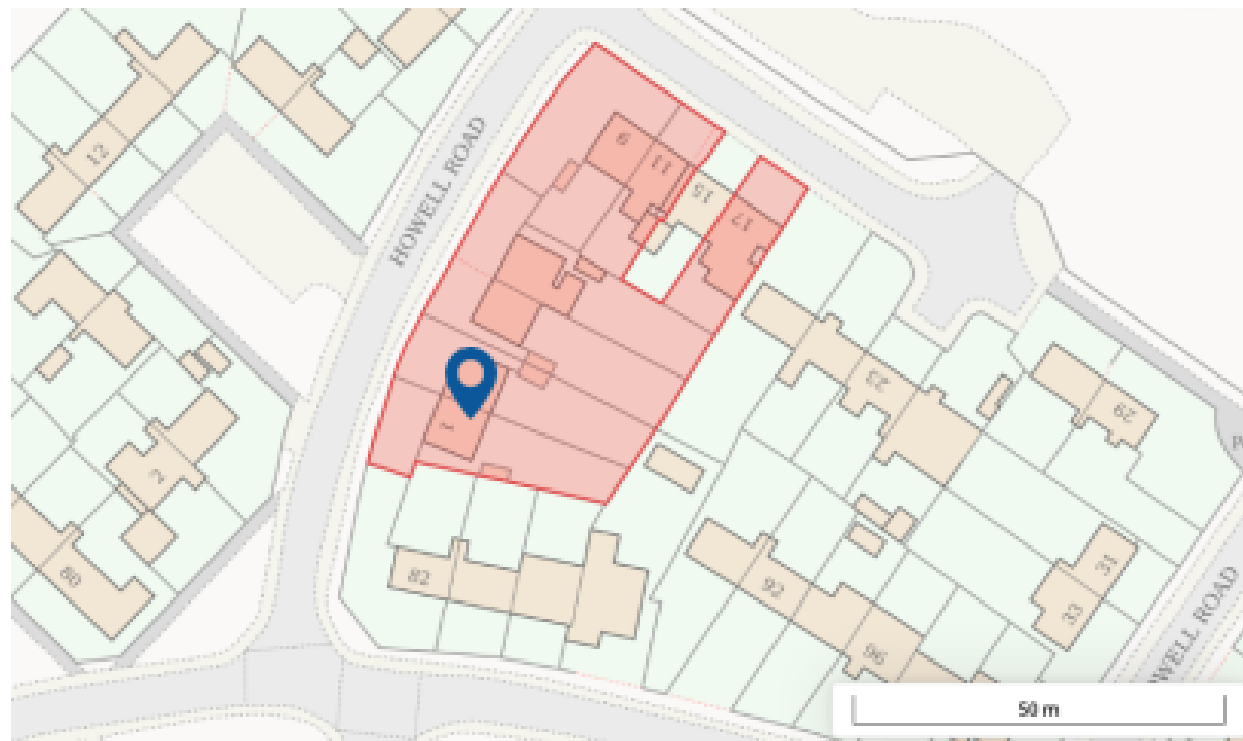
Site location plan



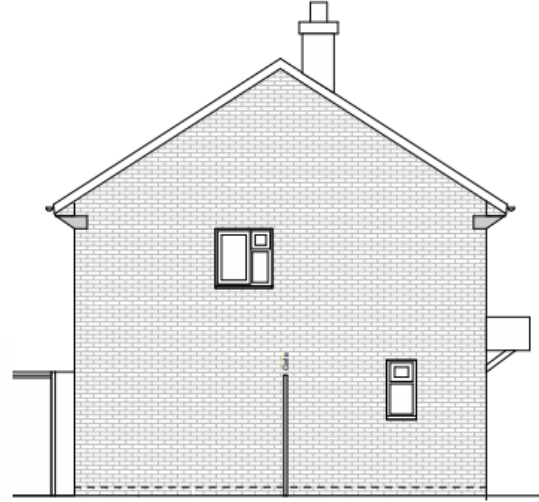
Site location plan – Lipson Road



Site location plan – Howell Road

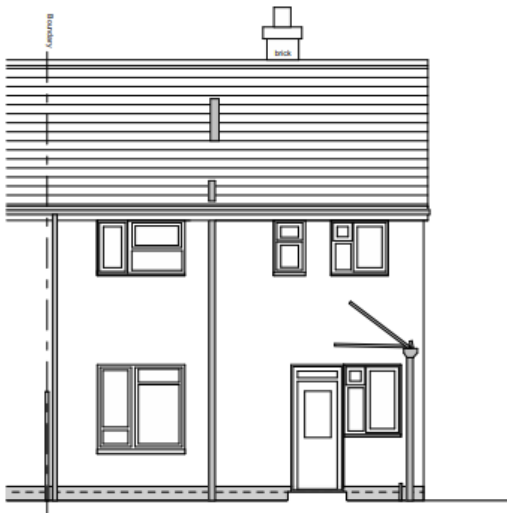


Elevations – Lipson Road

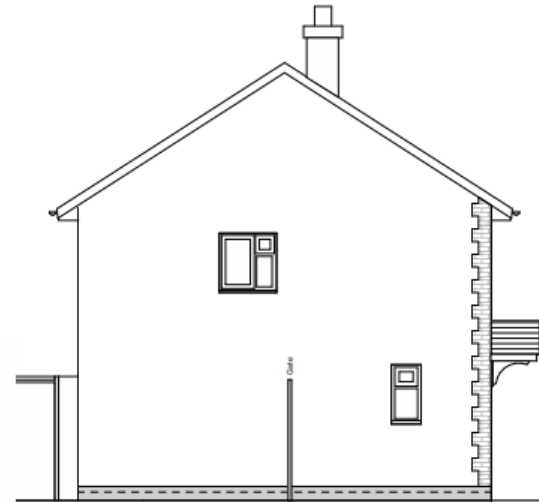


Existing elevations example

Rear Elevation



Side Elevation



Front Elevation



Proposed elevations example

Rear Elevation

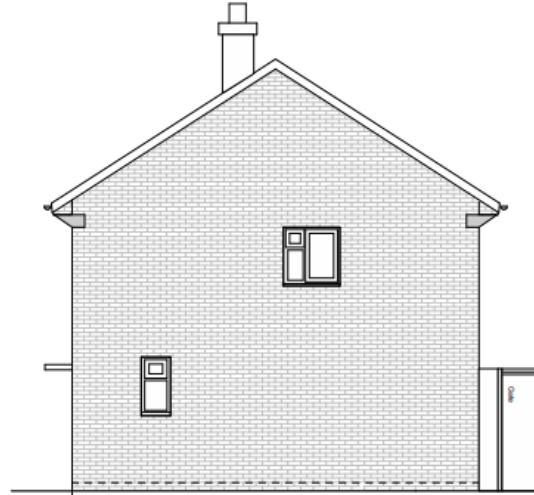
Side Elevation

Front Elevation

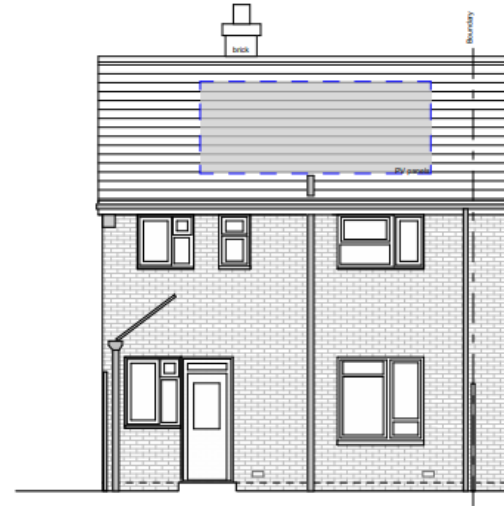
Elevations – Howell Road



Front Elevation



