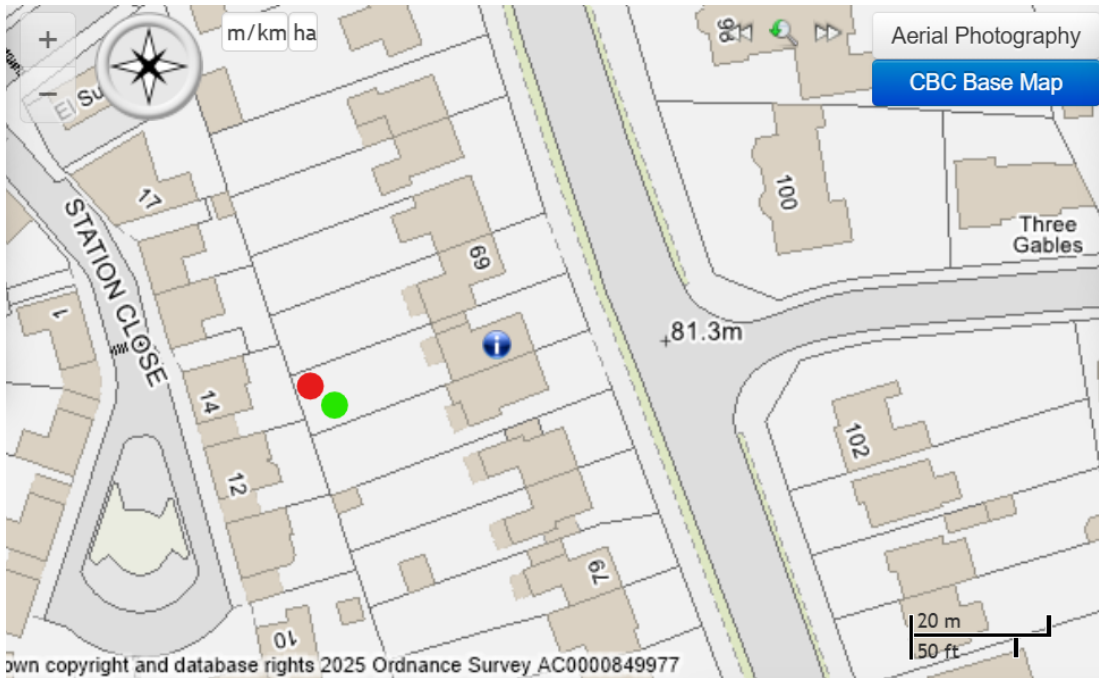


25/00460/CACN
Proposed removal of two stone pines to
rear of 71 Leckhampton Road

Applicant is employee
Of CBC Housing

Recommendation is to issue
decision notice of No Objection



Two stone pines sit to the west of 71 Leckhampton Road (rear garden). Red dot denotes tree to be removed. Dots represent approximate location, not crown spread.

Previously a Conservation Area notice of intent to fell both trees (22/00444/CACN) was presented to Committee. The decision was made to issue No Objections.

The trees have not grown substantially since – they have no greater public visibility than they did in February 2022. National and local policy has not changed regarding the protection of private trees since the previous decision notice was issued.

To the rear of these properties there is a mixture of small trees and shrubs. Removal of these 2 pines would reveal presence of tall + slender birch to the rear.

Stone pines





View from Leckhampton Road

Stone pines

- Early mature trees, roughly 6m tall with combined spread of roughly 8m
- Growing roughly 20cm per year, potential to eventually double in height and spread (in UK conditions)
- Trees in good condition
- Nuisance factors: needle and debris drop (including occasional large cone), pigeon stools, blocking light, potential damage to wall and services, likely to outgrow setting
- Benefits: currently excellent form and colour, unusual species, wildlife benefits
- Limited visual amenity to public (from front of property)
- Genus of trees does not lend itself to cyclical canopy reduction - can lead branchwork to appear “truncated” (thus reducing visual amenity)

View from 69 Leckhampton Road



Options:

TPO or reply with No Objections (if no response is received by applicant before 1/5/25, assumption is No Objections)

TPO

Trees should

- have future retention span of at least ten years
- have public amenity value
- be in good condition
- be under threat

These trees have very limited public visual amenity. Removal of one may improve lifespan of retained trees to rear. Previous decision notice was No Objections for both stone pines. Despite being in good condition and under threat of removal, the Trees Section feels a TPO is inappropriate in this case

Relevant Policies in Cheltenham Plan

Policy GI13

Note 1: 'High value' means a sound and healthy tree with at least 10 years of safe and useful life remaining, which makes a significant contribution to the character or appearance of a site or locality.

55 Bafford Approach

25/00358/FUL

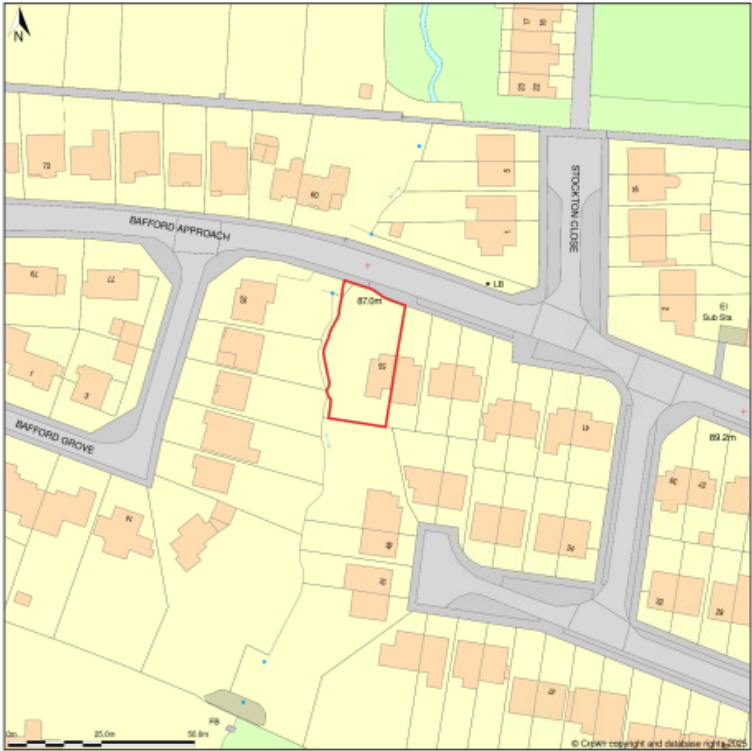
Replace existing damaged under window fascia/cladding and gutters to front of house, and extend cladding across a portion of the ground floor.

