

25/00380/FUL – Pittville Pump Room

Proposed works:

Temporary change of use of land for the siting of a trailer/vehicle as a servery and retention of ancillary mobile toilets and store, plus over-cladding of toilets and store.

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

Site Location Plan



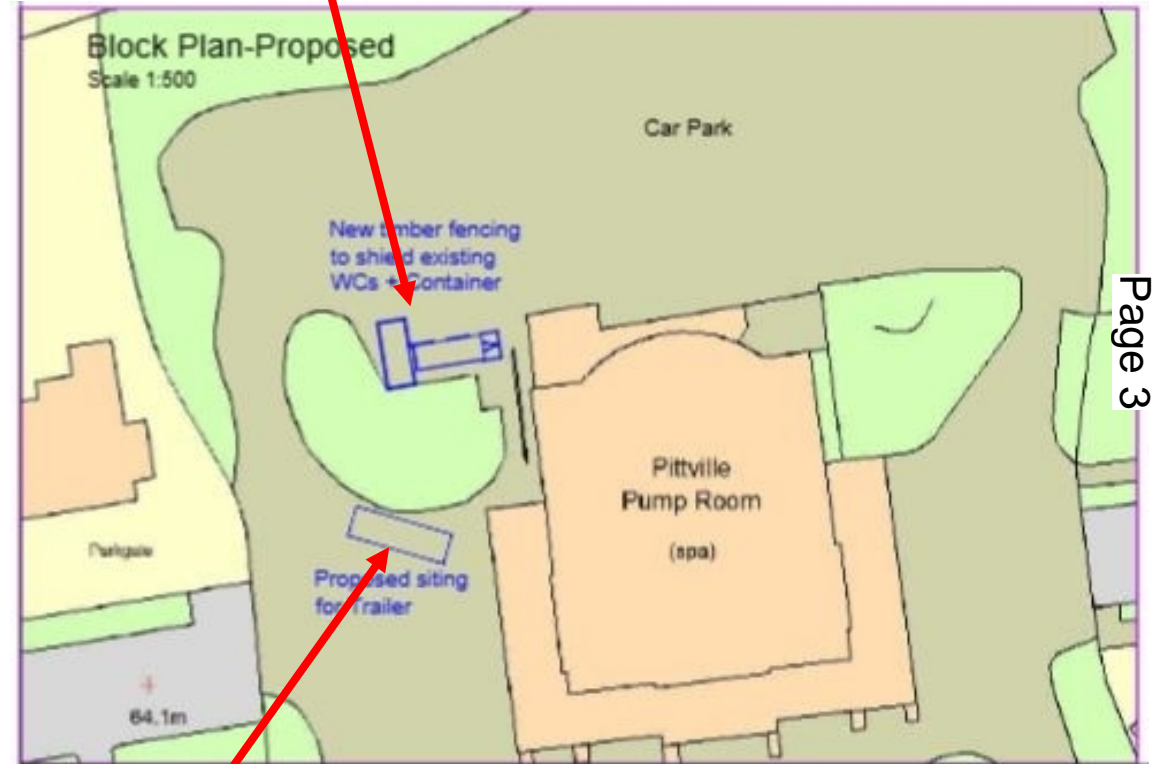
Google Earth Image



Former Orangery Café – now removed

Block Plan

Existing Ancillary Buildings (toilets and storage container)



Location for proposed Food vehicle/trailer

Photos of former Orangery Café – now removed from site



Proposed location for siting of food trailer



Site photos – Toilet block and storage container located at the rear of the building



Proposed works include the over cladding of these structures in timber



Image from Planning Statement – example of an Airstream trailer



Figure 4 - Picture of example Trailer.

Key Planning Matters

- Impact on heritage assets
- Design
- Public Benefits
- Impact on neighbouring amenity
- Highway safety

Recommendation and conditions

Recommendation : **Permit**

Suggested conditions:

- Temporary permission
- Time periods for siting of vehicle/trailer
- Vehicle/Trailer details to be submitted
- Implementation of cladding works and submission of details
- Operating hours
- Times for deliveries and servicing of facilities

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25/01013/FUL– Grevil Road, Orchard Way and Arle Road

Proposed works:

Proposed external wall insulation to 5 storey blocks : 2-20 Grevil Road, 44-64 Orchard Way and 210-228 Arle Road.

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



Site Location Plans



Grevil Road



Arle Road

Existing Site Photos

Existing Site Photo



Orchard Way



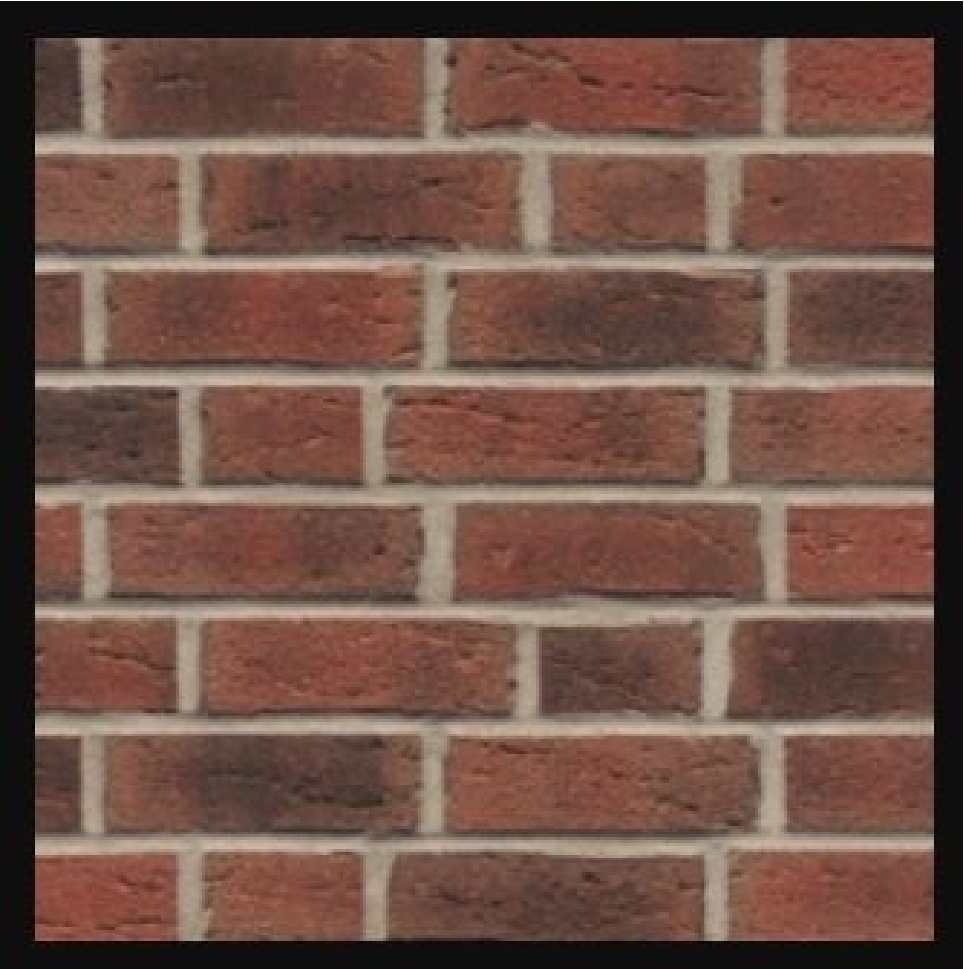
Proposed finish for Grevil Road
and Orchard Way



Proposed finish for Arle Road



Brick Slip Detail for Orchard Way



Brick Slip Detail for Grevil Road and Arle Road

Key Planning Matters

- Design
- Impact on neighbouring amenity
- Sustainability

Recommendation – Permit

Conditions:

