

# Cheltenham Borough Council Planning Committee

**Meeting date:** 19 December 2024

**Meeting time:** 5.00 pm

**Meeting venue:** Council Chamber - Municipal Offices

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## **Membership:**

Councillor Frank Allen, Councillor Glenn Andrews, Councillor Paul Baker (Vice-Chair), Councillor Adrian Bamford, Councillor Garth Barnes (Chair), Councillor Barbara Clark, Councillor Jan Foster, Councillor Andy Mutton, Councillor Tony Oliver, Councillor Simon Wheeler and Councillor Suzanne Williams

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To find out more about Planning Committee or to register to speak, please click [here](#).

**Please note:** the deadline to register to speak is 10.00am on the Wednesday before the meeting.

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**Contact:** [democraticservices@cheltenham.gov.uk](mailto:democraticservices@cheltenham.gov.uk)  
**Phone:** 01242 264 246

# Agenda

## 1 Apologies

## 2 Declarations of Interest

## 3 Declarations of independent site visits

## 4 Minutes of the last meeting (Pages 5 - 10)

To approve the minutes of the meeting held on 17 October 2024.

## 5 Public Questions

## 6 Planning Applications

### 6a 24/01730/FUL - 1 Coltham Fields, GL52 6SP (Pages 11 - 28)

[Planning application documents](#)

### 6b 24/01859/FUL - 9 Welch Road, GL51 0EA (Pages 29 - 34)

[Planning application documents](#)

### 6c 24/01435/FUL - East Gloucestershire Club, Old Bath Road, GL53 7DF (Pages 35 - 326)

[Planning application documents](#)

### 6d 24/01670/FUL - 68 Sandy Lane, GL53 9DH (Pages 327 - 348)

[Planning application documents](#)

### 6e 24/01650/FUL - Sandford Park, College Road, GL53 7HX (Pages 349 - 354)

[Planning application documents](#)

### 6f 24/01697/FUL - 12 Chelt Road, GL52 5QR (Pages 355 - 360)

[Planning application documents](#)

### 6g 24/00667/LBC - Cheltenham Town Hall, Imperial Square, GL50 1QA (Pages 361 - 366)

[Planning application documents](#)

## 7 Appeal Update (Pages 367 - 388)

For members to note.

## 8 Any other items the Chairman determines urgent and requires a decision

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# Cheltenham Borough Council Planning Committee Minutes

**Meeting date:** 17 October 2024

**Meeting time:** 6.00 pm - 6.45 pm

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**In attendance:**

**Councillors:**

Frank Allen, Glenn Andrews, Adrian Bamford, Garth Barnes (Chair), Barbara Clark, Jan Foster, Andy Mutton, Tony Oliver and Suzanne Williams

**Also in attendance:**

Claire Donnelly (Planning Officer), Chris Gomm (Head of Development Management, Enforcement and Compliance) and Michelle Payne (Senior Planning Officer)

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## 1 Apologies

Apologies were received from Councillor Baker and Councillor Wheeler.

## 2 Declarations of Interest

There were none.

## 3 Declarations of independent site visits

Councillor Bamford visited 6a.

## 4 Minutes of the last meeting

The minutes of the meeting held on 19 September were approved and signed as a correct record.

## 5 Public Questions

There were none.

## 6 Planning Applications

### 6a 24/00435/FUL - 187 Leckhampton Road, GL53 0AD

The planning officer introduced the report as published.

There were three public speakers on the item; the objector, the applicant and a Ward Member.

The public speaker in objection addressed the committee and made the following points:

- Due to the topography of the hill, 187 sits on a higher elevation than properties to the south and the proposed extension will be to the detriment of their outlook of the Leckhampton hills.
- A former occupant of 187 had widened the garage to the boundary line with 185, raised the floor level of the back of the house and built a new utility room. The additional proposed changes will in essence create an overbearing 1.5 storey extension on the boundary line.
- Concerns had been discussed with the applicants but suggested changes had not been accepted despite the impact on the neighbours, and concessions made on subsequent applications have not addressed the main objections to the application.
- Additional concerns have been raised by 189 due to the raised patio and rear windows allowing their property and children's bedrooms to be overlooked.
- An extension at 189 was set back twice with returns to achieve a level of subservience and a similar consideration should be given to the current application.
- Permitting the application may set a precedent with neighbours on the road receiving approval for similar builds which will be detrimental to the community and damage the character and appearance of the area which sits close to a conservation area and an area of outstanding beauty.

The applicant addressed the committee and made the following points:

- Submitted the application to make a sustainable and eco-friendly modern home whilst maintaining the house's character and improving the connection between the home and garden.
- Have done their best to follow the planning process to the letter and have made significant voluntary compromises during the submission of 2 sets of revised plans to attempt to mitigate neighbour's concerns about the potential impact. Mitigations have included:
  - o A pitched roof has been changed to a nearly flat roof to reduce the height.
  - o The extension has been reduced to 2m at the level of the house.
  - o A proposed 2<sup>nd</sup> story extension over the utility has been removed.
- Ask the Committee to consider the disproportionate nature of the objections and the hostility to what is now a comparatively small extension. The planning process should not be a platform for abuse, threatening or bullying behaviour.

- The planning officer's report have distilled a huge number of objections down into the pertinent issues and noted the reasons under planning rules in respect to each why planning should be allowed and has recommended that the application be permitted in full.
- There has been recent precedent for extensions on the road with 189 extending by 4 meters and 191 extending by 7 meters. Whilst it is clear that loss of view is not a reason to object, the extension of 189 has prevented the view to the south from inside 187. The proposed plan will not block the view of the south from 185 but will allow 187 to share it again.
- Addressing concerns about the height of the property and the location in relation to the boundary line would require the property to be demolished and rebuilt. The applicant wishes to maintain as much of the current structure as possible. Increasing the height of the patio to align with the property is allowed within permitted development.
- The boundary line is almost 5m from 185 which reduces the potential for overbearing.

Councillor Horwood as Ward Member addressed the committee and made the following points:

- Speaking to the application rather than in objection or support, partly due to concerns over the force of some of the objections.
- Agree with the officer report that the gable design is an attempt to fit in with the street scape and modern materials on rear extensions are not uncommon.
- Recognise significant modifications have been made through the design as applications have progressed.
- Two main issues with the application are the impact on neighbours downhill and the impact on the nearby Area of Natural Beauty (AONB). Permission may carry implications for significant incremental extensions on hillsides looking up to the hill that potentially over time could affect the whole community.
- Policy SD7 of the Joint Core Strategy (JCS) states: "*All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan.*" The JCS confirms that the AONB Management Plan and guidance are material considerations in determining planning applications. In addition 4.7.3 of the JCS states "*Development close to, but outside, the AONB boundary has the potential to have a detrimental impact on its setting through, for example, its impact upon key views*".
- The Cotswold National Landscape Management Plan 2023-2025 states in CE1.2: "*Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National landscape – and visual amenity are conserved and enhanced.*" It does not reference these being public rather than private views. It also states: "*It is important to consider the cumulative impact of changes on landscape character. This applies to both incremental building development and land use change*".

- Whilst recognising that concessions have been made the Councillor believes that that a better design could address neighbours' concerns and ensure that incremental development over time does not degrade everybody's views.

The matter then went to Member questions and the responses were as follows:

- Planning officers do not consider the Cotswold National Landscape Management Plan 2023-2025 to be directly relevant to this application. It does not explicitly set out that a private individual view should be protected. In contrast the planning letters sent to neighbours highlights that loss of a private or distant view is never a material planning consideration. In addition, the minimal footprint of the extension would not have any impact on the views in or out of the AONB.
- Currently windows overlooking 189 are obscured but in the application the windows to the rear and ground floor are proposed to be clear.

The matter then went to Member debate where the following points were made:

- Consideration should be given to landscaping the patio through the inclusion of hedgerows to small trees to obscure the view between 185 and 187, ease neighbourhood tensions and work in favour of neighbourhood amenity. The Committee agreed that the vote would be taken on the application with the inclusion of a landscaping condition, with the approval of the nature of planting undertaken and the timescale for completion delegated to the Head of Planning. The planning officer noted that as the patio extends across the boundary this will limit the planting that can be achieved and highlighted that the patio as currently planned meets the requirements for permitted development within the technical guidance.

During the debate Councillor Bamford noted that having read the report he was minded to support the application. He clarified that this was not a pre-determined position and his final decision would only be made following the debate.

The matter then went to the vote on the officer recommendation to permit subject to conditions:

For: 6

Against: 0

Abstentions: 3

Permitted subject to conditions.

### **6b 24/01344/FUL - 122A Brunswick Street, GL50 4HA**

The planning officer introduced the report as published.

There were no public speakers on the application.

The matter then went to Member questions and the responses were as follows:

- Existing planting will be partly retained and will be supplemented by new planting. The fencing will be slightly higher than the vegetation but the structure will be lightweight and not very visible.

The matter then went to the vote on the officer recommendation to permit

For: 9

Against: 0

Abstentions: 0

Permitted.

## **7 Appeal Update**

These were noted for information.

## **8 Any other items the Chairman determines urgent and requires a decision**

There were none.

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### Committee Officer Report

APPLICATION NO: 24/01730/FUL	OFFICER: Ms Nicole Golland
DATE REGISTERED: 18th October 2024	DATE OF EXPIRY: 13th December 2024
DATE VALIDATED: 18th October 2024	DATE OF SITE VISIT:
WARD: Battledown	PARISH:
APPLICANT: Sara Richardson	
AGENT: SF Planning Limited	
LOCATION: 1 Coltham Fields Cheltenham Gloucestershire	
PROPOSAL: Erection of 1no. two storey self-build dwelling.	

**RECOMMENDATION:** Refuse



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site comprises of a vacant parcel of land measuring approximately 123 sq. metres. The site is enclosed by timber fencing and appears currently overgrown with shrubs. A garage structure and tree once occupied the site but these were removed some years ago. Access to the site is via Coltham Fields which is a private, no through road leading from Hales Road.
- 1.2 The site lies outside of Cheltenham's Central Conservation Area; the boundary of which runs along the north side of Hales Road. Surrounding development is a mix of residential and commercial with Battledown Trading Estate located to the north east of the site. Coltham Fields is predominantly residential and characterised by a mix of architectural styles and age of properties; however the majority of existing dwellings are older and occupy relatively small plots, particularly those of Rosehill Terrace to the north of the site. The rear gardens, parking areas and main access points for properties in Rosehill Street lie opposite the site and the side curtilage/garden and parking area of No 1 Cotham Fields adjoins the north-west boundary. A commercial storage site adjoins the north boundary of the site with two recently constructed pairs of semi-detached dwellings further to the north-west and behind 1 Coltham Fields.
- 1.3 The application proposes the erection of a detached, two storey dwelling with off road parking.
- 1.4 The site has an extensive history, of particular note to this case;
- October 2026 - A planning application for a pair of semi-detached dwellings on the site was submitted but subsequently withdrawn (16/01862/FUL).
  - August 2022 - Planning permission was granted for a two storey dwelling on the site. The applicant has not implemented the scheme and the permission is extant (22/00764/FUL).
  - April 2023 – A scheme for a large dwelling was refused, subsequently appealed, and dismissed by the Planning Inspectorate (23/00596/FUL).
  - March 2024 – During the course of the appeal another large dwelling was submitted. which was withdrawn by the applicant (24/00400/FUL).
  - September 2024 – The current application (24/01730/FUL) before you. The applicant had been advised a scheme more akin to the extant permission could be reviewed by officers if they wanted to amend the plans. However, the applicants advised they did not wish to amend the scheme. Accordingly, officers advised they would recommend refusal.
- 1.5 Councillor Chris Day stated if officers were minded to refuse the application they would request the application at planning committee for the below planning reasons;
- Development in the Principal Urban Development area.
  - The scheme is sustainable development.
  - The scheme contributes to the 5 year housing land supply.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

- Airport Safeguarding over 45m
- Principal Urban Area



**Full Planning History:**

**15/01613/PREAPP 5th October 2015 CLO**

Demolition of existing building and re placement with 3 no.detached dwellings

**73/00020/PO 8th March 1973 REF**

Outline Application For Erection Of Detached House

**74/00004/PF 7th January 1974 PER**

Demolition Of Existing Lean-To Side Addition And Erection Of 2 Storey Side Extension To Provide New Kitchen With Bedroom Over

**08/00147/FUL 6th March 2013 DISPOS**

Demolition of existing detached property and erection of two semi-detached houses

**08/00320/FUL 8th August 2011 DISPOS**

Erection of workshop

**16/01862/FUL 7th December 2016 WDN**

Erection of a pair of semi-detached two bedroom houses

**16/01954/FUL 21st December 2016 WDN**

Demolition of existing detached dwelling (1 Coltham Fields) and replacement with 2 semi detached properties

**19/00709/FUL 7th June 2019 WDN**

Erection of 2 detached dwellings following demolition of the existing dwelling.

**19/01421/FUL 28th January 2020 PER**

Erection of 2no. dwellings following demolition of the existing dwelling, and associated works (revised scheme).

**22/00764/FUL 19th August 2022 PER**

Erection of 1no. two storey dwelling on land adjacent 1 Coltham Fields

**23/00596/FUL 31st October 2023 REF**

Erection of 1no. two storey dwelling on land adjacent 1 Coltham Fields

**24/00400/FUL 2nd May 2024 WDN**

Erection of 1no. two storey dwelling on land adjacent to 1 Coltham Fields (revised scheme ref: 23/00596/FUL).

### **3. POLICIES AND GUIDANCE**

#### **National Planning Policy Framework**

Section 2 Achieving sustainable

development Section 4 Decision-making

Section 5 Delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

#### **Adopted Cheltenham Plan Policies**

D1 Design

BG1 Cotswold Beechwoods Special Area of Conservation Recreation Pressure

SL1 Safe and Sustainable Living

#### **Adopted Joint Core Strategy Policies**

SD3 Sustainable Design and

Construction SD4 Design Requirements

SD10 Residential Development

SD14 Health and Environmental Quality

INF1 Transport Network

INF5 Renewable Energy/Low Carbon Energy Development

#### **Supplementary Planning Guidance/Documents**

Development on garden land and infill sites in Cheltenham (2009)

## 4. CONSULTATIONS

### **CBC Ecologist**

*29th October 2024 –*

#### Protected species

The risk of any protected species being affected by this development is very low therefore an ecological appraisal is not necessary, but a Ground Level Tree Assessment (GLTA) in respect of roosting bats would be advisable and should be submitted prior to determination to confirm whether bat species (legally protected) and/or bird species are roosting or nesting (respectively) in the mature tree on site. This should be completed by a suitably qualified ecological consultant.

Reason: To conserve legally protected bats in line Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981.

If works are proposed within the nesting bird period (March to August inclusive), nesting bird checks shall be completed by a suitably qualified ecological consultant to ensure that no breeding birds would be adversely affected including by disturbance by the works. Where checks for nesting birds are required, they shall be undertaken no more than 48 hours prior to the removal of vegetation. If nesting birds are found, a 5m buffer zone shall be implemented and works shall not be carried out in that area until the chicks have fledged.

Reason: To ensure that wild birds, building or using their nests are protected, to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended).

#### Soft Landscape Plan

On this occasion a Biodiversity Net Gain Assessment (BNGA) is not required but prior to the commencement of the development, a soft Landscape Plan including a planting schedule, shall be submitted to and approved in writing by Cheltenham Borough Council to demonstrate that the proposal will achieve gains in biodiversity and the loss of the mature tree on site can be adequately compensated for.

The development shall be carried out in full accordance with the details submitted or any amendments approved in writing by the Council.

Reason: to comply with the revised National Planning Policy Framework (NPPF, 2023). The NPPF states in paragraph 180 (d) on page 50 that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity..." and in paragraph 185 (b) "To protect and enhance biodiversity and geodiversity, plans should...identify and pursue opportunities for securing measurable net gains for biodiversity".

### **GCC Highways Planning Liaison Officer**

*4th November 2024* - The proposed property will be accessed via Coltham Fields which not a publicly adopted highway and technically only having the status of a footway. It is acknowledged that this has been used for vehicular access by other properties for a considerable period and no changes are proposed to it junction with Hales Road. The site location is approximately 250m from the nearest bus stops located on the A435 / A40 London Road and is therefore considered acceptable to provide future residents with options for sustainable public transport instead of private car use.

It is noted that there are no dedicated secure cycle storage facilities provided for the existing dwelling as part of the car parking provision or within the new dwelling ground floor layout.

Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion subject to the provision of secure and covered cycle facilities to support sustainable transport options.

This information can be provided prior to determination or can be conditioned to allow the applicant sufficient time consider the most practical solution for both properties inconjunction with appropriate EV charging facilities.

There are no justifiable grounds on which an objection could be maintained and therefore the Highway Authority submits a response of **no objection** subject to condition.

### **Drainage And Flooding**

*18th October 2024* - There are no objections to this application provided that if planning permission is granted, a condition is attached to ensure that the development incorporates a Sustainable Drainage System (SUDS) which incorporates appropriate flood risk management. This should be submitted to and approved in writing by the Local Planning Authority.

A soakaway is proposed in the application. BRE 365 infiltration testing will be required to prove feasibility and establish a site specific infiltration rate for drainage system design. If a soakaway is not feasible then the SUDS hierarchy should be followed in choosing an alternative option for surface water disposal. Onsite attenuation (flood storage) will be required prior to controlled discharge off the site (with relevant approvals secured from Severn Trent Water for a new sewer connection), not exceeding the Qbar greenfield runoff rate for all events up to and including the 1% (1 in 100) annual exceedance probability (AEP) rainfall event (including a 40% allowance for climate change).

### **Building Control**

*22nd October 2024* - This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

## **5. PUBLICITY AND REPRESENTATIONS**

- 5.1** Letters of notification were sent to 70 neighbouring properties. A total of 15 support letters have been received, these are from wider Cheltenham opposed to adjacent to application site. 2 objections have been received concerning overlooking, noise and privacy loss due to the balcony and overlooking from the windows. They also raise highway safety concerns as Coltham Fields is a busy road.

## **6. OFFICER COMMENTS**

### **6.1 Determining Issues**

- 6.2** The key issues for consideration are (i) the principle of residential development and suitability of the plot to accommodate one new dwelling; (ii) the design, scale and layout of the proposals and their impact upon the character and appearance of the street scene and wider locality; (iii) access, parking and highway safety; and (iv) any potential impact upon the amenities of occupiers and neighbours.

### **6.3 Principle/Policy Background**

- 6.4** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be taken in accordance with the relevant adopted Development Plan

unless material considerations dictate otherwise. The proposal must therefore be considered against the relevant policies contained within the Cheltenham Plan (2020) and the Joint Core Strategy (2017); the most relevant policies being D1 and SL1 of the Cheltenham Plan and policies SD3, SD4, SD10, SD14 and INF1 of the JCS.

- 6.5** Policy SD10 of the JCS supports the principle of new housing development on previously developed land within the Principal Urban Area (PUA) of Cheltenham. Housing development on other sites, including garden land, will only be permitted where it constitutes infilling within the PUA or where there are other specific exceptions/circumstances defined in District plans. The application site is considered to be previously developed land for the purposes of Policy SD10.
- 6.6** Paragraph 11 of the NPPF (2023) states '*Plans and decisions should apply a presumption in favour of sustainable development....and for decision making this means approving development proposals that accord with an up-to-date development plan*'.
- 6.7** Where policies which are most important for determining the application are out-of-date, the NPPF at paragraph 11(d) advises that planning permission should be granted '(i) *unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear 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 this Framework taken as a whole*'. This is referred to as the 'tilted balance' and the government's approach to ensuring delivery of housing nationally.
- 6.8** Footnote 7 of paragraph 11 of the NPPF explains further that for applications involving the provision of housing, relevant policies must be considered out of date in situations where the local planning authority cannot demonstrate a five year supply of deliverable housing.
- 6.9** Cheltenham Borough Council is currently unable to demonstrate a five-year supply of housing. The proposal would provide for one additional dwelling which would make a small but valuable contribution towards alleviating the shortfall. The shortfall position is a material consideration in the determination of this application.
- 6.10** In summary, it is acknowledged that the principle of the redevelopment of the site for residential purposes is established through the grant of the previous planning permissions for a new dwelling on this site. However there is a requirement to consider the merits of the proposed development as a whole, having regard to the material considerations set out below.
- 6.11 Design and Layout**
- 6.12** Section 12 of the NPPF sets out that good design is a key aspect to achieving sustainable development and creating better places to live. Similarly, Policy SD4 of the Joint Core Strategy (JCS) requires development to respond positively to and respect the character of the site and its surroundings. This is reiterated in Policy D1 of the Cheltenham Plan which requires development to achieve a high standard of architectural design that complements neighbouring development.
- 6.13** Guidance contained within the Council's adopted SPD on 'Development on Garden Land and Infill Sites in Cheltenham' refers to the various elements that combine to create the character of an area which include grain, type of building, location of buildings within the block or street, plot widths and building lines, with a '*requirement to complement and respect neighbouring development*' as encompassed by Policy D1 of the Cheltenham Plan and Policy SD4 of the JCS. It states '*Responding to character is not simply about copying or replicating what already exists in an area. It is not merely about preservation of what is important about a place but must also allow a place to evolve in a manner which is appropriate to the context of the place, seeking always to enhance a place.*'

- 6.14** The proposal includes the erection of a two storey detached dwelling with off road parking for two vehicles (beneath the first floor overhang). The proposed internal layout is shown with 2no. bedrooms and 2no. bathrooms on the ground floor, plus hallway and internal store for bicycles. All other living accommodation would be at first floor.
- 6.15** The proposals include a first floor roof terrace, fully surrounded by a 1.8m wall. Off road parking for 2no. vehicles is provided in the area beneath the first floor roof overhang. A refuse/recycling area and air source heat pump (ASHP) sits at the front of the property behind railings with a gate. The previous concerns regarding room for bins appear to have been overcome. Minimal hedge planting is provided. The previous scheme had EV charging, however this doesn't appear on the floor plan, but could hypothetically be conditioned.
- 6.16** Much like the previously dismissed appeal scheme, the footprint of the building is unusual and roughly U shaped. Other than a small section to the front, the building occupies the full extent of the plot, extending to the north, west and east site boundaries.
- 6.17** When dismissing the previous scheme the Inspector noted;

*“the proposed dwelling would span the entire width of the plot. It would be taller and bulkier than the properties in Coltham Fields and the combination of the excessive width and height of the dwelling would result in a building which would appear bulky and prominent within the street scene. The siting of the dwelling flush with the site boundaries on 3 sides would result in an unduly cramped appearance which would detract from the modest proportions of dwellings in the surrounding area. The provision of the amenity space within the first floor terrace, in addition to the incorporation of obscure glazing to windows in the first floor front elevation, would emphasise that the plot is of insufficient size to satisfactorily accommodate a building of the size proposed.”*

- 6.18** It is not considered the current scheme has overcome these issues, and is therefore still considered overdevelopment, as it sits flush on all three boundaries, has a first floor terrace surrounded by a 1.8m wall and first floor windows have to be obscure glazed.
- 6.19** The form of the building is modern, with render, brick and a flat roof. Whilst the design is more akin to the contemporary houses constructed recently, the bulky and prominent form would create a large blank elevation of render with little architectural interest at the front. Whilst the 3D drawing does show planting covering some of the render it would appear as a stark blank façade.
- 6.20** In summary, the proposed dwelling, by virtue of its design, scale, layout and overall appearance, would appear as a visually discordant and incongruous addition within the street scene and at odds with the prevailing residential character of Coltham Fields. The applicant has not resolved the issues previously highlighted by the Inspectorate and officers.
- 6.21** In light of the above, the proposed development is considered inappropriate in design, scale, form and appearance. The proposals therefore conflict with the objectives of policy D1 of the Cheltenham Plan, policy SD4 of the JCS and the relevant SPD guidance.

### **6.22 Residential Amenity**

- 6.23** Section 12 of the NPPF requires development to create places with a high standard of amenity for existing and future users. Policy SL1 of the Cheltenham Plan advises that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users or the locality. In assessing impact on amenity, the Council will take account of matters including, but not limited to, loss of privacy, loss of light and outlook. The policy is consistent with adopted JCS policy SD14.

- 6.24** Similarly, the Council's 'Development on garden land and infill sites Supplementary Planning Document' (SPD) states that in considering the impact of garden land or other infill proposals on the amenities of existing and new residents, the issues that will be considered include; light restriction, loss of privacy/ overlooking and overbearing impact due to the bulk/proximity of buildings.
- 6.25** Local residents have raised concerns about the potential for overlooking into neighbouring properties, loss of privacy, and noise and disturbance from the proposed first floor windows and balcony.
- 6.26** With regards to windows, the proposed first floor plan is annotated with distances to the nearest neighbouring property elevations and boundaries. The separation distances largely accord with the recommended distances of Policy SL1 of the Cheltenham Plan (e.g. in excess of 21 metres between clear glazed facing openings). The previous concern with regard to overlooking on gardens has been overcome as the elevation drawings state the first floor windows will have "Externally mounted fixed shutters to 1.6m above first floor level to prevent overlooking". Therefore, overlooking from these windows would not occur and could be secured via planning condition.
- 6.27** Whilst poor in design terms, the balcony being completely sealed by a 1.8m wall does remove any overlooking concerns and whilst some noise may occur outside it is not considered beyond that normally experienced in a residential area. Overall, it is not considered this scheme harms neighbouring amenity.
- 6.28** When considering the future occupiers of the dwelling, the first-floor balcony is the only private outdoor amenity space. It would offer poor outlook and function for the future occupiers as the 1.8m wall would block outlook and light. The overdevelopment of the site and the resultant design of the balcony is considered to be deleterious to the reasonable living conditions rightly expected by any future occupant. Consequently, officers consider the proposals does not meet the objectives of Cheltenham Plan policy SL1 and JCS policy SD14.
- 6.29 Access and highway issues**
- 6.30** Paragraph 111 of the NPPF states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 6.31** Policy INF1 of the JCS reiterates the stance of the NPPF and states that proposals should ensure that safe and efficient access to the highway network is provided for all transport modes.
- 6.32** The scheme shows parking on plot for two vehicles. Neighbours raise concerns with adding parking onto Coltham Fields as they note it is a busy road.
- 6.33** The Highway Authority (HA) has considered the proposals. The HA concludes that there would not be an unacceptable impact on highway safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained. Should planning permission be granted, there are various conditions suggested relating to parking implementation and retention, cycle storage and electric vehicle charging.
- 6.34 Sustainability**
- 6.35** Policy SD3 of the JCS requires new development to be designed to contribute to the aims of sustainability by increasing energy efficiency and minimising waste and air pollution. Development proposals are also required to be adaptable to climate change in respect of the design, layout, siting, orientation and function of buildings.

**6.36** The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising homes over the next decade. For new residential development there is an opportunity to improve the environmental performance of a new home through the inclusion of technologies and features such as appropriate fabric/materials, photovoltaics, thermal efficient windows and ventilation systems, heat recovery systems, permeable (or minimal) hard surfaces, insulation, heating systems (heat pump) and thoughtful kitchen design.

**6.37** This applicant has provided a Sustainability Statement which, other than the requirements of up-dated Building Regulations, sets out the intended measures to achieve a reduction in carbon emissions and opportunities/scope for additional features. The proposed measures include, but are not limited, to the following:

- air source heat pump
- fabric led approach to design and detailing
- good natural and cross ventilation
- internal and external dedicated areas for waste and recycling storage
- low water use fittings
- solar panels on flat roof area of main roof
- Given the scale of development proposed within this application, these measures are considered to be acceptable and proportionate.

**6.38** Other considerations

### **6.39** Drainage & Ecology

**6.40** As noted in the consultation section the Council Ecologist and Drainage Officer does not object to the scheme and these matters could be covered by way of condition if the application were supported.

### **6.41** Cotswold Beechwoods Special Area of Conservation (SAC)

**6.42** The application site lies within a zone of influence as set out in the Cotswold Beechwoods SAC Recreation Mitigation Strategy (May 2022) for recreational pressure for the Cotswold Beechwoods SAC, which is afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended).

**6.43** Policy BG1 of the Cheltenham Plan states that development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network (alone or in combination), and the effects cannot be mitigated. Therefore, in order to retain the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) all development within the borough that leads to a net increase in dwellings will be required to mitigate any adverse effects. Without appropriate mitigation, the proposed development is likely to have a significant effect on the Cotswold Beechwoods SAC (either alone or in combination with other development) through increased recreational pressure.

**6.44** The application includes no information on this matter and therefore no mitigation is proposed to address the impacts of the proposal on the SAC. The proposal is therefore in conflict with policy BG1.

- 6.45** There are no opportunities for on-site mitigation, therefore the applicant could make a financial contribution towards ecological mitigation for the SAC and enter into a UU S106 legal agreement, which would state that the applicant will pay the Council the relevant sum for each unit of accommodation proposed.
- 6.46** Public Sector Equality Duty (PSED)
- 6.47** As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:
- 6.48** Removing or minimising disadvantages suffered by people due to their protected characteristics;
- 6.49** Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- 6.50** Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.
- 6.51** Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.
- 6.52** In the context of the above PSED duties, this proposal is considered to be acceptable.

## 7. CONCLUSION AND RECOMMENDATION

- 7.1** The development plan currently in force is out of date due to a shortfall in the five-year supply of housing land. The proposal has therefore been assessed against the guidance contained within the NPPF. Paragraph 11 of the NPPF applies a presumption in favour of sustainable development unless:-
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.
- 7.2** The application site is in a sustainable location and would provide for one additional residential unit. This application has therefore been considered carefully within the context of Policies SD10, SD4 and SD14 of the JCS, relevant Cheltenham Plan policies, and guidance set out in the Council’s SPD.
- 7.3** Notwithstanding the above, where housing policies are out-of-date (as is the case in Cheltenham as the Council is currently unable to demonstrate a five year supply of deliverable housing sites) development proposals must be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole, or specific NPPF policies provide clear reason for refusal.
- 7.4** In this case, officers consider that the design, scale, form and layout of the proposed dwelling would result in a discordant and incongruous addition to the street scene. As such, the proposed development would be at odds with and harmful to the character and appearance of the locality in general. The first floor balcony being sealed by a 1.8m wall, various design features and the building footprint would result in a cramped and contrived form of residential development and overall, the plot is considered too small to accommodate a dwelling of this size and design.



- 7.5 The applicants cover letter states “the principle of a new dwelling in this location has been firmly established through the August 2022 permission which remains extant”. The Inspectorate provided a helpful and clear position on the extant permission, and the weight to be assigned to it, when dismissing the previous appeal;

*“The appellant sets out that permission for residential development on the site has been approved and that the proposal would make better use of the site including increased amenity space and levels of car parking, the incorporation of an air source heat pump and a layout which maximises solar gain. There is no dispute that this permission could be implemented although I have limited information about whether there would be an intention to build that dwelling if this appeal were dismissed. However, there would seem a greater than just theoretical possibility that this alternative would take place. The proposed dwelling would be wider, taller and bulkier than the approved dwelling. Given this, if the fallback scheme were implemented, it would be less harmful to the character and appearance of the area. I therefore give any improvements arising from the amended design limited weight in this decision.”*

- 7.6 Whilst the addition of a dwelling in the PUA is a benefit, there exists an extant permission that could be implemented by the applicant (23/00596/FUL). The previous Inspector found there would seem a greater than just theoretical possibility that this alternative would take place. The proposed dwelling would be wider, taller and bulkier than the approved dwelling. Given this, if the fallback scheme were implemented, it would be less harmful to the character and appearance of the area, but would still bring the same benefits.
- 7.7 The application fails to address the impacts of the proposed development on the Beechwoods Special Area of Conservation and does not provide any mitigation for those impacts.
- 7.8 In carrying out an objective assessment of the proposals (in line with NPPF paragraph 11d), officers have had to balance any adverse impacts of the proposals on the character of the site and wider locality and the amenities of future occupiers, against the small but positive contribution the proposal could make towards the Council’s housing land supply and any economic or social benefits that the scheme might bring. In this case, the identified harms would not be outweighed by the limited benefits of one additional dwelling.
- 7.9 Officer recommendation therefore is to refuse planning permission for the reasons set out below.

## 8. REFUSAL REASONS

- 1 The proposed dwelling, by virtue of its design, scale, form, layout and overall appearance, would appear as a visually discordant and incongruous addition within the street scene and at odds with the prevailing residential character of Coltham Fields. In addition, the footprint of the proposed dwelling occupies the majority of the plot, extending and abutting the north, west and east site boundaries, with only a narrow gap within the front elevation (at ground floor level) to enable off road vehicular and pedestrian access to the property. The overdevelopment of the plot causes a large run of blank rendered wall. Furthermore, the only amenity space is provided by way of a first floor roof terrace, which is completely sealed by a wall. Shutters must be added to a first floor (living room) window to minimise the potential for overlooking into neighbouring gardens. Therefore, the overdevelopment of the plot and the resultant design creates a cramped and contrived form of residential development and overall, the plot is considered too small to accommodate a dwelling of this size, design, form and layout.

The proposed development would therefore be contrary to adopted policies D1 and SL1 of the Cheltenham Plan (2020), adopted policies SD4 and SD14 of the Joint Core Strategy (2017), the guidance set out in adopted Supplementary Planning Document: Development on Garden Land and Infill Sites in Cheltenham and national policy guidance set out within the National Planning Policy Framework (2023).

- 2 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. The application includes no on or off-site mitigation to address the impacts of the proposed development on the SAC. Without appropriate mitigation, the proposed development is likely to have a cumulative, significant effect on the integrity of 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.

<b>APPLICATION NO: 24/01730/FUL</b>		<b>OFFICER: Ms Nicole Golland</b>	
<b>DATE REGISTERED:</b> 18th October 2024		<b>DATE OF EXPIRY :</b> 13th December 2024	
<b>WARD:</b> Battledown		<b>PARISH:</b>	
<b>APPLICANT:</b>	Sara Richardson		
<b>LOCATION:</b>	1 Coltham Fields Cheltenham Gloucestershire		
<b>PROPOSAL:</b>	Erection of 1no. two storey self-build dwelling.		

**REPRESENTATIONS**

Number of contributors	<b>17</b>
Number of objections	<b>2</b>
Number of representations	<b>0</b>
Number of supporting	<b>15</b>

1 Coltham Fields  
 Cheltenham  
 Gloucestershire  
 GL52 6SP

**Comments:** 29th October 2024

The designs are neat, modern and make good practical use of space.

Crucially, the development will make good use of a current brownfield site which is an eyesore, and an appropriate new development could improve the valuation of other houses on the road.

Finally, if the quality of the recently completed development at the end of the road is reflected in this new proposed structure, it will be a pleasant addition to the road.

1 Coltham Fields  
 Cheltenham  
 Gloucestershire  
 GL52 6SP

**Comments:** 31st October 2024

The recent development at the front of my house has already transformed the area, and I believe this new project will bring similar benefits. Previously, it was just an overgrown brownfield site, but now there are plans for an upmarket home that will enhance the entire street.

Using disused parcels of land like this is an ideal way to meet the growing demand for housing while revitalising underutilised spaces. Developments like these not only improve the local aesthetic but also contribute positively to the community by making better use of existing land.

1 Rosehill Cottages  
Coltham Fields  
Cheltenham  
Gloucestershire  
GL52 6SH

**Comments:** 5th November 2024

I have seen the drafts for No 1. Coltham Fields and feel that these new plans are workable and good for the location. So, I am giving my support to this development.

I think it will add to the area, and seeing the plans, it seems a lot of care has been put into the design. In fact, I really like the design of the new property.

**Comments:** 5th November 2024

I have seen the drafts for No 1. Coltham Fields and feel that these plans are workable and good for the location. So, I am giving my support to this development.

I think it will add to the area, and seeing the plans, it seems a lot of care has been put into the design. In fact, I really like the design of the new property.

2 Rosehill Cottages  
Coltham Fields  
Cheltenham  
GL52 6SN

**Comments:** 1st November 2024

The current proposal is superior to that submitted previously in terms of space application esp. ref. vehicles.

Development of this kind of site is infinitely preferable to the tragic & wilful destruction of irreplaceable greenfield/greenbelt sites.

The downside is the existing & perpetually reckless traffic on the undrained & unlit, dead-end single track.

When will Coltham Fields traffic with its' inferred 70mph speed limit, be addressed by CBC/Highways with the same attention to detail as this proposed housing?

24 Rosehill Street  
Cheltenham  
Gloucestershire  
GL52 6SJ

**Comments:** 25th October 2024

\*\*\*\*\*

24 Rosehill Street  
Cheltenham  
Glos, GL52 6SJ  
25th October 2024

Dear Sir/Madam  
REF: 24/01730/FUL

Re the proposed building on 1 Coltham Fields.

As the main living area will still be situated on the first floor I will be overlooked constantly.

All the windows at the front of the house look directly into my bedroom and garden, as before.

I rent out 26 Rosehill Street and that private garden will now be totally overlooked, making it less attractive to potential renters.

Coltham fields is a single track lane and already extremely busy at peak periods, another two cars will make a bad situation even worse.

Yours

\*\*\*\*\*

27 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SL

**Comments:** 3rd December 2024

We support this application as its a very much needed improvement to this area,At present it's an eyesore and anything to improve is very welcome. As long as it stays as described .

It will be a long overdue improvement  
To the area.

3 Battledown Courtyard  
King Alfred Way  
Cheltenham  
Gloucestershire  
GL52 6FE

**Comments:** 27th October 2024

This application looks a great design. We need housing on brownfield sites. This application is a great improvement over the permitted scheme, it looks a much nicer property to live in whilst cleverly avoiding any overlooking issues. The current site is an eyesore and this will greatly improve the street scene and improve the street for everyone.