Officer recommendation: Permit

Site location plan



55, Bafford Approach, Cheltenham, Gloucestershire, GL53 9JF



Location Plan shows area bounded by: 395800.0, 219841.02 396000.0, 220041.02 (at a scale of 1:1250), OSGridRef: SO95901994. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Photo of existing property – front elevation



Proposed front elevation



Google street view images



Nos. 53 & 55 Bafford Approach (application property)



Nos. 37 & 39 Bafford Approach



Nos. 49, 51, 53 & 55 Bafford Approach

Key planning consideration

- Design and impact on street scene

Summary of recommendation

- The proposed alterations would undoubtedly alter the appearance of the property within the street scene, but will not appear out-of-keeping, or particularly at odds with its context.
- Other properties along this stretch of the road have been altered or extended in some way over the years, some having replaced their cladding with render, with others having installed timber/timber effect cladding and rendered over the facing brick.
- No objection has been raised by local residents or the parish council.
- The officer recommendation is to grant planning permission subject to the standard conditions set out within the officer report.

The Folley, Swindon Road

24/00399/FUL

Full planning application for development comprising the erection of 122no. dwellings along with associated access, infrastructure, landscaping, open space and car park.

Officer recommendation: Permit subject to s106 agreement and conditions

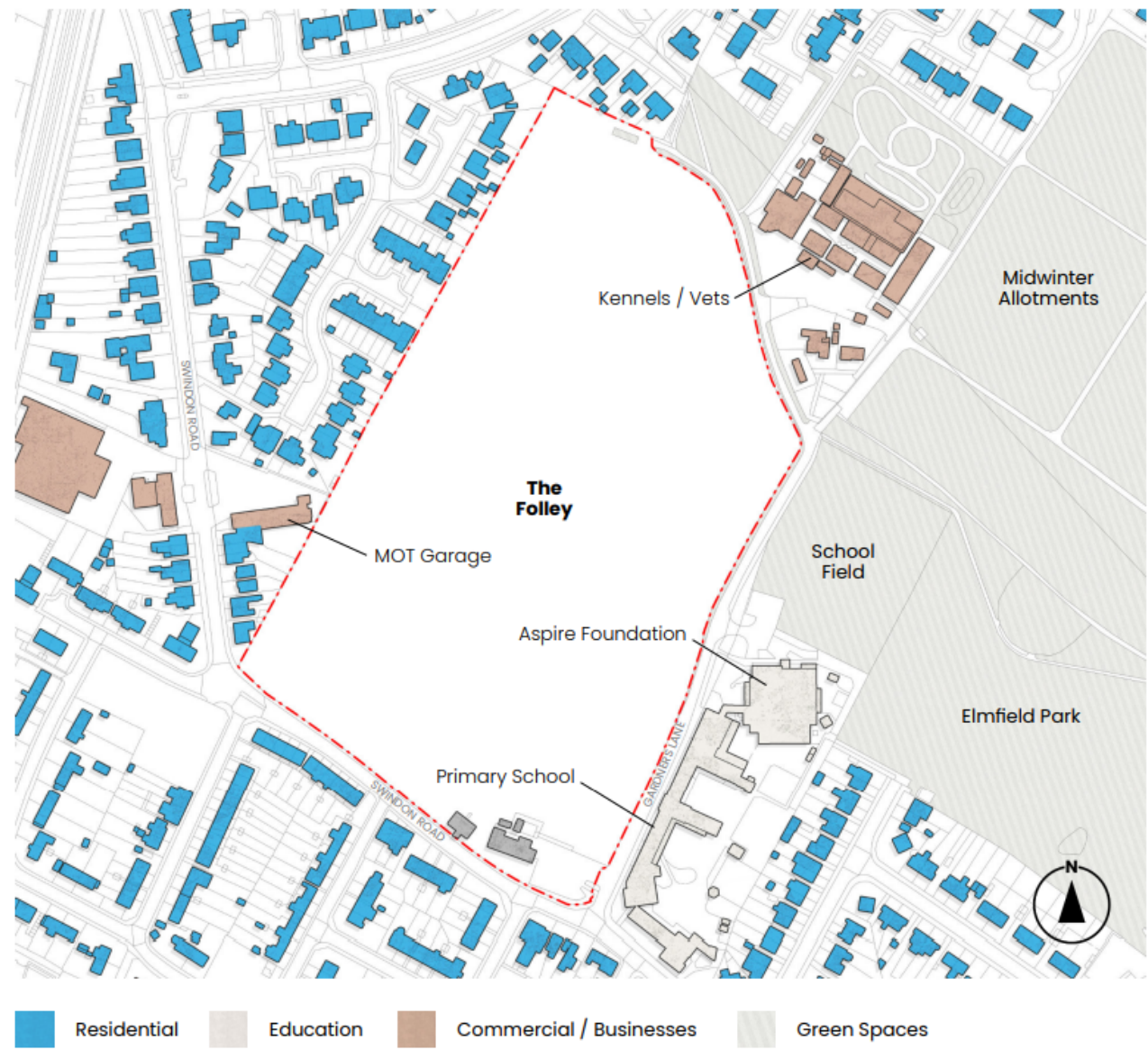
Site location plan



Aerial view



Site context – land uses



Photos – application site



Photo 01 – North East Corner looking south



Photo 02 – South West Corner looking NE



Photo 03 – Swindon Road looking West

Photos – application site



Photo 04 - North end looking West



Photo 05 - North end of Gardners Lane



Photo 06 - Top of Gardners Lane looking South

Photos – application site



Photo 07 – Southwest Corner, storm felled tree



Photo 08 – Swindon Road, rear of pavilions



Photo 09 – Existing car park entrance, Gardners Ln

Photos – application site



Photo 10 – Existing Folley Car park – Swindon Rd/Gardners Ln Junction



Photo 11 – Top Northern Access

Photos – local context



Gardners Lane Primary School



Surrounding housing styles

Illustrative Masterplan



Proposed site layout

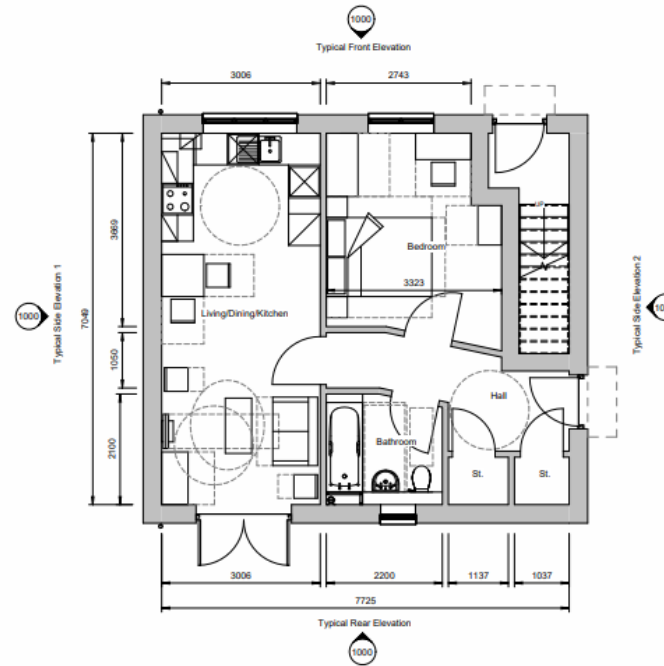


Birds eye overview

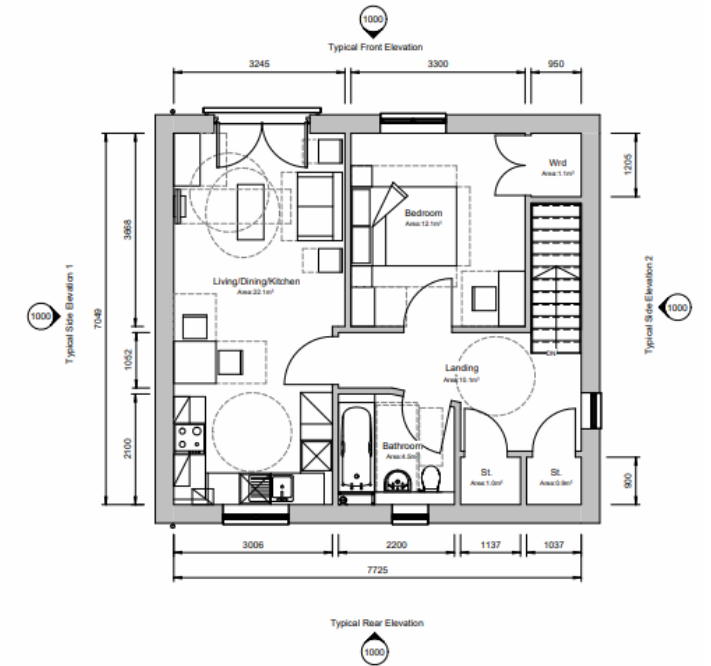
Proposed 1B2P Maisonettes



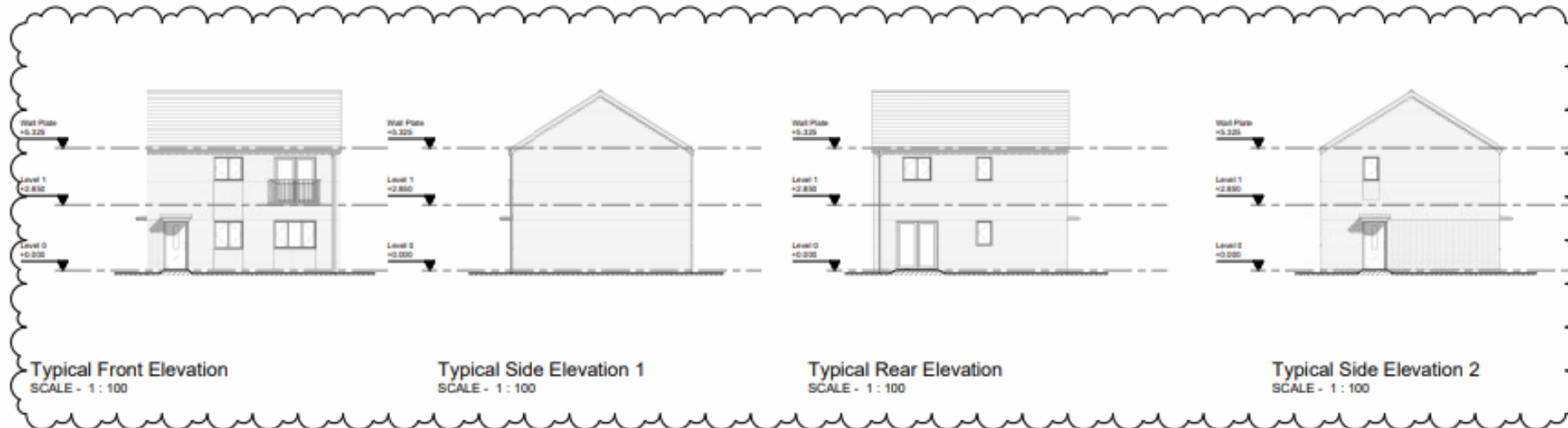
1B2P Maisonette - Facade



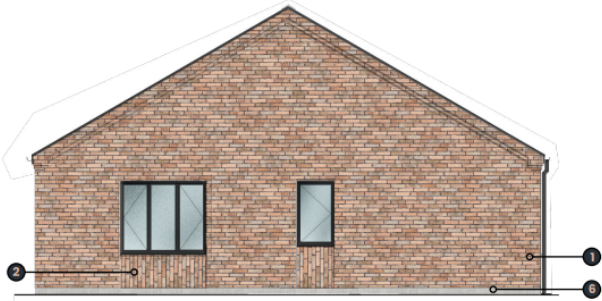
Proposed Ground Floor Layout
SCALE - 1 : 50