FUL:

- Time
- Approved plans
- Brick Slip material details

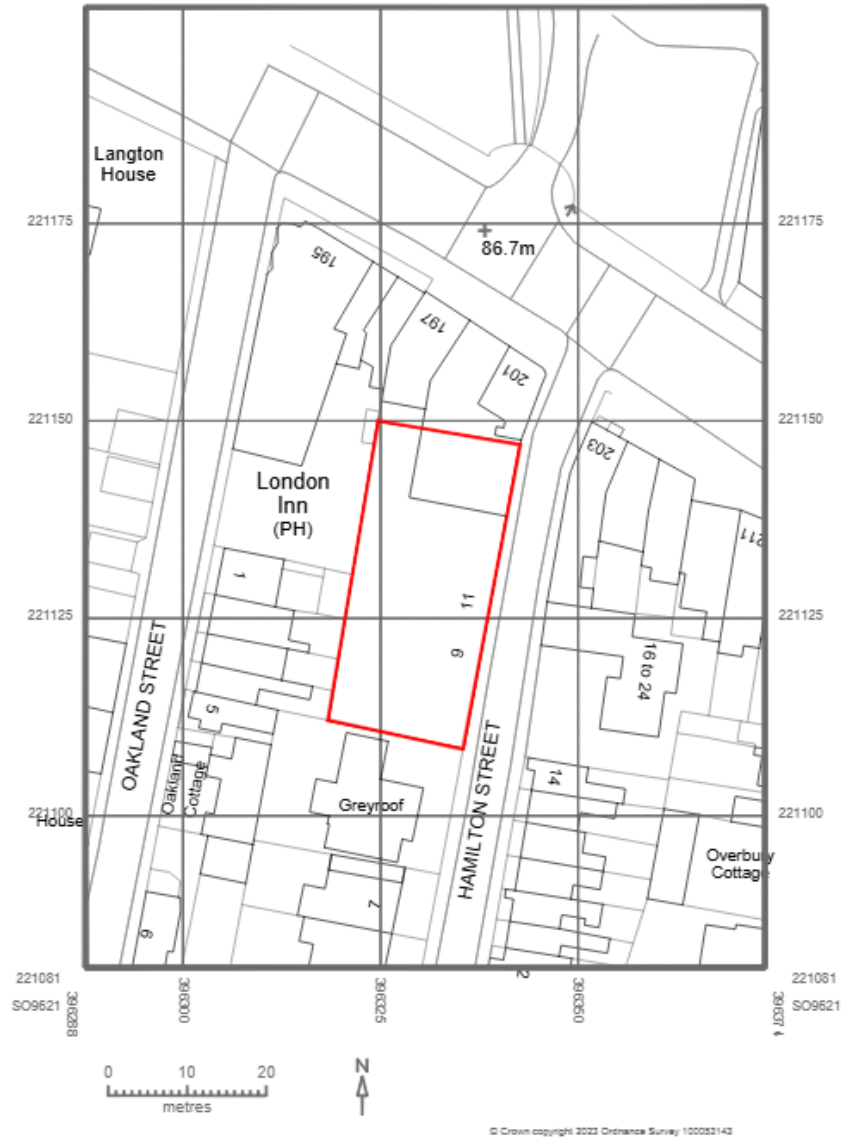
11 Hamilton Street

25/00637/FUL

Change of use, refurbishment and alteration of the existing building (Class E) to create 12no. apartments (Class C3)

Officer recommendation: Permit subject to conditions and s106 agreement

Site location plan



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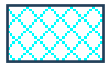
Google earth image