33 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SL

**Comments:** 8th November 2024

This is much less objectionable in terms of mass and visual impact. It is notable that the actual neighbour to the site (Rosehill St, unlike the numerous comments from the other side of town) objects to the impact on their privacy in their home and garden. In particular the creation of an outdoor terrace at elevated height (first floor plus) is noisy and invasive to neighbours' privacy. This is a suburb of modest and decent homes, not a city centre or a hotel district, and balconies and terraces at height are not appropriate.

34 Sisson Road  
Gloucester  
GL20 RA

**Comments:** 30th October 2024

I support this application, I've lived close by all my life until recently. This adds to housing stock we need more housing in Cheltenham so people don't get priced out of the area. The design is great and it uses brownfield land in a sustainable location.

40 Pilley Lane  
Cheltenham  
Gloucestershire  
GL53 9ER

**Comments:** 28th October 2024

Great design, good use of renewables, much better than the current eyesore, making the lane more residential for the benefit of all residents. Good sustainable location.

40 Pilley Lane  
Cheltenham  
Gloucestershire  
GL53 9ER

**Comments:** 28th October 2024

I'm for this application. Will make a nice home for a young family. Sustainable location close to the town centre. Much better than building on Green areas damaging bio diversity. Good to see renewables included

45 Eldon Road  
Cheltenham  
Gloucestershire  
GL52 6TX

**Comments:** 30th October 2024

My son has been priced out of this area. The more houses that are added in sensible locations like this the better. It is a short walk to the town centre so eco friendly and sustainable looking at the renewables. It looks good and makes use of ugly derelict land

57 Burton Street  
Cheltenham  
Gloucestershire  
GL50 3NE

**Comments:** 28th October 2024

Great design, good use of space. Making good use of redundant land.

Garden Cottage  
Park Street  
Cheltenham  
Gloucestershire  
GL50 3NG

**Comments:** 28th October 2024

I support this application. It's a lovely looking property much better than the current planning permission enabling \*\*\*\*\* to move back to the area. Sustainable and adding to the housing supply.

New Mill  
265A London Road  
Charlton Kings Cheltenham  
Gloucestershire  
GL52 6YG

**Comments:** 2nd December 2024

This application makes total sense, it is building in a sensible location not on green fields, sustainable location not harmful to biodiversity whilst providing much needed housing .

Oak Farm  
Bentham  
Cheltenham  
Cheltenham  
GL51 4TZ

**Comments:** 28th October 2024

This look a very well designed proposal, much better than the approved scheme creating a much better street scene and property to live in benefiting the neighbourhood as well as the occupiers. Especially incorporating/renovating the adjacent properties over grown parking area. This will remove the run down industrial feel in Coltham Fields up to this point, hiding the concrete blockwork and razor wire to the property behind. As well as making use of a sustainable, brownfield plot adding to the housing supply. With no overlooking issues and clever use of amenity space.

Smiths Barn  
Bentham Lane  
Cheltenham  
GL51 4TZ

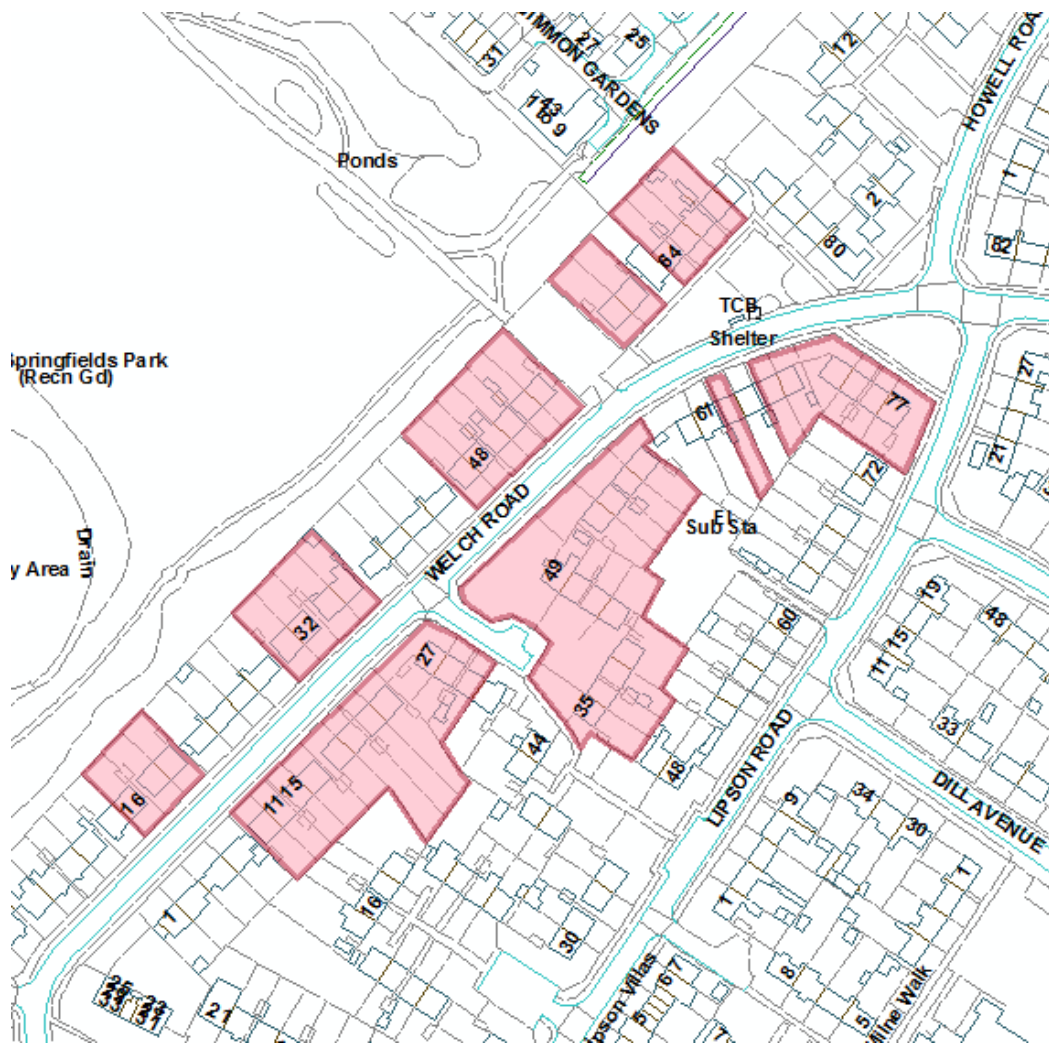
**Comments:** 31st October 2024

This scheme looks great, it will really improve the lane and give it a more residential feel rather than the industrial behind, benefiting all the residents along the lane. It's important to use existing town centre sites before building on the countryside. As well as being sustainable and not harming biodiversity.



<b>APPLICATION NO:</b> 24/01859/FUL	<b>OFFICER:</b> Michelle Payne
<b>DATE REGISTERED:</b> 13th November 2024	<b>DATE OF EXPIRY:</b> 8th January 2025
<b>DATE VALIDATED:</b> 13th November 2024	<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Hesters Way	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	Adapt Architects Ltd
<b>LOCATION:</b>	Welch Road Cheltenham Gloucestershire
<b>PROPOSAL:</b>	Installation of external wall insulation to 49 properties in Welch Road (nos. 16-18, 30-36, 46-60 and 64-70 (even) and 9-11, 15-31, 35-57, 63, 67-77 (odd)).

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application proposes the installation of external wall insulation to 49 properties in Welch Road (nos. 16-18, 30-36, 46-60 and 64-70 (even) and 9-11, 15-31, 35-57, 63, 67-77 (odd)), within Hesters Way ward.
- 1.2 As existing, the properties are faced in brick; however, the proposed external wall insulation would have a rendered finish with brick slip detailing to the front corners and above the principal front windows.
- 1.3 The Design Statement that accompanies the application sets out the “*project is being supported by the Government’s Social Housing Decarbonisation Fund*”.
- 1.4 The application is before the Planning Committee as Cheltenham Borough Council is the applicant.
- 1.5 Planning permission for similar works elsewhere within the borough have been previously granted by the Planning Committee earlier this year – see details below.

## 2. CONSTRAINTS AND RELEVANT PLANNING APPLICATIONS

### **Constraints:**

Principal Urban Area  
Smoke Control Order

### **Relevant Planning Applications:**

**24/00096/FUL**

**PERMIT**

**22nd March 2024**

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.

**24/00607/FUL**

**PERMIT**

**19th August 2024**

External Insulation to properties numbered: 103, 109, 111, 113, 121, 125 Warden Hill Road, 5, 7, 8 Bala Road and 4, 6, 14, 16, 20, 23, 24, 28, 30, 34, 36, 38, 40 Gwernant Road. Finished with render and brick slip system to provide coins and plinth.

**24/01323/FUL**

**PERMIT**

**20th September 2024**

External wall insulation to properties, rendered finish with brick SLP to provide quoins and soldier course to front window at Howell Road, Numbers: 1, 3, 5, 7, 9, 11 and 17 Lipson Road, Numbers 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.

## 3. POLICIES AND GUIDANCE

### **National Planning Policy Framework 2023 (NPPF)**

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well-designed and beautiful places

### **Adopted Joint Core Strategy 2017 (JCS) Policies**

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD14 Health and Environmental Quality

**Cheltenham Plan 2020 (CP) Policies**

D1 Design

SL1 Safe and Sustainable Living

**Supplementary Planning Guidance/Documents**

Residential Alterations and Extensions (2008)

Cheltenham Climate Change SPD (2022)

**4. CONSULTATIONS**

None

**5. PUBLICITY AND REPRESENTATIONS**

5.1 In this instance, individual letters of notification were not sent, but four site notices were posted; two on either side of the road.

5.2 No representations have been received in response to the publicity.

**6. OFFICER COMMENTS**

6.1 Determining issues

6.1.1 The main considerations when determining this application relate to design, in terms of the impact on the character and appearance of the existing properties and wider street scene; and climate change.

6.2 Design

6.2.1 CP policy D1 requires development proposals to complement and respect neighbouring development and the locality. The policy is generally consistent with JCS policy SD4 and advice set out within Section 12 of the NPPF. Additional design guidance for domestic properties is set out within Council's adopted 'Residential alterations and extensions' SPD.

6.2.2 As previously noted in the introduction, the existing properties included in this application are all currently faced in brick and the proposed external wall insulation would have a rendered finish with brick slip detailing to the front corners and above the principal front windows.

6.2.3 As such, officers acknowledge that the character and appearance of the properties would undoubtedly be altered as a result of the works; albeit, the general form and proportions of the dwellings would remain unaltered. That said, the changes to the street scene are not considered to be harmful. There is already some variation in house types and styles within the street, and there are a relatively small number of properties that are already rendered; the roofing materials would not change.

6.2.4 Where external insulation would be installed on semi-detached properties or terraces, which are only to be clad in part, the junction between existing brickwork and the nominal projection of the render system (approximately 100mm) would largely be hidden by existing downpipes.

6.2.5 It is accepted that the use of a full brick slip finish would better retain the existing character and appearance of the properties but the Design Statement submitted in support of the application sets out that this would be "*significantly more expensive*" and that the render finish proposed "*will allow for more homes to benefit from the available budget*". The

statement also highlights that the use of external insulation rather than internal insulation would limit disruption to existing residents whilst the works are carried out.

6.2.6 As such, as a whole, the proposals are supported from a design perspective. As previously noted, similar retrofit works have recently been permitted elsewhere within the borough; some of which are now complete.

### 6.3 Climate change

6.3.1 JCS policy SD3 and the adopted Cheltenham Climate Change SPD seek to ensure that developments maximise the principles of sustainability, with reference to the climate emergency declared by the Council in 2019 and its target for Cheltenham to be net carbon zero by 2030.

6.3.2 The SPD provides guidance on how a best-practice approach towards climate change can be successfully integrated into all development proposals and, in relation to the refurbishment of existing buildings, advises that whilst buildings can be retrofitted to improve thermal performance, it is important that the right materials are selected.

6.3.3 In this regard, the Design Statement in support of the application explains that an external insulation system has been chosen to “*reduce the risk of creating consequential damp and mould problems*”.

6.3.4 Officers are therefore satisfied that the proposed works are a welcome and suitable intervention that will greatly improve the thermal performance of the properties; and the works are therefore fully supported.

### 6.4 Other considerations

#### *Amenity*

6.4.1 Given the nature of the proposals, there are no amenity concerns arising from the proposed development.

#### *Biodiversity Net Gain (BNG)*

6.4.2 This application is exempt from the statutory BNG requirements.

#### *Public Sector Equality Duty (PSED)*

6.4.3 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.4.4 Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

6.4.5 In the context of the above PSED duties, this proposal is considered to be acceptable.

## **7. CONCLUSION AND RECOMMENDATION**

- 7.1 For the reasons set out in the report above, the officer recommendation is to grant planning permission subject to the following standard conditions:

## **8. CONDITIONS**

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

## **INFORMATIVE**

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

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<b>APPLICATION NO:</b> 24/01435/FUL	<b>OFFICER:</b> Michelle Payne
<b>DATE REGISTERED:</b> 31st August 2024	<b>DATE OF EXPIRY:</b> 26th October 2024 <small>(extension of time agreed until 23rd December 2024)</small>
<b>DATE VALIDATED:</b> 31st August 2024	<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Charlton Park	<b>PARISH:</b> Charlton Kings
<b>APPLICANT:</b>	East Gloucestershire Club
<b>AGENT:</b>	Zesta Planning Ltd
<b>LOCATION:</b>	East Gloucestershire Club Old Bath Road Cheltenham
<b>PROPOSAL:</b>	New fabric canopy over existing 3no. padel courts, construction of 4no. new outdoor padel courts inclusive of floodlighting in place of 1no. grass tennis court, and associated circulation space.

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is prominently located on the eastern side of Old Bath Road at the edge of the Central conservation area within the College character area; and within Charlton Kings parish. The site is not the subject of any other designation.
- 1.2 Charlton Park Drive runs adjacent to the northern boundary whilst, to the east, the site is bound by residential properties in King William Drive. Residential properties are also located on Old Bath Road opposite the site to the west. Cheltenham Croquet Club is located immediately south of the site, with residential properties in Charlton Park Gate beyond.
- 1.3 As a whole, the site is some 3.5 hectares in size and has been occupied by the East Glos Club since the early 1880's; it was originally founded as a Cricket Club but now provides facilities for tennis, squash, padel and racketball.
- 1.4 The application proposes the installation of a new fabric canopy over existing 3no. padel courts, the construction of 4no. new outdoor padel courts inclusive of floodlighting in place of 1no. grass tennis court, and associated circulation space. The application has been submitted following a pre-application enquiry in respect of the new canopy element.
- 1.5 Revised plans have been accepted during the course of the application and these are discussed in the report below.
- 1.6 In addition to drawings, the application is supported by the following detailed reports and statements; all of which have been available to view on the Council's website:
  - Planning Statement
  - Environmental Noise Report
  - Statement of Community Involvement
  - Floodlighting Strategy
- 1.7 The application is before the planning committee at the request of Cllr Baker *"in view of the level of local interest and the possible impact on immediate neighbours"*.
- 1.8 The need for a committee decision has also been triggered by an objection from the Parish Council, whose full comments can be found in the consultations appendix at the end of this report. In brief, the Parish Council objection relates to the noise impacts of the new courts, and the overbearing impact of the proposed canopy on the Croquet Club.
- 1.9 Members will have the opportunity to visit the site on planning view.

## 2. CONSTRAINTS AND PLANNING HISTORY

### Constraints:

Airport Safeguarding over 45m  
Conservation Area  
Principal Urban Area  
Smoke Control Order

### Planning History:

**79/01037/PF**

**PERMIT**

**16th July 1979**

Erection of extension to club to provide two additional squash courts

**79/01038/PF**

**PERMIT**

**11th December 1979**

Erection of 6 poles for 12 lighthoods on two tennis courts to provide floodlighting equipment



## Page 37

<b>82/00927/PF</b>	<b>PERMIT</b>	<b>29th April 1982</b>
Erection of 3 all weather tennis courts to replace 2 existing shale courts and adjacent grass area. Remaining part of shale courts to be replaced by tarmac as additional car parking		
<b>89/00268/PF</b>	<b>PERMIT</b>	<b>30th March 1989</b>
Erection Of Twelve Poles For Floodlighting Heads On Three Tennis Courts		
<b>89/00281/PF</b>	<b>PERMIT</b>	<b>30th March 1989</b>
Siting Of Portakabin (21ft X 9ft) For Use As Office		
<b>91/00798/PF</b>	<b>PERMIT</b>	<b>26th September 1991</b>
Replace Existing Floodlighting System, Using Existing 11 Columns And 4 New Columns (System To Be Set At A Height Of 22ft)		
<b>93/00576/PF</b>	<b>PERMIT</b>	<b>29th July 1993</b>
Replace Existing Grass Tennis Courts With An Artificial Grass Surface And Floodlighting Of The Area (In Accordance With Revised Plans Received 22 July 1993)		
<b>99/50595/FUL</b>	<b>PERMIT</b>	<b>2nd August 2000</b>
Extension and alterations to clubhouse to provide new entrance, reception, office lounge and viewing facilities		
<b>00/01585/FUL</b>	<b>PERMIT</b>	<b>27th December 2000</b>
New access road and one-way system		
<b>01/01364/FUL</b>	<b>PERMIT</b>	<b>16th November 2001</b>
Erection of extension to groundsmans shed and height extension to storage bunds (retrospective)		
<b>01/01524/FUL</b>	<b>PERMIT</b>	<b>26th April 2002</b>
Construct 2 No: Astroturf tennis courts with floodlighting		
<b>02/00748/FUL</b>	<b>PERMIT</b>	<b>24th June 2002</b>
Installation of kidzone tennis court		
<b>02/01665/ADV</b>	<b>GRANT</b>	<b>13th December 2002</b>
Display of two externally illuminated club sign boards (shrouded floodlighting)		
<b>02/01927/FUL</b>	<b>REFUSE</b>	<b>14th February 2003</b>
Formation of tarmac parking areas		
<b>03/01232/FUL</b>	<b>PERMIT</b>	<b>5th September 2003</b>
Resite portacabin to be used as store (retrospective)		
<b>05/00726/FUL</b>	<b>REFUSE</b>	<b>29th June 2005</b>
Formation of tarmac parking area (15 additional spaces)		
<b>06/01780/FUL</b>	<b>PERMIT</b>	<b>20th February 2007</b>
Installation of flood lighting on 4 x existing clay tennis courts (10no. 8m high poles with 16no. floodlights)		
<b>11/00460/FUL</b>	<b>PERMIT</b>	<b>24th May 2011</b>
Upgrading of existing floodlights on outdoor tennis courts (8 - 11 inclusive)		
<b>12/00242/FUL</b>	<b>PERMIT</b>	<b>10th April 2012</b>
Upgrading of existing floodlights on outdoor tennis courts (5 - 7 inclusive)		

**20/01464/FUL**

**PERMIT**

**9th October 2020**

Provision of 3no. new Padel Courts and 2no. new Tennis Courts; installation of new and/or improved surrounds to courts; modernisation and improvements to flood lighting utilising modern LED technology to reduce light spill and glare on surrounding area; works to improve drainage and irrigation services; and works to improve footpath access to Courts

**23/01710/FUL**

**PERMIT**

**10th November 2023**

Conversion of floodlights on courts 5-7, 8-11, and 28-31 from metal halide lights to LED lighting using existing floodlighting columns, and installation of portacabin

### **3. POLICIES AND GUIDANCE**

#### **National Planning Policy Framework 2023 (NPPF)**

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 12 Achieving well-designed and beautiful places

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

#### **Adopted Cheltenham Plan 2020 (CP) Policies**

D1 Design

L1 Landscape and Setting

SL1 Safe and Sustainable Living

#### **Adopted Joint Core Strategy 2017 (JCS) Policies**

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD8 Historic Environment

SD9 Biodiversity and Geodiversity

SD14 Health and Environmental Quality

INF1 Transport Network

#### **Supplementary Planning Guidance/Documents**

College Character Area Appraisal and Management Plan (2008)

Cheltenham Climate Change SPD (2022)

### **4. CONSULTATION RESPONSES**

See appendix at end of report

### **5. PUBLICITY AND REPRESENTATIONS**

- 5.1 On receipt of the application, letters of notification were sent to 49 neighbouring properties, a site notice was posted, and an advert published in the Gloucestershire Echo.
- 5.2 Additional consultation was carried out on receipt of revised plans.
- 5.3 At the time of writing this report, 209 representations have been received in response to the publicity; 95 in objection and 113 in support. All of the comments have been circulated in full to Members.
- 5.4 The main objections are summarised below:
  - Canopy structure is out-of-character with surrounding area and inappropriate within the conservation area

- The cover will adversely affect views to and from the Cotswold escarpment AONB
- Padel is a noisy sport – impact on mental health
- There will likely be a significant increase in traffic
- The canopy will have a significant negative effect on views from the neighbouring croquet club

5.5 The comments in support of the application are summarised below:

- Cheltenham needs more padel courts
- Covered courts will allow for play in all weathers
- Padel is a sociable sport that is easy to learn and play – significant health benefits
- The club has carried out public consultation
- The scheme has been revised

## 6. OFFICER COMMENTS

### 6.1 Determining issues

6.1.1 The main considerations when determining this application relate to design and impact on the historic environment; the amenity impacts of the proposals on neighbouring land users; any highway impacts; and Biodiversity Net Gain (BNG).

### 6.2 Policy Background

6.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 require applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2.2 In Cheltenham, the development plan comprises saved policies of the Cheltenham Borough Local Plan Second Review 2006 (CBLP); adopted policies of the Cheltenham Plan 2020 (CP); and adopted policies of the Tewkesbury, Gloucester and Cheltenham Joint Core Strategy 2017 (JCS). Other material considerations include the National Planning Policy Framework (NPPF), and Planning Practice Guidance (PPG).

6.2.3 In determining applications, NPPF paragraph 11 sets out a “*presumption in favour of sustainable development*” which means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear 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 this Framework taken as a whole.*

### 6.3 Design and historic environment

6.3.1 CP policy D1 requires development to adequately reflect principles of urban and architectural design; and to complement and respect neighbouring development and the character of the locality. The policy is generally consistent with JCS policy SD4 and advice set out within Section 12 of the NPPF.

6.3.2 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay “*special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area*” in the determination of planning applications. This requirement is reiterated in JCS policy SD8.

6.3.3 As previously noted, pre-application advice was sought by the applicant in 2022 in respect of the proposed fabric canopy over the existing 3no. padel courts. The canopy would enable the use of the padel courts all year round in all weather conditions and at pre-application stage, officers supported the principle of a canopy, noting that “*Whilst the proposed canopy will be visible from Old Bath Road, it will be read in the context of the existing sports facility. Moreover, from a heritage perspective, the Conservation Officer raises no objection.*” The canopy now proposed is similar to that proposed at pre-application stage, and officers continue to be satisfied that it is acceptable in this context.

6.3.4 That said, as submitted, the canopy had an overall height of 10.8m, well in excess of that proposed at pre-application (8.2m) and this additional height was raised as a concern by officers, and a reduction in the overall height has been negotiated during the course of the application. In response, the canopy has been reconfigured to have an overall height of approximately 8.5m; the eaves height remains at 6.3 metres.

6.3.5 The canopy would cover an area measuring some 24m wide by 36m deep, and would incorporate integrated acoustic panels. The side and end panels would be green in colour, in response to advice given at pre-application stage, whilst the canopy itself would be white in colour. The canopy will be steel framed and open at ground level, with the existing glazed barriers and fencing surrounding the courts proposed to be retained.

6.3.6 Although officers would have preferred the canopy to be green in its entirety, the club have advised that the top of the cover has been left white to allow for maximum sunlight penetration during daylight hours in order to maximise the use of natural lighting and avoid the requirement for artificial lighting where possible. The following additional justification has been provided:

*There are clear and significant environmental benefits to this. Research by the International Energy Agency has found that optimising natural light can cut energy consumption by up to 40%. Less reliance on artificial lighting means a reduction in energy consumption and, consequently, greenhouse gas emissions, directly contributing to combating climate change. Not only would the white cover reduce energy consumption in terms of artificial lighting, but also natural light can increase solar thermal gain, therefore reducing reliance on heating systems. Again, contributing to tackling climate change.*

6.3.7 It is acknowledged that the structure is quite large, and would no doubt be visible from outside of the club grounds, particularly from the neighbouring Croquet Club; however, this in itself is not reason to withhold planning permission. Furthermore, although the canopy is understandably utilitarian in its design, it is considered appropriate within this sports complex setting.

6.3.8 The additional 4no. padel courts proposed would be more centrally located within the site, to the north of the existing padel courts, and would replace an existing grass tennis court. These new padel courts would be lit by 4no. new floodlights. The proposals also include the provision of circulation space around the new courts, with a new 1.8m high acoustic fence along the eastern boundary of the court enclosure to further reduce noise impacts on neighbours, in response to the public consultation carried out by the applicant.

6.3.9 The scale and layout of the proposed additional courts and their enclosures are again considered to be appropriate to their context within this existing sports complex.

Floodlighting columns are already visible from the public realm and neighbouring residences, and, as such, the additional lighting columns are considered to be acceptable in this location. The height of the lighting columns is similar to that of standard street lights. All other associated works within the site are also considered to be acceptable.

6.3.10 From a heritage perspective, the application has been reviewed by the Conservation Officer who raises no objection, finding the impact of the proposal on the significance of the conservation area (and nearby listed buildings) to be less than substantial; albeit, officers acknowledge that when considering the impact of a development on the significance of a designated heritage asset, paragraph 205 of the NPPF requires great weight to be given to the asset's conservation irrespective of the level of harm to its significance.

6.3.11 Where less than substantial harm has been identified, NPPF paragraph 208 requires the harm to be weighed against the public benefits of the proposal. PPG (Paragraph: 020 Reference ID: 18a-020-20190723) setting out that public benefits can be *"anything that delivers economic, social or environmental objectives"* but should *"be of a nature or scale to be of benefit to the public at large and not just be a private benefit"*.

6.3.12 In this case, the significant health and social benefits of the proposals are clear. The Lawn Tennis Association's (LTA) website identifies padel as being one of the fastest growing sports *"that's fun, easy to learn and extremely sociable"*, and a sport that can be played by groups of mixed ages and abilities. The NPPF also sets out at paragraphs 96 and 102 that planning decisions should aim to promote social interaction, and enable and support healthy lifestyles; and that *"access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities"*.

6.3.13 The Planning Statement which accompanies the application states that the existing *"padel courts are open to the whole community and because of this inclusivity, and the lack of padel facilities in the wider area, the courts are very popular and largely fully booked"*; the proposed canopy cover will therefore enable the existing padel courts to be available all year round, whilst the additional courts will help to accommodate the growing popularity for the sport.

6.3.14 As such, on balance, officers are satisfied that, as a whole, the proposals are acceptable in terms of scale, massing, design, and heritage impact. It is noted that the Architects Panel also consider that the proposed structures are likely to have *"little impact on the immediate area given their scale and lighting"*.

## 6.4 Amenity

6.4.1 CP policy SL1 states that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality, and JCS policy SD14 reiterates this advice. In assessing the impacts of a development CP paragraph 14.4 advises that:

*the Council will have regard to matters including loss of daylight; loss of outlook; loss of privacy; and potential disturbance from noise...glare from artificial lighting, hours of operation, and traffic / travel patterns.*

6.4.2 NPPF paragraph 135f) also highlights that decisions on planning applications should ensure that developments *"create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users"*.

6.4.3 With regard to noise, the application was accompanied by an Environmental Noise Report which has been assessed by the Council's Environmental Health (EH) team. The report concluded that:

*The predicted noise levels from the padel courts would currently meet the upper level that noise levels can be before an impact is perceived as per Sport England Guidance when compared to the typical measured background.*

*The predicted noise impact on the croquet club are not predicted to increase from what are being experienced currently.*

6.4.4 Having reviewed the noise report, EH initially raised some queries which were duly responded to by the applicant/acoustic consultant. Subsequently, an Environmental Noise Assessment was submitted on behalf of 'Residents of King William Drive & Charlton Park Drive' which suggested that the noise information submitted by the applicant contained a number of errors/omissions; the applicant's noise consultant was therefore invited to respond to the comments, and an addendum to the original report was issued. The addendum from the applicant's noise consultant confirmed that although there had been some errors in labelling (which have now been corrected), the assessment conclusion remained the same.

6.4.5 Following a detailed review of all of the submitted noise information, both that submitted by the applicant and neighbouring residents, EH raise no objection nor recommend conditions; their full comments can be found in the consultations appendix below. It is also noteworthy that EH had not received any noise complaints in respect of the existing padel courts prior to the submission of this application, despite the courts having been constructed between September 2020 and March 2021.

6.4.6 The Floodlighting Strategy that accompanies the application has also been reviewed by EH and, with reference to the floodlight spillage analysis, the existing use of floodlighting and the distance to residential properties, they again raise no concerns.

6.4.7 With the specialist advice from the Environmental Health team in mind, although officers duly acknowledge the noise concerns raised by neighbouring land users, the proposals are considered to be acceptable in terms of noise and lighting.

6.4.8 In addition to the above, the visual impacts of the proposals on the adjacent croquet club are considered satisfactory. Whilst officers acknowledge that the proposed canopy will undoubtedly be highly visible when viewed from the croquet club, being located adjacent to their boundary, any such impact would not be so significant as to warrant a refusal of planning permission on these grounds. Furthermore, given the distance from any neighbouring residential properties, no significant visual impact would occur.

6.4.9 Moreover, given that the proposed canopy would be located to the north of the croquet club, no significant overshadowing should occur.

6.4.10 As a whole, officers therefore consider the proposals to be acceptable from an amenity perspective

## 6.5 Highway impacts

6.5.1 JCS policy INF1 requires all development proposals to provide safe and efficient access to the highway network for all transport modes; and provide connections where appropriate, to existing walking, cycling and passenger transport networks to ensure that credible travel choices are provided by sustainable modes. The policy states that planning permission will only be granted where the impacts of the development are not considered to be severe. The policy generally reflects the advice set out within the NPPF at Section 9.

6.5.2 From a highways perspective, the application has been revised by the County Highways Development Management team (HDM) who raise no objection; their full response is set out in the appendix below. Whilst HDM note that the application is not supported by a Transport Statement, the Planning Statement does set out that some improvements to the parking facilities at the club are proposed, and HDM therefore request that a minimum of 6no. electric vehicle charging points be installed within the existing car park area to directly mitigate the potential increase in private car trips attached to these proposals; the details of which can be adequately secured by condition.

6.5.3 With the benefit of the specialist advice from HDM, officers are satisfied that the proposals are acceptable in highway terms.

### 6.6 Biodiversity Net Gain

6.6.1 A minimum 10% biodiversity net gain (BNG) is now required in all new developments, although there are some exemptions; in this case, the application does not meet any of the exemptions.

6.6.2 The application has been reviewed by the Council's Ecologist who advises that the risk to any protected species as a result of these proposals is very low, and therefore an Ecological Appraisal is not necessary.

6.6.3 The development's BNG calculation identifies a net loss (-76.92%) in area habitats and a net gain in hedgerow habitats, resulting in a net loss overall. The applicant is therefore proposing to purchase offsite units and has obtained quotes from Environment Bank to provide this.

6.6.4 The Ecologist has confirmed that the proposed development does not fall under 'significant' BNG due to its scale, and proposed offsetting, and therefore a S106 and a 30-year Habitat Management and Monitoring Plan (HMMP) for on-site habitats is not be required. That said, the mandatory pre-commencement Biodiversity Gain Plan condition still applies. The BNG plan will require the applicant to set out how 10% BNG is being achieved with off-site biodiversity unit purchase, and provide proof of unit purchase and unit registration on the Natural England register, before development can commence.

### 6.7 Other considerations

#### *Landscape impacts*

6.7.1 The Architects Panel, whilst accepting the principle of forming covered padel courts and noting that the structures are likely to have little impact on the immediate area, suggest that the canopy would be clearly visible from the Cotswold escarpment and vantage points further away from the site when looking out over Cheltenham, and that they cannot support the application in the absence of a Landscape and Visual Impact Assessment (LVIA); however, officers are wholly satisfied that an LVIA is not necessary in this case. The Civic Society also suggest the canopy would have a significant detrimental effect on the views towards the Cotswolds from the adjacent croquet club.

6.7.2 The site is located within the built-up urban area of the town and is surrounded by development. The site is also located a good distance from the Cotswolds National Landscape (AONB) boundary and therefore the development is not likely to affect its setting, or views in or out of the AONB. As such, given that the proposed canopy would be relatively limited in its footprint (the size of a single tennis court), it would be disproportionate to require the applicant to carry out an LVIA. Indeed, even if any landscape harm could be identified, officers are content that the contribution the proposal would make towards health and well-being would clearly outweigh any such harm.

## *Public Sector Equality Duty (PSED)*

6.7.3 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.7.4 Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

6.7.5 In the context of the above PSED duties, this proposal is considered to be acceptable.

## **7. CONCLUSION AND RECOMMENDATION**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 require applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.2 In determining applications, NPPF paragraph 11 sets out a “*presumption in favour of sustainable development*” which means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear 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 this Framework taken as a whole.*

7.3 In the case, the ‘most important’ policies for determining the application are up-to-date in so far as they relate to this application and, for reasons set out within the main body of this report, officers are satisfied that the proposals are in accordance with the development plan; there are no clear reasons for refusing the application. In such circumstances, in accordance with NPPF paragraph 11c), the development should be approved without delay.

7.4 Matters relating to design and impact on the historic environment; the amenity impacts of the proposals on neighbouring land users; highway impacts; and Biodiversity Net Gain (BNG) have been appropriately considered, and all responses received from specialist consultees have been taken into account in the officer recommendation to grant planning permission (subject to conditions).

7.5 Whilst the level of objection to the proposals has been duly noted, officers are satisfied that, on balance, the application is one that should be supported.



**8. CONDITIONS**

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to first beneficial use of the 4no. new outdoor padel courts hereby approved, a minimum of 6no. electric vehicle charging points shall be installed on site in accordance with a scheme which shall have first been submitted to and approved in writing by the Local Planning Authority. The charging points shall be retained in accordance with the approved scheme thereafter.

Reason: In the interests of promoting sustainable travel, having regard to policies SD4 and INF1 of the Joint Core Strategy (2017), and paragraphs 114 and 116 of the National Planning Policy Framework (2023).

**CONSULTATION RESPONSES****Architects Panel**

*2nd October 2024*

Design Concept:

The principle of forming covered padel courts is accepted.

Design Detail:

The panel were concerned about the lack of details submitted with this application.

The site is in a prominent part of the town and is clearly visible from the Cotswold escarpment when looking out over Cheltenham but there was no wider Landscape and Visual Impact Assessment submitted with the application.

Whilst the proposed structures may have little impact on the immediate area given their scale and lighting, they will have an impact that is highly visible from vantage points further away from the site.

Recommendation: The panel felt there was not sufficient information provided with the application to enable them to fully assess the impact the scheme may have on the wider setting. As such at this time they cannot support the application.

**CBC Ecologist**

*18th September 2024*

The risk of any protected species being affected by this development is very low therefore an ecological appraisal is not necessary, but a Biodiversity Net Gain (BNG) assessment report and completed metric is required for this application.

The application does not meet any of the published exempted developments for BNG.

The BNG assessment report and completed metric should be completed by a suitably qualified ecologist who has completed a UKhab assessment of the site. The report should include the following:

- o confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;
- o the pre-development biodiversity value of the site
- o the completed statutory metric calculation tool (submitted separately) showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application, with a completed start page (assessor and completion date details),
- o a statement whether activities have been carried out prior to the date of application, that result in loss of onsite biodiversity value ('degradation'), and where they have:
  - o a statement to the effect that these activities have been carried out;
  - o the date immediately before these activities were carried out;
  - o the pre-development biodiversity value of the onsite habitat on this date;
  - o the completed metric calculation tool showing the calculations, and
  - o any available supporting evidence of this;
- o a description of any irreplaceable habitat that exists on the date of application,
- o plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application, including any irreplaceable habitat (if applicable).

A 30-year Habitat Monitoring and Management Plan (HMMP) for all habitats created or enhanced on site must also be submitted. This can be conditioned.

Reasons: (a) 10% biodiversity net gain, managed for 30-years is required under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990, inserted into the 1990 Act by Schedule 14 of the Environment Act 2021. (b) Ecological enhancement is required to meet the conditions of the revised National Planning Policy Framework (NPPF, 2023). The NPPF states in paragraph 180 (d) that "Planning policies and decisions should

contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity..." and in paragraph 185 (b) "To protect and enhance biodiversity and geodiversity, plans should...identify and pursue opportunities for securing measurable net gains for biodiversity". Development proposals subject of the provisions of the Environment Act 2021 will be required to achieve a minimum of 10% biodiversity net gain".

*19th November 2024 – revised comments*

The development's Biodiversity Net Gain (BNG) calculation (ATW Ecology, October 2024) is net loss (-76.92%) in area habitats and net gain in hedgerow habitats (net loss overall). The BNG report (ATW Ecology, October 2024) outlines two options for how the applicant could achieve a net gain either on-site or off-site.

The applicant has confirmed they will be purchasing offsite units and have obtained quotes from Environment Bank to provide this.

The proposed development does not fall under "significant" BNG due to the scale (see table 1 below) and proposed offsetting, therefore a S106 and a 30-year Habitat Management and Monitoring Plan (HMMP) for on-site habitats will not be required. The mandatory pre-commencement Biodiversity Gain Plan condition still applies. This will be added to the decision notice if this application is approved.