Proposed First Floor Layout
SCALE - 1 : 50



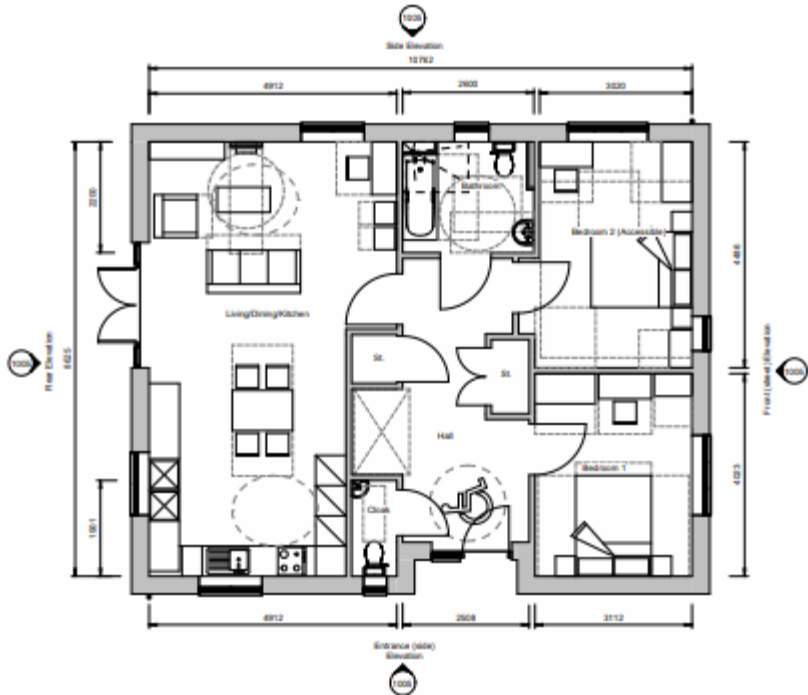
Proposed 2B4P Bungalow



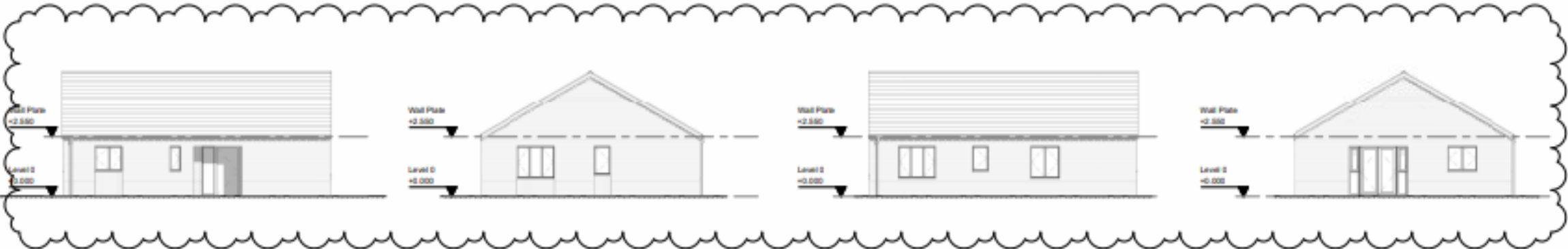
2B4P M(4) Bungalow - Front Elevation



2B4P M(4) Bungalow - Side (Entrance) Elevation



Proposed Ground Floor Layout
SCALE - 1 : 50



Entrance (side) Elevation
SCALE - 1 : 100

Front (street) Elevation
SCALE - 1 : 100

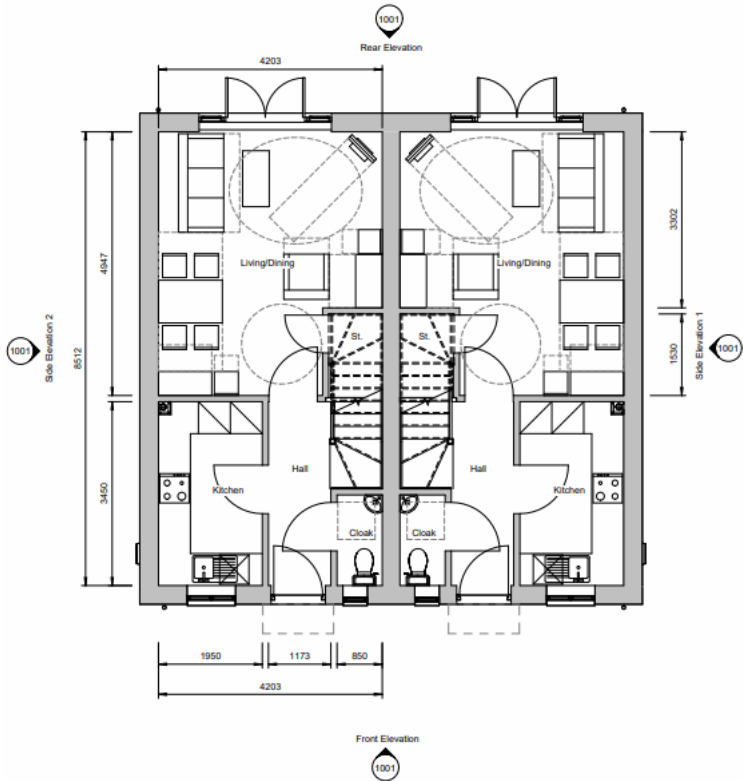
Side Elevation
SCALE - 1 : 100