Site photos



Cudnall Street conservation area



Conservation area

Grade II listed London Inn



A) Google Street View of rear of building from Oakland Street

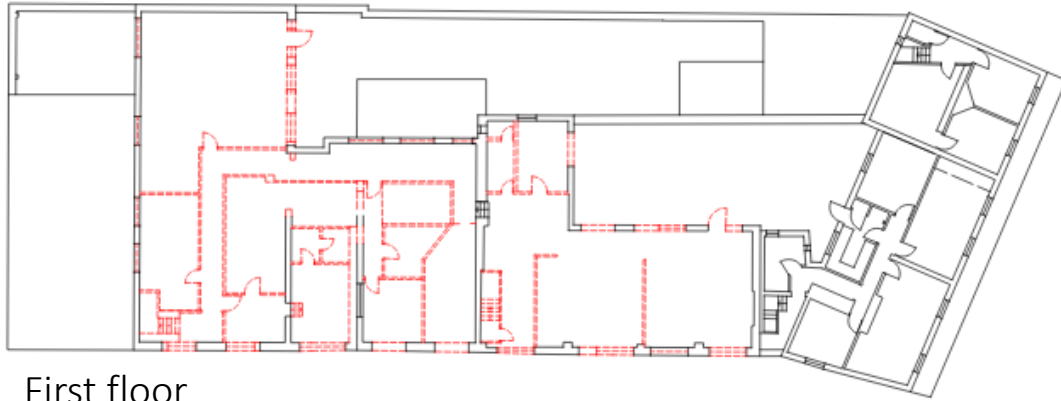


B) Google Street View looking at southern end of building

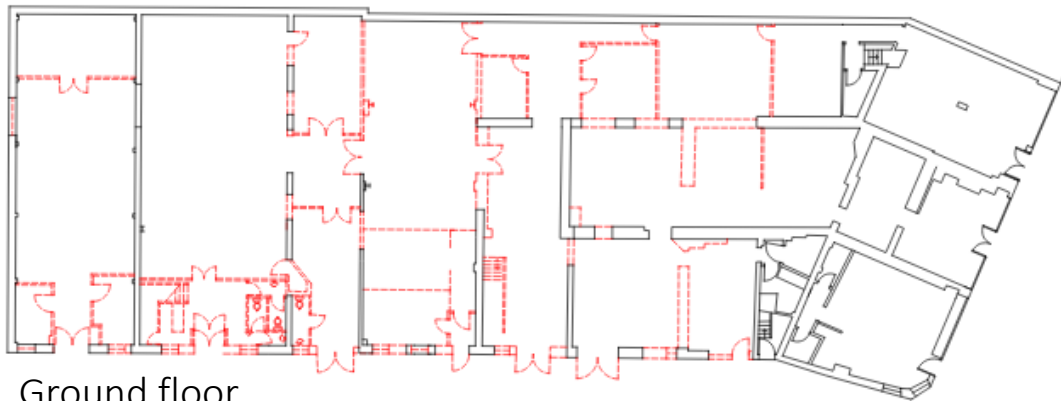


C) Google Street View looking north up Hamilton Street from Cudnall Street

Existing floor plans / Demolition plan



First floor



Ground floor

Proposed floor plans



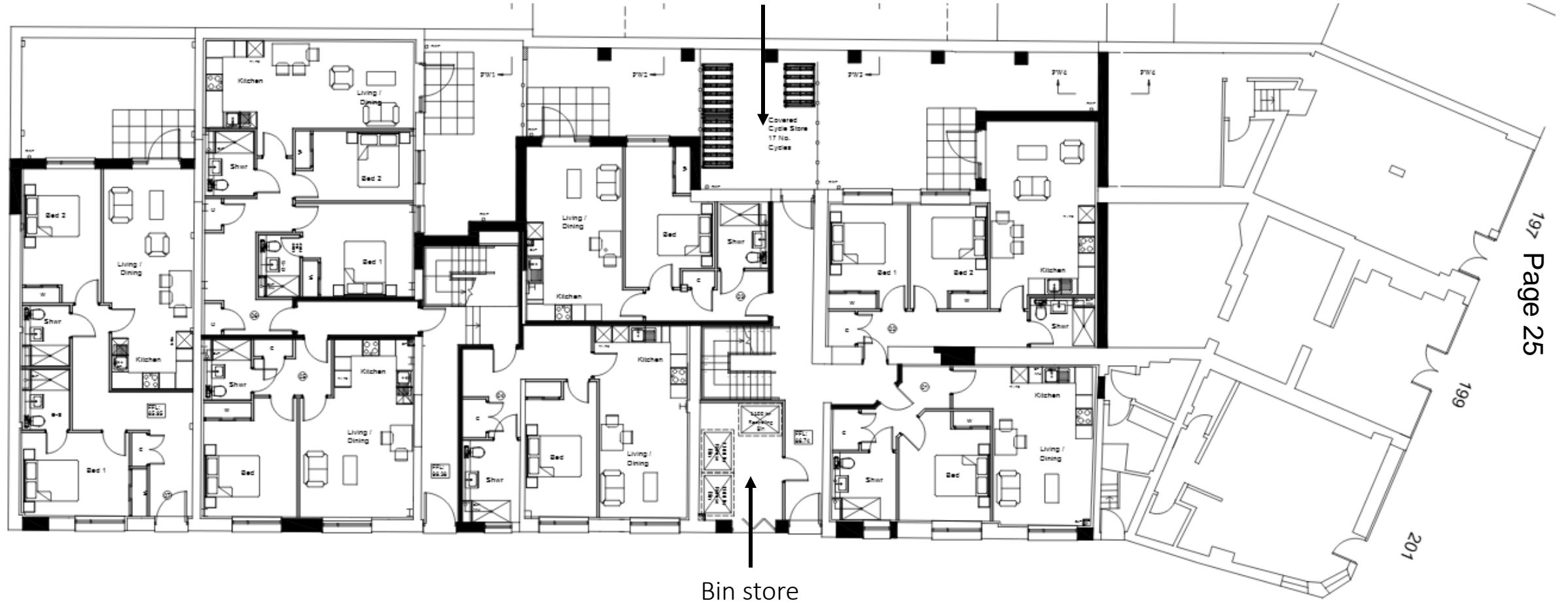
First floor



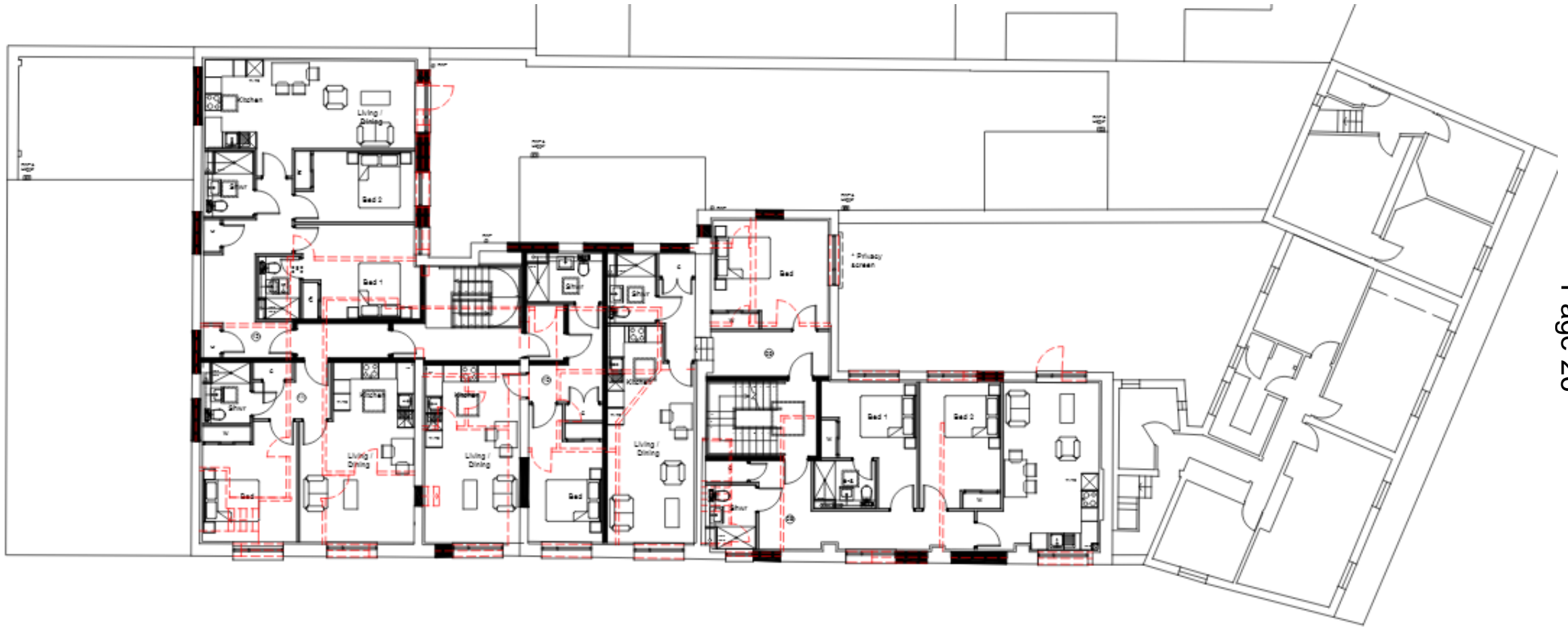
Ground floor

Proposed ground floor plan

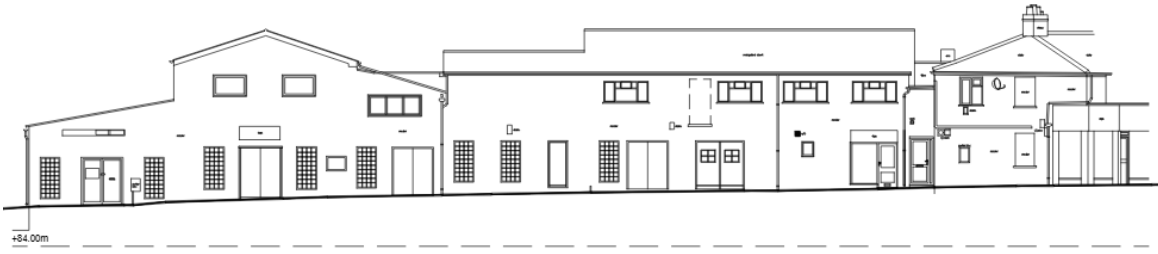
Cycle storage (17no.)



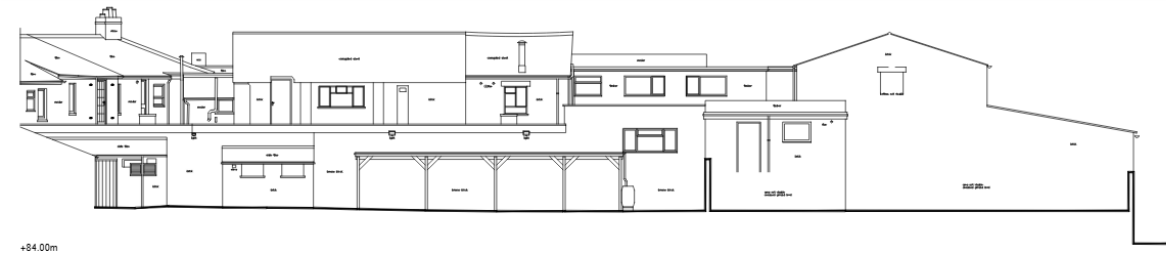
Proposed first floor plan



Existing elevations



East (front)



West (rear)