Table 1. "Significant" criteria 1-5 as per DEFRA guidance for 24/01435/FUL BNG proposals  
"Significant" criteria 1-5 as per DEFRA guidance found: Make on-site biodiversity gains as a developer - GOV.UK

This development: 24/01435/FUL

1. Habitats of medium or higher distinctiveness

No

2. Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development

No

3. Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development

No

4. Areas of habitat creation or enhancement which are significant in area relative to the size of the development

No

5. Enhancements to habitat condition, for example from poor or moderate to good

No

The BNG plan will require the applicant to set out how 10% BNG is being achieved with off-site biodiversity unit purchase and provide proof of unit purchase and unit registration on the Natural England register. This will be checked by Cheltenham Borough Council upon receiving the Biodiversity Gain Plan before it can be approved, and development can commence.

### **Gloucestershire Centre for Environmental Records**

*6th September 2024*

Report in documents tab.

### **Cheltenham Civic Society**

*17th September 2024*

#### **OBJECT**

The visual impact is considerable. It is a far more substantial structure than the word 'canopy' implies. The so-called 'canopy' is actually a very large semi-permanent structure in what is otherwise an open, grassy area. It will have a significant detrimental effect on the adjacent croquet club, especially on the views towards the Cotswolds.

There are also noise concerns. Padel is a noisier game than lawn tennis. This combined with the potential extension of the playing hours with the floodlighting is likely to have a negative

impact on the neighbours. In The Netherlands, it appears that padel courts are not permitted in residential areas due to the noise issues. Closer to home, padel courts have been served noise abatement notices by other local authorities.

We have concerns about the potential impact of light pollution from the floodlighting. The reports submitted on the lighting are not intelligible to a lay person, and there is no executive summary on pertinent issues such as overspill and times of use.

This is the wrong location for a development of this kind. In our view the Council should not allow this development in view of its visual, noise and lighting impacts.

### **Environmental Health**

*24th October 2024*

Thank you for providing the additional submissions which have now been reviewed by the department.

In summary, the initial noise report (from Noise Harvest) in principle is correct and it evidences through modelling that the addition of the 4 padel courts does not breach relevant guidance. The typos/ errors highlighted by the JSP report have been noted, and therefore we would suggest that Noise Harvest submit a revised report to correct these errors for clarity.

The noise report from JSP has also been reviewed and considered. The background level monitoring occurred when no padel was in play, after 10pm. This is not able to be considered as the correct background level due to the existing padel courts being part of the existing sound environment and therefore part of the existing background level. In order to establish a background level a measurement should be made for an extended period, and certainly longer than the 10 minutes in the JSP survey. Additionally, this report does not provide evidence that the application would be in breach of Sport England Guidance as it does not model for the additional courts.

Therefore, this department have no objections nor further comments for this application.

*28th November 2024 – additional comments*

In relation to 24/01435/FUL, East Gloucestershire Club, please note the below from Environmental Health.

Given the submitted floodlight spillage analysis, as well as the existing use of floodlighting and the distance to residential properties, Environmental Health have no concerns in relation to the floodlighting for this application.

### **Building Control**

*17th September 2024*

This application may require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

### **Parish Council**

*15th September 2024*

Objection:

The Committee objects to this application on two grounds: the impact of noise from the new courts on surrounding residents and the overbearing nature of the proposed canopy on the Croquet Club.

The Noise Impact Assessment relies on guidance for Artificial Grass Pitches (AGP), in the absence of guidance for padel courts. It dismisses impact noise from sports played on an AGP by assuming they can be mitigated:

'The most significant noise levels were found to be generally derived from the voices of players, with the exception of hockey where impact noises of balls hitting perimeter strike boards and goal back boards were more noticeable. Such impact noises can be mitigated by incorporating shock absorbing noise reduction measures. Assuming such mitigation measures, the most significant noise source from typical AGP sports sessions is therefore voice and as such, a typical noise level can be determined.'

However, there is no such mitigation for impact noises from Padel play proposed and as such, the assumption being made that the principal disturbance for surrounding residents is from the voices of players is completely erroneous.

Given the level of disturbance to the surrounding residents from the existing padel courts, the Committee would request that this application is taken to the CBC Planning Committee, and that members of the Committee and Environmental Health visit surrounding residents' properties early in the morning or late in the evening, when background noise levels are low, to assess the current level of disturbance. Clearly, noise levels can only increase with the construction of four additional courts.

The Committee questions the effectiveness of the proposed 1.8m high acoustic barrier to the east of the new courts, given that its projection north and south of the new courts is minimal.

If Planning Permission is to be given, the Committee request that the hours of play for padel should be restricted to say 8-8 weekdays and 9-6 at weekends & bank holidays, to reduce the noise impact on surrounding residents.

The size of the proposed canopy, on the boundary with the Croquet Club, would clearly be overbearing and dominate the club, changing the character of the site.

*3rd December 2024 – revised comments*

Little has changed in this application to address the Committee's previous objections and to that end we repeat them below.

Further to the Committee's previous assessment of the application, the Croquet Club have posted their objection to the application and the Committee agrees with and supports their objection.

The Committee objects to this application on two grounds: the impact of noise from the new courts on surrounding residents and the overbearing nature of the proposed canopy on the Croquet Club.

The Noise Impact Assessment relies on guidance for Artificial Grass Pitches (AGP), in the absence of guidance for padel courts. It dismisses impact noise from sports played on an AGP by assuming they can be mitigated:

"The most significant noise levels were found to be generally derived from the voices of players, with the exception of hockey where impact noises of balls hitting perimeter strike boards and goal back boards were more noticeable. Such impact noises can be mitigated by incorporating shock absorbing noise reduction measures. Assuming such mitigation measures, the most significant noise source from typical AGP sports sessions is therefore voice and as such, a typical noise level can be determined."

However, there is no such mitigation for impact noises from Padel play proposed and as such, the assumption being made that the principal disturbance for surrounding residents is from the voices of players is completely erroneous.

Given the level of disturbance to the surrounding residents from the existing padel courts, the Committee would request that this application is taken to the CBC Planning Committee, and that members of the Committee and Environmental Health visit surrounding residents' properties early in the morning or late in the evening, when background noise levels are low,

to assess the current level of disturbance. Clearly, noise levels can only increase with the construction of four additional courts.

The Committee questions the effectiveness of the proposed 1.8m high acoustic barrier to the east of the new courts, given that its projection north and south of the new courts is minimal.

If Planning Permission is to be given, the Committee request that the hours of play for padel should be restricted to say 8-8 weekdays and 9-6 at weekends & bank holidays, to reduce the noise impact on surrounding residents.

The size of the proposed canopy, on the boundary with the Croquet Club, would clearly be overbearing and dominate the club, changing the character of the site.

### **GCC Highways Development Management**

*3rd September 2024*

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection subject to conditions.

The justification for this decision is provided below.

The proposed illumination of the courts will be contained by the acoustic side structures proposed and roof canopy and the courts are located centrally within the site away from the nearest carriageway.

It is acknowledged that the enclosure of courts do not restrict the movement of vehicles on the public highway, however the Planning Statement states the improvement of facilities at the leisure facility are being proposed to increase the number of visits and the extend dwell time by members. Regrettably there is no specific Transport Statement which analyses or proposes to offset the potential increase in trips by private car resulting from these improvements.

Gloucestershire County Council has declared a climate change emergency recognising the urgency and scale of change that is needed in the way we live and in the context of the Highway Authority, the way we travel. In 2018 transport accounted for 32% of all emissions (per capita) in Gloucestershire, therefore transport interventions can make a significant difference in achieving net zero Gloucestershire by 2045. Overarching policy in the adopted Local Transport Plan defines the vision of what is needed, and this applies to developments of all scale and type. Furthermore, the National Planning Policy Framework confirms that the planning system should support the transition to a low carbon future, and as such development proposals must take a proactive approach in their design to demonstrate how proposals reduce the need to travel, reduce the reliance on private vehicle trips and car dominance, and lastly promote sustainable travel choices.

To directly mitigate the potential increase in private car trips attached to these site improvements it is considered appropriate to require the installation of electric vehicle charging points within the existing car park area. In line with JCS Policy SD4 Design Requirements, sub Item 7 - Movement and connectivity, and the Manual for Gloucestershire Streets - ULEV charging spaces requires for 5% of the total parking spaces provided and a further 5% of the total parking spaces at an agreed trigger but no later than 3 years from the first opening. It is requested that only the initial quantity is provided at this time because this is development of an established use rather than a completely new site. The site potentially provides for approximately 105 vehicles, including 4 blue badge marked bays therefore, a 5% provision would equate to (5.25) a minimum of 6 spaces (3 twin units).

It appears feasible that these can be located to the side of the building, adjacent to the disabled bays to minimise trip hazards due to the cabling, or at location that permits the necessary supply / connections to be made. It is considered that these details should be supplied before determination, however it is appreciated that the applicant may require time to develop the proposal. The sustainable travel mitigation requirement should therefore be conditioned by the LPA with defined time constraints for completion of the works.

**Heritage and Conservation**

*3rd December 2024*

In respect of the above application, when considering the impact of the proposed new development of the significance of the Conservation Area and nearby listed buildings, it is considered that the proposal would have less than substantial harm to their significance.

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<b>APPLICATION NO:</b> 24/01435/FUL	<b>OFFICER:</b> Ms Michelle Payne
<b>DATE REGISTERED:</b> 31st August 2024	<b>DATE OF EXPIRY :</b> 26th October 2024
<b>WARD:</b> Charlton Park	<b>PARISH:</b> CHARLK
<b>APPLICANT:</b>	East Gloucestershire Club
<b>LOCATION:</b>	East Gloucestershire Club Old Bath Road Cheltenham
<b>PROPOSAL:</b>	New fabric canopy over existing 3no. padel courts, construction of 4no. new outdoor padel courts inclusive of floodlighting in place of 1no. grass tennis court, and associated circulation space.

**REPRESENTATIONS**

Number of contributors	<b>213</b>
Number of objections	<b>96</b>
Number of representations	<b>0</b>
Number of supporting	<b>117</b>

1 Ellesmere Grove  
 Cheltenham  
 Gloucestershire  
 GL50 2QQ

**Comments:** 19th November 2024

Gratifying to see the club conduct such a thorough consultation exercise with our valued neighbours and adapt our plans - as far as we are able - to meet their concerns. The demand for and anticipation of these brilliant new facilities continues to grow. A great development for Cheltenham and surrounds.

**Comments:** 10th September 2024

Padel is a great participation sport and activity, engaging those of all ages and abilities and generating significant benefits for the community in terms of physical and mental health.

Cheltenham urgently needs more padel courts. Preferably covered, to allow play to continue in all weathers.

I fully support this application.

18 Skylark Road  
 Bourton on the Water  
 Cheltenham  
 GL54 2RU

**Comments:** 29th November 2024

East Glos has the opportunity to become a center of excellence and growth for Padel in the region. However, to achieve this there is a necessity for additional courts. Also, after playing the game for 18 months it is eminently clear that Padel is an 'indoor' sport. If there

## Page 54

is either rain or wind the game becomes unplayable. It is therefore vital that as many of the courts as possible at East Glos are covered.

Research shows that racket sports add 9 years to the average lifespan, due to cardio, cognitive, social and mental health factors. There are many reasons why Padel is the fastest growing racket sport in the world. It is an easy sport for elder squash and tennis players to continue their sporting passion, it is easy for children and adult beginners to pick up the basics and enjoy fun sport, and as a doubles game it is immensely sociable. My son (an avid 'gamer') and daughter (Netflix devote) never took to squash or tennis but love padel and make use of the extensive junior training programmes at East Glos. (even though we live in Bourton-on-the-Water). I hope it will become their lifelong sporting passion and help them lead a healthy life (both physically and mentally).

Covered courts are key to enjoying Padel to its utmost, so it is essential for the development of the sport in Cheltenham that this initiative is given your full backing (especially with new competition coming from the indoor courts just opened in Gloucester).

**Comments:** 19th September 2024

It is essential to state that Padel is a 'indoor' sport (more to come on that) but first some background..

Research shows that racket sports add 9 years to the average lifespan, due to cardio, cognitive, social and mental health factors. There are many reasons why Padel is the fastest growing racket sport in the world. It is an easy sport for elderly squash and tennis players to continue their sporting passion, it is easy for children and adult beginners to pick up the basics and enjoy fun sport, and as a doubles game it is immensely sociable.

East Glos has the opportunity to become a centre of excellence and growth for Padel in the region. However, to achieve this there is a necessity for additional and importantly covered courts. If there is any rain or wind (most days) the game becomes unplayable. It is therefore vital that as many of the courts as possible at East Glos are covered.

My son(an avid gamer) and daughter (Netflix devote) never took to squash or tennis but love Padel and make use of the extensive junior training programmes at East Glos (even though we live in Bourton). I hope it will become their lifelong sporting passion and help them lead a healthy life.

To reiterate, covered courts are essential for the development of the sport of Padel in Cheltenham, so I hope the Council gives its full support to this key initiative (especially with new competition coming from the the indoor courts just opened in Gloucester)

8 Edward Wilson Villas  
Cheltenham  
Gloucestershire  
GL50 2LP

**Comments:** 18th September 2024

This structure, being an 11 metre high warehouse type construction to be built covering the existing courts and more, is completely out of character with the rest of its surroundings and is totally inappropriate in the College Conservation Area. The cover will be unsightly and adversely affect the view to and from the Cotswold escarpment AONB.

I accept Padel is a new and increasingly popular sport but due to the loud noise of each shot played it is better located in nonresidential areas and not beside housing and a croquet club. The noise survey does not appear to take account of the noise in any meaningful way. It is not the average level of noise which is to be noted but the effect of regular one off hits.

I am very surprised that the Highways Report approves the Application despite including the statement "Regrettably there is no specific Transport Statement which analyses or proposes to offset the potential increase in trips by private car resulting from these improvements ". This is an unsatisfactory omission as given the numbers of extra visitors the club expects to accommodate there will surely be a significant increase in traffic.

Any proposed development at East Glos should be sited as far as physically possible from the croquet club and residential housing to reduce and mitigate the impact on the neighbourhood. There is a large unused area of land on the northern side of their site which would appear to be far more suitable.

Cheltenham Croquet Club is one of the largest, oldest and most prestigious clubs in England and is considered a heritage site with a clubhouse dating from the 1920s. The proposed development will have a severe negative impact on the view of the Cotswold escarpment (AONB) from the clubhouse and from most of the lawns and the plan as submitted does not fully disclose the visual impact of the proposed development on the neighbourhood.

I would therefore urge the Planning Committee to reject this application on all of the above grounds and suggest that the East Glos should consider moving the Padel Court facility to the northern side of the club, or given the growth in the sport they expect find a completely separate venue for the padel activity which does not significantly affect the previous nature of the tennis club.

45 Sydenham Villas Road  
Cheltenham  
Gloucestershire  
GL52 6EE

**Comments:** 26th November 2024

The East Gloucestershire Club appear to have revised their proposed new padel court proposal on 14 November which consists of reorientating the roof structure and reducing the height to approximately the existing floodlights. Most people that have commented however will not be aware of these changes, which does not seem very democratic!. However it will make no difference to the impact the roof structure will have on obscuring the views out to the distance hills and countryside from the croquet club. My original detailed objection to the scheme is therefore still valid and I would expect the committee to reject the application on the basis of the impact it has on the College Conservation Area and the views both in and out.

**Comments:** 16th September 2024

I object to the planning application submitted by the East Gloucestershire Club because of the significant negative effect it has on the Cheltenham Croquet club as regards its open setting and loss of views. I am a member of the Croquet Club.

The Cheltenham Croquet Club has been in existence for over 100 years. The Croquet Club and the East Gloucestershire Club are both situated with the College Conservation Area. A key issue identified in the College Conservation Area appraisal are Settings and Views. In particular, Section 2.7 states the importance of views out of the Cotswold escarpment and faraway hills which reinforce and enhances the spacious character of the area and create a rural connection between the countryside and the urban area. The direction of view vistas out of the conservation area are demonstrated in Fig 1 Townscape Analysis Map.

The proposal for a 10.8m high roof cover on the existing padel court would have a very significant impact through the loss of the views of the hills from the Croquet Club lawns and particularly from the club house. One of the many aspects that is enjoyed by club members and that attracts new members is the peaceful, green setting and the wonderful views of the surrounding countryside and hills from the lawns when playing and from the club house when watching or relaxing after a game. The covering on the padel court will dominate the foreground and obscure around a third of the view of the hills. The current floodlights are already an urban intrusion into the rural views, however the covered court will significantly damage the setting of the croquet club.

Figure 8 in the Appraisal shows the view of the Cotswold hills from the Old Bath Road, across the Croquet Club. This open view would be significantly obscured by the padel court covering.

In the Management Plan Development Proposals, Action CG1 states that new development should preserve or enhance the character of the area ...including impact on views. Clearly the padel court covering will only have a negative effect.

Under Section 7 Setting and Views, any proposal for development will be required to demonstrate how the setting and long distance views into, from and within the character area have been taken into account. The East Gloucestershire Club have not shown in their application the impact the padel court covering will have on views from the Croquet Club. They have explained, following neighbour consultation, that they reorientated the covering to reduce the impact and they provided an artist visual to the club of the impact on views, but that was looking in towards the conservation area from the far lawns, not the view outwards to the hills from the clubhouse. In fact in section 6.7 of the planning application the applicant (East Gloucestershire Club) states that the proposal DOES NOT have any impact on the setting of, nor would detract from the character of the Conservation area, which is clearly not true in the case of setting and views from the Croquet Club.

Action CG7 states the council will ensure all development respects the important views within, into and from the College Character Area. These views are noted but not exclusively identified on the Townscape Analysis map. Whilst I note the application says that the Conservation Officer had no objections at the pre application enquiry stage, clearly views and setting had not been highlighted.

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Based on the planning policies that I have highlighted from the College Conservation Area Appraisal I would expect the Council to reject the planning application because of the significant impact the padel court covering has on setting and views.

5 Charles Close  
Tewkesbury  
GL20 7QT

**Comments:** 17th September 2024

Myself and my family derive many benefits from the existing facilities at East glos - those being social / wellbeing / fitness. Padel is a fast growing sport due to its accessibility for all: its low intensity for those older or those with injuries, or those young looking for an accessible sport which is easy to pick up and enjoy. These apply to myself and my children: I know that this is helping my fitness and mental agility and helping many children in all manner of ways. It is better that our young people are taking up sport helping them stay off street corners and maintaining their long term health helping take the strain off our local nhs. However, these new facilities are desperately needed to ensure supply keeps up with demand and ensure that these older and younger generation can continue to mingle together and access these over-subscribed facilities - which also can't currently be used in the bad weather.

10 Coates Gardens  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8AX

**Comments:** 23rd September 2024

Dear Planning Commitee,

I fully support the planning application for the roof on the existing paddle courts and for the extra courts to be built.

The planning application is a totally reasonable and aesthetically pleasing structure that will cause no degradation to anybody's enjoyment of views or anybody's enjoyment of playing a lovely game of croquet.

Padel is not a noisy sport and even so the proposed roof will actually reduce any perceived noise.

Padel is a wonderful game played by all ages. The padel courts have increased the participation rates at East Glos dramatically which is a good thing. There is huge demand for the game and increasing the number of courts and weatherproofing 3 courts will provide the supply required to club members and pay and play participants.

Paddle is an aerobic, skilful and sociable game that should be encouraged not restricted, especially in this 21 century, isolated digital world that we live in.

Faithfully

\*\*\*\*\*

10 Coates Gardens  
GL53 8AX

22 Ryeworth Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6LH

**Comments:** 23rd September 2024

I am writing in support of the plan to cover existing 3 padel courts and the building of 4 more.

As a coach at the club I have been heavily involved in the development of padel. It has been hugely successful and is a growing sport. It has encouraged participation in sport and has reached out to the local community.

Its popularity has been incredible and presently further development is not possible without the additional courts.

The addition of the covers will enable people to play throughout the year - it difficult in the wet as this changes the game off the glass walls.

It will be incredible to reach out to more of the community and the benefits in both physical and emotional health will extremely valuable.

Many thanks

\*\*\*\*\* (padel , squash and racketball coach at East Glos)

24 Teasel Road  
Cheltenham  
GL53 0FE

**Comments:** 23rd September 2024

I want to put in an objection to the roofs being put on the Padel Courts at East Glos tennis club. East Glos is a traditional small tennis club and the roofs will completely block the stunning views of the surrounding hills. As a member this is a real highlight of playing at the club, the current Padel courts don't spoil this but putting huge roofs on tops will completely change the aesthetic. Padel is a noisy game and would be better suited to out of town facilities not in a residential setting.

Regards

\*\*\*\*\*

2 Arden Road  
Cheltenham  
Gloucestershire  
GL53 0HQ

**Comments:** 23rd September 2024

I would like to add my support for the erection of the proposed padel courts.

East Glos Racquets Club is a wonderful venue providing first class facilities and coaching across racquet sports.

Every day throughout the year people of all ages - from 3 years to 90 - come to learn, compete and socialise. Many have played sport all their lives but some, like me, have discovered tennis and padel late in life. I only wish I'd started 20 years ago.

Sport and fitness are integral to keeping healthy and mobile throughout our lives. It's more and more important that our young people are encouraged to take up sport for their physical and mental health. We are learning more and more about the positive, lifelong benefits playing sport gives us.

Padel is the fastest growing sport in the UK and we are still way behind other countries in Europe such as Spain. Providing additional, premier facilities is a great addition to Gloucestershire's sporting tradition.

Kind regards

\*\*\*\*\*

Arden Road, Leckhampton

7 Ashlea Meadow  
Bishops Cleeve  
Cheltenham, Gloucestershire  
GL52 7wg

**Comments:** 23rd September 2024

I understand that East Gloucestershire is steeped in history and established at the current location for many years. Development is key to keeping up with the times and allowing provision for health and fitness, as sports develop.

On a personal level, the introduction of padel tennis has had such a positive effect for the club and local people, who live and work in Cheltenham. I have found that Cheltenham can lack leisure facilities and spent many years travelling over to Gloucester, with my children for various clubs.

It was a real eye opener when I joined the racket club 2 months ago , just to give padel tennis a go. The sport is the fastest growing sport currently and appeals to a huge cross-section of people. There are no other padel facilities in the main part of Cheltenham and

there is a need more more facilities to be developed for the general public. I was so pleased to stumble across this facility!

The big problem at the moment is that the present padel tennis courts are already fully booked most of the time and as the sports grows, the facilities to accommodate this are desperately needed. Partaking in this sport is so different to other racket sports currently offered in other facilities in the area. It's a social activity and the only hobby I've developed in years. I've found that it's not just me that wants to play more and more. The health benefits for me have already been noticed!

Padel courts are expensive to build, with a Gloucester development costing over one million pounds to put together. There is no way that a council will be able to afford such a facility and I am very grateful that the East Glos. club are willing to support the growth in this sport!

Regarding the covers over the 3 courts: there still remains many vantage points and open space over the surrounding area. I would also imagine that the covers will dampen any playing noise from locals in the area.

In order to maintain the health benefits I definitely plan to play padel tennis throughout the year. According to the Met Office, % rainfall has increased over the years. The covers are essential for Autumn and winter play.

I really hope that the council is able to take on board the huge enjoyment that Padel tennis brings, along with the health benefits for body and mind, and therefore grant permission for this development.

44 Langdale Road  
Cheltenham  
Gloucestershire  
GL51 3LY

**Comments:** 23rd September 2024

I wish to add my support to the padel proposal. Unfortunately the link hasn't worked

\*\*\*\*\* ( club member )

18 Kew Place  
Cheltenham  
Gloucestershire  
GL53 7NQ

**Comments:** 2nd October 2024

As a member of the Cheltenham Croquet Club I would like to express my great disappointment regarding the proposed plans to build a huge unsightly Padel Court in the grounds of the Tennis Club adjacent to our lawns. It would also be very noisy and block both our beautiful view and light I am therefore objecting to this proposal most strongly



\*\*\*\*\*

7 The Halt Close, Becketts Lane  
Greet  
Cheltenham  
GL54 5RN

**Comments:** 17th September 2024

As a recent new member of the EG Rackets Club it is really encouraging to see the ongoing investment in the new facilities at the EG Club.

There is a vibrant and enthusiastic community at the Club spanning all age groups and supporting family members enjoying the many social and health benefits of various racket sports on offer.

The new investment in the Padel facility is further evidence of the Club listening and responding to the developing needs of the Club and the local Community.

The popularity of the Padel sport is growing nationally and internationally and demand for the existing courts at East Glos significantly exceeds supply every day.

The detailed planning application demonstrates the diligent and thorough research undertaken by the Club to ensure the impact on all stakeholders and important neighbours is understood and considered, and mitigating actions introduced where practical

The new courts will enable more players to enjoy the many physical and mental health benefits of this sport in a local, accessible and friendly environment.

Whistlefield,  
Walnut Bank Drive  
Tewkesbury  
GL20 8WB

**Comments:** 18th September 2024

I write in support of this application and would like the council to consider the following points:

- Padel is a fast growing sport and East Glos Club needs to change with the times if it is to be here for another 125 years.
- The benefits of Padel (physical health, mental health, sociability) have been outlined ably in other comments. Personally I have enjoyed playing Padel at a time when I could not endure the rigour of other racket sports.
- The current 3 courts at East Glos are fully utilised and there is clear demand for more court availability.

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- East Glos has been at the centre of Padel development in the region. Its efforts should be applauded and embraced under the Council's Corporate Plan and Sports Strategy.
- The majority of objections to this application appear to come from Cheltenham Croquet Club members. I ask that the Council consider the relative popularity, participation, and benefits of Padel and approve this application.

325 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 9AJ

### **Comments:** 18th September 2024

As a new member of EG tennis club I fully support this application. I joined EG solely to play Padel.

I chose Padel as it offers a diverse range of benefits - including cardiovascular health, muscle strength, balance, flexibility, and calorie burn. Its dynamic nature makes it an excellent option for holistic physical activity, promoting both physical and mental health in juniors and seniors alike.

Padel is the fastest-growing sport in the world. It now has over 25 million players across 110 countries. Cheltenham simply needs more courts and covered courts to allow for year round play.

I do not believe that the new structure would upset anyone once in place and be a huge benefit to Cheltenham and its community.

92 Shurdington Road  
Cheltenham  
Gloucestershire  
GL53 0JH

### **Comments:** 18th September 2024

Easy Glos Cu. is a wonderful part of the community. It encourages healthy activity and sport for all age groups which in these current times is so important. The ability the club has to bring people together is unique to Cheltenham. Padel is a sport where all family members can play together and is for everyone of all standards. It would be such a shame to the community if the new courts and plans were not approved.

Norton Lodge  
83 The Park  
Cheltenham  
Gloucestershire  
GL50 2RP

**Comments:** 19th September 2024

As a member of the croquet club, I would like to register my objection to the erection of the covered padel courts, on the grounds that the croquet club is of historical interest and lying within a conservation area, and enjoying long ranging views of the escarpment, which outlined by the council are protected.

The East Glos tennis club are proposing to build large industrial style buildings on the boundary of our club, thereby obliterating the views, and violating the planning constraints outlined by the council

8 Salisbury Avenue  
Cheltenham  
Gloucestershire  
GL51 3BS

**Comments:** 17th September 2024

I wish to object to the proposed planning application for a fabric canopy over the padel courts at East Glos tennis club in Old Bath Road.

Having worked for Croquet England, (formerly The Croquet Association), for over 5 years, the office of which is situated in the grounds of Cheltenham Croquet Club, I have been privileged to be able to enjoy the beautiful situation of the croquet club here in Cheltenham. Whilst I understand I cannot object to the canopy obscuring the view of the hills from my office window I feel I must mention that many of the visitors to our premises comment on the fantastic position here in Cheltenham. The panoramic view that has been enjoyed by many visitors in the 150+ years since the croquet club's beginning and the tranquil ambience of the situation in this small pocket of Cheltenham should be preserved for future generations to continue to enjoy.

The installing of the canopy would I believe be not just an eyesore on this historic site but the flapping of the canvas would spoil the usually quiet atmosphere and be a blot on the landscape in what if not already should be classed as an area of natural beauty in our town.

13A Merlin Way  
Cheltenham  
Gloucestershire  
GL53 0LS

**Comments:** 17th September 2024

PLANNING APPLICATION 24/01435/FUL

I am a member of Cheltenham Croquet Club and wish to object to this planning proposal in the strongest possible terms. The existing padel courts have had a negative effect on the club, but this further development will have a much greater detrimental effect on the atmosphere and ambience of a historic and important club.

However, there are plenty of other reasons why this application should be refused. Most of them are contained in the Local Development Framework document of July 2008. I have included extracts from this document below (in italics) and highlighted the occasional phrase in red. [ITALICS AND HIGHLIGHTING DOES NOT DISPLAY.]

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Views of the Cotswold scarp from within the Conservation Area contribute to its character and setting. The town is surrounded by open countryside. Much of this is protected by the statutory Cheltenham/Gloucester Green Belt (to the west and north) and the Cotswold Area of Outstanding Natural Beauty (AONB) to the south and east.

Despite the surrounding development, views of the Cotswold escarpment are apparent from the extensive open spaces and long vistas, and also over roof tops and in gaps between buildings - particularly to the north and east of the area.

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On page 8, point 2.7 of this document, the example chosen to illustrate the views that need protecting is that of a view taken from the junction of Naunton Park Road and Old Bath Road.

PICTURE INCLUDED BUT COULD NOT DISPLAY.

Much of this view, from the right-hand side of the hut all the way to the left-hand side of the white house will be obliterated by the proposed roof structure over the East Glose padel courts.

In the section entitled Control of Development starting on page 35 of the document, the following actions are put on the Council.

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ACTION CG1: The Cheltenham Borough Local Plan states that new development shall preserve or enhance the character of the conservation area.

ACTION CG7: The Council will ensure that all development respects the important views within, into and from the College character area. These views are noted but not exclusively identified on the Townscape Analysis map. The Council will ensure that these remain protected from inappropriate forms of development and redevelopment and that due regard is paid to these views in the formulation of public realm works or enhancement schemes in accordance with the Cheltenham Borough Local Plan.

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Though I appreciate that the East Glos Tennis Club are keen to promote and encourage what is unfortunately a very noisy sport, I feel strongly that this current proposal should be refused and that any request for further padel courts should be limited to an area as far away as possible from any neighbours.

The current plan, if passed, will be a massive blot on the landscape for years to come.

The Old Lodge  
Church Road  
Leckhampton Cheltenham  
Gloucestershire  
GL53 0QJ

**Comments:** 17th September 2024

We support this application for the following reasons.

1. Increased court availability. The 3 existing Padel courts are over 90% utilised. We are keen to get our children playing this young and inclusive sport to lay the foundations for a healthy and active lifestyle and ensure our children and ourselves benefit from the well documented short and long term improvements to mental and physical health. This is not currently possible with the availability provided by the existing facilities. East Glos Club provides rackets coaching to children of all ages but, without increased capacity, they are only able to offer a handful of Padel coaching spaces to members and non-members. Building more courts will allow players of all ages and backgrounds to access this rapidly growing sport.
2. Increased court utility. Currently, games need to be cancelled in poor weather. If this is the single opportunity to play in the week, due to the commitments of a young family it can lead to a number of weeks of inactivity and no exercise. This has a negative impact on both mental and physical health. The canopy (with included soundproofing) will further extend court availability and allow play to continue in inclement weather.

4 Piccadilly  
Guiting Power  
Cheltenham  
GL54 5UU

**Comments:** 3rd October 2024

I wish to register my objection to the above planning application by East Gloucestershire Club.

The size and height of the proposed structure obscures a large section of the view of the Cotswold escarpment from the Cheltenham Croquet Club where I am a member. I understand that it is also too large to be consistent with policies stated by the Council concerning development within the College Conservation Area.

The proposed location runs along the boundary between East Gloucestershire Club and the croquet club. The noise from the existing padel courts in this location is already unacceptable and would only increase with the building of more courts.

I would like this planning application to be rejected and the East Gloucestershire Club to consider a different site for their padel courts.

Yours faithfully,

\*\*\*\*\*

Firsbrake  
Stanley Road  
Cheltenham  
Gloucestershire  
GL52 6QD

**Comments:** 18th September 2024

Cheltenham residents are fortunate to have the recreational facilities that are provided by both East Glos and the Croquet Club.

We are also fortunate that they are based within a residential area that is easily accessible to many residents without the need for transport. More often we see centres for sport and recreation appearing on the outskirts of towns, in business parks and inside former industrial units. These establishments are often impossible to access without the use of a car and are in poorly lit areas making them unsafe to walk to and from at night. The creation of 3 more padel courts, in an area already defined by its open spaces, will only enhance what is already a good sports and social space for members, their guests and members of the public who will be able to access the padel courts.

I frequently see all ages of players on the existing courts, from under 10 year olds to over 80s and this should be encouraged. The demand on the existing courts is exceptional and will only serve to discourage participants in the future. Please help to keep sport accessible to all.

60 Prestbury Road  
Cheltenham  
Gloucestershire  
GL52 2DA

**Comments:** 23rd September 2024

I write support planning application 24/01435/FUL as I believe it brings benefit to a wide range of people within Cheltenham.

The Club is affordable for most to become members, as well as offering financial support to some lower income local people. In addition there is a pay and play option for those who do not wish to be full time members.

The health benefits of staying active are not in doubt, and padel is one of the fastest growing sports in the UK. This is partly due to the fact it is less technically demanding than tennis in addition to being less physically demanding than squash. It also requires 4 people to play and is therefore very sociable; and all these factors combined make it a great activity for all ages from children to the more elderly.

The simple fact is East Glos Club is currently the only place in Cheltenham where this popular sport can be played, but the current demand at the Club far exceeds the capacity of the current 3 courts. Additionally, having only uncovered courts reduces the opportunities given the UK weather factor (Cheltenham is in the middle of a thunderstorm as I wrote this).

Consequently I am fully supportive of the planning application.

Thank you.

\*\*\*\*\*

Prestbury Rd  
Cheltenham.

9 Sandford Mill Road  
Cheltenham  
Gloucestershire  
GL53 7QH

**Comments:** 23rd September 2024

Dear Sir/Madame,

I would like to submit my support of the new padel application structures at East Glos.

Padel is a very popular and growing sport both locally and internationally.

It can be played by all ages and is a very active, sociable and friendly sport.

There are no other Padel courts in Cheltenham and the demand is very high. It is often difficult to book a court for both members and non members.

I appreciate comments made by the cricket club but do not feel they are sufficient to stop progress of the Padel in Cheltenham.

24 Duke Street  
Cheltenham  
Gloucestershire  
GL52 6BP

**Comments:** 23rd September 2024

Good morning,

As a member of East Glos since a young age (under 10) attending with my Father and now with my own children (at \*\*), I fully support the proposed plans for the additional Padel Courts.

As repeated throughout comments, Padel is the fastest growing sport and brings together people from all walks of life at various ages. It is such a sociable sport and East Glos is recognised as the hub of Cheltenham for racket sports.

The additional courts will allow for the current members to secure courts easier and also attract new members to join in the surrounding areas.

Many thanks,

\*\*\*\*\*

9 Sandford Mill Road  
Cheltenham  
Gloucestershire  
GL53 7QH

**Comments:** 23rd September 2024

I would like to write in strong support of the three new Padel courts proposed at East Glos . Padel is developing rapidly worldwide and I have recently started playing. It is a racket sport for all ages and abilities and provides great exercise and is very sociable and good for both physical and mental health.

The demand for courts at East Glos is very high due to the huge popularity of the sport. There are no other Padel courts in Cheltenham and the nearest are Elkstone and Gloucester. Another three courts , would help to satisfy the huge demand already for Padel locally.

I think the application by East Glos has been very comprehensive, professional and well researched. I urge you to give it your full support.

\*\*\*\*\*

9 Sandford Mill Road  
Cheltenham GL53 7QH.

Cook Cheltenham  
248 Bath Road  
Cheltenham  
Gloucestershire  
GL53 7NB

**Comments:** 23rd September 2024

As a local business we wanted to add our support to this proposal, we are an established local business and have helped East Glos in the past and supported their members.

The prospect that the club can involve more of the community in a healthy, social sport is one which we fully support.

Cheltenham and the community should embrace this project.

Many thanks

COOK Cheltenham



Smuggs Barn  
Chedworth  
Cheltenham  
GL54 4NE

**Comments:** 23rd September 2024

Dear Sir/Madam,

Further to the above planning reference, I wish to make the following observations:

The proposed Padel Courts would be detrimental to the Croquet Club as they would have a serious impact on the outlook from the lawns. The inevitable added noise level should also be taken into consideration.

Yours faithfully,

\*\*\*\*\*

33 Alexandra Street  
Cheltenham  
Gloucestershire  
GL50 2UQ

**Comments:** 23rd September 2024

To the Planning Department  
Cheltenham Borough Council  
Ref: 24/04135/FUL

As a long standing member of the Cheltenham Croquet Club, I am writing to object to the East Gloucestershire Club proposed Padel court cover on the following grounds:

- It is very large, and the height of the proposed structure seems to contravene CBC's own planning documentation regarding the College Character Area.
- The noise arising from the Padel courts is far worse than anticipated when the first three Padel courts were applied for in 2020. The noise constitutes a nuisance that will be aggravated by having more of these courts.

Yours sincerely

\*\*\*\*\*

19 Padgett Court  
Ben Rhydding Drive  
Ilkley  
LS29 8AU

**Comments:** 24th September 2024

Objection to Planning Application 24/01435/FUL

I wish to register a strong objection to this Planning Application, and declare that I am a long-standing member of the Croquet Club. Although I have recently moved away from Gloucestershire I, being a life member of the Croquet Club, continue to take a keen interest in the affairs of the Club.