Rear Elevation
SCALE - 1 : 100

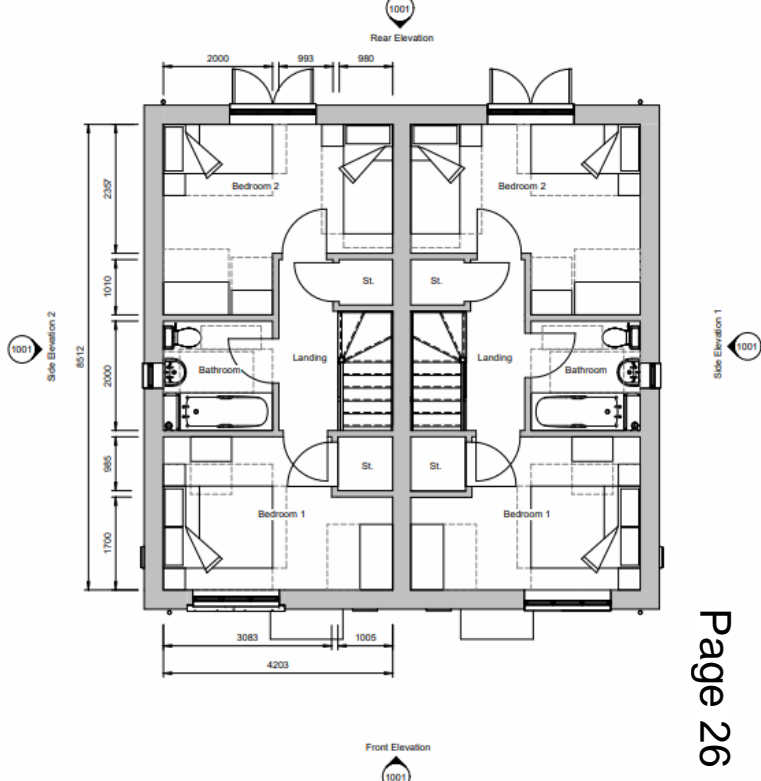
Typical 2B4P Houses



2B4P House



Proposed Ground Floor Layout
SCALE - 1 : 50



Proposed First Floor Layout
SCALE - 1 : 50



Front Elevation
SCALE - 1 : 100



Side Elevation 1
SCALE - 1 : 100

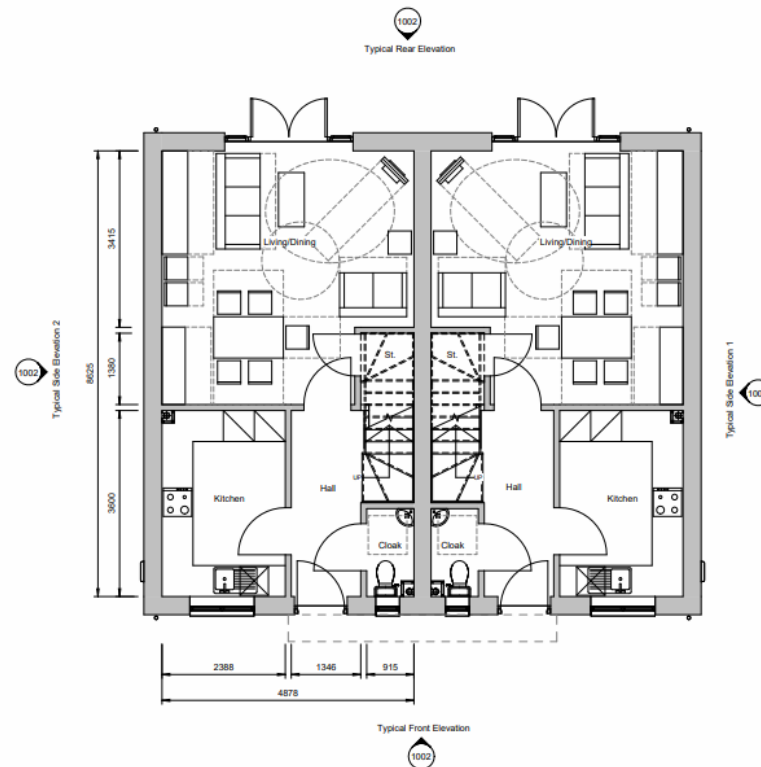


Rear Elevation
SCALE - 1 : 100

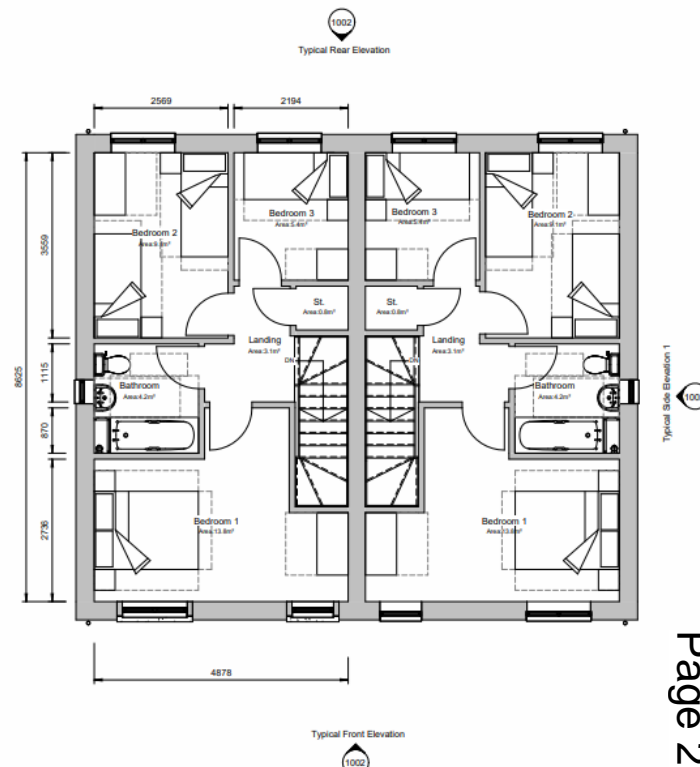


Side Elevation 2
SCALE - 1 : 100