South

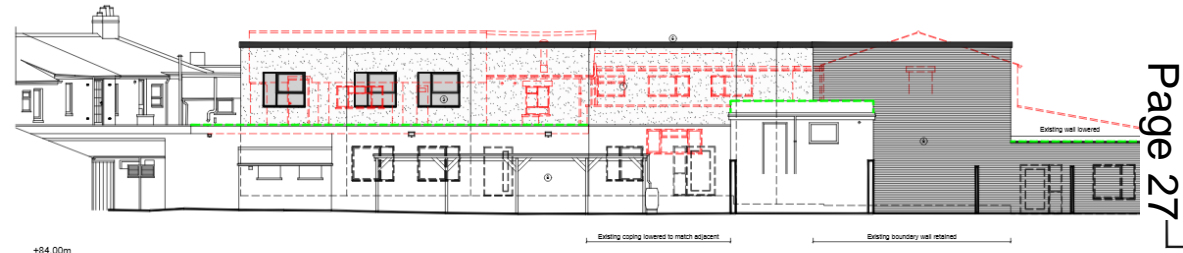


North (internal)

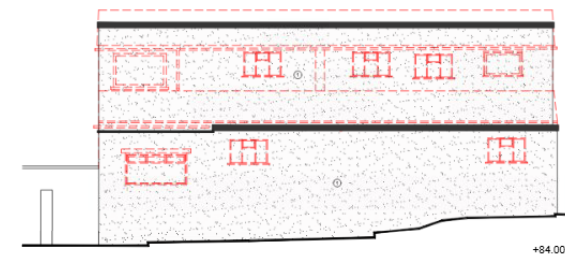
Proposed elevations



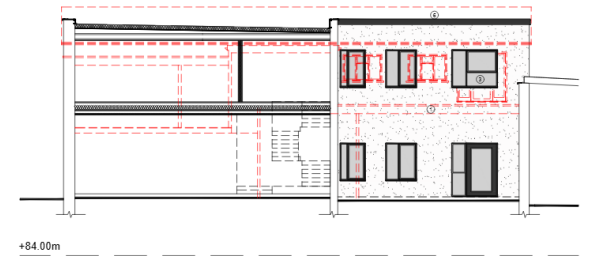
East (front)



West (rear)



South

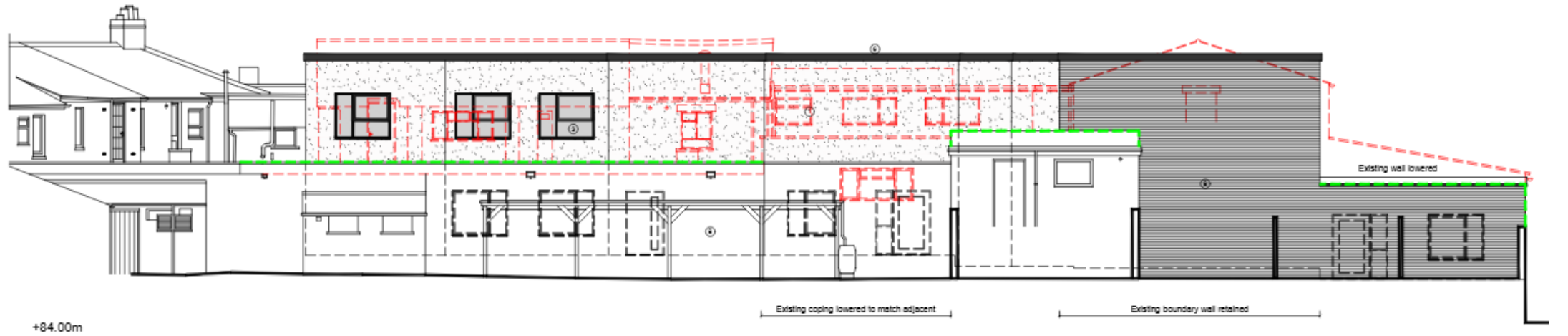


North (internal)

Proposed front and rear elevations



East (front)



West (rear)

--- Denotes height existing parapet retained, new coping over

Key considerations

- Principle of change of use to residential
- Design, layout and impact on the historic environment
- Sustainability and climate change
- Access, parking and highway safety
- Flooding and drainage
- Affordable housing and vacant building credit
- Neighbouring amenity
- Ecology and biodiversity net gain
- Recreational impacts on the Cotswold Beechwoods SAC

Summary of recommendation

- In Cheltenham, the housing policies are out-of-date as the Council is unable to demonstrate a five-year supply of deliverable housing sites, the latest published figure being just 2.52 years. The re-development of the site will result in the welcome provision of an additional 12no. residential units and make a valuable contribution to the borough's much needed housing stock; a matter that carries significant weight in the determination of this application given the significant shortfall in housing land supply within the borough. The 'tilted balance' in favour of granting permission is therefore engaged.
- The application is acceptable in terms of design, and its impact on the historic environment, and will result in a significant enhancement to the street scene and wider area.
- Following discussions with the applicant and revisions to the scheme, County Highways raise no highway objection.
- The Lead Local Flood Authority also raise no objection.
- Whilst the statutory biodiversity (net) gain condition is not applicable in this case, ecological enhancements (bird/bat boxes and limited soft landscaping) are proposed on site.
- Suitable mitigation towards recreational impacts of the Cotswold Beechwoods SAC has been secured.
- No unacceptable harm to the amenity of existing adjacent land users, or future occupiers of the development will be caused.
- The concerns raised by local residents and the parish council have been duly noted, but 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, subject to conditions and a s106 legal agreement.

Suggested conditions

- Time limit – 3 years
- Approved plans
- Adherence to construction management plan
- Assessment of any possible land contamination
- Adherence to site waste management plan
- Samples of external facing/roofing materials
- Submission of design details
- Inward opening doors and windows – front elevation
- Provision of cycle storage
- Provision of refuse and recycling storage
- Installation of bat and bird boxes

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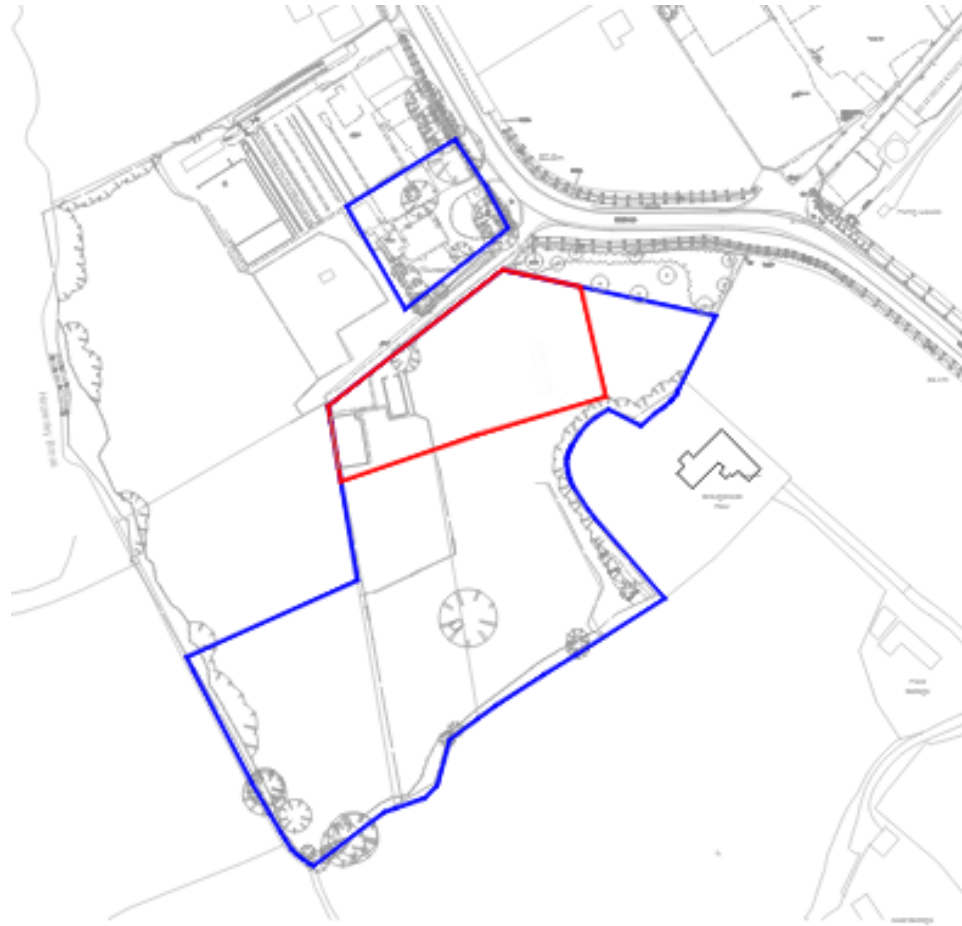
The Nurseries, Kidnappers Lane