Noise. When approval for the existing courts was given, there was no local experience of the noise nuisance caused by Padel. The Croquet Club assumed (incorrectly) that it would be little different from lawn tennis and therefore no objection was raised to siting the Padel courts alongside the croquet courts. The Environmental Noise Report (Page 21) concludes that "The predicted noise impact on the croquet club is not predicted to increase from what are being experienced currently." thereby intimating that noise is not an issue for consideration. However, the Club is now much more aware of the noise nuisance of Padel and the club environment suffers considerably from the repetitive, percussive noise from the Padel courts which are adjacent to the croquet lawns. Moreover, the conclusion is not supported by the evidence presented in the body of the report (Page 13) which records maximum sound levels far higher than those that the WHO considers as giving rise to 'moderate annoyance'. The Report also acknowledges (Page 7) that the Croquet Club is sensitive to any increase in the noise climate and recognises the Club's importance in hosting National and International competitions.

Location. There is no way that the proposed new structure can be considered to fit in to the surrounding environment. The depiction of the courts has been most artfully drawn, much as many an Estate Agent's photographs. A more accurate illustration, viewed from the Croquet Club clubhouse in other letters of objection, gives a more accurate idea of the impact of this large structure in an otherwise open, green space. The East Gloucestershire Club has extensive grounds and siting the Padel Courts to the north of its estate, alongside Charlton Park Drive, would certainly eliminate the noise nuisance to the Croquet Club and help to reduce visual impact of the structure on all the Tennis Club's neighbours.

11 Fossebridge Place  
Cheltenham  
Gloucestershire  
GL52 5BW

**Comments:** 18th September 2024

Supporting the construction of new padel courts at East Gloss Club, along with covering existing courts, would greatly benefit the entire club and community. Personally, padel has been an instrumental part of my recovery after \*\*\*\*\* treatment, helping me regain my energy and sense of vitality. The social aspect of the sport, combined with the physical activity, has had a profound impact on my well-being.

This isn't just about me-my husband and daughter love the club as well, and they often come to watch me play. For us, and many other members, padel has become a lifeline, offering a source of joy, connection, and daily support. Expanding the facilities would allow even more members to experience these benefits, making East Gloss not just a sports club, but a community that helps people thrive.

Brookfield House  
2 Brookfield Road  
Churchdown  
Gloucester  
GL3 2NZ

**Comments:** 19th September 2024

Letter attached.

4 King George Close  
Cheltenham  
Gloucestershire  
GL53 7RW

**Comments:** 15th September 2024

I live on the estate behind the EG and only seem to hear the tennis balls, not padel ones, when in my garden. I have spoken to the Chair of the club and she assures me that the work has been done to identify the effect on noise levels and was assured that with the cover on the existing courts reducing the noise from those, and the addition of sound reduction measures for the proposed new ones, that the noise is very likely to be less than it is now.

Padel is a great and developing sport which is well suited to all ages, including older players such as myself. It has been a great success at EG and has encouraged many new members to start playing. The club allows non-members to play and at a significantly lower rate than other padel clubs which encourages the community to participate.

The Sleepers  
Merlin Way  
Cheltenham  
Gloucestershire  
GL53 0LS

**Comments:** 17th September 2024

Dear Sir or Madam,

Cheltenham Croquet Club's is one of the oldest clubs in England & hosts European & National Championships. It is situated in the Central Cheltenham Conservation Area.

## Page 72

As a member of Cheltenham Croquet Club I wish to object to the above planning application.

Should the proposed Padel Court Covers (of 11 metres high) be erected at East Glos Tennis Club on the boundary between the tennis & the croquet club, it would not only damage the character of the locality but also of the Croquet Club's character itself.

I feel the proposed planning application shows lack of sensitivity to landscape & would be very detrimental to the local neighbourhood.

Yours faithfully,

\*\*\*\*\*

The Sleepers  
Merlin Way  
Cheltenham  
GL53 0LS

75 Century Court  
Montpellier Grove  
Cheltenham  
Gloucestershire  
GL50 2XR

**Comments:** 17th September 2024

My name is \*\*\*\*\* and I am a member of the Cheltenham Croquet Club. My home address is Apartment 75, Century Court Cheltenham GL50 2XR.

### INTRODUCTION

In submitting this objection I ask you please to read it in conjunction with the formal objection submitted by the Croquet Club Executive Committee itself. I request this because I recognize that the core points in an objection to a Planning Application need to be substantiated by professional studies, reference to legal history of a site and previous Planning approvals. The Croquet Club Document does this and focusses on the absolute key points about this case, namely The Appraisal and Management Plan (AMP) for this area dated 2008. More specifically, under Development and Controls Proposals (p35) it states that the development should preserve or enhance the character of the area, including impact on views. This Application destroys a large proportion of the views from the croquet Club House and key lawns.

I do not personally have the resources to obtain professional surveys or opinion I wish to make sso they are observations that are definitely relevant to the Planning Application. So I will summarize them as follows !.

### !.NOISE POLLUTION

When the first Padel courts were installed relatively recently there was a substantial increase to the noise levels interfering with our croquet games for which the rules demand that people are quiet and do not distract players . Tennis alone does this especially when instructors are yelling at students and indeed between players

themselves..The added noise from further courts will probably make our lawns unsuitable for National and International match thus depriving Cheltenham of the international reputation it currently enjoys.

### 2. TRAFFIC INCREASE

The decision by the Tennis Club to open the Padel courts to the general public on a pay and play basis without having to have expensive club membership fee will considerably increase the amount of traffic coming and going from the club especially in the rush hours.

It has always been somewhat difficult to leave both clubs by car the increase due to more Padel courts and the increase in traffic as the Council tries to reduce the traffic going into the centre of the town will make this road especially dangerous at these exit points fro the clubs.

### 3. INAPPROPRIATE LOCATION FOR NEW PAY AND PLAY PADEL COURTS.

Padel is a very popular and fast growing sport throughout the country and will, no doubt fill the newly proposed courts before long. The size of the buildings required and the space and services required call for a location in a public sports centre where these facilities are available (like ,for example, possibly the Leisure Centre in Tommy Taylors lane where the income from the courts can contribute to the Council funds. Initial investment capital may be available form sponsors as is happening with other sports the possibility needs investigation.

In making this objection I do not wish to destroy in any way this new sport which will provide exercise and health especially for younger people . I simply believe ,for the reasons stated above ,and for others that this application is for courts located in a troublesome place and in conflict with previous planning decisions.

25 Moorend Park Road  
Cheltenham  
Gloucestershire  
GL53 0LA

**Comments:** 18th September 2024

I fully support the construction of more Padel courts. Padel is one of the fastest growing sports in the world- the courts are already difficult to book and adding more will absolutely ease this pressure and allow people to play more.

More courts will provide more opportunities for people to play, and the canopy will allow longer seasons.

20 Shurdington Road  
Cheltenham  
Gloucestershire  
GL53 0JD

**Comments:** 30th September 2024

Objection to Planning Application 24/01435/FUL

Dear Sir/Madam,

The proposed covering for the existing padel courts at the East Glos Club (EGC) does not comply with the stated aims of the 2008 Appraisal and Management Plan for the College Character Area in which the club is situated. I fully support and agree with the specific objections set out in the Cheltenham Croquet Club (CCC) submission.

Furthermore, this planned construction is significantly at odds with the Cheltenham Plan (CP) - adopted in July 2020 by Cheltenham Borough Council - which comprises the statutory development plan for Cheltenham up to 2031. A main objective of the CP is to "Conserve and enhance Cheltenham's architectural, townscape and landscape heritage both within and out of the town's conservation areas."

To that end

"Development will only be permitted where it would not harm the setting of Cheltenham including views into or out of areas of acknowledged importance..."

The Council will therefore seek to continue the protection of the town's setting and encourage its future enhancement through sensitively designed / located development...

In doing so, the Council is mindful of the need to protect views into and out of areas of acknowledged importance such as conservation areas..."

The CP also addresses the issues of health and environmental quality, stating that

"Development will only be permitted where it would:

a) not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality...

In assessing the impacts of a development including any potential harm, the Council will have regard to matters including... potential disturbance from noise..."

The Environmental Noise Report supporting the application has errors and inconsistencies which fail to support its conclusions. These are all detailed and explained in the objection submissions from 46 King William Drive and 6 Shrublands.

There is nothing wrong with EGC's aims of increased profitability by providing more padel facilities that will undoubtedly advantage a developing sport. However, the benefit to the EGC and padel generally should not be given more weight than the equal importance of the sport of croquet, played by its neighbour, CCC, one of the world's oldest and most prestigious clubs. Although CCC is much smaller in terms of membership than EGC and run entirely on a voluntary basis, it not only hosts world championships but also welcomes and encourages participation in sport for all ages and abilities. The beneficial mental and physical aspects of the respective sports are equal for both clubs. The detrimental impact of the proposed construction however, both in terms of aspect and increased noise disturbance, is an unfair burden on CCC (where I am a member).

I request that planning application 24/01435/FUL be rejected.

**Comments:** 19th September 2024

To sir/madam,

I wholeheartedly object the East Gloucestershire Tennis Club's proposal. The East Glos club falls within the College Character Area. This development would negatively impact on the views within this area and the proposed covering of the padel courts will impact the views of the hills surrounding Cheltenham.

## Page 75

As well as this, the increased noise created, not only by an increase in the number of players but by the number of games of padel, will cause a significant disturbance to neighbours of the club. This is already a significant problem and will only be exacerbated if the proposal is to be accepted.

Furthermore, as a member of Cheltenham Croquet Club, the development would severely impact on the views from the clubhouse. Cheltenham croquet club is over 150 years old and hosts both national and international competitions. One of the club's main attractions is its unique surroundings. These views would be entirely obscured if the development were to go ahead.

27 Clarence Square  
Cheltenham  
Gloucestershire  
GL50 4JP

**Comments:** 20th September 2024

We are in full support of the Planning Application 24/01435/FUL

East Gloucestershire Club is an established, inclusive and well respected rackets sports club with a growing membership, much of that due to the Club's initiative to embrace Padel as an offering.

We respect the concerns raised by the Croquet Club and local residents, particularly regarding noise and visual impact, but believe these have been thoughtfully considered in the Application.

1. The Noise Report has been produced by an expert company in the field. It encompasses both actual noise measurements and computer modelling and concludes that there will be no predicted increase in noise impact from what is currently being experienced. We think that the noise levels may even be less if the courts have a cover and there are acoustic panels incorporated as planned.
2. With regard to the visual impact of the cover - the structure is not a solid one. The glass sides will give a view through the courts as seen now, and the cover will appear 'floating' with minimal visual impact. Perhaps trees could be planted to screen the view from the Croquet Club if necessary.

The Application appears to have taken a lot of consideration of its neighbours in its design.

We hope that the Application is considered on its merits to embrace and encourage growth for the future of a popular racket sport, in a respected forward looking Club

**Comments:** 20th September 2024

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The Application appears to have taken a lot of consideration of its neighbours in its design.

We hope that the Application is considered on its merits to embrace and encourage growth for the future of a popular racket sport, in a respected forward looking Club

318 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 9AL

**Comments:** 7th September 2024

Ref: 24/01435/FUL

Response to Proposal from East Glos Tennis Club for covered and new padel courts.

I am writing as an individual member of the Cheltenham Croquet Club, which is adjacent to the south boundary of the tennis club. I have been a member for about 7 years.

### Background

Both East Glos Tennis Club and Cheltenham Croquet Club have been privileged to have the use of beautiful green spaces within the urban area of Cheltenham. Such spaces are valuable areas of calm and amenity enjoyed by many residents of the town, and welcome visitors from far and wide. Both clubs are Community Amateur Sports Clubs with membership open to all. They both enjoy high reputations for their particular sports and host regional and national events. Cheltenham Croquet Club (CCC) also hosts international events (for example the European Team Croquet competition in 2023).

The introduction of padel in recent years, played on outdoor courts built next to the boundary with CCC has had a deleterious effect on the ambience and outlook within CCC. Padel uses a hard bat which results in an intrusive repetitive percussive noise during play, quite different from lawn tennis, or indeed croquet. Padel is a doubles game and players often call out during the heat of the game.

Croquet is a game which requires concentration to achieve precise control of mallet and balls. It is very difficult to play well on the croquet lawns next to the existing padel courts.



### Noise Impact

The planning application includes an assessment of noise impact carried out by Noise Harvest, using measurements of the noise from the existing courts, and computer modelling of the impact of the proposed development.

There are three conclusions in the report.

The first one is simply a statement of fact that Noise Harvest has done an assessment. The second conclusion simply does not make sense, but seems to imply that any increase in noise levels would be within acceptable limits as set out in Sport England Guidance. However, the text of the report makes clear that (a) Sport England have not considered the noise impact from padel and (b) planning officers have advised that the relevant consideration is not any guidance from Sport England but rather the additional noise impact from the new activity.

The third conclusion is incorrect. Appendix 2 of the noise impact assessment includes maps of the likely noise levels. Unfortunately the scale for the different noise zones on the maps do not appear to have any units, which makes it impossible to assess the actual impact. However it does show that the existing courts cause significant noise nuisance within CCC, and that, contrary to the text description, this will be materially worse in terms of extent within CCC grounds, as a result of the proposals.

It should be noted that when approval for the existing courts was given, there was no experience of the noise nuisance caused by padel - I'm sure most would have (incorrectly) assumed that it would be little different from lawn tennis and therefore would not have raised an objection. We now know that this is not the case.

This proposal should be rejected, and East Glos Tennis Club should be required to install further noise abatement measures and/or to relocate the courts towards the centre of the EG estate.

### Visual Impact

It is impossible to make an objective assessment of the visual impact of the proposal based on the limited information included in the proposal. The height of the proposed canopy covering the existing courts appears to be significantly higher than the existing floodlighting stanchions. As such, it would undoubtedly result in a very significant visual impact, adversely affecting the open views from the Old Bath Road area and from the CCC grounds towards Cleeve Hill and the surrounding Cotswold escarpment skyline. Within the Cheltenham Planning Policy documents is the College Character Area Appraisal and Management Plan.

([https://www.cheltenham.gov.uk/downloads/file/3170/13\\_-\\_college](https://www.cheltenham.gov.uk/downloads/file/3170/13_-_college))

Figure 1 of this document identifies key vistas from within the College area which are described as follows:

"These distance views create a rural connection between the countryside and urban area. Views of the faraway hills in turn reinforce and enhance the spacious character of the area, and provide a rural backdrop for some of the set pieces of architecture, such as Thirlestaine Hall and the Victorian Cheltenham General Hospital building."

One of these key vistas is from the Old Bath Road outside CCC, shown in Figure 8. This vista, as seen from the road and from within CCC grounds would be seriously degraded by the proposed canopy. In order to make a competent assessment officers would surely need the applicant to provide an accurate simulation of the proposals on the vistas identified in the Management Plan, and the view from the CCC clubhouse. In the absence of this information, the proposal must be rejected.

19 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AF

**Comments:** 18th September 2024

Dear Sirs,

PLANNING APPLICATION 24/01435/FUL

I am writing with regard to the above planning application by the East Gloucestershire tennis club to cover the existing padel courts and construct four new ones. I wish to make the comments below .

I'm a member of the Cheltenham Croquet club and have been so since 2008 and I imagine you will be getting submissions from many of our members as well as from the club and you may feel a sense of repetition in some of the comments.

That would hardly be surprising as many , many of us feel strongly that we shall be affected significantly by the new proposals with regard particularly to the fabric covering of the existing padel courts. The club and the East Gloucestershire tennis club both are set within the College conservation area and I am informed there are several aspects of concern in that regard which I think is understandable .

The new building, as I think will now appear will look like an industrial shed and the visual impact is such that it will interrupt the the broad view of the sweep of the Cotswolds from Cleeve Hill, the highest point round to Leckhampton Hill. and clash with the semi rural nature of the area. The Cotswolds are an Area of Natural Beauty and the integrity of the panoramic vista that we have should in my opinion not be interrupted in this way. The new canopy in particular will be very high and severely interrupt the " sense : of the Cotswolds that members have from the lawns and the clubhouse. So many of our members, including myself who have taken up the sport on retirement so benefit from the atmosphere that the setting of the club and the lawns creates. The benefit to our mental health is equal to that of the benefits of playing the game itself, and should not be underestimated.

There are other drawbacks which could be listed but my purpose in writing today is to emphasise the effect the appearance of these covered courts will have on the wellbeing of me and most of our other members as well of course on the people who live nearby. .

\*\*\*\*\*

19 Walnut Close  
Cheltenham GL52 3AF

Hanover House  
St Stephens Road  
Cheltenham  
Gloucestershire  
GL51 3BG

**Comments:** 20th September 2024

To the planning committee,

I am a padel player and totally support this application. As previously mentioned padel is growing as a sport and East Glos stands to increase their membership if there are sufficient courts. As Padel develops it would be a pity for new players to consider not joining East Glos

I do acknowledge the concerns of the croquet club re the roof - my suggestion is then to not cover the existing courts but possibly cover the new courts. Alternatively if the roof is a game changer, could we leave it off? I feel that the addition of the 3 courts needs to be prioritised, and compromises may need to be reached.

Another suggestion: Is it possible to consider building the new Padel courts on the North axis (near the kids Zone/pickleball court) where there are fewer houses?

Thank you for the opportunity

Kind regards

\*\*\*\*\*

19 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AF

**Comments:** 18th September 2024

Dear sir/madam

I am writing to comment on the above planning application 24/01435/FUL

I have been a member of Cheltenham Croquet Club for over ten years. I am also on the committee and am responsible for various roles at the club. We are one of largest and most prestigious croquet clubs in the UK as we have eleven lawns situated in a hidden jewel off the Old Bath Road. The club is within the Cheltenham Borough Council College Conservation Area which pinpoints 'Setting and Views' which would be ruined by the covering on this structure.

We have members from aged 8 - 93, all of whom use the club as a form of sport all through the year. Its expanse of lawns allows people and children with differing needs to use its facilities. Part of the 'magic' of the club is the amazing view as one walks into the grounds. It is awe inspiring, uplifting and rejuvenating to see the Cotswold escarpment as

we enter. The proposed new covers will hide a substantial part of the view and instead we will see something akin to an industrial building.

Cheltenham Croquet Club is a Heritage site and this development will not benefit its historical nature.

I am also concerned about the expected increase in noise which will come if the new courts are allowed.

We have had the present Padel courts next to our lawns 2 and 3 for a number of years and at the time we could not really imagine the extent of the noise that one would hear throughout the day. It is a lot more noticeable now and with three further courts planned the noise will increase. Could they not be sited further away from Cheltenham Croquet club and the surrounding neighbours, on the northern part of the tennis club site?

Yours faithfully

\*\*\*\*\*

(Committee member

Under 18 Coordinator

Mentor allocator)

\*\*\*\*\*

19 Walnut Close  
Cheltenham  
GL52 3AF

Tigh-Sabhal  
Evesham Rd  
Greet , Cheltenham  
GL54 5BH

**Comments:** 18th September 2024

I'm writing in support of this application. Padel is the fastest growing racquet sport in the UK due to its accessibility to all ages 5-95..... my children , and grandchildren access and play but court time is severely limited by the overwhelming demand for the 3 existing courts and the restrictions due to the weather. Having 3 additional courts , 3 covered , will enhance significantly the opportunity to play Padel in the months and years ahead for all the family and friends. Currently people are being turned away from the club looking to join to play Padel as they simply wouldn't get the game time they would rightly expect from being a member the demand is so high . I do believe these new courts and the coverings will make a massive difference to the health and well being of many across all age groups in Cheltenham and would strongly support this application.

Swifts Place  
Haymes Road  
Cheltenham  
GL52 3QH

**Comments:** 16th September 2024

I write in support of this application.

The site has been used as a racket sports club for more than 140 years and boasts a thriving membership that enjoys the use of its 30 courts across both tennis and padel.

As a \*\* yr old retiree (with arthritis), I joined the club in 2022 to try padel as a gentle outdoor exercise and have thoroughly enjoyed doing so despite the difficulties in booking courts due to the demand.

The proposal to increase the total number of courts from 30 to 32 (3 new padel and one fewer tennis) for a rackets club does not seem unreasonable and would resolve the current disproportionate ratio of tennis courts (27) to padel (3) considering the evolution of padel as a global sport that is much easier to learn than tennis and hugely popular.

I have read some of the comments from those opposing the application and they appear to focus on noise levels and visual impact which is entirely understandable. I cannot evaluate the visual impact from the drawings alone as this is best assessed by the planning committee but with regard to noise levels I make the following comments:

1. Increasing the number of padel courts from 3 to 6 will not make a significant increase in intensity of noise over the existing levels.
2. The proposed 3 new 'open' courts are more strategically located in the centre of the site allowing the maximum distance for sound dissipation to neighbouring properties.
3. The proposal to cover the 3 existing courts will surely result in a significant reduction in noise levels to the same surrounding properties. Indoor courts are always much noisier for those inside as the noise rebounds back off the walls. This does not bother those playing and significantly reduces noise outside.
4. The proposal to build an acoustic screen around the courts will further reduce the existing sound levels.
5. I believe the reduction in noise levels from the covered courts will offset much if not all any added sound from the 3 new 'open' courts.

The East Glos club is firmly established as one of the leading racket sport facilities in the country with a long heritage and is a venue in which Cheltenham should rightly be very proud. In the same way as Cheltenham Racecourse has adapted to cater for its own sporting evolution, I believe East Glos, which provides a fabulous facility for members and public alike to engage in healthy outdoor sport should do the same for the benefit of the town and wider community.

17 The Verneys  
Cheltenham  
Gloucestershire  
GL53 7DB

**Comments:** 20th September 2024

I am a near neighbour of East Glos and firstly would like thank the club for keeping local neighbours informed about the plans. We have been invited to meetings to hear about them and to ask questions and letters were delivered to our homes to inform us about this application.

My concern with these plans is about the increase in traffic that would happen if additional courts were to be built. It seems likely that the new courts will result in more visitors who will mostly arrive by car.

The club is in a residential area and has limited vehicular access. The entrance/exit to the club are on a section of Old Bath Road that has become very busy in recent years and where visibility is made more difficult by the shape of the road (particularly the section coming from the mini roundabout at Charlton Park Drive). There is no safe place for pedestrians to cross and cycling along there can feel very dangerous.

The response from the Highways department states that the planning statement acknowledges that there will be an increase in visits to the club but goes no further than regretting that there has been no analysis of the potential impact of this.

It is clear that padel is a very popular sport and more courts would be welcomed and well used by players but we would ask the Council to consider more fully the impact of the inevitable increase in traffic on the area.

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23 Arden Road  
Cheltenham  
Gloucestershire  
GL53 0HG

**Comments:** 20th September 2024

Letter attached.

18 King George Close  
Cheltenham  
Gloucestershire  
GL53 7RW

**Comments:** 20th September 2024

Charlton Park estate is supportive of sporting activities and benefits from them. There is the use of Reeves Field for rugby, cricket, football and more. The Croquet Club and the East Glos Tennis Club. For this to work well it is important to be tolerant of traffic, parking on the estate roads, noise, light pollution, and an increase in activities throughout the year due to events.

However the increase in padel courts at East Glos is going to add more stress in terms of the number of people at East Glos, the pounding noise which is already noticeable by many on the estate and the much larger structure which will appear on the skyline.

I don't want to restrict sport but maybe East Glos could consider a new set of padel courts on an industrial estate which has parking, easy access for users and does not impact local people with penetrating noise.

1 Crescent Terrace  
Cheltenham  
Gloucestershire  
GL50 3PE

### **Comments:** 5th September 2024

We moved into our home early in 2023, however we committed to purchase the property in the summer of 2021 (covid delays) - when we viewed our home the padel courts were not in operation hence we did not hear the horrendous noise from the striking of the ball every 3 seconds for 14 hours a day.

I am sure the council are fully aware of the many complaints nationwide of putting padel courts into or immediately next too residential properties due to noise pollution and mental health impacts - if you would like to consult Lansdown tennis club in Bath there is a precedent set that the council has rejected an application to add padel to the club for this reason.

Also please consult the precedent set in Enfield where the existing padel courts must be closed and converted back into tennis due to mental health issues with its surrounding neighbours.

A white paper has been written on this topic by Clarke Saunders where it explicitly states that prestige tennis clubs who are trying to add padel to their rackets options is simply not possible due to the look, feel and more importantly horrendous sound 'like a gun firing every 3 seconds'.

The club has consulted and I have attended every session, but frankly this is a ruse to get what they want. During the session with the leadership team they talked about being a pre tournament for Wimbledon tennis tournament as their dream which has been discussed previously with the LTA - I do not see Wimbledon trying to add padel into their beautiful facility -and on a smaller scale East Glos is also a prestige tennis club in an beautiful area with views spanning across the countryside.

The ruse I mention is due to the facts (having read multiple reports) that the covers that are being suggested simply do not have any significant impact of noise suppression - in addition the ruse goes further as if this is approved not only with there be little change to the every 3 seconds gun shot sound but there will be an additional 4 courts firing their guns also every 3 seconds. In my simple maths that means that currently we are hearing a 'gun shot' type noise 20 times a minute - 1200 times an hour or 16,800 times per court per day multiplied by currently 3 courts 50,400 times a day. Then you multiply that by an additional 4 courts which gives us 117,600 gun shots per day each and every day.



As we all know sound travels and I invite the relevant decision makers into our garden to sit and try to relax with the existing courts never mind adding any more.

This is as mentioned earlier a mental health issue for us and our neighbours - this travesty must not be allowed to happen and moreover I will be suggesting the council go one step further and put an enforcement onto the club to convert back the existing padel courts into tennis to give the club that focus on returning to its true heritage of tennis and indoor squash and racket ball where the noise is suppressed. For the record I absolutely accept that we bought a home next to a tennis club and accept the noise from tennis and love the heritage that the club has on this wonderful sport.

There are multiple examples in France and Holland where padel courts are only allowed in none residential area's for the sole reason of noise pollution, and we see it around us with the developments that are taking place in Gloucester and other areas nearby where the 'gun shot' sound is simply not an issue - any growing demand for the sport can easily be serviced by these 'out of residential' locations.

I am objecting for noise pollution and mental health impacts, plus the unsightly look of the canopy suggested and the impact that will have on the views of the countryside and surrounding areas and repeat please come and see the location and sit in my garden.

166 Hempsted Lane  
Hempsted  
Gloucester  
GL2 5LG

**Comments:** 10th September 2024

As Chairman of Gloucestershire LTA, I fully support this planning application for the expansion of padel facilities at East Gloucestershire Club. The proposed new courts and the canopy over the existing padel courts will greatly enhance the club's ability to provide high-quality sporting opportunities for the local community. Padel is a rapidly growing sport, and these improvements will not only encourage greater participation but also position the club as a leading facility for both recreational and competitive play. This development aligns with our goals to promote inclusivity and sporting excellence in Gloucestershire. I urge the council to approve this application as it will be a fantastic asset to the area.

Norton Lodge  
83 The Park  
Cheltenham  
Gloucestershire  
GL50 2RP

**Comments:** 19th September 2024

Founded in 1869 The Cheltenham Croquet Club is one of the leading venues for croquet in the country and should be considered a unique part of the history of Cheltenham. As a relatively new member I have heard the comments made by many that visit and play at the club during international matches and corporate events about the beautiful location with its manicured lawns combined with vistas towards the surrounding hill sides. With the East Glos tennis club bordering the croquet club separated by just a two metre high hedge I feel I must object to the tennis club's location for the vertical expansion to accommodate a twenty three metre high weather proofing construction for the padel courts. Surely they are not required for a sport that is proving to be increasingly popular and like tennis enjoyed out in the open. We should all be concerned about unnecessary construction that the proposed unsightly padel court roofing development would spoil for everyone. Noise from the tennis club is another concern not just from those who play but also from the music that is often heard of which cannot be vetoed and the proposed roofing may only add to the audible volume. I strongly object to the proposed development and would urge the Planning Committee to reject the proposed.

13 Charlton Park Gate  
Cheltenham  
Gloucestershire  
GL53 7DJ

**Comments:** 30th September 2024

Although not directly impacted by the proposed new 11m high structure, we are concerned that the building of such a huge, dominating, ugly structure with a fabric roof will have an extremely negative impact on the views from all sides of the area. More importantly, were this planning application to be granted, the Council would be completely disregarding its own College Character Area Appraisal and Management Plan, July 2008, which specifically addresses the need to retain views within the conservation area.

3 Charlton Park Gate  
Cheltenham  
Gloucestershire  
GL53 7DJ

**Comments:** 1st October 2024

JSP CONSULTANTS ENVIRONMENTAL NOISE ASSESSMENT

## Page 87

It's clear and obvious that the above mentioned report that has been posted in the documents section represents detailed facts and figures - (the clubs own noise report was very cleverly written with an answer in mind and the JSP consultant has made it very clear that he totally disagrees with its findings).

The readings taken by JSP show that the noise levels from the current courts are already way above the guidelines and the suggested acoustic fence is not going to solve the problem due to the height of the glass court not to mention an additional 4 courts added.

My bedroom backs onto our garden and if I have the window open I hear a constant racket on ball sound very clearly. I also have a dog (\*\*\*\*\*) who is constantly at the bottom of the garden barking at the sound of people shouting on the court and the sound of the bat on ball - this is very different to having zero noise from the tennis courts which I fully support.

I want the decision makers to know that currently this is a massive noise pollution, and is significantly above the guidelines given, as many other people have said this is why padel is deemed as not appropriate in residential areas, hence the decisions being taken not to permit outside padel courts in residential areas and moreover councils having to enforce the closure of outside courts due to the complaints from neighbours.

I trust you will do the right thing and reject this application and due to the significant local complaints go one step further and enforce the closure of the current courts to be replaced by tennis which is the heritage of the club.

I am sure no one will be fooled by the amount of support by club members, many of whom live many miles away just to get the support numbers up - they clearly can travel to other courts much closer to their homes instead and they do not have to live with the constant noise for 14 hours a day.

As my father has said we welcome any of the decision makers into our back garden so you can try and relax to read a book or have a beer with a constant bat on ball from the padel courts.

Thank you

\*\*\*\*\*y

9 Briarbank Rise  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6XR

**Comments:** 12th September 2024

Padel is the fastest growing sport in the UK. Courts are springing up everywhere but demand now far exceeds supply. The courts at E Glos are available to public and members. But it is currently very hard to secure a booking such is the demand and

## Page 88

popularity. As a newly retired person I have found playing padel has given me a new lease of life. The game is easy to pick up and play at a decent level - it is enjoyed by young and old and all ages in between. Such is the popularity at E Glos club, the current 3 courts are simply not sufficient to meet the demand by members and the general public. They are the only courts within Cheltenham and the difficulty in securing a court can be huge. More courts will allow more people to play more often. Exercise for all ages is so important and if exercise is fun and socially beneficial - like padel is - then more people will do it. It is keeping me fit, socially active and helping me to have a happy and healthy retirement. And a happy healthy ageing population means less pressure on the NHS. Padel is a game-changer - literally!

8 Sandringham Court  
King Arthur Close  
Cheltenham  
Gloucestershire  
GL53 7EY

**Comments:** 13th September 2024

As a resident of Charlton Park walking the dogs regularly around the estate the current levels of noise are especially loud in the evenings from the courts, whether that be the equipment and users. I do not support even more noise nuisance.

I also write as a regular driver along Old Bath Road, who already had concerns about the poor visibility of the East Glos club's entrance and exit points vis-à-vis the mini roundabout at the junction with Charlton Park Drive. More users, more traffic, more potential for accidents. Cars already speed out of the exit to East close and I have witnessed many close shaves.

I am very surprised that the Highways Report approves the Application despite including the statement "Regrettably there is no specific Transport Statement which analyses or proposes to offset the potential increase in trips by private car resulting from these improvements". This must be an unsatisfactory omission.

My own estimates of additional car journeys -

4 new courts at average 40 hours per week + additional usage of 3 courts due to weatherproofing at say 5 hours per week.  $(4 \times 40 + 3 \times 5) = 175$  hours = 175 sessions per week. There will be 4 players per session.

There will be some car sharing and some non-motor visits so, say, reduction of 25% - and each of the net number of car visits generates 2 movements to and from the club to Old Bath Road.

The result is over 50,000 vehicle movements per annum!

I believe that the Council has the responsibility to obtain reliable information from the Applicant to confirm or modify this result.

2 Brookfield Rd  
Churchdown  
GL32NZ

**Comments:** 19th September 2024

PLANNING APPLICATION 24/01453/FUL

As a member of Cheltenham Croquet Club I would like to state objections to this Planning application.

The building of such a large and high structure so very close to our boundary will have a severely detrimental impact on the surrounding area - the College Character Area of Cheltenham. The open views over to the Cotswolds from the Croquet Club will be drastically reduced which goes against the statements in the Appraisal and Management Plan for this area.

It will not "preserve or enhance the character of the area, including impact on views". Nor does it take into account "the setting and long distance views, into, from and within the Character area."

In fact the proposed development is in direct opposition to these statements.

Inevitably there will be more intrusive noise and light pollution to the surrounding area, hardly preserving or enhancing the character of the area.

There is much written about open green spaces and mental health these days. It is not to be underestimated.

I feel strongly that the huge reduction of the effective open space and views by building such an intrusive structure will be at the very least a great pity.

Yours sincerely,

\*\*\*\*\*

2 Brookfield Rd  
Churchdown  
GL32NZ

65 Shurdington Road  
Cheltenham  
Gloucestershire  
GL53 0JG

**Comments:** 19th September 2024

I'm very much in support of the planning application for Padel courts and covers for, at East Glos Sports Club. The club is a wonderful place for all age groups in this region and Padel has been extremely popular for all age groups. It's a great example of improving fitness/health as well as mental health in our community - people can socialise amongst their peers when ordinarily may not have the opportunity. It helps our youth off the

dreaded social media and make new friends - as well as engage amongst an adult community and mentors. Yes there may be some disruption short term - but the long term benefits far outweigh this.

Warm regards

17 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 17th September 2024

Great news, finally some new sports facilities proposed for the community of Charlton Kings and Cheltenham. With the worrying trend of inactiveness in the general population, the building of new padel courts that will allow participation of sport inclusively through all age groups and all abilities, can hopefully help the health of Cheltenham residents. Sport brings camaraderie, interaction and integration, improvement in physical and mental health but most importantly fun and a sense of well being. I fully support the planning application

Cold Pool Lane  
Cheltenham  
GL51 4UP

**Comments:** 20th November 2024

As a longstanding member of East Glos Tennis Club I am concerned at the impact of this proposal on its attractive conservation area site.

Padel tennis is a noisy and visually unattractive hybrid development of traditional lawn tennis. The presence of the existing padel courts at East Glos Club make this readily apparent and detract from the enjoyment of both lawn tennis and croquet in their vicinity. The proposed further expansion of the padel facility (including the provision of large and unsightly canopies over the existing one) has been strongly promoted by the minority of members who play padel tennis at the Club and is not widely supported by the much larger tennis membership.

As the neighbouring Croquet Club has commented, the proposed development comprises very large, unsightly structures that are totally out of keeping with the concept of the Cheltenham Central Conservation Area.

Also, there are many more padel courts now available in the local area, including 9 high specification indoor courts at Gloucester Quays. Facilities such as this are far better suited to the surrounding environment than at the outstandingly attractive site occupied by East Glos and Cheltenham Croquet Clubs.

14 Billings Way  
Cheltenham  
Gloucestershire  
GL50 2RD

**Comments:** 9th September 2024

I am writing to object to the proposal at reference for the installation of a substantial covering of existing and planned padel courts at the East Gloucestershire Tennis Club.

The application references growing interest in padel tennis. Exactly the same comments can be made of croquet, a game which can be played by all ages and which is increasingly being played by a wide diversity of individuals, including those with disabilities. Cheltenham has been fortunate to have hosted one of the premier clubs in the country for over a hundred years. It is the home location for the governing body of the sport - Croquet England. Many tournaments involving players from all over the country take place at Cheltenham, as do many international tournaments involving a steadily increasing variety of different countries. An increasing number of players are also joining the club for the social and community benefits that they derive from their involvement in the game.

The Planning Application makes very clear that the visual impact from the Croquet Club, which neighbours the East Gloucestershire Club, would be very significant indeed - especially when viewed from the croquet clubhouse. The intended structure is, I believe, some 10.8m in height. It is only feet away from the courts of the croquet club and would loom over the hedge presenting a hugely unattractive vista of unnatural green fabric.

The comments in the application about noise impact concentrated more on averaged ambient noise. As others have stated, it is much more the sudden short duration noise (racquet on ball, verbal exuberances etc) that is highly detrimental to concentration which is the issue here and the proposal to extend operational hours of padel play, in such very close proximity to the croquet lawns, will obviously be further detrimental.

As interest in croquet grows, existing, and prospective, players have an increasing choice of venues. The general ambience, which very much includes visual aspects, is an important determinant in making any club attractive or not. There is no question that the siting of this massive tent-like structure would negatively impact on the attractiveness of the Cheltenham Croquet Club.

That impact would be lessened if the padel courts were interchanged with the tennis courts to the north - though obviously such a move would be subject to further planning consideration.

For these reasons I recommend that the application be rejected in its current form.

48 Pentathlon Way  
Cheltenham  
Gloucestershire  
GL50 4SE

**Comments:** 9th September 2024

I wish to lodge my objections to the above planning application.

Cheltenham Croquet Club (CCC) is one of the largest, oldest and most prestigious clubs in England. Players visit the club from all over the UK and the world. CCC has hosted various major championships, including the 2005 World Championships and the 2023 European Championships. In alternate years CCC usually hosts the Open Championships.

Visitors make a significant economic contribution to Cheltenham both in terms of accommodation, restaurants etc. This contribution would be lost if the quality of any lawns are diminished.

In order to attract such prestigious tournaments CCC has to bid to the sport's governing body Croquet England (CE). CE requires a club to maintain lawns to a very high standard and this proposal will cast a shadow over two of the lawns.

Padel is a growing sport and my concern is that this application may well be the "thin edge of the wedge" and further such applications will be required, which may have a similar negative effect on lawns 1 and 4. If the standard of 4 lawns was impacted then we would not be able to bid for prestigious competitions with a significant loss of income for an amateur sports club.