Typical 3B5P Houses



Proposed Ground Floor Layout
SCALE - 1 : 50



Proposed First Floor Layout
SCALE - 1 : 50



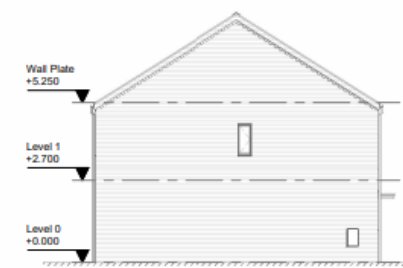
Typical Front Elevation
SCALE - 1 : 100



Typical Side Elevation 1
SCALE - 1 : 100

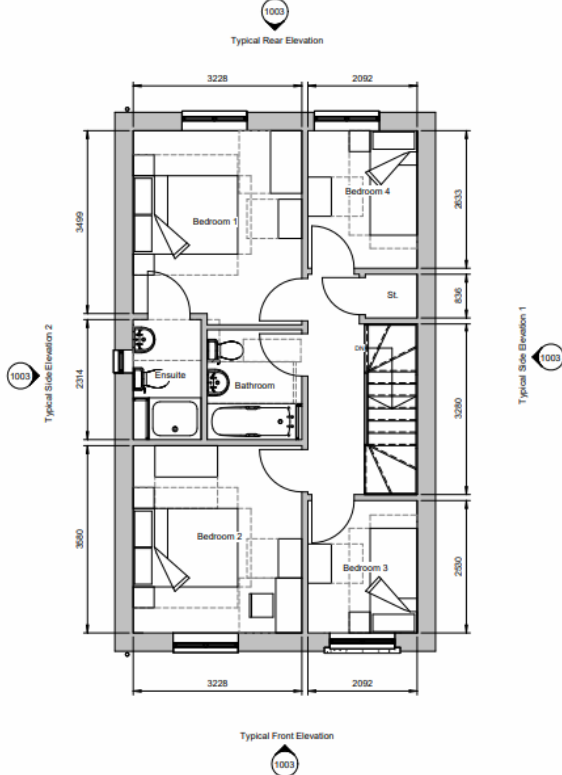
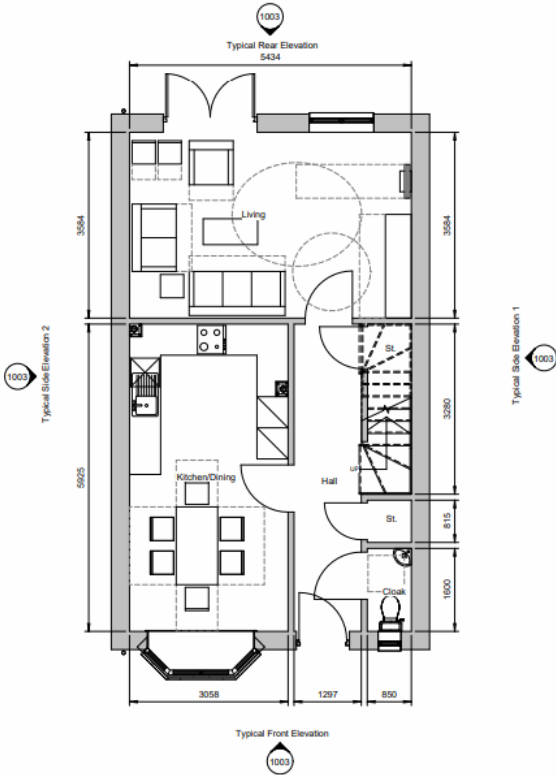


Typical Rear Elevation
SCALE - 1 : 100



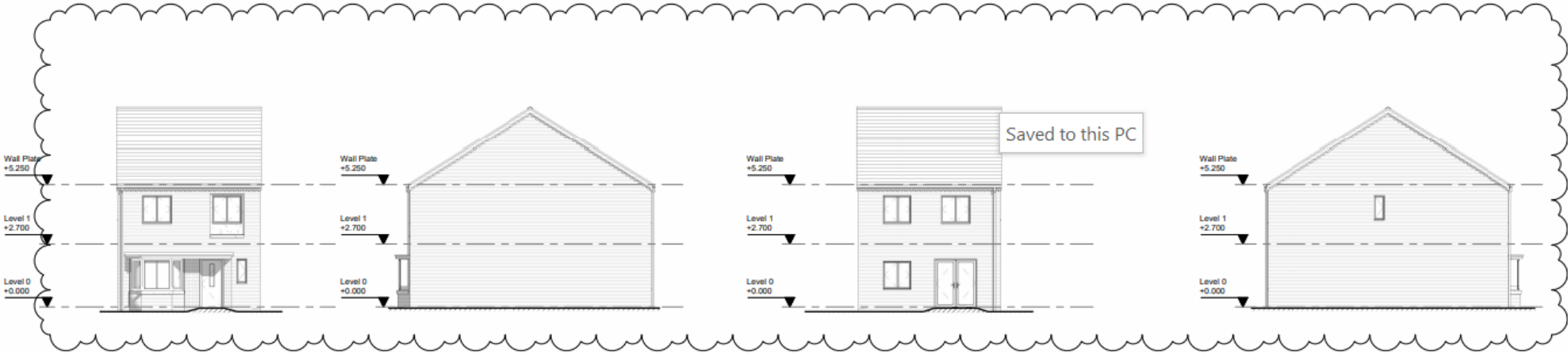
Typical Side Elevation 2
SCALE - 1 : 100