25/00848/FUL

Demolition and removal of existing stables, barn and hardstanding, and erection of new stable block with hardstanding

Officer recommendation: Permit subject to conditions

Site location



Application site

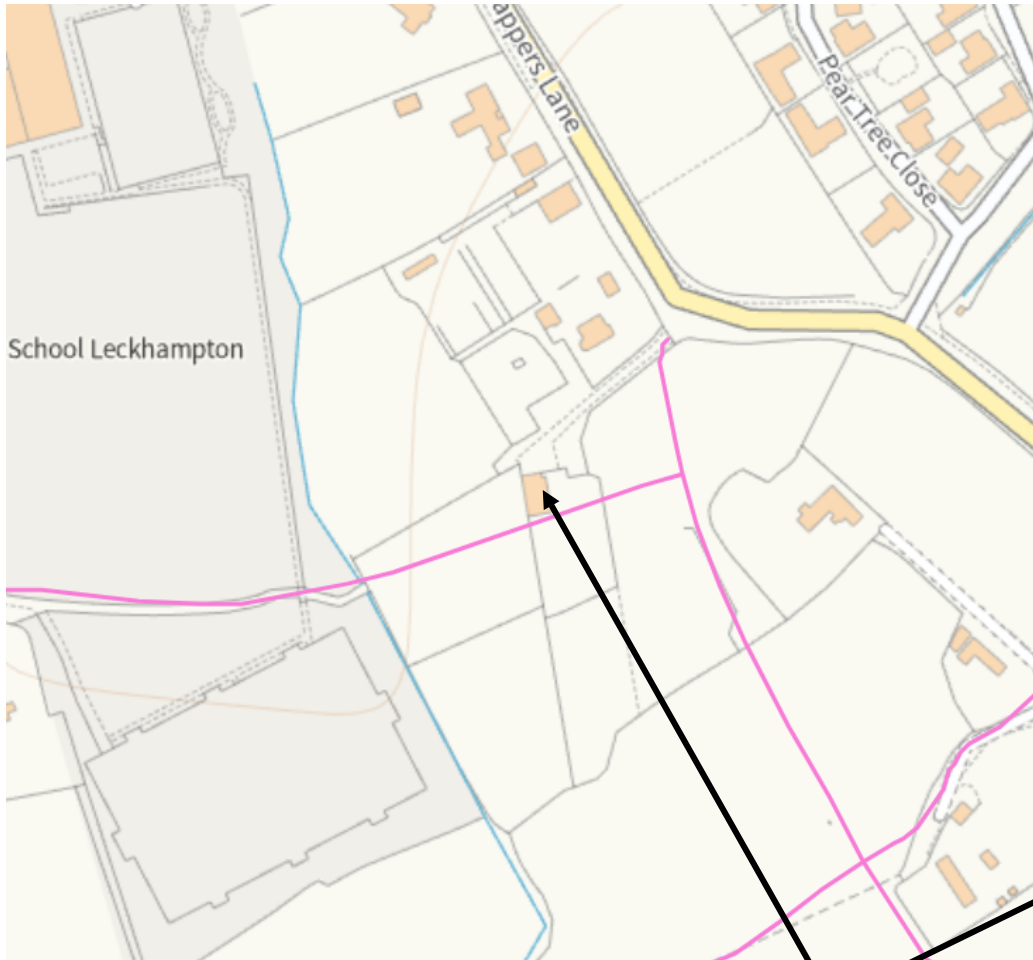


Additional land in same ownership

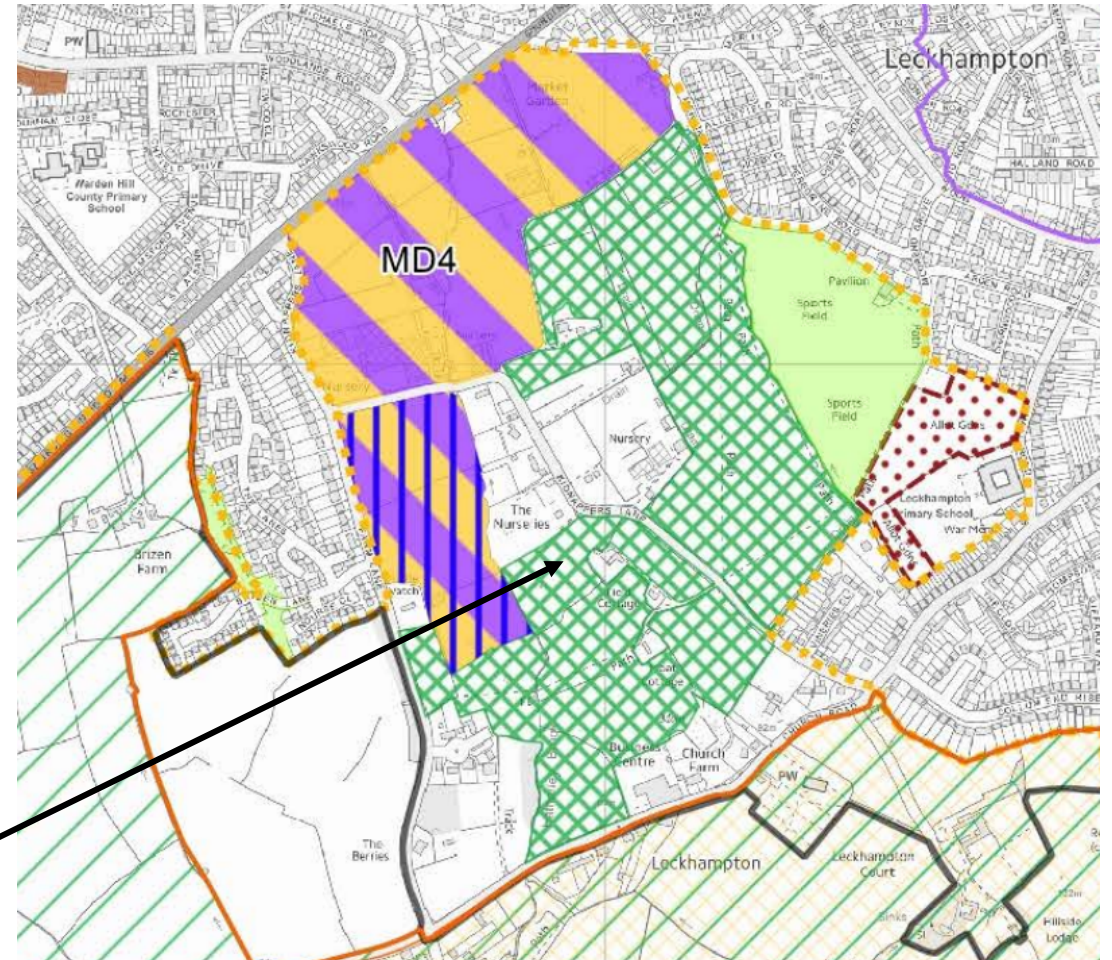
Google earth image



PROW map



Local Green Space



Public rights of way

Existing stable building

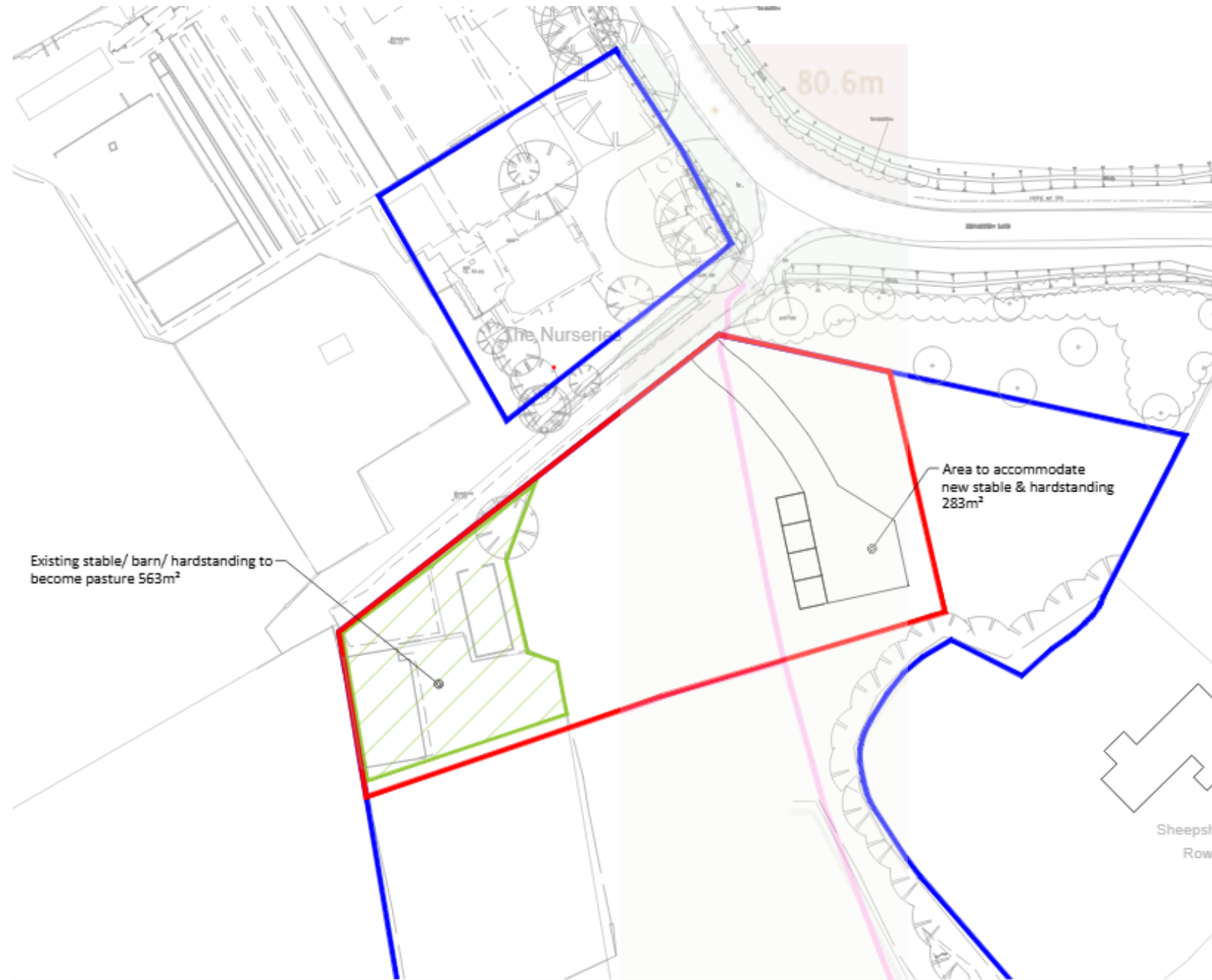


Local Green Space

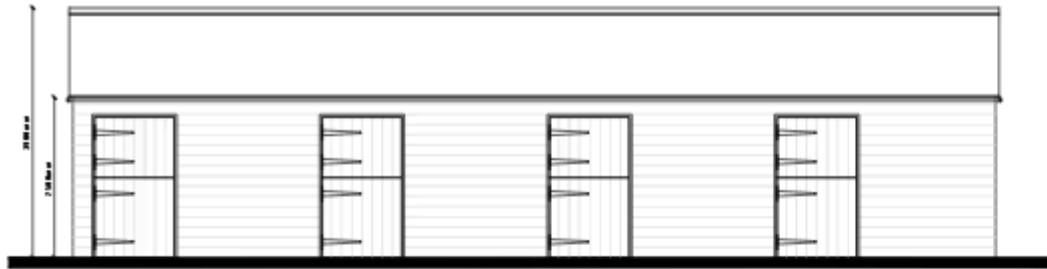
Photos of existing stables / barn



Block plan



Elevations and floor plan



Front Elevation



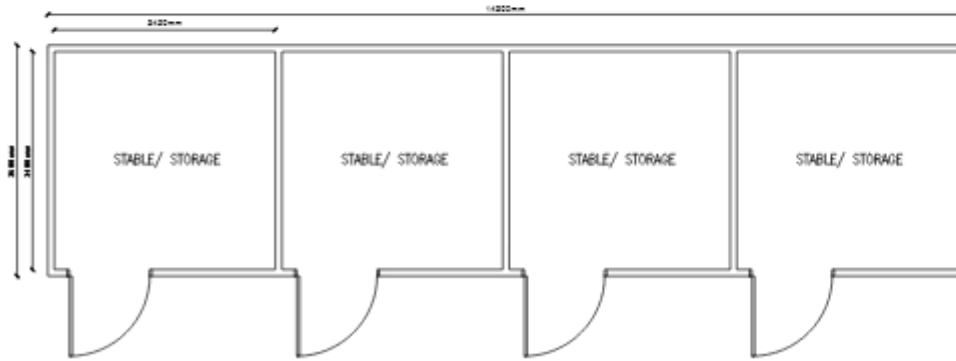
Side Elevation



Rear Elevation



Side Elevation



Floor Plan

Proposed Stables

The proposed stables have a footprint of 51.5m².
The ridge height is 3.9m and eaves height is 2.5m from ground level.

Key considerations

- Local Green Space
- Valued landscape
- Design
- Biodiversity net gain

Summary of recommendation

- The scale, massing and design of the replacement building is wholly acceptable in this context, and for its intended use. The proposal is in accordance with relevant national and local policy in relation to development within Local Green Space, and no harm will be caused to landscape character.
- The mandatory biodiversity (net) gain (BNG) condition applies to this development; and additional on-site ecological enhancements (1no. bird box and 2no. bat boxes) can be secured by condition.
- The two public rights of way (PROW) that cross the site will not be affected by the proposals but, in any event, PROWs are legally protected, and authority from the County Council is required to divert or close a PROW, even temporarily.
- The recommendation is to grant planning permission subject to conditions.