CCC is a heritage site. The clubhouse dates from the 1920s.

CCC stands in the College Character Area within the Cheltenham Central Conservation Area.

The views from CCC towards the Cotswolds Area of Outstanding Natural Beauty (AONB) are mentioned specifically in the Cheltenham Borough Council Local Development Framework, Section 13, College Character Area Appraisal and Management Plan, July 2008 (Section 2.7 and Figure 8).

The proposed development will have a severe, deleterious impact on the view of the Cotswold escarpment from Old Bath Road, from the Clubhouse and from most of the lawns.

The Cotswolds are the largest AONB in England, Wales and Northern Ireland.

The East Glos Plan is not neighbourly and their submission does not fully disclose the visual impact of the proposed development on both CCC and the neighbourhood. The East Glos plan creates a nuisance impacting on the landscape.



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Any proposed development at East Glos should be sited as far as physically possible from CCC to reduce and mitigate the impact on the neighbourhood. There is a large unused area of land on the northern side of their site which would be far more suitable.

I would therefore urge the Planning Committee to reject this application on all of the above grounds and suggest that the Tennis Club should consider moving the Padel Court facility to the northern side of the club

Yours sincerely

1 Charlton Park Gate  
Cheltenham  
GL53 7DJ

**Comments:** 20th September 2024

Letter attached.

23 Alstone Avenue  
Cheltenham  
Gloucestershire  
GL51 8EH

**Comments:** 20th September 2024

I want to try Padel. But I'm not able to get a court to play, because they are very busy. If more courts would be built it would really help to bring new people to this sport such as me. Everyone says you try it ones, and just can't stop loving it.

**Comments:** 20th September 2024

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12 Greenhills Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9EB

**Comments:** 17th September 2024

With so many people now playing padel at East Glos the current 3 courts are nowhere near sufficient to meet demand. As a result many people are unable to regularly play a fantastic sport with huge exercise, health and social benefits. The game can be played by all age groups and is a great way to bring the local community together.

14 Portland Square  
Cheltenham  
Gloucestershire  
GL52 2HU

**Comments:** 17th September 2024

I fully support this application on the basis that the additional facilities will provide opportunities for all ages to be more active, something so important for physical and mental well-being.

Two things strike me from looking at the comments. Firstly there has obviously been a collective, organised response from the members of the croquet club, even the wording and terminology is the same in many of the objections...copy and paste maybe?! Secondly, whenever I pass the East Glos Club it is bursting with activity, all year round. In contrast I often wonder if the croquet club has relocated, so empty is the car park. This lead me to look at the 2024 CCC fixture list. Activity from 29th March until the end of September. 6 months! Whilst all those members are sat at home doing nothing for the other half a year, thousands of hours of physical activity could be taking place next door at East Glos.

A collective group of \*\*\*\*\* should not be allowed to prevent this wonderful opportunity from being permitted.

Flat 3  
79 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BP

**Comments:** 2nd December 2024

I would like to state my support for the proposed improvements to the Club.

Padel is a sport which is becoming increasingly popular, specially amongst young people, and more courts will further allow more people to practice a sport! In addition, the

canopies will allow for them to be used year round, as opposed to during specific times of the year.

While I appreciate the concerns regarding an increase in noise, as per the Noise Report, the increase in noise would fail to have an impact when compared to typical background noise.

The additional courts and cover would provide a long-term benefit to the local area and all the Cheltenham community as a whole, adding a further offering to our town.

31 St Lukes Road  
Cheltenham  
Gloucestershire  
GL53 7JF

**Comments:** 3rd September 2024

Whilst not part of a conservation area, the Cheltenham Croquet Club with its international matches ( and the National Association) are worthy of conservation for the values , facilities and environment they provide to character of Cheltenham The proposal to enclose the padel courts TOTALLY destroys the environment of the above and totally devalues the value of these institutions. The proposed enclosure immediately takes away from the "English Country Setting" by blocking a major part of the view from the Croquet Club and its lawns. Furthermore it would provide an ugly alternative of a modern unattractive building. The proposal is a functional design and takes NO account of environment . i therefore strongly object.

5 King Arthur Close  
Cheltenham  
Gloucestershire  
GL53 7EX

**Comments:** 17th September 2024

I am objecting to application to construct a fabric canopy over the padel courts.

East Glos is an outdoor tennis facility and I feel that this canopy is not in keeping with the nature of the club.

In addition, the design is not in line with any other construction in the area.

Interestingly, white canopy constructions have been asked to be removed from properties in the town, and so I don't see why this type of canopy should be permitted in an area of the town that has sight of the hills.

In addition to this, I am objecting to the additional noise that would be generated by the creation of 4 more padel courts.

A soft ball on a strung racket, in tennis is fine, but when using the harder solid padel racket, plus the use of the court walls, a considerable amount of noise is generated.

## Page 96

The creation of more courts to allow an additional 14 people to play, so 4 more balls being hit at a rapid rate would be an unacceptable amount of noise for the neighbours of the East Glos Club.

113 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 17th September 2024

I fully support this application - the importance of sport and activity to both physical and mental health and well-being cannot be underestimated.

The sport is so popular now that more courts must be built in the area, not out of town where time and cost is spent travelling to find them but at the heart of our communities. Living in Charlton Kings, I want to be able to cycle to local sports facilities not fill my car with petrol and have to drive miles.

I am grateful for the opportunity to play at the current courts but more courts are needed as more players take up the sport of padel - one of the fastest growing sports in the world.

Some covered courts would also allow the game to be played more easily throughout the winter months as well thus continuing playing opportunities when playing tennis, and other sports, on grass isn't possible.

It is logical to build additional courts alongside existing facilities so more people get the opportunity to partake for the whole year, and I don't believe the planned facilities would have a detrimental effect on the surrounding area.

Covering existing courts will help reduce noise and the new courts are not on the perimeter of the site but at the heart of the current area.

We must support these plans to ensure our local facilities are developed rather than drive people away.

2 The Alders  
Cheltenham  
Gloucestershire  
GL53 0PX

**Comments:** 18th September 2024

I am writing to express my strong support for the proposed construction of three covered Padel courts at East Glos Club. I appreciate and respect the concerns raised by local residents and the croquet club, particularly regarding noise and visual impact. However, I firmly believe that this project has been thoughtfully planned and will ultimately enhance

the club and the wider Cheltenham community. I would like to highlight the following key points:

1. Supporting the Health and Wellbeing of the Community: Padel is one of the fastest-growing sports in the world, and East Glos Club has provided a fantastic opportunity for people of all ages to engage in this sport. From younger players to older members, Padel is a sport that fosters both physical fitness and mental wellbeing. The proposed expansion will allow even more people to benefit from this inclusive and health-enhancing activity, which is particularly important for our older members who rely on sport for maintaining physical and mental vitality.

2. Encouraging Inclusive and Accessible Sport: East Glos Club is committed to offering a welcoming, inclusive environment where families, beginners, and seasoned players can enjoy the sport together. The addition of covered courts will not only meet the increasing demand but also ensure that people of all ages and abilities have the opportunity to play, regardless of the weather. This is a step towards greater inclusivity and community participation in sport.

3. Weatherproofing Participation and Enhancing Local Facilities: One of the major challenges the club currently faces is the scarcity of courts and frequent disruption caused by the weather. The covered courts will alleviate these issues, ensuring that players can enjoy year-round access to Padel. This is a necessary and carefully considered improvement that addresses the current limitations while keeping in line with the broader vision of the club's future.

4. Respecting the Concerns of Local Residents and the Croquet Club: We fully acknowledge the concerns raised by local residents and the croquet club regarding potential noise and visual impact. The club is clearly committed to working collaboratively to ensure that the new courts are respectful of the surroundings. The structure has been designed to be in harmony with the existing facilities, and the club are dedicated to maintaining an open dialogue with all stakeholders throughout the project. The intent is not to disrupt but to co-exist, ensuring that all sports can thrive alongside one another.

5. Economic and Social Benefits to Cheltenham: By improving its facilities, East Glos Club will be able to attract new members, host local and regional tournaments, and generate increased interest in sport within the community. This investment in local infrastructure will benefit both the club and the wider town, contributing to Cheltenham's reputation as a hub for healthy living, fitness, and inclusive social activities.

In conclusion, while we respect the concerns raised, this proposal represents a well-considered enhancement to the East Glos Club. The courts will benefit the entire community, fostering growth in an inclusive and rapidly expanding sport while respecting the interests of all stakeholders.

Arundel Lodge  
37 The Park  
Cheltenham  
Gloucestershire  
GL50 2SD

**Comments:** 20th September 2024

I fully support the proposal to install a canopy over the current padel courts and build four new courts at East Glos, as outlined in application 24/01435/FUL.

## Page 98

The benefits of this proposed project to the community and future generations are immeasurable and I can't understand the shortsighted objections of some of the comments on here! Especially as all neighbours including the Croquet Club have been consulted prior to application submission!

The East Gloucestershire club management have always been sensitive to their neighbours and the environment in general in all their decisions, often inviting neighbours to take part in various planning meetings where objections can be raised and compromises discussed.

Please grant the consent for this application so that our community and future generations can benefit from this wonderful sport.

Thank you.

10 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

### **Comments:** 13th September 2024

I support this proposal; padel is now the fastest growing sport in Europe, so I believe we need to embrace it. It is a fantastic activity for people of all ages; the older generation are keeping themselves fit and healthy and out of NHS care as a consequence, and as for the juniors it is an incredible opportunity for them. East Glos hosts some fantastic padel coaching, and have produced 5 juniors that have made the GB team! ! These juniors need the coaching to continue, and under covered courts in order to maximise their potential allowing them to compete on the world stage. East Glos is traditionally a club producing elite tennis and squash players through great coaching and facilities; as Padel is a hybrid of these 2 sports, it has enabled East Glos to channel the top squash and tennis players through to padel. The head padel coach has also been selected to help train the GB junior team, so East Glos is becoming the UK hub for the growth of this sport and the evolution of the GB team. Let's not stop this progress, let's enable and enhance it! The covers should stop some of the noise, and the croquet club hedge is very high anyway so don't think cover height would exceed that by much. East Glos has the opportunity to be a vibrant site on the world stage for this exciting sport! The GB juniors could inspire more kids to take up this sport, providing a positive outlet for their energy and focus

Merrivale  
Sandy Lane Road  
Cheltenham  
Gloucestershire  
GL53 9DB

**Comments:** 20th September 2024

Padel is the fastest growing sport in the UK, providing new opportunity for participation in healthy and fun racquet sport.

The success of Padel at East Glos has meant that demand for courts vastly exceeds supply. The Club is at the vanguard of UK Padel and needs to expand to maintain its position.

In winter Padel is played best and most safely in the dry. Covered courts are essential.

From the outset East Glos, while a members club, has given significant access to Padel to non members via pay and play, prominently advertised at the entrance to the club.

The Padel courts are floodlit, and need to be situated away from residential housing. On the East Glos site the ideal location remains by the Croquet club.

Covering the courts nearest to the croquet club should reduce the impact of sound from play as well as the floodlights.

It is ideal to minimise travel for sport. Cheltenham is very lucky to have 2 excellent sports clubs, adjacent to each other, within walking and cycling distance for the majority of residents.

319 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 9AJ

**Comments:** 17th September 2024

TO WHOM IT MAY CONCERN

This is my formal objection to the planning proposal ref 24/01435FUL

My name is  
\*\*\*\*\*

319 Old Bath Road  
Cheltenham  
GL53 9AJ

As a member of Cheltenham Croquet Club and a local Leckhampton resident I am objecting to the proposed fabric canopy to cover the three padel courts at the East Glos Tennis Club.

## Page 100

The huge proposed construction would be sited in the middle of a beautiful open space within the College Conservation area.

From standing eye level, the development would obscure a third of the view from both the croquet and tennis club. Views are of the protected Cotswold escarpment-designated an Area of Outstanding Natural Beauty.

Surely this proposal is the opposite in ideology set by the Appraisal and management Plan dated July 2008? Of valuing open space within an urban area.

Why not leave the existing padel courts without a roof?

Future proposals for more padel courts could be sited perhaps 1. Near Leisure at Cheltenham, Tommy Taylor's Lane ; providing walking distance accessibility and inclusiveness to the sport from different neighbourhoods.

Or

2. Sited near the opposite boundary, parallel to Charlton Park Drive with access from this road; which would alleviate more traffic from the Old Bath Road entrance to the tennis club.

Yours sincerely

\*\*\*\*\*

Tatchley Mews  
Tatchley Lane  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3DH

**Comments:** 17th September 2024

Please find my objection to the proposed development at East Gloucestershire Club.

Letter attached.

74 Duke Street  
Cheltenham  
Gloucestershire  
GL52 6BP

**Comments:** 20th September 2024

As a member of East Glos since a young age (under 10) attending with my Father and now with my own children (at \*\*), I fully support the proposed plans for the additional Padel Courts.



## Page 101

As repeated throughout the supported comments, Padel is the fastest growing sport and brings together people from all walks of life at various ages. It is such a sociable sport and East Glos is recognised as the hub of Cheltenham for racket sports.

The additional courts will allow for the current members to secure courts easier and also attract new members to join in the surrounding areas.

### **Comments:** 20th September 2024

As a member of East Glos since a young age (under 10) attending with my Father and now with my own children (at \*\*), I fully support the proposed plans for the additional Padel Courts.

As repeated throughout the supported comments, Padel is the fastest growing sport and brings together people from all walks of life at various ages. It is such a sociable sport and East Glos is recognised as the hub of Cheltenham for racket sports.

The additional courts will allow for the current members to secure courts easier and also attract new members to join in the surrounding areas.

Lake House  
Lake Street  
Prestbury Cheltenham  
Gloucestershire  
GL52 3BH

### **Comments:** 19th September 2024

The proposed updates to the courts will have enormous community value to Cheltenham residents of all ages.

It will bring people from all walks of life together to participate in a healthy and incredibly social activity.

In addition there are a number of Cheltenham residents having to travel miles in round trips to the likes of Elkstone, Northleach and Bristol to secure a court or play under cover. The small visual change to the scenery is a small price vs the reduction in emissions from unnecessary car journeys. Supporting this change at the club will be a contribution to Cheltenham's overall commitments on their journey to net zero.

Fosseway House  
West End  
Northleach  
GL54 3LS

### **Comments:** 23rd November 2024

In response to the environmental concerns raised previously in the current proposal, East Glos Club has addressed these concerns with positive solutions, mitigating potential visual, noise, and biodiversity impacts.

The benefits, particularly improved health and well-being for local residents, far outweigh any potential environmental concerns.

As stated previously the proposal aligns well with the goal laid out in Cheltenham Borough Council's 2023-2027 Corporate Plan to "work with partner organisations to develop a sports strategy for Cheltenham to improve and further develop sports provision and ensure more opportunities for external funding to improve health and wellbeing opportunities for local people".

The expansion of padel facilities across Gloucestershire is a positive development. Local access to these facilities in Cheltenham is crucial for encouraging participation in sports. The availability of additional padel facilities elsewhere has not diminished the demand for court bookings at East Glos.

The provision of a canopy is not a superfluous addition to padel courts but a necessity to mitigate the risk of injury when playing in wet conditions.

**Comments:** 11th September 2024

- The proposal aligns well with the goal laid out in Cheltenham Borough Council's 2023-2027 Corporate Plan to "work with partner organisations to develop a sports strategy for Cheltenham to improve and further develop sports provision and ensure more opportunities for external funding to improve health and wellbeing opportunities for local people".

- East Glos management took a bold step forward when introducing Padel facilities to members and non-members just over three years ago. The sport has grown enormously since then and there is an urgent need to increase the provision of Padel facilities at the club as the demand far exceeds what is available currently.

- In the future Padel I think is likely to be viewed as an indoor game along the lines of squash. I fully support the need for covered courts as playing in the wet conditions with wet balls and wet glass walls increases the risk of injury.

- I also fully support the need for some form of acoustic barrier to minimise potential disturbance to neighbours.

10 Century Court  
Montpellier Grove  
Cheltenham  
Gloucestershire  
GL50 2XR

**Comments:** 18th September 2024

Padel is a fantastic sport for all ages. It has huge social and mental and physical benefits. It is even more important when the weather is bad and physical and mental health suffer. Equally when the sun is blazing skin cancer can result. Covering 3 courts will enable play in all weathers and save lives from skin cancer. We do not object to a croquet club next door but for the amount of space they use I am sure much better use could be made of all that space.

6 Apple Orchard  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3EH

**Comments:** 18th September 2024

As a current member of East Glos tennis club, I fully support this proposal for additional Padel courts along with the cover over the existing 3.

Padel is one of the fastest growing sports in the world, and as the only courts available within Cheltenham, 3 courts is not enough to cover the interest this sport has gathered!

We should be fully encouraging any one to take up sport for the health benefits it brings, and doubling the capacity of Padel courts is an important step towards this!

The club have put in huge efforts regarding making sure noise levels are kept to an appropriate level, including speaking to players and putting notices on the courts to prevent play pre 8am.

The Abbey  
Coach House  
Cowl Lane  
Winchcombe  
GL54 5RR

**Comments:** 20th September 2024

Letter attached.

Clare House  
Lansdown Parade  
Cheltenham  
Gloucestershire  
GL50 2LH

**Comments:** 20th September 2024

I am writing to support the application for new and covered padel courts at East Glos Rackets Club. These courts are much needed as we have a thriving padel community which is growing by the day. Padel is a hugely inclusive sport and has brought significant joy to all generations at the Club since its inception in 2021. The new courts are much needed and the covered courts are vital with the oh so inclement English weather. Padel has brought so much fun to our community and we would be so grateful if that could be increased. I understand that change is sometime difficult but this will be change for the good.

Kind regards

46 Greenway Lane  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6LD

**Comments:** 30th September 2024

Letter attached.

197 Leckhampton Road  
Cheltenham  
Gloucestershire  
GL53 0AD

**Comments:** 19th September 2024

I fully support the proposal to install a canopy over the current padel courts and build four new courts at East Glos, as outlined in application 24/01435/FUL.

Having played tennis at East Glos for many years, I have witnessed the significant positive impact padel has had on both the club and the wider community. The introduction of padel has made the club more inclusive, welcoming people of all ages, fitness levels, and experience. Whether you're young or old, just starting out or seasoned in sports, padel offers an enjoyable, accessible way to exercise from the first moment you step on the court. This makes it an ideal activity to sustain a healthy lifestyle long into old age.

The demand for more padel courts is clear. The current three courts are booked up in no time, limiting opportunities for new members and regular play. Expanding the facilities will allow more people to participate and benefit from this growing sport.

While many have already outlined the advantages of this expansion, I'd like to add a few points that haven't been discussed much:

With additional courts, there will likely be less reliance on the less desirable time slots, such as 8 a.m. and 9 p.m., which members currently use out of necessity. This could be a positive change for our neighbors, as it would reduce activity during these off-peak hours.

The roof structure's shade will almost always fall within the club's grounds due to the sun's position, meaning it shouldn't cause any issues with the croquet lawns. The proposed acoustic measures may even help reduce noise levels, despite the expected increase in play.

As part of our community-minded ethos, the club also supports the local area by providing a 24-hour public access defibrillator, which has been used several times already. The introduction of padel has only strengthened this commitment.

Finally, padel is not only growing among the general membership, but we also now offer coaching and training for GB junior players, who need covered courts for proper development.

I understand the complexity of the decision the planning committee must make, and appreciate the need to weigh all the pros and cons. I trust that the final decision will carefully consider both sides and the long-term impact on the club and community

3 Charlton Park Gate  
Cheltenham  
Gloucestershire  
GL53 7DJ

**Comments:** 20th November 2024

I have viewed the revised plans and frankly nothing has changed from an impact of noise or scale of the proposal.

I am also very concerned about the dismissal of the noise impact from the environmental health, the noise report from JSP clearly shows that the noise from existing courts is beyond sport England guidance yet this is being ignored - and there will be 4 more courts added which will only make the noise louder.....

This is outrageous and goes totally against all other councils who clearly recognise that padel is so loud that it has to be placed outside of residential areas. We will continue to fight this application as we are immediate neighbours to the club who suffer every day from this terrible sound.

**Comments:** 5th September 2024

Apologies - updated with my correct address - previous submission on my old address of 1, Crescent Terrace GL503PE

We moved into our home early in 2023, however we committed to purchase the property in the summer of 2021 (covid delays) - when we viewed our home the padel courts were not in operation hence we did not hear the horrendous noise from the striking of the ball every 3 seconds for 14 hours a day.

I am sure the council are fully aware of the many complaints nationwide of putting padel courts into or immediately next too residential properties due to noise pollution and mental health

impacts - if you would like to consult Lansdown tennis club in Bath there is a precedent set that the council has rejected an application to add padel to the club for this reason.

Also please consult the precedent set in Enfield where the existing padel courts must be closed and converted back into tennis due to mental health issues with its surrounding neighbours.

A white paper has been written on this topic by Clarke Saunders where it explicitly states that prestige tennis clubs who are trying to add padel to their rackets options is simply not possible

## Page 106

due to the look, feel and more importantly horrendous sound 'like a gun firing every 3 seconds'.

The club has consulted and I have attended every session, but frankly this is a ruse to get what they want. During the session with the leadership team they talked about being a pre tournament for Wimbledon tennis tournament as their dream which has been discussed previously with the LTA - I do not see Wimbledon trying to add padel into their beautiful facility -and on a smaller scale East Glos is also a prestige tennis club in an beautiful area with views spanning across the countryside.

The ruse I mention is due to the facts (having read multiple reports) that the covers that are being suggested simply do not have any significant impact of noise suppression - in addition the

ruse goes further as if this is approved not only with there be little change to the every 3 seconds gun shot sound but there will be an additional 4 courts firing their guns also every 3 seconds. In

my simple maths that means that currently we are hearing a 'gun shot' type noise 20 times a minute - 1200 times an hour or 16,800 times per court per day multiplied by currently 3 courts

50,400 times a day. Then you multiply that by an additional 4 courts which gives us 117,600 gun shots per day each and every day.

As we all know sound travels and I invite the relevant decision makers into our garden to sit and try to relax with the existing courts never mind adding any more.

This is as mentioned earlier a mental health issue for us and our neighbours - this travesty must not be allowed to happen and moreover I will be suggesting the council go one step further and

put an enforcement onto the club to convert back the existing padel courts into tennis to give the club that focus on returning to its true heritage of tennis and indoor squash and racket ball where the noise is suppressed. For the record I absolutely accept that we bought a home next to a tennis club and accept the noise from tennis and love the heritage that the club has on this wonderful sport.

There are multiple examples in France and Holland where padel courts are only allowed in none residential area's for the sole reason of noise pollution, and we see it around us with the developments that are taking place in Gloucester and other areas nearby where the 'gun shot' sound is simply not an issue - any growing demand for the sport can easily be serviced by these 'out of residential' locations.

I am objecting for noise pollution and mental health impacts, plus the unsightly look of the canopy suggested and the impact that will have on the views of the countryside and surrounding areas and repeat please come and see the location and sit in my garden.

1 Charlton Park Gate  
Cheltenham  
Gloucestershire  
GL53 7DJ

**Comments:** 18th September 2024

To the extent that the Planning Application includes statements to support it, the following inaccuracies in them should be noted. The paragraph references are to the Planning Statement submitted on 23rd August.

2.12 "No harm to the amenity of surrounding neighbouring residential properties was found....". It most certainly is.

This image is from my home. The covered courts would be higher than the floodlights in the picture.

This impact applies to a number of other residential properties and to the Croquet Club. The already submitted Comment from 13 Belland Drive illustrates the latter and projects the visual impact of the proposals.

3.3 "there is only one padel facility in Gloucestershire, at the East Glos Club". Incorrect. There are already courts at Northleach, Daylesford and Elkstone, the Riverside club in Gloucester and a 9 court complex opening in Gloucester Quays in October.

5.3 "The use of the padel courts do not require membership to the club and as such there is a huge degree of social benefit to these proposals"

I believe that East Glos intend to withdraw their 'Pay and Play' scheme in about 18 months time when their contractual obligation drops away.

Overall, the contention that adding capacity to an exclusive private members' club in an affluent area of Cheltenham is of great benefit to the wider community is dubious to say the least.

3.23 The East Glos Club did indeed host 2 meetings with its neighbours. However, community questions about changes to the scale and location of its scheme were soon rebuffed and the discussion taken into relative detail.

4.13 "Policy L1 states development will only be permitted where it would not cause harm to the setting of Cheltenham including views into or out of areas of acknowledged importance"

Submitted images referred to above already show this cannot be true.

4.17 "Paragraph 97 explains that to provide the social, recreational, and cultural facilities and services the community needs, policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community".

See 5.3 above.

5.30 "It must also be considered that as the proposals are located within the centre of the tennis club site, there are existing courts in much closer proximity to residents that would remain. As a result of the above, there would be no discernible impact on neighbouring amenity in terms of noise".

The applicants omit to say that these 'courts in much closer proximity' are grass lawn tennis courts which (a) inherently create less noise (b) are used in summer months only and (c) are not floodlit so can only be used in daylight hours.

Also, the proposal for court covers is NOT at the centre of the "tennis club site" but on its boundary.

**Comments:** 18th September 2024

I have been a member of the East Glos Club for 47 years and feel a strong affinity with it. I have been a member of the Cheltenham Croquet Club for 25 years and I am a residential neighbour of the 2 clubs and write in that capacity. I know this scheme is bad from the latter 2 perspectives and sincerely believe that it is also bad for the East Glos Club itself and for our wider community.

My strong objection to this proposal is that the sheer scale of the intended covered courts structure is entirely out of keeping with, and offensive to its surroundings, both immediate and in the broader context its part of the Central Conservation Area.

There are number of ways in which the Application as submitted gives too benign an impression of the adverse impact of the new structure. Their 3D views considerably understate the impact of these plans, in that the key images show the profile of the covered courts as if seen from a considerable height and/or they position people in a way that minimises the apparent height. They are, in effect 'sales brochures'.

To claim, as the Application does in Paragraph 6.7 of its Planning Statement "The proposed development does not result in any impact to the setting of, nor would it detract from the character of the Conservation Area" and similar claims elsewhere in the Planning submission beggars belief. Whatever other conclusions may be drawn, it is imperative that the Committee visit and view the site from each angle. Specifically, the adverse effect will be worst felt from the South Side. The relevant vantage points would be within the grounds of the Croquet Club, around its Lawns 2 and 7 and from its pavilion.

The application says the height of the covered courts will be "approximately 10.8 metres". In open meeting the East Glos Padel Chairman told us it would 11.5 metres high. Visiting the site to inspect, there is a clear reference point to put this range into reality - the roof will 4-5 metres above the existing blue floodlights.

In the same meeting, East Glos told us that their original intention to cover the planned new courts (as opposed to the existing courts). The change was because "the Planners told us it would be problematic to cover the new courts" and covering the existing courts helps deal with East Glos members who object to the imposition of a large structure in the middle of their grounds. The result has been to move the annoyance from the East Glos Club (where the high structure would be in the eyeline from its pavilion patio) to the edge of EG's property, and into the middle of the contiguous green space that comprises the East Glos grounds and the croquet lawns, and to offensively dominate the environment of the latter.

Did an Officer give that advice? If so, why is the original intention 'problematic' yet the revised siting, less than 20 metres away acceptable?



2 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 19th September 2024

While I understand and generally support the club to improve its facilities, I have several significant concerns about the impact these developments will have on the surrounding area, particularly regarding noise pollution, visual intrusion, and overall disruption to the local community.

The existing padel courts already generate considerable noise, especially during peak times and late evenings. The addition of a roof canopy risks amplifying and reflecting this noise, further disturbing the peace and quiet of the surrounding residential area. Moreover, the planned increase in the number of courts will inevitably result in more players and events, exacerbating the noise issue, particularly during evenings and weekends. It's important to emphasise that the noise from padel is noticeably louder than tennis, which, apart from the occasional burst of foul language booming over the hedge, causes little disturbance.

The proposed roof canopy and additional courts would also create a visually unsightly structure that does not align with the existing character of the area. As a nearby resident, I am concerned about the intrusion of a large, commercial-looking structure in a predominantly open residential neighbourhood. The canopy, in particular, could drastically alter the local landscape, making it less appealing for both residents and visitors.

The proposed development also risks negatively impacting property values in the area due to increased noise, visual blight, and general disruption. For those of us living close to the club, these factors could significantly reduce the desirability of our homes and the enjoyment of our properties.

Given the above concerns, I respectfully request that the council reject this planning application or, at the very least, enforce strict conditions to mitigate the impact on the local community. This should include noise reduction measures, height restrictions on the canopy, a sensible non-intrusive colour for the canopy (ideally something other than white), and limitations on the hours of use for the courts.

Thank you for considering my objection.

48 Naunton Park Road  
Cheltenham  
Gloucestershire  
GL53 7DQ

**Comments:** 19th November 2024

The letter of objection with illustrations provided by Cheltenham Croquet Club (CCC, 18/11/2024) shows very clearly (much more clearly than the visualizations provided by the proposers) the intrusive and unsightly nature of the proposed structure.

The current level of noise and light pollution arising from night time activities at the East Glos. Club will be made worse by the proposed development. As the letter from CCC demonstrates there is a reasonable degree of provision for Padel locally, making this development effectively superfluous.

The proposed development's situation in a conservation area and its effect on views of the Cotswold escarpment are most unwelcome.

The proposal should be rejected.

109 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 7DE

### **Comments:** 20th September 2024

I would like to object to the proposed canopy over existing panel courts.

Whilst we have concerns over the extra noise with the increased number of courts, and the potential for heavier traffic flowing into and out of the club, our greatest concern is over the VISUAL IMPACT of the canopy structure.

The SIZE of the canopy will dwarf the landscape and have a huge impact on the views from all aspects surrounding the club.

The DESIGN of the canopy seems to lack any sympathy with the environment in which it is proposed to be built. The sheer size of the very industrial looking structure will tower above even the tallest buildings within its immediate vicinity. Add to this the fact that the positioning of the courts to be covered by the canopy is already terraced twice between Old Bath Road and the courts, adding further to the perceived height of the finished structure. The views across the hills from many aspects surrounding the club will be heavily impacted.

I believe there are ways of increasing the padel provision within the county without the need to impose such an unsympathetic structure in such a prominent position within a conservation area of such outstanding natural beauty, in such an historic town.

It is my understanding that within a conservation area new buildings must preserve or enhance the appearance of the conservation area and should be well designed, using in-keeping, traditional natural materials. The proposal does neither of these things.

### **NOISE and TRAFFIC**

The courts will be used until 10pm. Padel is a noisy game. The ball against the walls has quite an impact, and is already very audible with just the existing courts. Given this is a primarily residential area this will be very noticeable with 4 additional courts, all being played until 10pm.

The potential increase in traffic to and from the club will make an already perilous road to cross, even busier. The entrance and exit to the club are already on a curve offering poor visibility. Given the school catchments in the area, and the proximity of Naunton Park Primary school, there are many children, both primary and secondary age, crossing the road without a pedestrian crossing.

As one of the houses that will be most impacted by this proposal, I was disappointed not to have been consulted in advance of receiving the CBC letter informing us of the application.

We see the orientation was altered to appease the view from the clubhouse, but think perhaps the focus was misplaced, given the members are the people this will impact the least; the surrounding residents being the ones who will have to look at it on a daily basis. It feels very much that that the club are taking care of their own, whilst providing the bare minimum of information for those that will be the most affected.

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It is my understanding that within a conservation area new buildings must preserve or enhance the appearance of the conservation area and should be well designed, using in-keeping, traditional natural materials. The proposal does neither of these things.

### NOISE and TRAFFIC

The courts will be used until 10pm. Padel is a noisy game. The ball against the walls has quite an impact, and is already very audible with just the existing courts. Given this is a primarily residential area this will be very noticeable with 4 additional courts, all being played until 10pm.

The potential increase in traffic to and from the club will make an already perilous road to cross, even busier. The entrance and exit to the club are already on a curve offering poor visibility. Given the school catchments in the area, and the proximity of Naunton Park Primary school, there are many children, both primary and secondary age, crossing the road without a pedestrian crossing.

As one of the houses that will be most impacted by this proposal, I was disappointed not to have been consulted in advance of receiving the CBC letter informing us of the application.

We see the orientation was altered to appease the view from the clubhouse, but think perhaps the focus was misplaced, given the members are the people this will impact the

least; the surrounding residents being the ones who will have to look at it on a daily basis. It feels very much that that the club are taking care of their own, whilst providing the bare minimum of information for those that will be the most affected.

**Comments:** 20th September 2024

I would like to object to the proposed canopy over existing panel courts.

Whilst we have concerns over the extra noise with the increased number of courts, and the potential for heavier traffic flowing into and out of the club, our greatest concern is over the VISUAL IMPACT of the canopy structure.

The SIZE of the canopy will dwarf the landscape and have a huge impact on the views from all aspects surrounding the club.

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**Comments:** 20th September 2024

NONE GIVEN

111 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 7DE

**Comments:** 2nd December 2024

East Glos have submitted new plans for the padel court coverings on the south boundary.

Although these are lower in height than the original all the previous objections regarding the visual impact still hold true.

The structures are still huge, they have an industrial appearance out of keeping with the area and the impact on the views both in and out of the conservation area from the public domain remain spoiled.

As before the perspectives on the visuals are presented in such a way as to suggest the structure is much less imposing than it would be in reality.

There is no further information on materials of the canopies and acoustic wall.

This remains a wholly inappropriate development in this setting and planning should be refused.

**Comments:** 19th September 2024

Dear Planning Dept  
24/01435/FUL|

New fabric canopy over existing 3no. padel courts, construction of 4no. new outdoor padel courts inclusive of floodlighting in place of 1no. grass tennis court, and associated circulation space.

I would like to object to the current planning application from East Glos Club (EG) on the following grounds and would like my comments to be visible on the planning portal.

VISUAL IMPACT

SIZE:

The structure will be 10.8 metres tall which is huge.

This is almost 2.5 times the height of the current padel courts. EG say this is the minimum needed but LTA guidance for covered padel courts is 8 m above the net and this application exceeds that by almost 3 meters and is without precedent at this height in the UK.

The ground at EG rises up in two terraces to the proposed canopy site which is at the highest point of the club grounds. This means the impact will be greater again, the height of the structure will sit at almost 13 m above the level of Old Bath Road.

For context 109-111 Old Bath Road, redbrick semis opposite the club, are the tallest buildings in the vicinity at around 10.5 m and would appear dwarfed by the proposal as would every other built structure in the vicinity. I'm not sure there is general realisation of the huge scale of the proposed structure which is totally out of proportion with surrounding buildings and houses.

Due to the enormity of its size and elevated position it will be readily seen from the public realm of Old Bath Road, Naunton Park Road and multiple Charlton Park Roads.

The locally recognised public view of Cleeve Hill from Old Bath Road and Naunton Park Road appreciable through the open Croquet Club entrance will be irrevocably lost. Other wide views across Cheltenham will be similarly impacted.

### DESIGN AND MATERIALS:

The structure proposed is utilitarian with a steel frame and a fabric canopy, industrial in appearance. Other covered padel courts are mainly in industrial estates, out of town golf and country clubs and rural settings including the late added (13th Sept) Supporting Background information showing precedents for canopies which are in exactly those sorts of settings not in residential areas and are of much lower height. Without exception on the LTA website are there any covered facilities at all in the type of location of East Glos.

No details of the materials involved have been provided, the fabric canopy, the exact colours proposed, the acoustic screening, the acoustic fence which should be a fundamental part of any application in order to assess impact.

Photos and visuals were added late to the portal on 13th Sept and both the 2D and 3D images are presented in such a way as to minimise the size and solidity of the canopies and are woefully devoid of information.

East Glos have by their own admission have tried to mitigate the appearance by angling the least offensive side towards the club to minimise the appearance for its own members.

### NEW COURTS:

In addition to the canopy 4 new courts are requested in a site that is currently an open area of grass and has no floodlights and is considerably closer to residential neighbours than the current courts.

The scale of development is unprecedented in this type of setting. The LTA website lists the over 500 padel courts in UK and there is not another outdoor facility that would have 7 courts never mind so close to homes and in a conservation area.

This application represents overdevelopment at this site and there are other padel facilities in more appropriate non residential settings available or being developed locally.

### NOISE:

It is recognised that the level of noise made by playing padel is much greater than regular tennis and the concept of noise nuisance generated by padel is now established when in inappropriate locations too close to homes. The current courts are a noise nuisance to residents, particularly those on the east and south sides of East Glos.

The proposed new courts are even closer than the current to existing homes to the east.

EG recognise the noise issues hence the proposed addition of an acoustic fence, although welcomed, it is not clear that the acoustic fence would mitigate sufficiently the noise levels from 7 courts which will be considerable.

In the precedents in the Supporting Information, of 3 clubs, one placed the padel courts directly next to the clubhouse and built a 2.8m high acoustic fence before they even started building the courts.

Most new padel courts are now in out of town settings well away from homes.

Many clubs have more restricted hours than the 8 am to 10.30 pm enjoyed by East Glos and some have had their times reduced at evenings, weekends to give residents some respite from the noise.

Noise is more than just decibels- wavelength of noise is important also, the frequency of the sound as some are more jarring to the human ear than others. It is likely that regular tennis and padel players blank out the noise as they are so used to it in the same way that those living in the Heathrow flight path no longer notice the planes.

I appreciate this is hard to measure but some residents have expressed concern over the mental health impact of the current levels of noise which should be taken seriously.

**TRAFFIC:**

The development will lead to increased traffic on Old Bath Road, already busy and which curves by the club so reducing visibility of the entrance and exits.