Typical 4B6P Houses



Proposed Ground Floor Layout
SCALE - 1 : 50

Proposed First Floor Layout
SCALE - 1 : 50



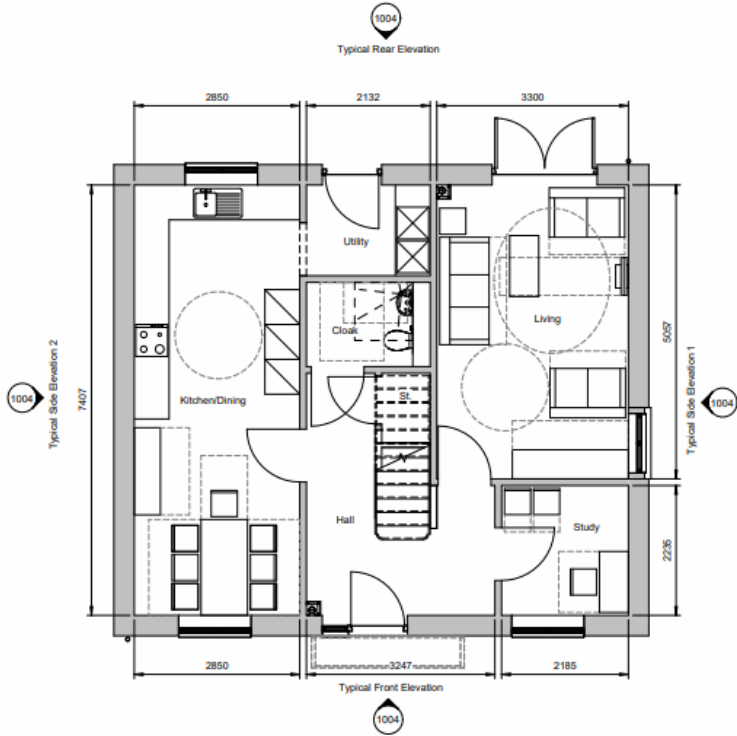
Typical Front Elevation
SCALE - 1 : 100

Typical Side Elevation 1
SCALE - 1 : 100

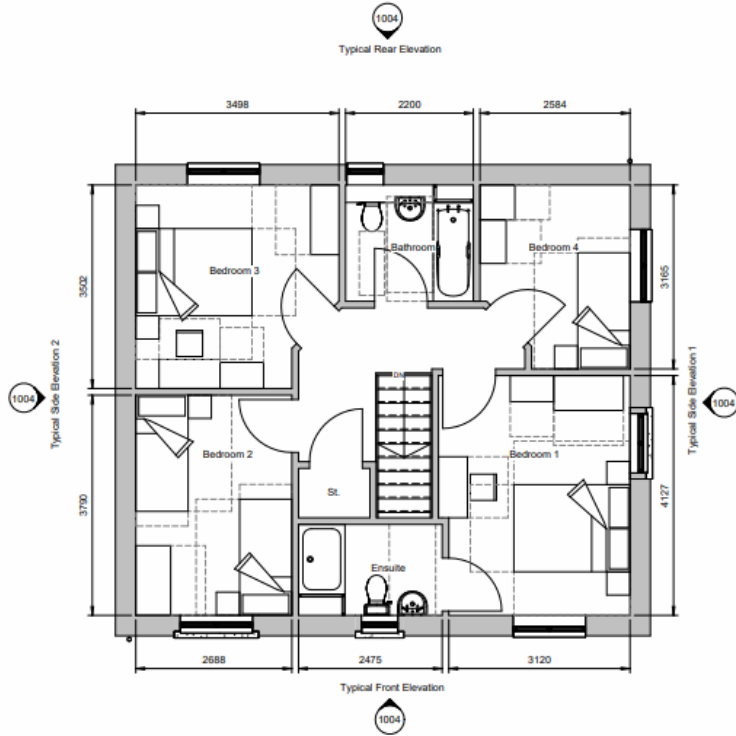
Typical Rear Elevation
SCALE - 1 : 100

Typical Side Elevation 2
SCALE - 1 : 100

Typical 4B7P Houses



Proposed Ground Floor Layout
SCALE - 1 : 50



Proposed First Floor Layout
SCALE - 1 : 50



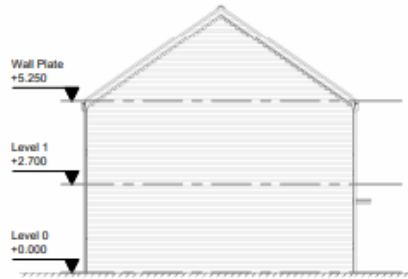
Typical Front Elevation
SCALE - 1 : 100



Typical Side Elevation 1
SCALE - 1 : 100

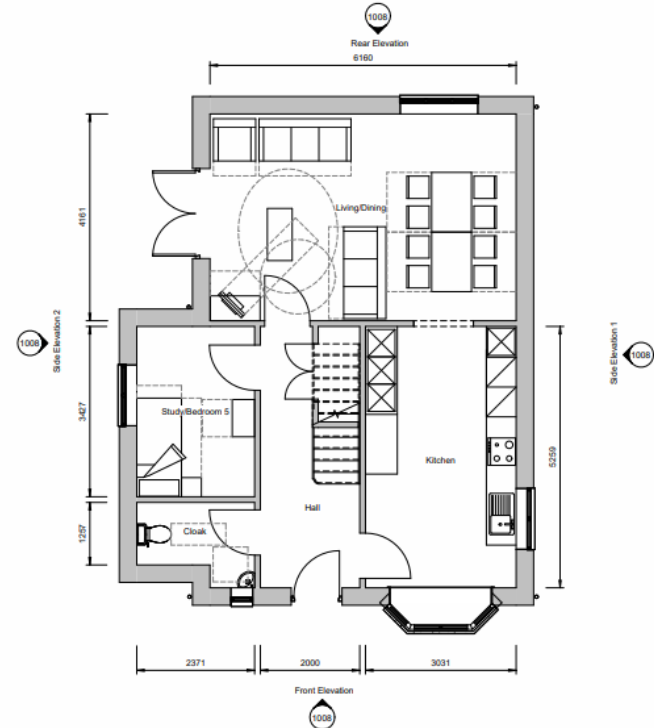


Typical Rear Elevation
SCALE - 1 : 100

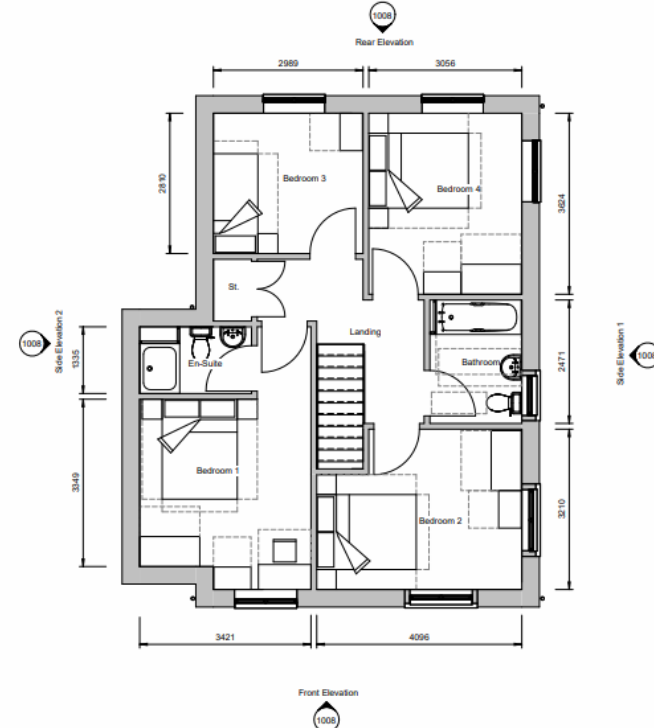


Typical Side Elevation 2
SCALE - 1 : 100

Proposed 5B8P House



Proposed Ground Floor Layout
SCALE - 1 : 50



Proposed First Floor Layout
SCALE - 1 : 50



Front Elevation
SCALE - 1 : 100



Side Elevation 1
SCALE - 1 : 100



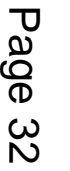
Rear Elevation
SCALE - 1 : 100



Side Elevation 2
SCALE - 1 : 100

Illustrative views





Key Planning Matters

- the principle of development in terms of the proposed residential use and the loss of the existing playing pitch/green space;
- design and layout;
- sustainability and climate change;
- impact on the historic environment;
- access, parking and highway impacts;
- impact on the amenity of neighbouring land users;
- drainage and flooding;
- trees and landscaping;
- ecology and biodiversity net gain; and
- s106 obligations.

Summary of Officer Recommendation

- The Council is unable to demonstrate a five-year supply of deliverable housing sites (latest published figure 2.52 years), and therefore the housing policies are out-of-date and the 'tilted balance' in favour of granting permission is engaged.
- Where the policies that are most important for determining an application are out-of-date, paragraph 11d) of the NPPF requires permission to be granted unless:
 - i) *the application of policies in [the] Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*
- The site, whilst not allocated for housing, is sustainably located within the Principal Urban Area, in a predominantly residential area. The proposed development would result in the welcome provision of 122no. affordable housing units and make a valuable contribution to the borough's housing stock helping to alleviate the acute shortfall. This is a matter that carries significant weight.