Suggested conditions

- Time limit – 3 years
- Approved plans
- Submission of Ecological Mitigation and Enhancement Strategy
- Submission of external lighting details
- Demolition of existing structures

Scout Head Quarters, 207 Leckhampton
Road

25/00788/FUL

Erection of replacement Scout Hut

Officer recommendation: Permit subject to conditions

Site location

Google earth image



Site photos



View from access lane showing relationship with properties in Leckhampton Views

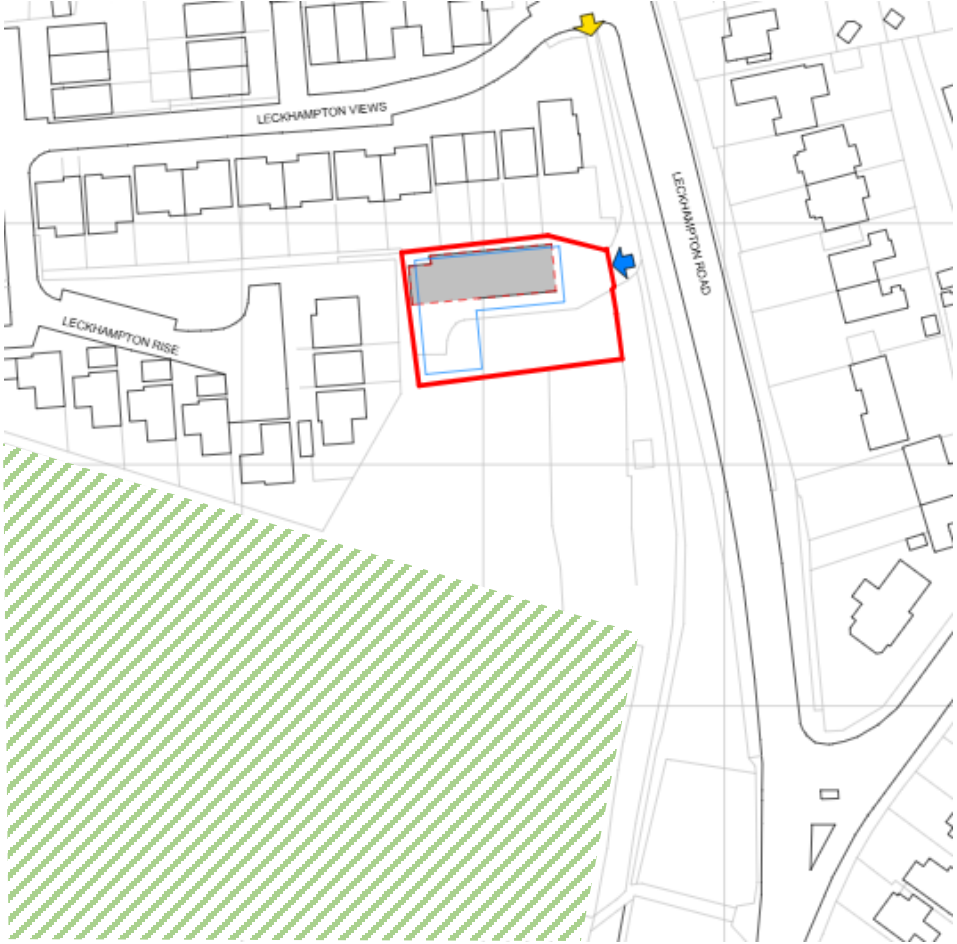


Existing building (east elevation)



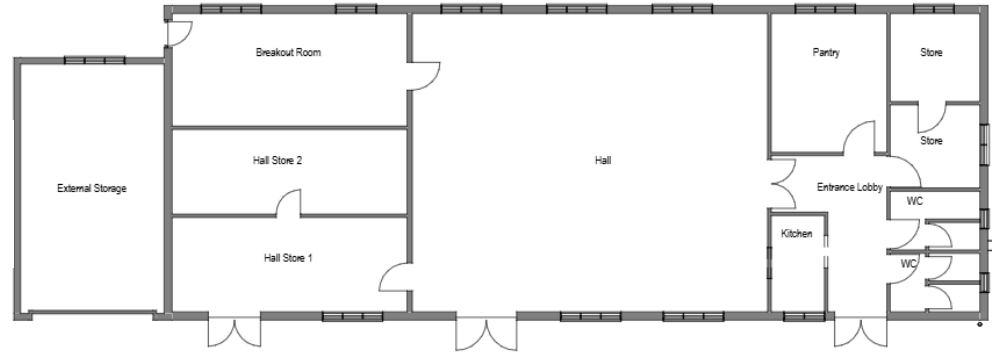
View across site looking towards properties in Leckhampton Rise

Block plan

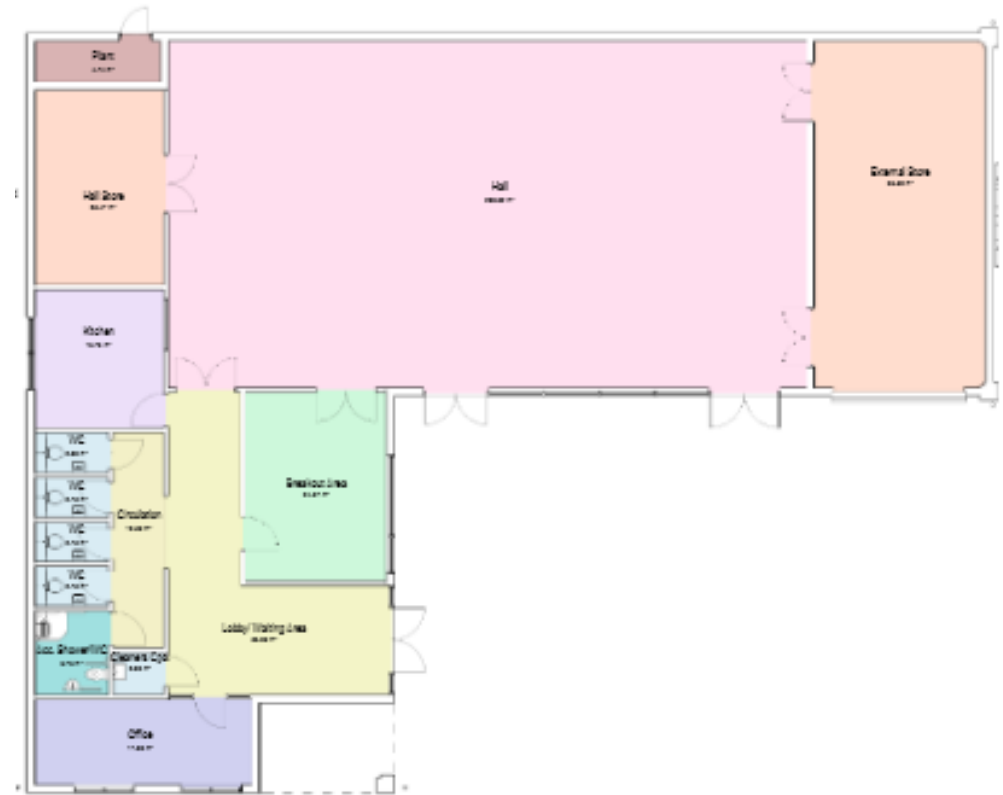


- Existing footprint
- Proposed footprint
- Cotswolds National Landscape (AONB)