Side Elevation

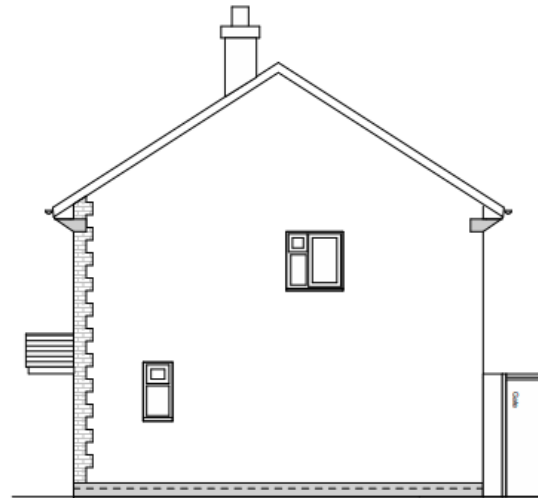


Rear Elevation

Existing elevations example



Front Elevation



Side Elevation



Rear Elevation

Proposed elevations example

Street view of included properties - Lipson Road





Street View of included properties – Howell Road



Consideration and recommendation

- Design and visual impact,
- Impact on neighbouring amenity,
- Sustainable development

Suggested conditions

- Standard time,
- Approved plans,
- Materials – submission of brick slip detail

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