- The development would result in the loss of an existing playing pitch and is objected to by Sport England, and this matter also carries significant weight but, on balance, it is not considered that the loss of the playing pitch, nor any other adverse impacts, would significantly and demonstrably outweigh the benefits associated with the provision of 122no. new homes.
- Taking into account all of the economic, social, and environmental aspects of the application, and paragraph 11d) of the NPPF, officers are satisfied that the proposed development is one that should be supported. There are no strong reasons for refusing the proposed development.
- The officer recommendation is to grant planning permission subject to the schedule of conditions set out in the officer update report and a signed s106 legal agreement.
- The s106 request from the County Council in relation to Junction 10 improvement works is not being sought as, whilst the challenge of funding the works is understood, insufficient evidence has been provided by the County Council to date to demonstrate that the impact of the proposed development would be 'severe' in the event that the Junction 10 works are not forthcoming.

Conditions

- Time limit
- Approved plans/documents
- Construction Management Plan
- Updated Ecological Management Plan
- Precautionary Method of Working
- Ecological Mitigation and Enhancement Strategy
- Habitat Management and Monitoring Plan
- Pedestrian walking route improvements
- Permanent record of existing Pavilion building
- Programme of archaeological work
- Tree protection
- Air Quality Assessment
- Access, parking and turning implementation
- Site Waste Management Plan
- External lighting
- Management and recycling of waste
- Drainage implementation
- Noise protection measures
- Submission of materials
- Design details
- Water butts
- Air source heat pumps
- Landscaping implementation
- Visibility splays x 2
- Cycle storage
- Homeowner Information Pack

s106 obligations

- 40% affordable housing
- Contributions towards secondary education provision
- Contribution towards library improvements
- Public open space delivery, management and maintenance
- Minimum 10% BNG delivery and management
- Cotswold Beechwoods SAC mitigation
- Implementation and monitoring of Residential Travel Plan