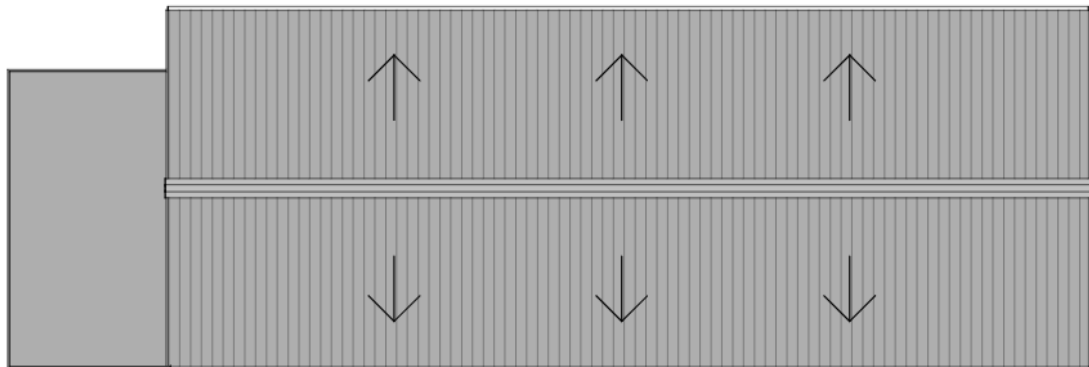
Existing floor plan



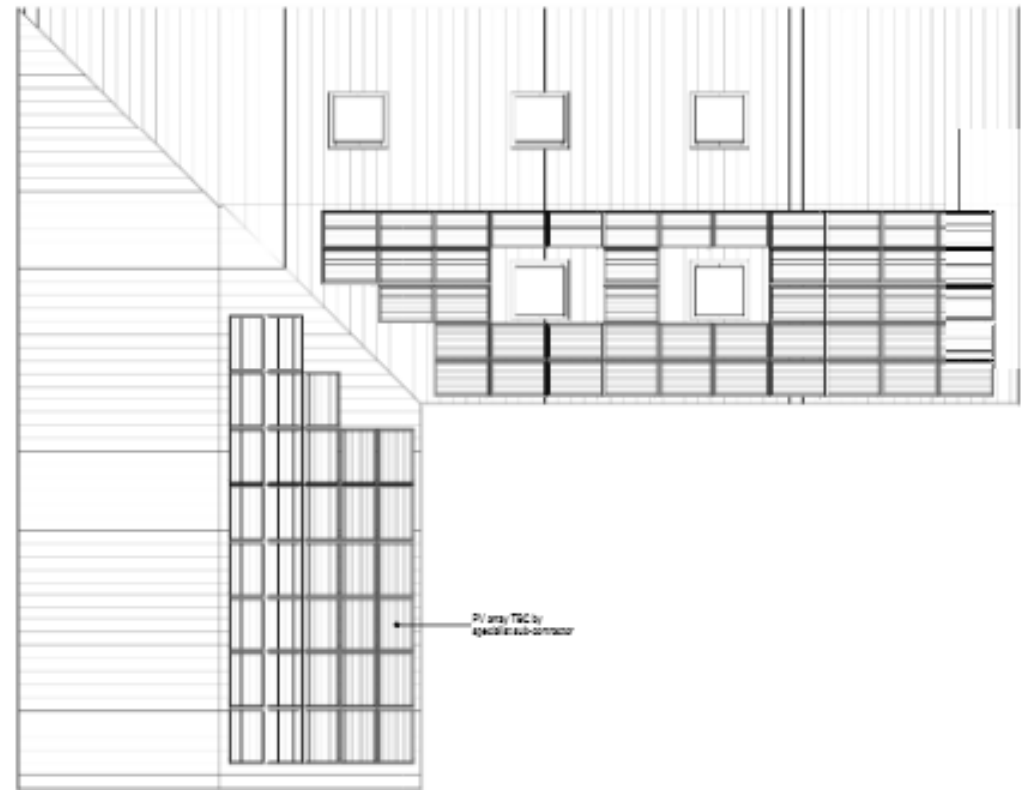
Proposed floor plan



Existing roof plan



Proposed roof plan



Existing elevations



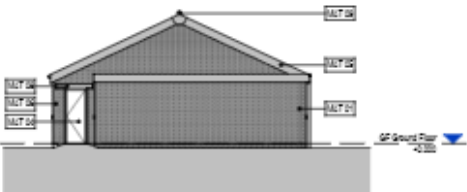
Existing External Elevation 1
1:100



Existing External Elevation 3
1:100



Existing External Elevation 2
1:100



Existing External Elevation 4
1:100

Proposed elevations



Proposed External Elevation 1
1:100



Proposed External Elevation 2
1:100

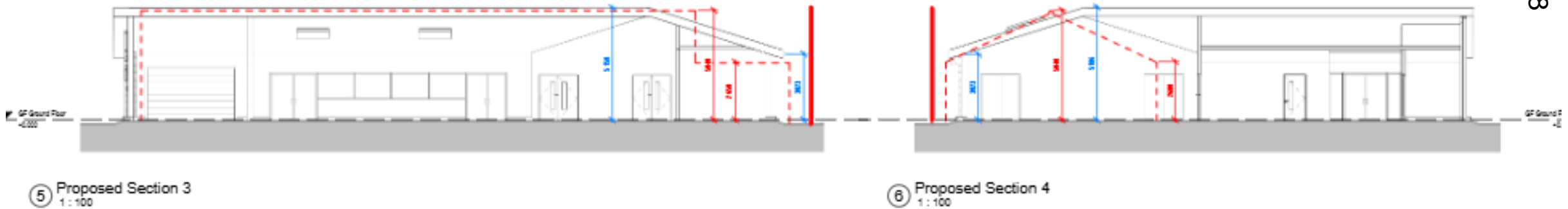
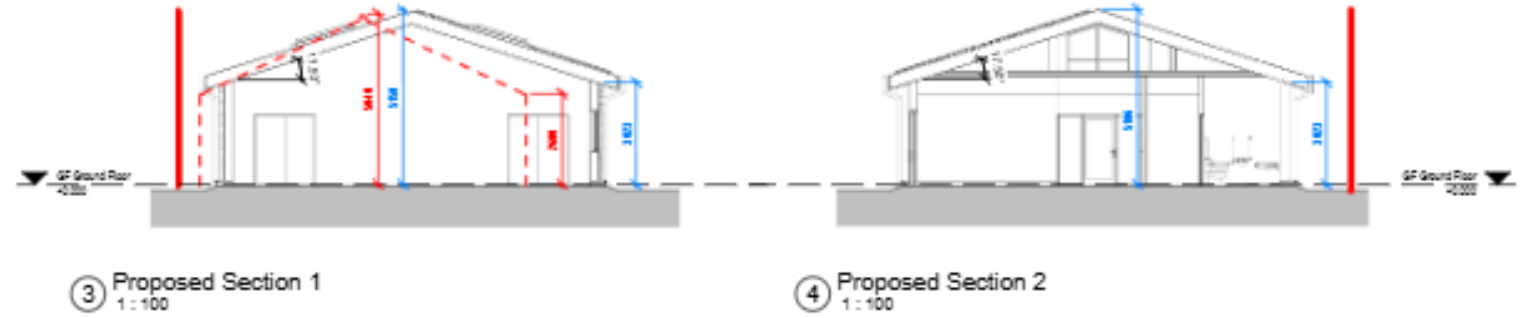


Proposed External Elevation 3
1:100



Proposed External Elevation 4
1:100

Sections



--- Outline of existing building

Key considerations

- Principle of re-developing existing community facility
- Design
- Sustainability and climate change
- Landscape impact
- Drainage
- Highway safety
- Biodiversity net gain

Summary of recommendation

- The scale, massing and general design of the replacement building is acceptable in this context, and no significant harm will be caused in terms of landscape impact, drainage, neighbouring amenity, and highway safety.
- Concerns raised by local residents have been duly noted and it is acknowledged that there will undoubtedly be some impact resulting from the proposals, particularly during the demolition and construction phase; however, this is not reason to withhold planning permission.
- The recommendation is to grant planning permission subject to conditions.

Suggested conditions

- Time limit – 3 years
- Approved plans
- Submission of Construction Method Statement
- Submission of soft landscape plan
- Submission of Ecological Mitigation and Enhancement Strategy
- Submission of external lighting details
- Submission of air source heat pump details