There are multiple pedestrians crossing this part of Old Bath Road. Cheltenham College pupils accessing Reeves playing fields, children walking to Naunton Park school and Balcarras and children accessing the buses to the local grammar schools with stops immediately adjacent to the club. There are no easy crossing points on this part of Old Bath Road.

Highways have said 'the Planning Statement states the improvement of facilities ....are being proposed to increase the number and visits and the extend dwell time by members. Regrettably there is no transport statement'.

An increase in users occurring throughout the day will result in additional traffic and safety issues. Highways have recognised this but the only mitigation is for EG to provide EV charging points which doesn't address the traffic concerns.

**COMMUNITY ENGAGEMENT:**

The pre-application enquiry highlighted the importance for community involvement and discussions with surrounding land users.

East Glos seeks to portray extensive community engagement but in fact the vast majority of local neighbours were not included in the less than comprehensive consultation including those on Old Bath Road who directly face the club and are their most immediate neighbours.

I fully appreciate that East Glos is a fantastic club and Cheltenham is fortunate to have it. I have always supported East Glos in previous planning applications.

It is true that Padel is a game that has been embraced with enthusiasm by many and as a medical professional I fully appreciate the importance of initiatives to improve and maintain health and fitness.

However that does not mean carte blanche in any circumstance.

East Glos is in the fortunate position of having a club situated in one of the most beautiful settings of any club but that comes with responsibilities not only to members but to the wider environment and public.

This application in this setting is unacceptable.

To allow this application to proceed at East Glos will set a dangerous precedent not just for the rest of the East Glos site, when the next application will follow to cover any new courts, but for other similarly sensitive sites in residential and conservation areas of Cheltenham.

The following assertions in the planning statement are unfounded.

5.11. ...in addition to the modest height, the soft dome shape of the canopy and use of green coloured fabric would ensure that the structure would not be readily visible from surrounding publicly accessible areas. 5.18... it would not detract from any views from within the wider Conservation Area or designated heritage assets.5.12 minimum impact..5.18 be in keeping with the design and scale of the buildings nearby.. would appear as a natural addition within the grounds of the tennis club and would not appear incongruous. 5.21. ..would improve the setting and significance of the heritage assets. 5.28. would not result in any impact to the amenity of users of the Cheltenham Croquet Club. 6.5 ... would provide a visual enhancement to the site ..would appear as a natural continuation of development across the site.

This development does not fulfil the following statements made in the planning statement..

Statements 4.6 to 4.13 summarised. SD4 ...good quality design...SD8 ..the built, natural and cultural heritage of Cheltenham will continue to be valued... development needs to

make positive contributions to local character and distinctiveness having regard to valued and distinctive elements of historic environment.. SD14 ..must not cause unacceptable harm to the local amenity including the amenity of neighbouring occupants. Policy D1 notes development will only be permitted where it adequately reflects principles of urban and architectural design and complements and respects neighbouring development and the character of the locality and the landscape.

4.13. Policy L1 states development will only be permitted where it would not cause harm to the setting of Cheltenham including views into or out of areas of acknowledged importance.

Yours faithfully

\*\*\*\*\*

111 Old Bath Road  
Cheltenham  
GL53 7DE

**Comments:** 19th September 2024

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#### VISUAL IMPACT

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5 Charlton Park Gate  
Cheltenham  
Gloucestershire  
GL53 7DJ

**Comments:** 18th September 2024

Letter attached.

37 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 16th September 2024

I live nearby the application site but fortunately just outside the area of Charlton Park which suffers from the worst noise pollution generated by the existing Padel tennis courts. However, I am aware of the noise when walking around the estate.

More courts = more noise and we have great sympathy for the adjacent owners who will suffer even more adversity, 14 hours a day, 364 days (presumably the courts will be closed on Christmas Day to provide a very temporary respite) a year if the the four additional courts are approved. It will be difficult for them to enjoy any peace in their gardens and no doubt their window will be permanently shut.

Add to this the height and scale of the proposed development, completely out of context with its surroundings, and approval will make lives miserable for many.

I also have some sympathy with objections from croquet club members whose gentle and tranquil environment will be destroyed.

Development of additional sport and exercise facilities is to be applauded but not to the detriment of so many people.

Support representations from a number of East Glos., particularly Padel members are noted but these almost all live outside of the immediate area and it is interesting to speculate how they might react to a comparable development in their own "back yards"; very differently I am sure!

**Comments:** 16th September 2024

In principal I support the creation of any sports facilities but not where these impact detrimentally on the quality of life of people living in the area by means of noise disturbance and visual impact.

It is self evident in general the supporting comments come from users, none of which live in the immediate area and thereby suffer no detriment. In contrast the objections are from local residents/adjoining croquet club users. I have some sympathy with croquet club members, a tranquil sport the essence of which could well be undermined. I have much more more sympathy with adjacent local residents many of whom moved into a quiet area and who would face even more (over and above the installation of the initial courts) noise intrusion significantly undermining their quality of life through open windows or when relaxing or working within their gardens. I believe one can guarantee those people who support the application would almost universally object if the proposal related to their own domestic environment!

There is also the question of visual impact on adjacent properties given the size of the development which is completely out of proportion and height to any other buildings within the vicinity.

Fortunately our own property is, at least currently, beyond the immediate noise transmission area but this could change with the intensification of use. I am very grateful for this but, as previously mentioned, have every sympathy with those neighbours on Charlton Park and living elsewhere in the immediate vicinity who are going to suffer from intrusive noise disturbance virtually all day, every day.

24 New Road  
Royal Wootton Bassett  
Swindon  
SN4 7DG

**Comments:** 11th September 2024

The LTA is very supportive of the proposal to add additional padel courts and the venue and cover the clubs existing provision. Padel has been very successful at the venue since its installation (financially supported by the LTA). As well as providing another rackets offer for the clubs existing members, it has also been the catalyst for the clubs engagement with the wider community. With the club now opening up its courts to pay and play community use.

The covered courts will enable greater year round use of the facilities to drive year round participation and create a padel hub for Cheltenham where no other padel facilities exist.



18 Victoria Terrace  
Cheltenham  
Gloucestershire  
GL52 6BN

**Comments:** 11th September 2024

I am a member of Cheltenham Croquet club , and have been for 10 years .

I am very much against the planed new covered Padel Courts at East Glos tennis club .

NOISE ....We have international Croquet matched at least twice a year ,as well as many County matches .. let alone our own members who play all year round . It will be very distracting to say the least ,

TRAFFIC... the Old Bath Road is very busy , at the beat of times , this amount of extra traffic will be very difficult at peek times ,let alone during the summer .

SIGHT LINES ... Although this I know cannot really be a valid reason against the courts, but we do live in a place of outstanding beauty ...

5 Queens Parade  
Cheltenham  
Gloucestershire  
GL50 3BB

**Comments:** 20th September 2024

I am a local residents who uses East Glos tennis club on a regular basis, I play tennis and padel. The padel courts have become increasingly popular; people who have never played sport and now playing and getting fitter. Unfortunately because of this, it is extremely difficult to book a court, we desperately need new courts. Please push this application through as it is such a wonderful opportunity for more people to enjoy sport.

Kind regards,

\*\*\*\*\*

Greenacres  
Crippetts Lane  
Leckhampton  
Cheltenham  
GL51 4XT

**Comments:** 20th September 2024

I write to support the objection submitted by the Croquet Club to Planning Application 24/045/FUL . which seeks permission to erect Padel Courts at the East Glos Tennis Club.

I fully agree with the points raised in this objection.

In particular, I am very concerned about the effect on the whole area, and especially on open ground near the East Glos Club, and in particular at the adjacent Croquet Club. The height of the Padel Courts is a serious concern.

It is worth considering the view expressed in the "College Character Area Appraisal and Management Plan" (2008), which acknowledged that:-

"Despite the surrounding development, views of the Cotswold escarpment were apparent from the extensive open spaces and long vistas ...

"These distance views create a rural connexion between the countryside and the rural area."

I agree with this opinion, and I consider that this is all part of what makes Cheltenham such an attractive place to live.

But these proposed Padel Courts - due to their height - would seriously damage this connection, and especially so for members of and visitors to the adjacent Croquet Club.

Therefore I object to this application as it stands.

Yours sincerely,

\*\*\*\*\*

Greenacres, Crippetts Lane, Leckhampton, Cheltenham, GL51 4XT

Beech House  
6 Greenhills Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9ED

**Comments:** 20th September 2024

24/01435/FUL

Padel is the country's fastest growing sport, and East Glos, our local exceptional club, needs more Padel courts to service its current and ever-growing membership. At the moment, demand far exceeds supply. Padel at East Glos gives us fantastic social interaction, health benefits, great fitness - and all ages are playing and interacting together, it's just great!

More courts at East Glos would enable more availability to allow current (and future) members to play, attend more courses, and to bring on the younger players. Covered courts would be an obvious benefit.

Perhaps those who oppose the new courts could give Padel at East Glos a go (if they manage to book a court, of course) and realise what an exhilarating sport it is

PS - I also play croquet and love that too

Many thanks

\*\*\*\*\*

Beech House  
6 Greenhills Road  
Cheltenham GL53 9ED

7 Greatfield Drive  
Cheltenham  
Gloucestershire  
GL53 9BT

**Comments:** 20th September 2024

I'm writing in support of the above application.

I'm a longstanding member of East Glos and an enthusiastic tennis and now also padel player.

Padel courts have been an excellent addition to the facilities offered by East Glos and the sport has attracted a large number of players from the existing members (tennis, squash and racketball players), has encouraged new members to join the club and has also inspired many non-members to play in the pay and play sessions and to try out a new sporting activity. Padel has become so popular at the club that it is often extremely difficult to secure a court booking. There is an obvious need to increase the number of courts to accommodate the demand for play from members and the wider Cheltenham community. Covering three of the courts would also be hugely beneficial in enabling

members and non-members alike to enjoy the facilities to their full extent in all weathers and throughout the year.

Kind regards

.\*\*\*\*\*

7 Greatfield Drive GL53 9BT

HCR Legal LLP  
Ellenborough House  
Wellington Street  
Cheltenham  
GL50 1YD

**Comments:** 20th September 2024

I write in my capacity as a keen tennis and padel player and also as a director of the applicant.

Although I am not directly involved in the development committee I have observed the meticulous detail which went into this application. That involved numerous iterations of court layout and in particular giving due consideration to neighbours including the members of the croquet club.

One of the driving forces behind the application is the pressure on both tennis and padel courts at the East Glos Club. There is abundant data to support this.

If it is within the remit of the planning committee could I ask that they factor the following into their consideration?:

1. Comparative court usage including peak times of usage at both East Glos and the croquet club and the numbers of players actually benefitting at those times;
2. The actual playing season for croquet compared to that of tennis and padel; and
3. The proportion (as a percentage) of the boundary of the croquet club that is actually impacted by the proposed new court structures when compared to the whole length of that boundary abutting the tennis club.

\*\*\*\*\*

Consultant  
Corporate Team

121 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 7DH

**Comments:** 24th November 2024

Further to our objection of 19th September 2024, we must repeat our objections to the proposed padel courts on the East Glos tennis club site. The revised drawings and elevations do not address the fundamental problem with this application: the padel courts DO generate more noise than the lawn tennis court they replace; the structure is huge,

unsightly and inappropriate for this conservation area; traffic increase will still be an issue.

The main objection concerns the size, height and industrial nature of the covers. The latest letter from the Croquet Club demonstrates this problem graphically and accurately. We hope that the Planning Committee will see that this proposal should be refused.

### **Comments:** 19th September 2024

I am a close neighbour of the East Glos Tennis Club, and the Croquet Club and wish to object strongly to the application to instal additional Padel courts and to construct the proposed canopy for the following reasons:

1. Environmental Impact - visual: The proposed canopy and floodlights are variously described as 10.8, 11 and 11.5 metres high. This is the equivalent of a 4 storey building. It has the appearance of an industrial warehouse or agricultural building and is totally out of character with the surrounding green and residential surroundings. The Croquet Club submission demonstrates very clearly how this structure will adversely affect the local environment.

Some respondents have suggested that the structure would be better positioned nearer Reeves playing field, but the adverse visual impact would only be transferred a few metres north and would still constitute a "carbuncle".

It is not appropriate for this type of structure to be built in a Conservation Area, as has been forcefully and correctly argued by many others in their submissions to the Planning Department.

2. Environmental Impact - noise: Others have detailed in their objections to this application, the actual noise impact of Padel Courts close to residential properties. The noise measurements submitted by East Glos imply that the noise is just within acceptable and allowable limits. But in reality, the noise of Padel play, both from the sound of the ball being struck and hitting the walls, is far more intrusive than simple decibels measurements taken on a single day. The shouts, hollers and swearing have an additional impact all of which will be amplified in the open-sided industrial canopy proposed.

Internet research quickly identifies multiple examples of significant distress caused by placing Padel Courts in residential areas in the UK. Indeed, some have been required to close because the noise is so intrusive. Local residents, particularly those on King William Drive, Charlton Park Gate and Old Bath Road already complain of the noise from the existing Padel courts. The application does not make clear what noise reducing fencing will be installed, nor how high, and in any case the open upper sides of the canopy will enable the noise, amplified by the canopy, to travel over any noise reducing fence.

3. Traffic: The Old Bath Road has been getting busier year on year and is used by preference by emergency vehicles since the Bath Road pavement extensions made emergency transit more hazardous. The existing Padel Courts seem to have increased the travel in and out of East Glos Club, and extra Padel courts will only add to that. It is already getting more dangerous for cyclists and pedestrians around the East Glos entrance/exit, and extra traffic will only increase risk further.

We are fully supportive of any project that encourages people to take exercise. The health benefits are well known. However, every proposal should take account of the adverse effects - in this case the adverse effect of building a huge industrial structure which has capacity to amplify noise pollution, in a Conservation Area close to residential properties. Padel tennis is growing in popularity, but the noise it generates and the type

of buildings it requires mean courts should be built away for homes and houses, in industrial areas or on the outer edges of towns.

117 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 7DH

**Comments:** 20th November 2024

I welcome any new sporting facilities in our area.  
The club is a fantastic amenity for our community.  
I hope this goes ahead.

48 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 16th September 2024

We strongly object to this application for the following reasons:

Noise:

How can it be acceptable to have a constant thwacking noise next to residential properties from 8am to 10pm seven days a week. Padel is played with a hard bat not a strung racket and the consequential noise is overpowering. Even Sunday mornings players start gathering at 7.50am itching to get started. There is no let up for 14 hours seven days a week.

If we had known that the noise level from padel was so loud, we would have objected to the original application in August 2020 to install three padel courts.

More courts will only compound the noise level and continuous nuisance. Imagine 26 players simultaneously thwacking balls as hard as they can and the intrusive impact this will have on the residents of King William Drive, Charlton Park Drive and neighbouring properties.

Canopy:

This will look like an enormous marquee the height of a three-storey house and be a very ugly blot on the landscape.

46 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 16th September 2024

Objection to Planning Application 24/01435/FUL

General comments

Details on the availability of padel in Gloucestershire are out-of-date.

The 2020 application sought 3 courts for club members' use. Pay and Play is understood to be a requirement of the funding for these courts until the loan is repaid - potentially 2025. As public play denies access to Club members, the entire padel facility - 3 or 7 courts - could shortly revert to members only. This needs clarification: the pressure to increase the facility size may be overstated.

There are few hours lost due to weather. Play continued throughout the evening of Storm Jocelyn in January.

The playing hours are referred to as 8am to 10pm. Planning permission in 2020 allowed for 10.30pm, and this was the norm from 2021 until very recently. The submission does not state if this is to be a permanent reduction in playing hours.

Despite EG's endeavours to prevent play starting pre-8am, it occurs regularly. Unless the courts are secured outside the designated hours, additional courts may increase the incidence further, and it will remain the responsibility of neighbours to report breaches, rather than EG preventing them.

Residents current experience and how this will change

The stated 14-hour period applies 7 days a week and 362 days a year and represents the period for which residents are exposed to noise. This is a period approaching 90% of an adult's normal waking hours.

The noise of padel varies from the high velocity impacts of bat/ball, ball/glass, bodies/glass, and screaming/shouting.

During the working day, to an extent the noise of padel is tolerable, and it tends - the loudest impacts apart - to be less noticeable. But during evenings from 7pm and for most of the weekend - with less traffic, fewer heavier vehicles, no local construction/builders working etc - the noise of padel travels further and clearer and becomes more intrusive/irritating.

At these times, houses on KWD already experience a loss of amenity, unable to enjoy a quiet evening in their gardens unprompted by loud, frequent and intrusive padel noise.

If there were 4 additional courts, very simply, the maximum level of noise might not increase much, but the intensity and frequency of noise impacts certainly will... from 12

people/rackets and 3 balls - each generating noises - this rises to 26 people and 7 balls playing concurrently. That infers at least twice the number of noises will be heard.

This frequency and intensity of noise will therefore be far more intrusive - and may make it less easy to ignore through the working day.

From a simple loss of evening /weekend amenity, this has the potential to be a source of stress and a risk to residents' general and mental health and wellbeing.

The acoustic screening included in the application is limited, and in any case will not mitigate the noise heard from upstairs windows facing the courts and this is important for securing a healthy place to sleep at earlier than 11pm.

WHO guidelines recommend "less than 30 A-weighted decibels in bedrooms during the night for a sleep of good quality...". The data presented suggests this is unachievable on KWD until after 2345. The existing padel courts might already present a risk to the health and well-being of local residents if this level of noise is compromising their ability to sleep before 1030pm. If good sleep can only be achieved in bedrooms facing away from EG, this is a loss of residential amenity.

Additionally, there are maximum values (from 46db to 64db in this dataset) audible between 9pm and 10.30pm. This could be affecting other houses beyond the boundary with EG, and is a matter of concern for nearby houses occupied by families with children, those who are chronically ill or elderly - all of whom are more sensitive to disturbance - and anyone whose sleeping hours are not from 10.30pm until 8am.

The noise assessment presented

In Holland, experience of balancing padel with the experience of residents has led to planning guidelines which apply in its jurisdiction. The starting premise is that padel creates an impact-based noise which deviates so much from that of tennis that it requires its own guidelines for noise assessment and positioning of padel courts. For a new facility in a quiet residential area, within 100m of 2 padel courts (extending to 160m for 4 courts) thorough acoustic research is essential and the need for sound-shielding is almost certainly required.

The existing 3 EG padel courts are 80m from several properties on the boundary, and there is no sound mitigation. The proposed courts are positioned c45- 50m from the nearest homes... the Dutch experience implies that this situation requires far more extensive and sensitive consideration from the perspective of noise than is presented here.

- Average figures over a period are meaningless in terms of the level and frequency of these noises and overall the maximum noise levels are given little consideration. Yet the staccato nature, level (approaching 80db) and frequency of padel noise create the most nuisance to residents. Each averaged maximum represents just one of potentially thousands of impact noises in the previous time period, and hundreds of these could have been at or approaching that same level.

- Only 2 'time periods' are used for assessing data (7am-11pm, and 11pm-7am), and there is no data for weekends. Weekends and evenings must be modelled differently to the working day as these are the times when padel has the greatest impact on residents.



- There is no meaningful attempt in the submission to quantify the increase in noise across the neighbouring area. Houses closest to the existing courts will be equidistant to existing and new courts, and expect an increase in noise which will also come from a wider directional arc... but these houses don't even feature on the predictive maps! The proximity of the new courts to houses beyond the boundary with EG has not been considered.

The submission focuses on 2 KWD properties nearest to the proposed new courts. More than 2 houses will be affected by the increase in noise.

The noise assessment document is difficult to interpret, and the rationale for the choice of different averages in different tables is unexplained. Beyond this:

- Table 3 incorrectly shows the maximum value observed at position 2 (between 7-11pm) as 69db when it is 75db.
- The measurement point used for KWD is screened from the existing courts by a long length of tall hedging: being directly behind the new courts, the increase in noise here may be greater than estimated as a result of using this 'filtered' base measurement
- In contrast, existing noise levels at properties directly behind the existing courts were not taken: if the data had been sampled here, a more accurate representation of the base level noise from the existing padel courts would have been gained as a basis for modelling
- The assessment assumes incorrectly that all the houses on KWD have 1.8m garden fences inside the conifer hedge: this is not the case and many have no fencing
- The conifer hedge is c40-years old and its ability to filter noise is lessening.

### Canopy

Very few properties in this vicinity are close to 10.8m in height, and to suggest this is 'modest' is disputable. Where visible nearby, it will be overbearing and dominating. Given where the current padel light stands can be seen, the canopy will be visible from multiple points across Charlton Park estate, Old Bath Road, Naunton Park Road and Coxs Meadow (in front of the hills).

I disagree that an 11m high building resembling an industrial unit is fitting 'in the context of a sports facility': EG is set within a much wider historic outdoor sports and recreational area stretching from Coxs Meadow to the lawns of Cheltenham Croquet Club. This is an indoor facility to all intents and purposes and therefore inappropriate to its setting in the Cheltenham conservation area.

This extensive area is also much admired from the Cotswold Escarpment by vast numbers of resident and tourist walkers. A white covered building, surrounded by open space, will stand out and be highly visible from this higher viewpoint.

44 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 12th September 2024

I have lived here for 36 years and have enjoyed the green and quiet surrounds that both the Cheltenham Croquet and East Glos Clubs have provided.

I accept Padel is a new sport and accepted the building of the 3 courts some 3/4 years ago. However I was unaware of the noise it would generate which is from commence of play at 8 am to 10/10.30 pm at night 7 days a week.

The noise is constant during these hours and can be heard with windows open and in the garden.

Now we have 4 more courts to be built. This will only increase the noise volume to a level which I feel is totally unacceptable.

I also am against a 11 metre high warehouse to be built covering the existing courts which is completely out of character with the rest of the surrounds.

These comments are are fully supported by many residents of Charlton Park

42 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 24th September 2024

Letter attached.

18 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 24th September 2024

Letter attached.

10 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 24th September 2024

letter attached.

8 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 22nd September 2024

I'm writing to object. I am representing my mother who lives at the back of the east glos club. There is already a high-level of noise from this club regularly, especially in the evenings. The proposed development of more padel courts is concerning, firstly because of the level of noise this sport makes but also because of the proposed, building of a structure which is quite high. Not only will it be an eyesore but it appears that no thought has been given to The environment that it will be in. It does appear that people supporting the structure are not in the local vicinity, which makes it obvious that they are people who belong to the club! we do need to think about elderly neighbours and young children and I hope Cheltenham Council will do a good job in investigating this not just trying to appease the wealthy people who belong to the club. I don't know if anyone has actually bothered to walk round the back of this club, and noticed that it is getting more and more tatty over the years. Perhaps some money could be put to better use in tidying up the place and improving soundproofing!

6 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 19th November 2024

So the revised submissions don't address the problem that the proposed structures at 10.8metres are about 1 metre short of three stacked double decker buses !  
This puts their size into perspective.  
They are totally unsuitable for this residential area.  
If this is granted it will be the thin end of the wedge and no doubt there will be another application to cover the new padel courts as well.

**Comments:** 11th September 2024

Apologies for not including this in my previous comments.

In the report by STRI Aug 2020 relating to the application by East Glos for 2 more tennis courts and 3 padel courts they state that their addition " is unlikely to have a noticeable effect on the prevailing noise climate when the courts are in use "

We now know that this was obviously not the case.

Consequently I have no confidence in the conclusions of the new report that there will be no increase in noise levels this time.

**Comments:** 10th September 2024

Re Application: 24/01435/FUL

6 King William Drive,

I object to the above application on the following grounds.

Noise:

It is well documented that the overall noise levels from padel are higher than tennis and so are not suitable for a quiet residential area.

The number of companies advertising solutions to the increased noise levels bear testament this fact.

Anecdotally the noise from the padel courts can clearly be heard above that of the tennis courts, even though we are far closer to the tennis courts.

The nature of the noise from the padel courts is far more annoying and intrusive, as shots are far more frequent with a loud popping sound.

The current levels of noise are bad enough but as the new courts would be nearer our house, they are bound to increase.

Even the noise maps generated by Noise Harvest, the company employed by East Glos, indicate an increase in noise on King William Drive in appendix 2.

Proposed cover;

This is not in keeping with the local area and should not be allowed.

It is the thin edge of the wedge and will create a precedent leading to additional applications for covers on the site.

Old Meadow  
Cotswold Mead  
Painswick  
GL6 6XB

**Comments:** 30th September 2024

As long standing members of the neighbouring Croquet Club my husband and I object to the proposed new Padel courts which will be constructed very close to the boundary of CCC. The existing courts already generated considerable noise, disrupting the concentration and enjoyment of our games. Another 4 courts will increase the noise considerably.

Also the proposed structure is considerably higher than any of the surrounding buildings and will stand out like the proverbial "sore thumb" It is not in keeping with what is a mainly residential and leisure area.

The view enjoyed by both members and visitors will be eliminated.

Yelverton  
Green Lane  
Churchdown  
GL3 2LB

**Comments:** 18th September 2024

I would like to inform the planning committee that there is also a significant number of tennis members at Eastglos who are against these proposals.

The main objection being the noise that will generated next to both the grass courts and courts 13 to 17 which will back onto the new development.

I am also concerned about the effect of the noise levels on the residents in the nearby vicinity.

8 Corpus Street  
Cheltenham  
Gloucestershire  
GL52 6EZ

**Comments:** 19th September 2024

Croquet is a gentile and mentally challenging game. We at the croquet club have already experienced noise from the existing tennis courts. We, as good neighbours, have accepted this as part and parcel of our proximity to them.

Unfortunately the paddle courts that have recently been put in place have increased this noise because bat and ball contact produces a louder sound than racquet and ball. More courts will obviously increase this.

The cover/roofing will be unsightly and adversely affect the view to and view from the "Cleeve Hill" part of the AONB/National Landscape . The view out and up is a characteristic and well-known part of the Croquet Club which has been on the site for over one hundred years.

It is worth noting that East Glos originally proposed that the new covered Paddle Courts be sited further West in their grounds, but their own members objected to this because it interrupted their view of the Cotswold hills !

Its simply not neighbourly to impose the sight of and noise from these structures on the nearby residents and users of the Croquet Club .

Stone End Farm  
Churcham  
GL2 8AA

**Comments:** 19th September 2024

I write in support of this application.

In planning terms, it is positive to see that the pre application (22/01330/PREAPP) received a favourable response and importantly, the Conservation Officer had no objection. It was also noted that the proposed canopy is acceptable when read in context

of the existing sports facilities and the visual impact to residential properties minimal with the implementation of a green canopy.

As a fast growing and exceptionally popular sport, it is wonderful to see a local club embracing the opportunity and offering the facility to members and also the community through pay and play. How lucky Cheltenham and the local area is!

103 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 7DA

**Comments:** 19th September 2024

To whom it may concern,

My initial impression was to be supportive of the development of the tennis centre given a perceived benefit to a Lawn Tennis Association amenity in the local area. However, it must be accepted that this amenity is exclusive and only available to those who are members at significant cost. The proposal under consideration has no apparent economic or architectural benefit to the wider community.

On review of the proposed plans in greater detail and after consultation with neighbours, there are several concerns that must be raised:

1. The proposed building is of an industrial design and of such an imposing scale that it will alter the outlook of the predominantly residential area and obscure views of the surrounding countryside. There will be a direct adverse effect on the view for all neighbours surrounding the tennis centre.
2. There is going to be significant increased traffic along the Old Bath Road with associated noise and reduced air quality associated with the carpark - a carpark which is situated directly opposite our home. There will be a material adverse impact on our young family in terms of excess noise late into the evening. Increased traffic along the Old Bath Road also represents a safety concern given limited safe crossing points, narrow pavements in parts and no safe cycle lanes. Old Bath Road serves as a significant walking/cycling route for children at several local schools, including our own children.
3. There will be additional noise as a result of the nature of Padel itself. This was not readily known to the neighbourhood prior to the first Padel court installation but has now become apparent, particularly in the evenings. This will only be worsened by the proposed development.
4. There is already a large quantity of flood lights to the open courts and carpark with the inevitable light pollution directly affecting our bedrooms and living room. The proposal includes further flood lighting with an attached analysis which is largely technical and incomprehensible to those directly affected in the immediate surrounding area.

5. It has become evident that Padel facilities are available for use in other parts of the county with limited-to-no impact on residential abodes.

6. A Padel court proposal in a town of similar historical and cultural value to Cheltenham, has been declined on the basis of the same concerns raised above.

We appreciate your consideration.

Yours sincerely,

\*\*\*\*\*

23 Alstone Avenue  
Cheltenham  
Gloucestershire  
GL51 8EH

**Comments:** 20th September 2024

It's huge problem to book courts and play padel due to the demand on the courts. They are always busy all day long.  
My wife and I tried to get a court so that she could give it a try for a few months, but there aren't any available. We definitely need more courts.

Padel is a quickly growing Sport. And it would be a shame if Cheltenham wouldn't be among the strongest when the right time comes.

**Comments:** 20th September 2024

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**Comments:** 20th September 2024

I'm not the neighbour, but I'm the member of the East Glos Club.

Padel is an amazing sport and quick developing one. I tried a few times, but can't really practise enough due to the courts availability issues. They are always busy. I have been trying to arrange a court that my wife could give it a try as well, but we are never able to get a court. It's a constant race to book the courts every day at 7:30 am. to get a court in two weeks time. And maybe my computer is too slow, so that we don't get a chance.

And just about the sport. It is really taking over the tennis among the amateur club players and beginners right now all around the Europe and US. It's easier to start, it's fun to play. And it would be a shame if East Glos Club won't be among the strong ones when the right time comes.

Kyle Lodge  
Greenway Lane  
Charlton Kings Cheltenham  
Gloucestershire  
GL52 6PN

**Comments:** 10th September 2024

East Glos Tennis club is a long standing part of the fabric of Cheltenham. As a relatively new member of the club, I have found only positive things to say about the club! For so many people, this club is a substantial focus in their life. From the very youngest to the more senior residents of Cheltenham, this club has something to offer. Padel has been partly responsible for a surge in new membership and the club have rightly responded with their application to build more courts.

Covering some of the Padel courts will make a huge difference to the members enjoyment of this fast growing Raquet sport. Playing Padel with wet balls fundamentally changes the game and covered Padel courts will be mean members can enjoy all year round Padel. I wholeheartedly support this application.

106 Naunton Lane  
Cheltenham  
Gloucestershire  
GL53 7BA

**Comments:** 18th September 2024

On retiring I looked for a sport that would keep me healthy and I enjoyed. I have tried many sports but it was Padel that has now become my passion. I play 3-4 times a week but this is limited due to the lack of courts which are continually booked. The addition of additional courts will alleviate this and allow us to also play when the weather is less kind, eg rain, snow and wind.

The club with the extra courts, particularly the all-weather courts will also allow major competitions to come to the club, to help improve the quality of the existing players but also bring much-needed investment and publicity for Cheltenham.

I sincerely hope you can pass this application for all the major benefits it will bring.

**Comments:** 18th September 2024

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The club with the extra courts, particularly the all-weather courts will also allow major competitions to come to the club, to help improve the quality of the existing players but also bring much-needed investment and publicity for Cheltenham.

I sincerely hope you can pass this application for all the major benefits it will bring.

**Comments:** 17th September 2024

There is a very strong need for Cheltenham to get additional Padel courts due to the extraordinary rise in popularity of this sport. Cheltenham as a town should be embracing this additional sport abiliylty in the town. I understand full sound test have shown tks foes not impact any houses or other nearby facilities. Therefore this should be given support and hopefully this will also include the planning committee.

Cotteswold  
Leckhampton Hill  
Cheltenham  
GL53 9QH

**Comments:** 17th September 2024

Support for Planning Application 24/01435/FUL

To Whom It May Concern,

I am writing to express my strong support for the proposed expansion of padel courts at East Glos Tennis Club. As a regular padel player, I have experienced firsthand the numerous benefits that this sport brings to our community, and I believe that increasing the number of courts will have a profoundly positive impact.

**Personal Experience and Community Integration**

I moved to Cheltenham five years ago, and padel has played a significant role in helping me integrate into the local community. Through playing padel, I have met many locals and formed new friendships that have enriched my life here. The sport's social nature makes it an excellent way for newcomers to connect with others and feel a sense of belonging.

**Family Participation and Inclusivity**

Padel's low barrier to entry has allowed me to introduce my wife and children to the sport, and now they regularly join me at the club. My wife, who has never considered herself

very sporty, has found a welcoming and enjoyable environment in social padel. This has enabled her to participate in physical activity and meet many new people, further enhancing our family's connection to the community.

### Cultural and Generational Inclusivity

I understand that many members of the Cheltenham Croquet Club have raised concerns about the proposed development. Change is never easy, and I believe this situation highlights a clash of cultures. In the UK, the average age of croquet players is 68, whereas padel is most popular among those aged 25-44. It is important to be accepting and create space for all groups and preferences. As it stands, the three padel courts cannot meet demand and are constantly booked. This expansion is crucial to keeping East Glos a healthy and thriving tennis club in Gloucestershire.

### Health and Well-being

Regular physical activity is essential for maintaining good health, and padel offers an enjoyable way to stay active. The proposed covered courts will allow for year-round play, ensuring that players can continue to enjoy the physical and mental health benefits of the sport regardless of the weather. This is particularly important in encouraging consistent exercise habits and supporting the well-being of our community members.

### Economic and Social Benefits

In conclusion, the proposed expansion of the padel courts at East Glos Tennis Club represents a valuable opportunity to enhance the social fabric of our community. By providing more spaces for people to connect, stay active, and enjoy the many benefits of padel, we can create a healthier, more inclusive, and vibrant community.

Thank you for considering my support for this important development.  
Yours sincerely

11 Painswick Road  
Cheltenham  
Gloucestershire  
GL50 2EZ

### **Comments:** 18th September 2024

I object to this proposal as it would result in substantial adverse impact on the visual amenity locally, including the Croquet Club, neighbouring housing and the Old Bath Road. It would also adversely affect views of Cheltenham from Leckhampton and other nearby hills.

Brook House  
Moorend Road  
Charlton Kings Cheltenham  
Gloucestershire  
GL53 9BW

### **Comments:** 5th October 2024

These are carefully considered plans that would make an improvement to local sporting facilities and would benefit the area

11 Orchard Avenue  
Broadway  
WR12 7AZ

**Comments:** 19th September 2024

Good afternoon,

I'm writing to show my support for the approval of a rooftop over the Padel courts and the addition of new Padel courts at our club. The club is such an important part of the community. It's a place where people of all ages come together, and the atmosphere is always positive, welcoming, and friendly. It's more than just a sports club in my opinion. It's a place where people can connect and support each other.

For kids growing up around Cheltenham, Gloucestershire, and Worcestershire, the club offers a great opportunity to get involved in sports and learn valuable life skills.

I'm from Broadway, Worcestershire, and I'm more than happy to make the 30-minute trip to the club, not only because of how much I enjoy playing Padel and tennis there, but also due to the social aspect that the club offers. The club has been really helpful to me, especially with my mental health, and I feel expanding the facilities will only benefit more people in the community.

I understand there may be concerns about noise or disruption during the construction process, but I think it's a small price to pay for the long-term benefits. The upgrades will improve the club for everyone and make it even more of a positive asset for the area. In my opinion, this is a great opportunity to invest in the future of the club and the community, and I fully support the plans.

Best regards,

\*\*\*\*\*

11 Orchard Avenue, Broadway  
WR12 7AZ

14 Kingsley Gardens  
Cheltenham  
Gloucestershire  
GL51 7TF

**Comments:** 18th September 2024

I whole heartedly support these plans.

Padel in Cheltenham has been instrumental in getting my teenage son off his computer playing 'shoot them up' games and positively excited about being active, playing regular sport and making new friends.

## Page 144

We first tried padel a year ago. It was so much easier to learn than tennis, and is much more sociable and fun. My son now plays weekly with his friends. It has made a massive difference to his confidence, fitness levels, and social skills.

He would like to play more but there is very limited court availability in Cheltenham, and although there are one or two other options within a half hour drive, the facilities at EastGlos tennis club are the only ones we can afford and provide a safe place, and a structured junior coaching programme.

More courts and covered courts for the wet winter months will be a massive benefit for the my son and other teenagers who will be able to play more often and channel their energies in the right way.

This is a massive positive for me as a parent and for Cheltenham. EastGlos should be applauded and encouraged for taking the lead, investing in more facilities which benefit the whole community, and increasing year-round playability and availability.

Beulah, ShurdingtonnRoad  
Bentham  
Cheltenham  
GL51 4ua

**Comments:** 18th September 2024

This is a great opportunity for the East Glos club and Cheltenham.

After a lot of research, deliberation and consultation with neighbours the covering of the existing padel courts and the building of 3 more will be a fantastic addition to the facilities at the club and will provide extra opportunities for play for both members and the general public.

The plans are sympathetic to the concerns of neighbours and include the installation of noise barriers.

East Glos is a credit to the town of Cheltenham and has been innovative in its approach to encourage lots of people into tennis, padel and squash and racketball. It encourages exercise and inclusiveness with catering and other facilities on site.

It holds prestigious tournaments because of its facilities and this padel development will add to this and Cheltenham as a whole will benefit.

Green Gables  
Station Road  
Woodmancote  
GL52 9HN

**Comments:** 19th September 2024

I recently started playing padel at East Glos, and find it a very enjoyable sport.

Unfortunately there are too few courts to meet demand and I only manage to play 1 or 2 times a week due to lack of court availability. Weather also restricts court availability.

Therefore to add 3 additional courts and cover 3 will greatly increase the supply to meet

court demand. I am over 60 and therefore finding active sports at my age is very important.

19 Southfield Manor Park  
Sandy Lane  
Charlton Kings Cheltenham  
Gloucestershire  
GL53 9DJ

**Comments:** 11th September 2024

I have lived in Cheltenham for almost 25 years, and have been a member at East Glos Club for most of that time.

The introduction of Padel as a racket sport during Covid lock-down at the club allowed members & their families the opportunity to play sport together when other options were unavailable.

The introduction of Padel courts has made the club feel more inclusive, with members and non-members of all ages being welcomed to play what is a very inclusive and sociable game.

With development of the coaching team to include Padel coaching, the club has developed a programme suited to members of all ages, from juniors to (very) seniors, all of whom mix together in the social atmosphere generated.

I am therefore supportive of the new development;

- 1). For 3 (or 4) additional Padel courts to allow more members & non-members the opportunity to participate.
- 2). For covers over the existing 3 Padel courts to allow play to be all year round whatever the weather.

34 Shurdington Road  
Cheltenham  
Gloucestershire  
GL53 0JD

**Comments:** 18th September 2024

As a recent new member to EG some 12 months ago, I would like to fully endorse this application. Padel is the fastest growing sport in the UK and with this demand is seriously outstripping availability in the Cheltenham area. Padel has opened up new opportunities to meet new people, stay fit in a stimulating and enjoyable way and has been a real help with my well being and mental health. There is so much scope to expand the foot print of padel to the wider community of which this development will do in my opinion. It is a fully inclusive sport with no restrictions on age, if anything the club needs more younger padel players to support the club for generations to come, other wise I feel the club will fall behind the national trend and membership will dwindle. The facilities are open to all not

just members... its time to move with the times and get behind the club and the community.

9 Naunton Park Close  
Cheltenham  
Gloucestershire  
GL53 7DL

**Comments:** 16th September 2024

As a playing member of CCC and a resident of College Ward I object to planning application 24/01435/FUL for the following reasons:

1. This development is not in accordance with the special conservation requirements for the College Character Area as stated in the Appraisal and Management Plan ( AMP) of July 2008.

2. This new building will be higher at its peak than many of the surrounding houses.

3 The existing Padel courts already cause a nuisance to croquet players concentrating on a very tactical game on the other side of the hedge and to nearby residents.

4 The approval of this planning application will set a precedent so that the East Gloucestershire Club can then apply for permission to for other construction along our boundary.

5 There will be a considerable increase in cars entering and exiting from the Old Bath Road near the mini roundabout which is already a dangerous spot.

6 The logical site for Padel courts would be on the lane on the north side of the tennis club where there is no housing and the possibility of adjusting the entrance/exits. In fact the existing courts could be moved there as well. That would be a much better site for development as it would not inconvenience so many people.

Finally, croquet club members knew nothing about the construction of the current Padel Courts till the workmen appeared. So it appears that little thought was given to CCC. Padel is popular, I understand that , and lucrative, but it should not be at the expense of everybody else in the neighbourhood.

\*\*\*\*\*

9 Sandy Lane  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9BS

**Comments:** 17th September 2024

East Glos - is a sporting facility which is embracing the latest and fastest growing racket sport. The opportunities this offers to the local community is significant, and applies to all ages.

Any extension to the use of these facilities for young and old should be supported.

By covering courts it enables more people from the wider community to access this sport in bad weather due to the covers proposed.

Please support this proposal.

S

Beech House  
6 Greenhills Road  
Charlton Kings Cheltenham  
Gloucestershire  
GL53 9ED

**Comments:** 20th September 2024

Padel is the country's fastest growing sport, and East Glos, our local exceptional club, needs more Padel courts to service its current and ever-growing membership. At the moment, demand far exceeds supply. Padel at East Glos gives us fantastic social interaction, health benefits, great fitness - and all ages are playing, it's just great! More courts at East Glos would enable more availability to allow current (and future) members to play, attend more courses, and to bring on the younger players. Covered courts would be an obvious benefit.

Perhaps those who oppose the new courts could give Padel at East Glos a go (if they manage to book a court, of course) and realise what an exhilarating sport it is :-)

PS - I also play Croquet and love that too, but not as much as Padel

3 BURLEIGH VIEW  
BUSSAGE  
STROUD  
GL6 8DD

**Comments:** 10th September 2024

I fully support this application as chair of Chalford Tennis Club in Stroud. Its not only the members of East Glos that will benefit but the whole community. Padel is a fantastic sport which is growing in popularity. At East Glos, they are very welcoming of other sports clubs coming to use the facilities, so we can all benefit from it also, not just their members. Having a cover over the additional Padel courts will be an asset. To have all year round opportunities to play will keep all members of the club and community active all year round. Its great seeing the club running the Gloucestershire Padel

Championships on a regular basis. Many members who have had many years playing other racket sports are now being motivated by this new sport and keeping fit and active. Good Luck East Glos and really hope you get the support you deserve.

6 Walton Gardens  
Tewkesbury  
GL20 8ET

**Comments:** 19th September 2024

I fully support the planning application to cover the existing courts and build additional courts.

Padel is a growing sport and due to the charging policy of the club, accessible to all. It supports physical activity, mental wellbeing and is great for combatting isolation and loneliness due to it being a doubles sport. The club offer many social sessions which supports inclusivity supporting Cheltenham Borough Councils aims and objectives in getting more people physically active. Padel is popular for all ages but has gained a great deal of traction with the teenage market and young adults which again is promoting healthy lifestyles.

44 Charlton Park Drive  
Cheltenham  
Gloucestershire  
GL53 7RX

**Comments:** 20th September 2024

In support of the proposal for new and covered padel courts at East Glos ...

I live so close to where the courts will be,  
Open my door, and hear the padel glee.  
The ball's soft bounce, the laughter in the air,  
A sound that brings both joy and health to share.

I know the fears that some have voiced,  
Of noise and sights, their peace disturbed, displaced.  
But I believe these courts are more than play,  
They'll lift us up in such a thoughtful way.

Young and old, we'll gather round to move,  
In fitness, friendship, every heart to soothe.  
The covered courts will shield us from the rain,  
Ensuring all can play and thrive again.

The club has heard the worries that have grown,  
And worked to keep the harmony we've known.  
A balance struck, a thoughtful hand in place,  
To build a space where every sport has grace.

The courts will bring new life to Cheltenham's land,



A hub of health, a welcoming hand.  
For tournaments, new friends, and joyful days,  
Our town will blossom in these active ways.

So let the padel courts rise proud and true,  
For all to benefit, and for our view.

11 Sanderling way  
Bishops cleeve  
Cheltenham  
GL52 8GR

**Comments:** 20th September 2024

Hi,

I am in agreement if the proposed build because padel is bringing us closer to the community, we socially meet different players on regular basis, help our well being and improve our mental health. I am a father and I enjoy the fact that my 14 years old daughter is not on her device but playing a physical game. This is helping her mentally as well as she is off the digital world while playing. Winter months are coming and it will be very difficult to play with my daughter under heavy rain. The closed courts will prove to be an immense help in rainy/windy/ snowy days, will keep us active rather than passive. The additional uncovered courts should not add any new noise as it will replace the current sound, because the canopy will absorb the current noise, also the additional courts are not close to the neighbours as they are situated at the heart of the field and not bordering with the neighbours and residents.

Please help us by approving the planning.

Thanks

\*\*\*\*\*

33 Hillary Road  
Cheltenham  
Gloucestershire  
GL53 9LB

**Comments:** 12th September 2024

This long overdue advancement is essential for East Glos and its dedicated members. Padel, one of the fastest-growing sports, is currently hindered by the oversubscription of our three existing courts, causing significant frustration and disappointment when trying to secure a booking. This issue is exacerbated during the winter months when playing in the rain is nearly impossible due to the padel balls becoming heavy and unusable.

The proposal to add new courts, along with much-needed coverings, is precisely what is required to support the joy and wellbeing that sport brings to me, my family, and countless others in our padel group. This enhancement will ensure year-round availability, making padel accessible to all ages and fostering a vibrant community at East Glos.

By implementing these improvements, it will not only sustain a thriving environment at East Glos but also deliver substantial benefits to its members and the wider community. This initiative will enhance the overall experience, ensuring that everyone can continue to enjoy the myriad benefits that padel offers.

**Comments:** 12th September 2024

This is an essential and long overdue advancement for East Glos and its members. Padel is one of the fastest growing sports and the current 3 courts are heavily oversubscribed, resulting in significant disappointment in being unable to book a court when required. This problem is exacerbated in Winter as playing in the rain is almost impossible as the padel balls become so heavy / unusable. This proposal is exactly what is needed to help support the joy and wellbeing benefits that sport provides to myself, my family and many others in our padel group who get so much from the game given its applicability to all ages. The addition of the new courts plus the well needed covering to allow 12 month availability of the courts, is overdue and will continue to provide a thriving environment at East Glos, whilst bringing significant benefits to its members and the wider community.

8 King Henry Close  
Cheltenham  
Gloucestershire  
GL53 7EZ

**Comments:** 20th September 2024

"Support of Application 24/01435/FUL"

As a local Neighbour to East Glos Tennis club (Top end of King Henry Close <100m from the EG Club boundary) I would like to express my full support of this application for the development of additional padel courts. I am not a member of East Glos Tennis Club but have played there at various times over the years. The investment in the club and long term benefits additional padel courts offer should be welcomed. I hope the application is successful.

\*\*\*\*\*

7 Greatfield Drive  
Cheltenham  
Gloucestershire  
GL53 9BT

**Comments:** 20th September 2024

I write in my capacity as a keen tennis and padel player and also as a director of the applicant.

Although I am not directly involved in the development committee I have observed the meticulous detail which went into this application. That involved numerous iterations of

court layout and in particular giving due consideration to neighbours and neighbouring activities.

One of the driving forces behind the application is the pressure on both tennis and padel courts at the East Glos Club. There is abundant data to support this.

If it is within the remit of the planning committee could I ask that they factor the following into their consideration?:

1. Comparative court usage including peak times of usage at both East Glos and the croquet club;
2. The actual playing season for croquet compared to that of tennis and padel; and
3. The proportion (as a percentage) of the boundary of the croquet club that is actually impacted by the proposed new court structures when compared to the whole length of that boundary abutting the tennis club.

**Comments:** 20th September 2024

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If it is within the remit of the planning committee could I ask that they factor the following into their consideration?:

1. Comparative court usage including peak times of usage at both East Glos and the croquet club;
2. The actual playing season for croquet compared to that of tennis and padel; and
3. The proportion of the boundary of the croquet club that is actually impacted by the new court structure when compared to the whole length of that boundary.

CLOSE COTTAGE  
COBERLEY ROAD  
Cheltenham  
GL53 9QY

**Comments:** 10th September 2024

I fully and wholeheartedly support the padel developments at the East Gloucestershire (Rackets club - not a Tennis club)

As a recent and returning member following retirement, this is a brilliant, respectful and well managed club offering squash, racketball, pickle ball, table tennis, tennis and padel - virtually a complete rackets club - and all available to the wider community either with assisting with membership scale down or pay and play. In addition, the club's catering and social facilities create a welcoming atmosphere to all. Through the club's professional coaching structure, development for all the sports start with junior programmes, after school courses and holiday camps - with adult and elite players alike developing their skills. Padel is a fast growing sport and many members have joined solely to play padel - but many members playing the other racket sports are also playing padel, and vice-versa. Padel is also very exciting for our junior members, often seen as a foundation leading to other racket related opportunities. I truly urge the decision makers at the council to see the wider picture and the clear opportunities for padel in the future - and approve this application.

44 Tivoli Street  
Cheltenham  
Gloucestershire  
GL50 2UW

**Comments:** 12th September 2024

I have been a member of EG since 1987 & have seen the club evolve to make an important social & sporting contribution to the community.

Padel has introduced old & new members, plus many guest players to a rapidly growing sport which is not just improving health but is very sociable also. Local schools have been able to take advantage of the facility too.

Such is the success of the Padel courts that I believe demand is now exceeding availability, so the new courts would benefit existing & aspiring players. Plus the addition of covered courts would enable play in most weather conditions whilst containing noise. Personally, I see only benefits to Club & Community from the planned development.

102 The Crofts,  
Witney  
OX28 4AG

**Comments:** 16th September 2024

wish to object to the proposed Padel tennis courts proposed for East Gloucester Tennis Club and in particular to object to the proposed roof.

I have been a member of Cheltenham Croquet Club since 1988 and often visit the club several times per week. It is in a beautiful location with wonderful views of the hills in the distance. This proposed development will completely ruin this view. Cheltenham Croquet Club is well known internationally in croquet circles and we have visitors from the whole world, who have often commented on the fantastic location. This would be completely ruined by the proposed development. I understand that our club is in the College Conservation Area. Certainly, our clubhouse is a fine example of its type and is very old. The proposed development would look utterly incongruous next to our beautiful old buildings.

Just under twenty years ago, one of our old wooden buildings was destroyed by an arson attack and we replaced it with two shelters made of more fire-resistant materials. My understanding was that the planners imposed a maximum height on these buildings. I don't know the exact limit but it would have been less than 3 metres, I think. When we sit on our verandah, our own shelters have no impact on the distant view, whereas the proposed Padel tennis building would have a huge and detrimental effect. If our club was obliged to abide by a height restriction, I would hope that similar restrictions would apply to everybody in the same neighbourhood.

Even now, with the uncovered courts, we in the croquet club are often subjected to loud noise and we hear the loud use of foul language. If more courts are built and if they are open for much longer, as a result of the roof, we will be even more exposed to this noise nuisance.

I hope that you will refuse permission for this proposed development.

Yours faithfully,  
\*\*\*\*\*

102, The Crofts,  
Witney  
OX28 4AG

82 Naunton Lane  
Cheltenham  
Gloucestershire  
GL53 7BG

**Comments:** 16th September 2024  
Planning : Place and Communities  
Cheltenham Borough Council.

\*\*\*\*\*

82 Naunton Lane  
Cheltenham  
GL53 7BG

13 September 2024

REF. PLANNING APPLICATION 24/01 435/FUL

To whom it may concern

I am writing my comments on the proposed new building of Padel Courts by East Glos - from the perspective of Cheltenham Croquet Club in The Old Bath Rd Cheltenham. Quite clearly to us - The viewpoint seen from East Glos is totally different from our own viewpoint (CCC) The 'Blot on the Landscape' which they have presented to us - when seen from the CCC clubhouse, and indeed from anywhere in the grounds - is something truly awful and on a par with an 'industrial estate' - or - an 'aircraft hanger' (plus noise) WHICH .....

one sees that it obscures the beautiful line of hills which we can see - at all times - unhindered.

We certainly do not take this view for granted (AONB) Too many factors support the values respected here in Cheltenham for over a century going back to 1920

East Glos has a duty - as a service to the community - as well as to its own business interests.

This clearly has not been thought out very well at all.

The current plan for this new building - where it is located - is wrong.

East Glos - do have options to rethink plans and do something better particularly when it comes to positioning a 'new build' of that size right next door to their nearest good neighbours

I hope a new solution can be found which will be agreeable for all parties

Yours

.\*\*\*\*\*

Southfield  
43 Langley Road  
Winchcombe  
GL54 5QP

**Comments:** 16th September 2024

Dear Sirs,

As a long term member of Cheltenham Croquet Club I wish to announce my objection to the above development. Apart from the significant visual disturbance we are already subject to loud, prolonged and annoying music, which has occurred on many occasions. I fear that this will become even more common under a weather-proof roof. There are other areas in their grounds which would be less disturbing both visually and to the community as a whole.

Yours faithfully,  
\*\*\*\*\*

Southfield, 43 Langley Road, Winchcombe. GL54 5QP

The Paddocks,  
Broadway Road,  
Birlingham  
WR10 3AF

**Comments:** 16th September 2024

I would like to add my objection to this application in its present form on the grounds of mental health and well being.

Cheltenham croquet club has always offered a safe haven for me and others to come and enjoy the relaxed, calm and peaceful environment with its impressive views to the hills. If this planning goes ahead not only will the views disappear but the 'closing in' sense that the concrete building exerts will be all consuming. I fear for many including me it will be too much to bear and Cheltenham croquet club will lose its original charm and with it, members!

I urge you to either reject this plan or seek to amend it somehow that would soften the impact on mine and others mental health.

Regards,  
\*\*\*\*\*

The Paddocks,  
Broadway Road,  
Birlingham  
wr10 3af

212 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 9EQ

**Comments:** 16th September 2024  
NONE GIVEN

7 Glebe Road  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3DG

**Comments:** 10th September 2024

Please consider these brief observations supporting the provision of further padel courts at East Glos - thank you:

1. Amenity: since the three current outdoor Padel courts were (thankfully) opened during Covid, members, the public and their families have all embraced the amenity. The current courts have undoubtedly encouraged greater participation in sport and exercise across the community, and also promoted wellbeing.
2. Local demand: the public enjoys access to pre-allocated pay-and-play court slots daily throughout weekdays and weekends. Remaining court slots for members, bookable 14 days ahead, are released online daily at 7.30am. Currently, typically with 1-2 minutes of release, most, if not all, of the available slots across all three courts are fully booked.
3. Inclusion: a key factor driving padel's popularity is accessibility: anyone, of any age or ability, able to simply hit a ball with a bat, can walk on court and be enjoying a game within minutes. For beginners and improvers, Padel does not require the level of technical skill and honed technique that some other racket sports demand. Padel offers good aerobic exercise and, as an enjoyable social (doubles) game, readily caters for every standard of play. Every individual I have taken on court to try it for the first time has instantly loved it.
4. Noise and light spill: I note areas of objection include increased noise and light pollution. From the Noise Harvest report summary, "the predicted noise impact on the croquet club is not predicted to increase from what is being experienced currently." With acoustic fencing, the predicted level would rise by +3 dB, within guidance limits. From the club's community engagement report, "proposals will reduce light spill at the boundary of the club and include acoustic treatment to reduce existing noise levels."



Cheltenham Croquet Club  
Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 7DF

**Comments:** 19th November 2024

Dear Sir

FAO Miss Michelle Payne

On behalf of the Executive Committee of the Cheltenham Croquet Club, I attach a further document prepared by the Executive Committee. This sets out the further arguments we have prepared since our submission dated 30th September 2024. This document seeks to demonstrate two points:

1. Photographs of other padel court installations similar to that proposed by the East Gloucestershire Club. These show that the installations are very large, unsightly structures that would be totally out of keeping with the concept of the Cheltenham Central Conservation Area.
2. That there are many more padel courts available within 15 miles of Cheltenham than was the case when the East Gloucestershire Club first developed its plans for expansion of its padel court facilities, especially with the opening of 9 covered padel courts in Gloucester this autumn.

Yours faithfully

\*\*\*\*\*n

Secretary, Cheltenham Croquet Club  
Old Bath Road  
Cheltenham  
GL53 7DF

**Comments:** 2nd October 2024

Additional letter attached.

**Comments:** 17th September 2024

I am the Secretary of the Cheltenham Croquet Club.

Cheltenham Croquet Club is the immediate neighbour of the East Gloucestershire Club, which lies to the North of the Croquet Club.

The Executive Committee of the Croquet Club has prepared a detailed objection to Proposal 24/01435/FUL, for which no facility is provided for attaching to this objection.

The Cheltenham Croquet Club, represented by its Executive Committee, and with the full support of its membership, is strongly opposed to the construction of a covering structure for padel courts at the East Glos Tennis Club because such would not be in accordance with the special conservation requirements for the College Character Area in which both clubs are situated.

The increased use of the existing courts and the proposal to build additional courts will add significantly to the noise nuisance from padel play which is currently experienced within Cheltenham Croquet Club.

Therefore, we ask that the Planning Application be rejected.

Additional letter attached.

Le Vignoble  
Mill Lane  
Prestbury Cheltenham  
Gloucestershire  
GL52 3NE

**Comments:** 19th November 2024

Excellent revised plans re-submitted by East Glos to address the objections made previously. The concessions overcome the issues raised and any further objections will simply be 'Nimbyism'.

**Comments:** 20th September 2024

This is an excellent initiative by the East Glos Club. Many of the objections contain spurious, unfounded, and exaggerated claims, and I hope the council arranges to visit the area to see what's being proposed (if they haven't already). By way of example, the noise from the Padel courts cannot be heard when sitting outside the nearby East Glos clubhouse, so quite how residents on the other side of the road suffer from noise pollution from Padel is beyond me. The repetitive and verbose objections are starting to resemble online bullying. Padel is driving growing levels of racquet sports social inclusion - something that cannot be said for other nearby activities.

**Comments:** 20th September 2024

This is an excellent initiative by the East Glos Club. Many of the objections contain spurious, unfounded, and exaggerated claims, and I hope the council arranges to visit the area to see what's being proposed (if they haven't already). By way of example, the noise from the Padel courts cannot be heard when sitting outside the nearby East Glos clubhouse, so quite how residents on the other side of the road suffer from noise pollution from Padel is beyond me. The repetitive and verbose objections are starting to resemble online bullying. Padel is driving growing levels of racquet sports social inclusion - something that cannot be said for other nearby activities.

**Comments:** 17th September 2024

Padel enables older people to stay fitter longer because Padel is less arduous than tennis. Physical health in the older age group is just as important as health in the younger generation. There's a huge national demand for Padel from old and young alike, and more local courts are needed. The new proposals will deliver desperately needed capacity and enable play in bad weather. The covers will also reduce on-court noise. It will be a massive step forward for Cheltenham - and this established racquet sports club.

Fremington  
Ashley Road  
Cheltenham  
Gloucestershire  
GL52 6NS

**Comments:** 18th September 2024

I fully support this application which will be a great asset to the community. Padel tennis is the fastest growing sport in Europe, largely because of the many advantages it offers participants. It is a very inclusive sport accessible to a wide range of abilities and ages, offering health, fitness, social, and wellbeing benefits.

The three courts opened at East Glos a few years ago have proved to be very popular but are now oversubscribed and more facilities are required to meet the demand. This application also includes covers on three courts to increase the opportunities to play in bad weather. These covers together with the proposed acoustic barriers will significantly reduce the noise heard by neighbours.

The East Glos Club is one of the leading racket sports clubs in the country and should be fully supported in its efforts to continuously upgrade its facilities.

20 The Oaks  
Up Hatherley  
Cheltenham  
Gloucestershire  
GL51 3TS

**Comments:** 29th November 2024

great sport for all ages and beneficial for youth socialising, needs to be covered to be played in rainy/wet conditions (i.e. half of the year)

**Comments:** 20th September 2024

Padel has proven to be fundamental for many people of different ages and fitness levels to stay active. Unlike tennis or other sports, it is easy to take on and by its nature also allows people to socialise more than individual activities (running, biking, etc.). So you could argue that it has benefits from both physical and mental health perspectives.

It is mandatory to get the courts covered if we want padel to be a year-round option for so many people. Currently, wet conditions in winter time make it dangerous if people insist on playing.

I hope this proposal is approved.

Clifton Cottage  
St James Place  
Cheltenham  
Gloucestershire  
GL50 2EG

**Comments:** 1st October 2024

I strongly object to the East Glos paddle court proposal. It is in contravention of the Cheltenham Local Development Framework for maintaining the character of the landscape.

A member of my family is a long-term member of the Cheltenham Croquet Club and my partner works there. I visit often. This development is completely out of character for the area and would be detrimental for Cheltenham Croquet Club which is a very prestigious ground in the UK. It would spoil the view from these well-tended croquet lawns which host many prestigious tournaments.

Clifton Cottage  
St James Place  
Cheltenham  
Gloucestershire  
GL50 2EG

**Comments:** 1st October 2024

Dear Sir/Madam

I am writing to object to the application reference 24/01435/FUL.

Whilst I applaud the need to increase availability of fun activities that improve health and wellbeing this needs to be balanced against the aesthetics of the site (and the effect it has on neighbours) and also the wellbeing of club members at the Cheltenham Croquet club where I work contractually maintaining the lawns.

CCC is 150 years old and is a highly prestigious club which has held a number of high profile tournaments including a large tournament this summer. One of the key attractions of the club is its situation, the view of the surrounding hills is a key part of that. The proposed cover to the existing Padel court will be very tall and extremely unattractive blocking the view to Cleeve hill. This is completely out of character for the area and contravenes the councils own directives concerning the College character area within the Cheltenham central conservation area.

I urge you to reevaluate this proposal and consider the needs of a neighbouring sports club which also develops health, fitness and community in the heart of our beautiful town.

Yours faithfully  
St James's Place, Cheltenham

1 Charlton Park Gate  
Cheltenham  
Gloucestershire  
GL53 7DJ

**Comments:** 26th November 2024

These revised proposals do not remotely meet objections to the adverse visual impact of covered padel courts.

Previous grounds for objection remain valid as is manifestly evident for those of us who would see this still large structure from its southern side.

182 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DY

**Comments:** 12th September 2024

I write in support of the application for more courts and covers. Padel has become incredibly popular across Europe and now Cheltenham, since the installation of the original courts. They are almost fully booked, every day of the week, the particularly wet weather this summer has underlined the need for covers in this country. The pressure for court availability urges the need for further courts. A recent study highlighted the benefits of racket sports in increasing life expectancy. Padel can be played by all ages, far more easily than other racket sports, at East Glos the opportunity to play as a non member is only open to padel players, making it a community wide benefit. East Glos remains the only place to play padel within the town, accessible to all, at a reasonable cost.

135 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6ST

**Comments:** 18th September 2024

As a regular player of a number of sports the development of Padel has been great for the community of Cheltenham and has brought together many people to play the game, exercise and socialise. The need for additional courts is overwhelming and the impact really insignificant, and through access to all the community a great facility for the area.

Flat 3  
23 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BE

**Comments:** 2nd October 2024

This planning application does not comply with the policies stated by CBC relating to development in the College Conservation area. Furthermore it does not support the preservation of heritage in the town of Cheltenham. The view of the escarpment which is deemed an area of outstanding beauty will be totally obscured from the croquet club grounds. I have already experienced the noise levels from the current courts adjacent to the club border, and at times it is at an unacceptable level, and this will only increase with the stated development. I appreciate this is designed to increase revenue for the East Gloucestershire, but it will be at the expense not only of the croquet club, but also for the surrounding houses.

25 Moorend Park Road  
Cheltenham  
Gloucestershire  
GL53 0LA

**Comments:** 18th September 2024

This is an amazing opportunity for Cheltenham and for the fastest growing sport. The additional space will give more opportunity for families and individuals to access the already over subscribed courts.

17 Pittville Crescent  
Cheltenham  
Gloucestershire  
GL52 2QZ

**Comments:** 18th September 2024

I am a current member of East Glos who joined the club purely to play Padel. The current growth of the sport all over the world can not be ignored. It is inclusive, suitable for all ages & abilities and It brings people together socially that would never normally meet.

The club acts as a hub for many local people that would otherwise not interact. The Padel offering has brought many younger players to the club, the future of all clubs is the younger generation, so this needs to be encouraged.

The current offering of courts at East Glos does not meet the demand, which will in effect stop new members wanting to join.

I feel this development is crucial for the future success of the club.

The Lawn Tennis Association (LTA) has several initiatives to grow padel in Great Britain, including:

Padel strategy

The LTA's padel strategy aims to increase the number of players, courts, and coaches, as well as improve the visibility of the sport. The strategy's initial phase, from 2024 to 2026, includes the following goals:

Increase the number of padel players from 129,000 to 400,000 annually and 65,000 to 200,000 monthly

Increase the number of padel courts from 350 to 1,000

Increase the number of padel coaches and activators from 40 to 700

Help 10 players break into the top 200 and 2 players into the top 10

We are lucky to be the first club in Cheltenham to offer Padel so in line with the above initiative we must keep growing the sport by allowing this development to go ahead.

Lawn Tennis Association  
London  
SW15 5JQ

### **Comments:** 20th September 2024

The LTA is the governing body for tennis and padel in Britain. A new strategy which covers the period from 2024-2029 has recently launched with a vision of Padel Opened Up, and mission to grow padel by making it accessible, welcoming, enjoyable and inspiring. The strategy will focus on growing the infrastructure of padel, increasing and diversifying the coaching workforce and building on the performance pathway as well as increasing visibility and driving participation. The LTA seeks to grow from 350 to 1000 padel courts and from 129K to 400K annual players

The East Gloucestershire Club proposals seek to increase the covered padel court provision with a new frame fabric cover over the 3 existing courts which will provide year-round opportunities to play. Additionally, the proposals to add 4 more padel courts supports our focus on growing the infrastructure of padel and participation in padel.

The aims of the project are in support of the LTA Padel Opened Up strategy, in particular by helping grow the infrastructure. The LTA supports the proposed plans presented and we very much hope that this will be taken into account when reviewing the planning application.

### **Comments:** 20th September 2024

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The East Gloucestershire Club proposals seek to increase the covered padel court provision with a new frame fabric cover over the 3 existing courts which will provide year-round opportunities to play. Additionally, the proposals to add 4 more padel courts supports our focus on growing the infrastructure of padel and participation in padel.

The aims of the project are in support of the LTA Padel Opened Up strategy, in particular by helping grow the infrastructure. The LTA supports the proposed plans presented and we very much hope that this will be taken into account when reviewing the planning application.

40 Naunton Park Road  
Cheltenham  
Gloucestershire  
GL53 7DQ

### **Comments:** 16th September 2024

My wife and I live at 40 Naunton Park Road. We are 100 yards from its junction with the Old Bath Road. After about 80 yards as one walks in that direction, one gets a view of the escarpment that rings Cheltenham. In the foreground and middle ground of the view, there are hedges, fences and then roofs. Above the roofs there is a clear view of the top of the escarpment and the green countryside below. It is a view that can be appreciated by anyone walking down the road or driving and coming to a stop at the T-junction. Although immediately across the road at the junction is the entrance to the Cheltenham Croquet Club, just under a half of the view looks over the East Gloucestershire Tennis Club. Even driving south along the Old Bath Road, one gets a glimpse of this remarkable view.

The Planning Application for the covering of the existing three Padel courts and for four new courts with floodlighting has brought to my attention the Cheltenham Local Development Framework, College Character Area Appraisal and Management Plan, July 2008, (AMP). It is a fascinating and reassuring read. It clearly sets out 'Settings and Views' as a 'Key Issue', (summary page before page 1). The map of the area, (Page 1), includes arrows to identify Key views/vistas. Naunton Park Road is itself marked with such arrows in both directions of the road and at the end of the next-door road, The Verneys, there is an arrow pointing out towards the escarpment. 'These views create a rural connection between the countryside and urban area. Views of the faraway hills in turn reinforce and enhance the spacious character of the area, and provide a rural backdrop ...', (Page 6).

All this is to be taken away by a proposed structure to cover three Padel courts. According to the Planning and Heritage Statement from the Tennis Club the structure is to be 'approximately 10.8 m tall' (or taller?) and it will not be 'readily visible from surrounding publicly accessible areas', (Planning and Heritage Statement paragraph 5.11). At the end of Naunton Park Road one can see the present floodlighting which is apparently 6 m tall, so one is definitely going to see a structure about 5m taller. It will obstruct the view of the green countryside leading up to the escarpment, the escarpment itself and will carry on to project into the sky. There is no artist's impression of what the construction will look like. 'A green coloured fabric' and 'an integrated acoustic panel on the proposed cover itself' are mentioned but not detailed, (Paragraphs 5.11 and 5.27). What would they actually look like? In my view as a neighbour, all this appears to be in total contradiction of the AMP.

As well as being a local resident, I am a member of Cheltenham Croquet Club. Having enjoyed the view as I walk from my home, the view that opens up before me on arrival at the Club is one that many Cheltonians must treasure - the escarpment that rings the



town. The proposed 10.8m (+?) Padel construction will block up to half of that view, depending where one is standing on the Club lawns. The blockage will cross the escarpment and extend into the sky. In my view as a member of the Croquet Club, this appears to be in total contradiction of the AMP.

I suggest that the Tennis Club's application lacks detailed views showing the impact of the proposed construction of the covering upon a Key Issue of the AMP, namely 'Settings and Views'. Furthermore, no visual detail of what the framework is going to look like, once it has been covered, has been provided.

I believe only resubmission or total rejection are reasonable responses to the Tennis Club's application.

### **Comments:** 15th September 2024

My wife and I live at 40 Naunton Park Road. We are 100 yards from its junction with the Old Bath Road. After about 80 yards as one walks in that direction, one gets a view of the escarpment that rings Cheltenham. In the foreground and middle ground of the view, there are hedges, fences and then roofs. Above the roofs there is a clear view of the top of the escarpment and the green countryside below. It is a view that can be appreciated by anyone walking down the road or driving and coming to a stop at the T-junction. Although immediately across the road at the junction is the entrance to the Cheltenham Croquet Club, just under a half of the view looks over the East Gloucestershire Tennis Club. Even driving south along the Old Bath Road, one gets a glimpse of this remarkable view.

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## Page 166

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### **Comments:** 14th September 2024

My wife and I live at 40 Naunton Park Road. We are 100 yards from its junction with the Old Bath Road. After about 80 yards as one walks in that direction, one gets a view of the escarpment that rings Cheltenham. In the foreground and middle ground of the view, there are hedges, fences and then roofs. Above the roofs there is a clear view of the top of the escarpment and the green countryside below. It is a view that can be appreciated by anyone walking down the road or driving and coming to a stop at the T-junction. Although immediately across the road at the junction is the entrance to the Cheltenham Croquet Club, just under a half of the view looks over the East Gloucestershire Tennis Club. Even driving south along the Old Bath Road, one gets a glimpse of this remarkable view.

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I believe only resubmission or total rejection are reasonable responses to the Tennis Club's application.

120 Leckhampton Road  
Cheltenham  
Gloucestershire  
GL53 0BX

**Comments:** 19th September 2024

I am not a member of East Glos, but have been considering playing padel for some time, but the availability of courts at east Glos is a bit of an issue. They only have 3 courts and the loss of courts due to inclement weather means that there is even more demand on the existing courts. If the provision of additional courts and some weather protection means that there is more opportunity for local people to take up what is unquestionably a very popular and healthy new sport, this can only be good for the local community. I would not want to travel to any of the other local clubs that have mentioned in other posts as I live in Leckhampton and would have to travel to those by car, whereas East Glos is 5 minutes away by bike.

4 King Henry Close  
Cheltenham  
Gloucestershire  
GL53 7EZ

**Comments:** 19th September 2024

19 September 2024

Dear Sir/Madam,

Subject: Objection to Planning Application Ref. No: 24/01435/FUL

Proposal: Installation of a new fabric canopy over 3 existing Padel courts, construction of 4 new outdoor Padel courts with floodlighting, replacing 1 grass tennis court, and associated circulation space at East Gloucestershire Club, Old Bath Road, Cheltenham, Gloucestershire, GL53 7DF.

I am a local resident, and member of the residents association, and have lived close to the East Gloucestershire Club for over 30 years and wish to express my objection to the above planning application.

The proposed structures do not align with the character of the Central Conservation Area, are much higher than necessary, and would significantly impact the residential area.

The ridge height of 10.8m is nearly 2m above the LTA's minimum recommended height above the Padel net (refer to: LTA Padel Court Guidance - 8m + 36 inches) and so must be a design feature rather than a necessity. The additional height will cause more negative visual impact. The design is unsympathetic to the locality so it will be an eye-sore and the size means it will block line of sight to the local hills from some angles. For comparison, the proposed height is more than a typical four-storey flat roofed house and so is clearly out of keeping with the surrounding buildings.

I am sympathetic to the East Gloucestershire Club's desire to expand its Padel facilities, however, the proposed structures are grossly disproportionate to their surroundings. Padel is an outdoor sport, and I see no justification for compromising the environment because players may be inconvenienced by rain. There is no compelling need for covers, especially as substantial because tennis courts are not typically enclosed. I hope that the East Gloucestershire Club will reconsider and withdraw the covering proposal, recognizing its impact on neighbouring properties.

I hereby register my strong objection to the above proposal.

\*\*\*\*\*

7 Ashlea Meadow Bishops  
Cleeve, Bishops Cleeve  
Bishops Cleeve  
Cheltenham  
GL527WG

**Comments:** 4th December 2024

Padel Tennis is such a popular sport and there aren't enough facilities to cope with the rise in numbers of people who want to start exercising!

We desperately need more facilities to make this sport more accessible. We also need covers to enable people to play in windy and rainy conditions.

These facilities need to go somewhere. Near my home is a clay pigeon shooting field. I don't like it, but it is what it is!

**Comments:** 20th September 2024

## Page 169

I understand that East Gloucestershire is steeped in history and established at the current location for many years. Development is key to keeping up with the times and allowing provision for health and fitness, as sports develop.

On a personal level, the introduction of padel tennis has had such a positive effect for the club and local people, who live and work in Cheltenham. I have found that Cheltenham can lack leisure facilities and spent many years travelling over to Gloucester, with my children for various clubs.

It was a real eye opener when I joined the racket club 2 months ago , just to give padel tennis a go. The sport is the fastest growing sport currently and appeals to a huge cross-section of people. There are no other padel facilities in the main part of Cheltenham and there is a need more more facilities to be developed for the general public. I was so pleased to stumble across this facility!

The big problem at the moment is that the present padel tennis courts are already fully booked most of the time and as the sports grows, the facilities to accommodate this are desperately needed. Partaking in this sport is so different to other racket sports currently offered in other facilities in the area. It's a social activity and the only hobby I've developed in years. I've found that it's not just me that wants to play more and more. The health benefits for me have already been noticed!

Padel courts are expensive to build, with a Gloucester development costing over one million pounds to put together. There is no way that a council will be able to afford such a facility and I am very grateful that the East Glos. club are willing to support the growth in this sport!

Regarding the covers over the 3 courts: there still remains many vantage points and open space over the surrounding area. I would also imagine that the covers will dampen any playing noise from locals in the area.

In order to maintain the health benefits I definitely plan to play padel tennis throughout the year. According to the Met Office, % rainfall has increased over the years. The covers are essential for Autumn and winter play.

I really hope that the council is able to take on board the huge enjoyment that Padel tennis brings, along with the health benefits for body and mind, and therefore grant permission for this development.

### **Comments:** 20th September 2024

I understand that East Gloucestershire is steeped in history and established at the current location for many years. Development is key to keeping up with the times and allowing provision for health and fitness, as sports develop.

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I really hope that the council is able to take on board the huge enjoyment that Padel tennis brings, along with the health benefits for body and mind, and therefore grant permission for this development.

80B Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SU

**Comments:** 24th September 2024

Letter attached.

Pool Barn  
Ham Road  
Charlton Kings Cheltenham  
Gloucestershire  
GL52 6NH

**Comments:** 18th November 2024

Having read through the recently submitted amended planning application, noise reports and previous commentary, it is clear that East Gos Club have been hugely considerate of the requirements to gain approval for this application.

The fact is the new cover for 3 existing courts and the new addition of noise acoustic barriers will reduce well below the existing noise and the allowed planning decibel levels for this type of sporting facility. The objections from residents and croquet club are obstinate and would be exactly the same regardless of any submitted development for this multi-purpose site that has existed within the community and benefitted not just members but public use for many years. The popularity of Padel and its growth in England and globally is due to the substantial health benefits it generates to people of all ages. Also, the nature of the game has proven to reduce sporting injuries and help senior age groups maintain fitness levels that would not be possible with more high impact sports.

This application should be approved to benefit the community and maintain this facility as a leading racquet's club in the country by modernisation and forward thinking. The East Glos Club has carefully and respectfully submitted the planning to strike the right balance of addressing concerns and moving forward with a hugely positive activity.

Tatchley Mews  
Tatchley Lane  
Prestbury Cheltenham  
Gloucestershire  
GL52 3DH

### **Comments:** 17th September 2024

Objection.

As a member of Cheltenham Croquet Club I have paid attention to the proposed development since it was made public early in 2024.

Although the Croquet Club have been consulted and provided with the opportunity to comment on the proposal the impact on our club was played down with the visuals giving a distorted view of the development and the height of the fabric canopy was lower in the presentations made to croquet club members.

Cheltenham Croquet Club, like East Glos are a CASC and as such we support the development of all sports. However we are also custodians of a heritage that goes back to the creation of a sporting landscape in the 1920's that includes the lido, College baths, Sandford Park, Cheltenham College playing fields as well as East Glos tennis club.

This large sporting area is recognised by its inclusion in the Cheltenham Central Conservation area.

The building of such a huge industrial scale structure will radically alter and damage this valuable heritage landscape by visually dominating the area from both immediate neighbours and also from further afield.

The canopy structure will be within 2m of the Croquet Club boundary and will be overbearing to the lawns close to our northern boundary.

The noise from Padel is very different to other racquet sports and it is a nuisance and a distraction to croquet players. But there is a cumulative effect of noise and an overbearing structure that will destroy the calm and relaxing sport we have enjoyed for over 100 years. This people value is recognised by members and visiting players from all over the world who come to play international tournaments on our historic lawns.

7 Alexandra Street  
Cheltenham  
Gloucestershire  
GL50 2UQ

**Comments:** 11th September 2024

Letter attached.

20 St Philips Street  
Cheltenham  
Gloucestershire  
GL50 2BP

**Comments:** 18th September 2024

Letter attached.

Foxgrove  
Syreford Road  
Shipton Oliffe  
Cheltenham  
GL54 4JG

**Comments:** 18th September 2024

Letter attached.

43 Withyholt Court  
Cheltenham  
Gloucestershire  
GL53 9BQ

**Comments:** 12th September 2024

Letter attached.

Dove House  
20 St Philips Street  
Cheltenham  
Gloucestershire  
GL50 2BP

**Comments:** 16th September 2024

Letter attached.



Early Wold

134A Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DS

**Comments:** 26th September 2024

I am writing to protest strongly against the highly unneighbourly proposal to build extra Padel Courts and in particular to cover the existing Courts. I have been a member of Cheltenham Croquet Club (CCC) for 14 years. Since the death of my wife 2 years ago CCC has become an important part of my life. The ambiance of the site, the views are part of the attraction for myself and, I know for our many fellow members. When the existing Padel courts were installed far too close to our northern boundary we were of course unaware of the noise factor, so close to two of our lawns, thinking that it would be similar to the hitting of a typical tennis ball. We were wrong, and not only the constant "whack" of a Padel on a ball, the loud shouts are intrusive on our quiet game, but which will undoubtedly be greater when under a roof. The second reason for protest, which surely must apply to East Glos tennis members as well, are the glorious views of the hills, so important in this part of Britain. The proposed roofing, significantly higher than the existing lamp standards, will necessarily impinge on that view

\*\*\*\*\*

6 Dagmar Road  
Cheltenham  
Gloucestershire  
GL50 2UG

**Comments:** 18th September 2024

I am a long-standing member of East Glos Club. The introduction of padel tennis at the club has had a hugely beneficial impact on membership and participation levels have been impressive. The numerous other padel courts that now exist in surrounding areas are testament to the sport's growing popularity and have not led to any reduced demand for courts at East Glos. As the premier rackets club in the county, we are always trying to maintain the very best facilities. Additional padel courts will allow the club to meet the growing demand from club members (mostly Cheltenham residents) for court booking.

13 Naunton Crescent  
Cheltenham  
Gloucestershire  
GL53 7BD

**Comments:** 18th September 2024

As a member of EG tennis club I fully support this application. Padel has become a hugely popular sport across the UK and continues to grow. The existing facilities at EG are not able to cope with the demand for the sport and more courts are needed.

The courts at EG are open both to members and non-members, thus ensuring that it really is a sport for all and something that everyone can enjoy. Padel is a great, inclusive sport that players of all ages and ability can participate in. EG are running introductory courses for all age groups and it is wonderful to see more and more younger people coming to the sport. There is a great shift in the demographics of people playing padel which should be encouraged and embraced.

Whilst EG have done a fantastic job in promoting the sport and introducing new people to the sport, the demand on the facilities mean that they can not continue this good work. This, coupled with the British weather, which means that the courts are not playable when raining, is stifling the development of the sport in Cheltenham and the opportunities for more to participate in a fun, active sport.

The building of further courts and the covering of the existing courts can only help expand the offering of padel within Cheltenham and give more and more opportunity for people to participate.

2 Hillfort Close  
Cheltenham  
Gloucestershire  
GL53 0JS

**Comments:** 13th September 2024

Padel is one of the fastest growing sports in the UK. We are lucky in Cheltenham to have had some of the first courts at a club and as a result, Padel is thriving amongst both the young and old members. There are very few sports where you will see more senior members playing with juniors, but Padel is one of them. It is great from a social point of view to have all ages mixing and having fun.

East Glos has some of the best juniors in the country but they need more coaching and support to enable them to progress. Unfortunately the demand on the courts is so great that it's impossible to add any further coaching sessions to enable them to progress. This is the same for the seniors. Gloucestershire are county champions in both the over 50s and over 60s age group with the majority of players coming from East Glos.

Demand for the courts is relentless as there are too many people wanting to play Padel. In the winter it becomes very difficult to play Padel outside, especially if it's been raining as the walls become unplayable. Covering the 3 courts would allow play throughout the

winter months and also make East Glos one of the best clubs in the country for racquet sports. This is great for the community.

Old Orchard  
30 A Priory Lane  
Bishops Cleeve  
Cheltenham  
GL52 8JL

**Comments:** 25th September 2024

Letter attached.

Flat 2  
2 Douro Road  
Cheltenham  
Gloucestershire  
GL50 2PQ

**Comments:** 12th September 2024

As a (young!) pensioner, I was first introduced to padel in the Canaries where it is astonishingly popular. Padel is a growing sport with intense pressure on limited court spaces throughout the local area. Padel has become part of my exercise regime keeping me fitter than I would have otherwise been.

East Glos was the first to introduce padel courts in the South West yet busy courts have since opened in Bristol, Swindon etc but still the demand is unfilled. The upcoming courts in the old Gloucester Toys'r'Us store are due to open in October and are priced at £26p/h off peak and £36p/h peak which may help fulfill demand.

East Glos offers an attractive pay and play option which is very competitive compared to the local alternatives and appears to have a thriving community that other venues miss.

I suspect I will become a member very soon - the pricing (when compared with other venues) is very cheap.

I am very disappointed to see the (clearly coordinated) responses from the Croquet Club. I regularly drive past this club and it is very obvious from the mostly empty car park that it is seldom used compared with the use that the proposed padel courts will generate.

It would be interesting to know how many members the croquet club has (not many, but all vocal, I suspect). I believe East Gloucestershire Club has about 2,000 members as well as its pay and play locals who have no similar facilities nearby.

2 The Alders  
Cheltenham  
Gloucestershire  
GL53 0PX

**Comments:** 21st September 2024

As a frequent user of the East Glos Padel courts, I am writing in strong support of the proposal to upgrade and expand the facility. The club is a well-respected community hub, and additional courts will allow more people to enjoy this growing sport. I believe the work will be done with the utmost care, maintaining the aesthetic integrity of the club and its surroundings. Concerns raised to date from local residents etc. are understandable, however, rather than foreseeing significant negative impact, I see these upgrades will enhance the club and provide great benefits for its members and the community.

6 Brizen Lane  
Cheltenham  
Gloucestershire  
GL53 0NG

**Comments:** 25th September 2024

I'm writing to show my support of more courts to be built and covers to be added. I enjoy playing padel and meeting a wide range of people of all ages, adding covers increases the availability with our weather and its such an easy game to pick up that all are welcome and it promotes healthy lifestyles and will be a big benefit to our community.

120 Leckhampton Road  
Cheltenham  
Gloucestershire  
GL53 0BX

**Comments:** 19th September 2024

'We believe that Padel has the potential to be the best sport in the world to engage the widest possible range of people to get exercise, stay healthy and build community' (Quote from UK Padel.). Padel is also considered to be an excellent sport for over 60s.

I have played padel at East Glos for just over 3 years but have been a member for many, many more and I have witnessed first hand the benefits that padel has brought. It is great to see all ages, from school children to over 60s enjoying playing together, including families and to see the social interaction and how the community as a whole has benefited from such a facility being available.

There aren't enough courts to meet the demand so the additional courts are desperately needed, to allow more people in the community to play.

Many, many games have been cancelled during the last three years due to adverse weather conditions and I believe the canopies are needed to enable the sport to be enjoyed all year round.

As a member of East Glos, the community and being over 60, the facilities to get exercise are really important to me and I fully support the application.

Bevington  
1 Oakfield Street  
Cheltenham  
Gloucestershire  
GL50 2UJ

**Comments:** 20th September 2024

The proposed structure looks to be deeply out of context with the surroundings. The industrial design and height of the canopy will have a significant impact on the views from many different perspectives within the conservation area. The increased traffic associated with additional facilities will undoubtedly have a significant impact on an already dangerous part of road.

46 King William Drive  
Cheltenham  
Gloucestershire  
GL53 7RP

**Comments:** 1st October 2024

Noise assessment available to view in documents tab.

**Comments:** 24th September 2024

Letter attached.

22 Ryeworth Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6LH

**Comments:** 24th September 2024

Hi there, I'm writing to show my support of more courts to be built and covers to be added. I am a young person who play padel and have been able to introduce many people into the game and have lots of fun. I believe more should be built , as it's a rapidly growing game and would be a big benefit to our community.

20 Shurdington Road  
Cheltenham  
Gloucestershire  
GL53 0JD

**Comments:** 28th September 2024

Objection to Planning Application 24/01435/FUL

Dear Sir/Madam,

The proposed covering for the existing padel courts at the East Glos Club (EGC) does not comply with the stated aims of the 2008 Appraisal and Management Plan for the College Character Area in which the club is situated. I fully support and agree with the specific objections set out in the Cheltenham Croquet Club (CCC) submission.

Furthermore, this planned construction is significantly at odds with the Cheltenham Plan (CP) - adopted in July 2020 by Cheltenham Borough Council - which comprises the statutory development plan for Cheltenham up to 2031. A main objective of the CP is to "Conserve and enhance Cheltenham's architectural, townscape and landscape heritage both within and out of the town's conservation areas."

To that end

"Development will only be permitted where it would not harm the setting of Cheltenham including views into or out of areas of acknowledged importance..."

The Council will therefore seek to continue the protection of the town's setting and encourage its future enhancement through sensitively designed / located development... In doing so, the Council is mindful of the need to protect views into and out of areas of acknowledged importance such as conservation areas..."

The CP also addresses the issues of health and environmental quality, stating that "Development will only be permitted where it would:

a) not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality..."

In assessing the impacts of a development including any potential harm, the Council will have regard to matters including... potential disturbance from noise..."

The Environmental Noise Report supporting the application has errors and inconsistencies which fail to support its conclusions. These are all detailed and explained in the objection submissions from 46 King William Drive and 6 Shrublands.

There is nothing wrong with EGC's aims of increased profitability by providing more padel facilities that will undoubtedly advantage a developing sport. However, the benefit to the EGC and padel generally should not be given more weight than the equal importance of the sport of croquet, played by its neighbour, CCC, one of the world's oldest and most prestigious clubs. Although CCC is much smaller in terms of membership than EGC and run entirely on a voluntary basis, it not only hosts world championships but also welcomes and encourages participation in sport for all ages and abilities. The beneficial mental and physical aspects of the respective sports are equal for both clubs. The detrimental impact of the proposed construction however, both in terms of aspect and increased noise disturbance, is an unfair burden on CCC (where I am a member).

I request that planning application 24/01435/FUL be rejected.

Yours faithfully,

20 Shurdington Road, Cheltenham, GL53 0JD

5 Victoria Place  
Cheltenham  
Gloucestershire  
GL52 2ET

**Comments:** 26th November 2024

I am not a member of East Glos, but am a keen player of racket sports, and have recently played padel for the first time.

I understand from friends who are club members that the court are well over subscribed for use, and if more courts were available we could consider playing there.

I therefore support the application for more courts within the club grounds.

49 Princes Road  
Cheltenham  
Gloucestershire  
GL50 2TX

**Comments:** 19th September 2024

The work proposed at East Glos has been well thought through and the neighbours have been given all relevant information. The new structure will dampen the noise of the padel so will actually be of benefit rather than an issue. EG is on a large site, and the position of the courts is with a mind to cause the least amount of disruption for neighbours. In order to remain relevant and to continue allowing members and non members to participate in one of the fastest growing sports in Europe, growth has to be allowed to take place.

11 Blake Croft  
Cheltenham  
Gloucestershire  
GL51 0PR

**Comments:** 19th September 2024

The covered and new courts would be a huge asset to the premier rackets club in the South West of England. It would be a huge shame for these works not to be granted planning approval. A huge amount of time and effort has gone into this project in relation to the local neighbours / environment etc etc.

12 Greenhills Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9EB

**Comments:** 20th September 2024

I fully support the proposal to install a canopy over the current padel courts and build four new courts at East Glos, as outlined in application 24/01435/FUL.

East Glos is a very popular club and the introduction of padel courts has enhanced it further. Padel is a great way for all ages to stay fit and healthy and currently demand for courts outstrips supply. I walk to the courts to play and on my way I very rarely hear any noise from either the tennis or padel courts until I am in the club car park.

79 Andover Road  
Cheltenham  
Gloucestershire  
GL50 2TS

**Comments:** 20th September 2024

Support, more sport facilities for children in a fast growing sport with huge potential, aided child social development and child fitness and health.

Old Barn  
Sevenhampton  
Cheltenham  
GL54 5SW

**Comments:** 20th September 2024

I support this proposal, as there is a significant demand for sports facilities open to the public in Cheltenham, therefore allowing the expansion of an existing sports club is a valuable development in Cheltenham. As the demand for housing increases, it is important to ensure that the capacity for sports is able to keep pace with both increasing populations and new sports as they grow. Padel is one of the fastest growth sports in the UK, it is also very accessible to all kinds of people. Therefore the addition of courts, which can be booked by the public, as well as increasing the availability to club members is very important. The sport is very child friendly, but there are very limited options for children to be able to learn this sports, this is largely due to the lack of capacity especially of reasonably priced covered courts. It is important to have covered courts, as the balls get heavy in the wet, making it much harder for younger players to play. I have been a member of east glos club, as have my children, for a number of years and there is very little opportunity for play due to the high demand and few options. It is important to note that the cost of a padel court hire for a club member is very low compared to any other provision in the area, this makes it much more accessible.. For example, the typical cost of commercially owned padel courts is around £40 per hour and lawn fees for the croquet club are £80 on top of membership. This makes the extension of the existing padel



provision in East Glos a much more accessible way to play sport than many other options in the area.

I note that there are multiple objections to the scale of the structure, the proposed structure is not bigger than many of the houses surrounding the site, and much smaller than other buildings such as those found Cheltenham College, the hospital, Mead industrial estate and the church for the latter day saints, all of which can be found within a few hundred metres of the site. It should also be noted that the views of the surrounding countryside are extremely limited. The height of the structure is very important for the game, as it is a key skill to be able to hit very high lobs, therefore it would even be beneficial to allow for a higher roof height. The roof will also benefit some of the neighbours, as the sound of the existing courts will be partially contained by a covering, therefore it should probably be welcomed by those neighbours with sensitivity to sound. Perhaps encouraging the club to cover all of the courts and enclose some of the structure would be even better for the development. When considering sound we should primarily be considering the neighbouring houses, and the courts have been carefully sited to be a significant distance from these, and therefore could be no more of a nuisance than a busy road in a city.

There are many reasons why the developments are valuable, they allow more access to sporting facilities in the town, particularly for young people, and they have been carefully designed to ensure maximum benefit and minimum impact.

14 The Crescent  
Gloucester Road  
Cheltenham  
Gloucestershire  
GL51 8PF

**Comments:** 20th September 2024

As a playing member of East Glos, I write in support of the planning proposal. The introduction of Padel to EG has had a hugely positive impact to the club and its membership, encouraging much greater integration of the various memberships/racket sports.

The inclusivity nature of Padel has encouraged new players of all ages and fitness levels to start playing, including parents playing a fun new sport with their children. At a time where the NHS is in crisis, increasing sporting opportunities with such a wide inclusivity and the associated health benefits, should be fully supported and encouraged.

Fortunately, the factual surveys and any visits from inspectors will find that many of the exaggerated objections are not supported by factual evidence. A walk around the club and its grounds would certainly dispel the noise concerns, which is reflected by the noise survey.

The club and its hard working committee has carried out significant work planning this development and multiple consultations with the local community, fully aware of its responsibility to maintain the club's good relations in the community and in my opinion they could not have done more.

11 The Park  
Cheltenham  
Gloucestershire  
GL50 2SL

**Comments:** 18th September 2024

I retired in 2022, following \*\*\*\*\* I first played Padel, at East Glos, in September of that year. Due both to the excellent cardiovascular exercise from playing, and due to the great social aspects of the game, Padel has become a cornerstone of my retirement. Earlier in life, I had played both tennis and squash, but Padel is a much more accommodating sport for an aging body.

The principle problem currently is the supply/demand issue, due to the limited number of courts. As has been widely reported in the press, Padel is a fast growing participation sport. Admirably, East Glos offer significant of the available current court capacity on a Pay & Play basis to the local community.

I support the planning application and hope that the increased capacity through the extra courts can help more people to enjoy the many benefits of the sport.

51 Sandy Lane  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9DG

**Comments:** 20th September 2024

Padel is an amazing sport and really growing in the country, and the courts are always booked up immediately at East Gloucestershire club. It would be good if it could be played all the year round with covered courts, and more courts available for more people to play and be easily able to book a court, please approve the application. Many thanks.

84 All Saints Road  
Cheltenham  
Gloucestershire  
GL52 2HA

**Comments:** 1st October 2024

Dear Sir/Madam

I wish to object to PLANNING APPLICATION 24/01435/FUL for 2 main reasons:

1. The size of the proposed development i.e. over 11 metres high and made of fabric is totally inappropriate for the location. The East Gloucestershire Tennis Club is in the College Character Area within the Cheltenham Central Conservation Area and It is totally

out of context for these. It will be a blot on the landscape and will be clearly visible by anyone on the Cotswold escarpment.

2. I know that no-one is entitled to a view but It is a feature that many of the National and International players comment on when they come to the Cheltenham Croquet Club for Tournaments. It is even specified in the Cheltenham Borough Council Local Development Framework, Section 13, College Character Area Appraisal and Management Plan, July 2008, see Section 2.7 and Figures 8 & 9. It makes croquet players feel that they have a country setting rather than being in the town. The proposed development would block this view both from the Club House and Tea Room and from the majority of lawns. The Croquet Club is a heritage site and also stands in the College Character Area within the Cheltenham Central Conservation Area.

Yours faithfully

\*\*\*\*\*

84 All Saints Road  
Cheltenham  
GL52 2HA

Flat 13  
Aura House  
53 Oldridge Road  
London  
SW12 8PP

**Comments:** 3rd December 2024

Letter attached.

**Comments:** 1st October 2024

Letter attached

13 Belland Drive  
Cheltenham  
Gloucestershire  
GL53 9HX

**Comments:** 16th September 2024

Letter attached.

12 Brookway Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8HB

**Comments:** 4th October 2024

I wish to object to the proposal to cover the existing padel courts at East Glos and to build 4 more uncovered courts. My objections are principally on the grounds of noise and light pollution to nearby residents and neighbours (including the croquet club, of which I am a longstanding member). The noise and existing floodlighting are already presenting problems, as numerous earlier comments indicate. Furthermore, as far as I can see, there has been no assessment of the impact this noise and light..til 10pm and potentially beyond...has and will have on wildlife and specifically bats. This area of Cheltenham is a largely green oasis in a residential Conservation area, and the erection of a huge plastic canopy will be visible not only to neighbours but to anyone walking on the beautiful hills surrounding the town. It will be a prominent eyesore akin to the Eagle Tower.

The Croquet club and East Glos have a long history of first class sport, and Cheltenham is lucky to have them both. It would be very sad if development plans for one club were to have deleterious effects on the other. Croquet, particularly at the top level of competition that Cheltenham often hosts, is a very cerebral game , that requires strategic thinking not unlike chess. The loud, constant battery of padel balls on raquets and walls at close quarters is not conducive to promoting the level of concentration required to play our game well. I also fear that the enormous canopy structure so close to the croquet club lawns will lead to problems with the boundary hedges and court grass.

A large new padel facility is opening in Gloucester this weekend, and must surely meet some of the excess demand for padel courts that East Glos states gives rise in its proposal. It is clear from some of the supporting comments that some East Glos members are very keen indeed on padel, and would wish to play all day everyday if there were enough courts. Maybe the club should address this type of excessive demand by a fairer booking system that does indeed allow access to all.

Stone End Farm  
Churcham  
Gloucestershire  
GL2 8AA

**Comments:** 18th September 2024

I am writing to support this application.

I have studied the pre application advice, which contains a positive response from the Council.

The EG Sports Club have followed this advice to the letter.

I trust the Officers and Councillors will view this application objectively, will not be swayed by \*\*\*\*\* and will support this wonderful initiative on behalf of the residents of Cheltenham.

The Meadows  
Birchley Road  
Cheltenham  
Gloucestershire  
GL52 6NY

**Comments:** 17th September 2024

Planning Application For A Covering 3 Padel Court Structures for East Glos' Tennis Club/  
PA 24/01435/FUL

I write with objection to the above planning application.

I am a regular member of the adjacent Cheltenham Croquet Club (CCC) and believe that the proposed structure shall add to yet more noise that we already hear from the courts and the plans are not in accordance with the requirements for the College Character Area.

Cheltenham Croquet Club is situated next door to East Glos Tennis and is one of Cheltenham's largest and oldest clubs dating back to 1870 with a clubhouse built in 1913. It is situated within the College Conservation Area. The proposed plans would effect the views from CCC towards the Cotswolds Area of Outstanding Beauty (AONB) which are mentioned specifically in the Cheltenham Borough Council Local Development Framework, Section 13, College Character Area Appraisal and Management Plan, July 2008.

These Plans would have a severe negative impact on the view of the Cotswold escarpment from Old Bath Road, the CCC Clubhouse and from most of the club lawns.

CCC has hosted many championships including the World Championships in 2025 and European Championships in 2023. It also hosts many Corporate Events for local companies to enjoy over all seasons and the club is part of the local heritage.

The fabric structure to cover 3 Padel Courts is huge and would sit 11m in height and be right up to the boundary of Cheltenham Croquet Club, this is totally unacceptable to me and I would appreciate if an alternative plan could be addressed urgently.

Kind regards

\*\*\*\*\*

Address; The Meadows,  
Birchley Road,  
Cheltenham  
GL52 6NY

Beech House  
6 Greenhills Road  
Charlton Kings Cheltenham  
Gloucestershire  
GL53 9ED

**Comments:** 19th November 2024

I am writing to add my support for this application to erect canopies over the existing courts, put in noise barriers and build 4 new courts on the East Gloucestershire Club site on Old Bath Road. Since the initial application this revised application has gone even further to pacify its critics by changing the design of the canopies, thus making them less intrusive/ lower, and putting in noise barriers which, as the Environment Agency points out, reduces any noise pollution way below the required amount. The demand for Padel is enormous across the country and at East Gloucestershire club the current courts are at capacity and have been so for well over 12 months. There is a real need, therefore, for the club to continue to show its willingness to be agile in responding to the needs of the members and the wider public in Cheltenham. Finally, the health and well being benefits are well known. In conclusion, therefore, I would strongly urge the committee to pass this application.

145 Old Bath Road  
Cheltenham  
Gloucestershire  
GL53 7DN

**Comments:** 31st August 2024

1 Noise. There is already noise from the existing courts and even with noise baffles more courts will increase this ; and the roof may result in more reverberation of the sound channelling it out not up.

2 The cover/roofing will be unsightly and adversely affect the view to and view from the "Cleeve Hill" part of the AONB/National Landscape . The view out and up is a characteristic and well-known part of the Croquet Club which has been on the site for over one hundred years.

3 It is not neighbourly to impose the sight of and noise from these inessential structures on the neighbouring residents and users of the Croquet Club .

15 Eldon Road  
Cheltenham  
Gloucestershire  
GL52 6TX

**Comments:** 12th September 2024

I fully support this application.

I have been a member of East Glos for 8 years since retirement and use the existing Padel courts when possible. There is great difficulty booking a court due to its popularity

and extra courts would make a huge difference to the inclusivity for all aged players including the general public who can access the courts without the need for membership. Padel is a fun, sociable and energetic game and great for improving physical and mental health.

Covering the existing courts will make it possible to play in inclement weather, when it is almost impossible to play outdoor racket sports safely.

16 Shrublands  
Cheltenham  
Gloucestershire  
GL53 0ND

**Comments:** 20th September 2024

I'm writing to express my strong support for the additional padel courts and the covering of the existing courts at East Glos.

The application aligns directly with the UK Government strategy for improving public health by encouraging an active lifestyle and reducing the huge burden of chronic diseases associated with inactivity. The government has repeatedly emphasised the importance of addressing issues such as obesity and mental health through community-led initiatives such as this. The availability of additional courts makes padel more accessible and appealing to local people of all ages and fitness levels, promoting lifelong health benefits and reducing pressure on the NHS. Participation in racquet sports in particular has been shown to positively impact healthy life expectancy by more than any other sport.

The social nature of padel encourages a sense of community and the proposal creates more spaces for this locally, without the need get in the car and drive over to Gloucester or up to Elkstone.

I joined East Glos Racquet club last year to play padel after injury meant I couldn't play hockey, EG membership has had a hugely positive impact on both my physical and mental well-being. That being said, it would be remiss not to mention the difficulty in actually being able to book a court due to the popularity of padel! Courts are often booked out within minutes of being released, weeks in advance. The increased use of the courts to train our budding international players will only increase the demand.

I am disappointed to read the number of objections from the neighbouring Croquet Club, especially as there is such an opportunity for the two clubs to work together to create an inclusive sporting and social hub in an area where this is sorely needed. If committee members from either club are reading this, please take this as a plea to work together to provide a welcoming sporting destination with cross-club activities and engagement. Croquet has always struggled with accusations of being exclusive; partnering with East Glos could increase both their social inclusion and the participation rates.

Finally, I am writing this as Cheltenham suffers from another extremely rainy day, and I have had to cancel padel many times over our British summer. The covers are desperately needed and i offer my wholehearted support for all aspects of the application.

Many thanks for the opportunity to comment.

18 Fleckers Drive  
Cheltenham  
Gloucestershire  
GL51 3BD

**Comments:** 20th September 2024

I support this application, such a fun family sport that everyone can enjoy all year round.

18 Denman Avenue  
Cheltenham  
Gloucestershire  
GL50 4GH

**Comments:** 18th September 2024

I discovered eighteen months ago. I immediately became a regular player. As a result have reignited love for all racket sports after years of not playing.

Padel has been a fantastic addition to my life, not just because of the sport itself, but also due to the social connections it has fostered. I have made many new friends and have noticed significant improvements in my overall health.

One of the most rewarding aspects of getting into padel at East Glos has been seeing my family return to active sports. Several family members, who had not been active in any sport for years, have started playing again thanks to padel's social nature and relatively low-impact demands. My young children have also taken up the sport, which has been a wonderful way for us to stay active together.

In addition to the proposed new courts, covering the existing courts is a necessary step, especially as winter approaches. Not only will this allow us to play year-round, but it will also help reduce noise disturbance for those living nearby. Additionally, the demand for padel courts is so high that I've occasionally had to travel outside Cheltenham just to get a booking, despite now being a full member at East Glos.

East Glos is special because of its continued commitment to providing access to sport for non-members, which is how I first discovered padel. It's fantastic that the club encourages more people to get involved, and the proposed improvements would only enhance this further. We really need the extra courts!

I find it hard to understand why anyone would object to this application. Padel is a brilliant addition to both the club and the town, and we desperately need the extra courts to meet the demand from the growing number of players. These upgrades will ensure that more people, both members and non-members, can enjoy this amazing sport all year round.



19 Vittoria Walk  
Cheltenham  
Gloucestershire  
GL50 1TL

**Comments:** 19th November 2024

The East Glos Club have been even more considerate of their neighbours in their revised application.

The new covers for 3 existing courts will reduce the previous height concerns and the new addition of noise acoustic barriers will reduce well below the existing noise levels. This multi-purpose site has existed within the community for many years and benefits not just members but the public. The popularity of Padel is due to the substantial health benefits it generates to people of all ages. Also, the nature of the game has proven to reduce sporting injuries and help senior age groups maintain fitness levels that would not be possible with more high impact sports.

This application should be approved to benefit the community and maintain this facility as a leading racket's club in the country. The East Glos Club has carefully and respectfully submitted the planning to strike the right balance of addressing concerns and moving forward with their justified plans

**Comments:** 9th September 2024

I fully support the expansion of the East Glos padel courts and coverings which will enable the Club to continue providing a unique sports service to Cheltenham and surrounding area. The existing courts are not sufficient to satisfy the demand from both members and visitors. Additional courts plus the installation of a covering on the existing ones will greatly enhance the facilities, enabling more people to play and also in wet weather. Playing padel provides significant health and social benefits to members and the local community.

6 Meade King Grove  
Woodmancote  
Cheltenham  
Glos.  
GL52 9UD.

**Comments:** 19th September 2024

Dear Sir,

Please find my my comments below:

\* Cheltenham Croquet Club stands in the College Character Area within the Cheltenham Central Conservation Area.

\* The views from Cheltenham Croquet Club towards the Cotswolds Area of Outstanding Natural Beauty (AONB) are mentioned specifically in the Cheltenham Borough Council Local Development Framework, Section 13, College Character Area Appraisal and Management Plan, July 2008. See Section 2.7 and Figure 8.

\* The proposed development will have a severe, deleterious impact on the view of the Cotswold escarpment from Old Bath Road, from the Clubhouse and from most of the Lawns.

\* The Cotswolds are the largest AONB in England, Wales and Northern Ireland.

\* The East Glos Plan is not neighbourly and their submission does not fully disclose the visual impact of the proposed development on both Cheltenham Croquet Club and the neighbourhood.

\* The East Glos plan creates a nuisance impacting on the landscape.

Cheltenham Croquet Club is a heritage site. The clubhouse dates from the 1920s.

\* Any proposed development at East Glos should be sited as far as physically possible from Cheltenham Croquet Club to reduce and mitigate the impact on the neighbourhood. There is a large unused area of land on the northern side of their site which would be far more suitable.

Regards,

\*\*\*\*\*

6 Meade King Grove, Woodmancote, Cheltenham, Glos. GL52 9UD.

39 Century Court  
Montpellier Grove  
Cheltenham  
Gloucestershire  
GL50 2XR

**Comments:** 11th September 2024

As a local sports club ,open to all ages ,East Glos is very important to its over 2000 members The physical health benefits of regular exercise and the mental health benefits of a sociable club are evidence based.. Padel is of particular value as it is sociable(doubles only) easy to learn as an entry to racket sports.

As a medical professional , I strongly support this application.

Upper Coscombe House  
Upper Coscombe  
Temple Guiting  
GL54 5SB

**Comments:** 18th September 2024

As a recent member of the East Glocs Club, I can honestly say that membership of the Padel community has been transformational for me. It's a wonderful new sport, enabling people of all ages to play socially and competitively, supporting their physical and mental wellbeing and creating a community of likeminded people who enjoy the sport as well as each others company. I can't think of many things which could be better for the community - bringing people today to promote their overall health through a fun, new physical activity.

Given the ample space within the East Glocs grounds, the additional 3 courts is a harmless addition within the club itself but also to all those around the club. But it will add enormous benefits for the members as there is currently more demand than capacity -

more people can play more frequently ! Adding roofing to half the final number of courts will enable more playability year round and is a very pleasing, smart design to enhance the club.

Advancing a new and engaging sport for all ages, is surely what sports clubs are all about. Enabling more people to keep fit and healthy is a real benefit to the community and society as a whole.

20 St Philips Street  
Cheltenham  
Gloucestershire  
GL50 2BP

**Comments:** 19th September 2024

24/01435/FUL

1. The proposed structure is an overpowering monstrosity, right on the boundary of the beautiful, historic 150 year old Cheltenham Croquet Club. The sheer bulk is over-bearing and completely out of scale with the Cotswold Conservation environment and character of the Croquet Club. On grounds of Conservation alone this should not be allowed as it is contrary to the agreed policy.
2. The adverse visual impact of this proposed huge structure, if erected on the edge of the Croquet lawns, is out of keeping and an eye sore. This application shows no respect for its close neighbour's beautiful environment which it would destroy.
3. Cheltenham Croquet club has held prestigious World and European Championships. Visitors are clearly attracted to our beautiful Cotswold environment. If this enormous canvas tent/barn structure appears it would definitely impact the bidding success of future high level events. Cheltenham is also the choice for many national and regional tournaments, bringing in finance to help cover the costly maintenance of the 11 lawns to a high standard. If the club environment is spoilt the income decreases and could destroy the club. Revenue from tournaments is also generated for the town as hotels, restaurants etc are used.
4. If the tennis club want to erect this structure it could, and should, be better positioned so that it does not adversely impact its close neighbour. There is ample space for it at the far side of the tennis club. (I am aware that this was originally suggested to tennis club members who objected as it was seen as "ugly "and wanted it "put out of their sight" as much as possible! In fairness, most probably had and have no idea about the terrible impact on the Croquet Club. I'm also aware that a considerable number of tennis club members did not vote for this planning application to go ahead.
5. It would be a very sad legacy of our time if this were to be inflicted on Cheltenham's beautiful, historic Croquet Club and in doing so possibly destroy it forever.

\*\*\*\*\*

20 St Philip's Street  
Cheltenham  
GL50 2BP

117 Caernarvon Road  
Cheltenham  
Gloucestershire  
GL51 3LF

**Comments:** 19th September 2024

I support the planning application for a canopy over the existing padel courts, and the construction of 4 new courts at East Glos as detailed in 24/01435/FUL.

I have played tennis at EG for many years, and have seen the huge benefits to the club and community since padel was introduced there.

We are now a much more diverse club and appeal to a larger section of the community. Old; young; new to sport; not very fit; super keen. Anyone can walk onto a padel court and have fun immediately, which encourages them to continue. Finding a way to exercise that is enjoyable, leaves you wanting to do it more and more, and that you will be able to continue well into your old age is a valuable thing.

I am obviously keen for EG to get more padel courts, as the 3 we have are snapped up within seconds of being available on the booking platform. We would be able to accommodate more new members, and get more people playing on a regular basis.

I don't want to repeat all the benefits that many people have expressed more eloquently than I can, but just have a couple of points that don't seem to have been highlighted much so far.

- o with more courts it is likely that the more anti-social slots of 8am and 9pm will no longer be fully utilised. Members book these mostly because it is their only option to play, not through preference. This could improve things for our residential neighbours.
- o the direction the sun travels means that shade thrown up by the roof structure will almost always fall on the EG grounds and so should not cause issues for the grass on the croquet lawns.
- o with the acoustic measures proposed, it seems possible that noise travelling to nearby neighbours could be lessened even though more people will be playing

I appreciate there are many things to take into consideration, and am glad I am not on the planning committee. I hope though that it does not come down to the number of statements for and against. We can't be fully aware of the validity of the concerns raised by others, and thank you to those people who have to weigh everything up and make a decision that will have long lasting effects whichever way it goes.

\*\*\*\*\*

117 Caernarvon Road  
Cheltenham  
GL51 3LF

20 King George Close  
Cheltenham  
Gloucestershire  
GL53 7RW

**Comments:** 19th September 2024

20 King George Close  
Charlton Park  
Cheltenham  
GLOS GL53 7RW

19 Sep 2024

Dear Sir

Re: proposed Padel Courts:- East Glos Tennis Club

As a local resident and member of Cheltenham Croquet Club(CCC), I view with disappointment, the proposed siting of the large/high padel courts immediately adjacent the boundary with CCC. If these were sited at the North side of the EGTC there would still be the utility of new padel courts BUT with minimal impact on the aesthetics and views from CCC.

As an innovator, I usually resist the temptation to object, but the current siting of the proposed courts will seriously impact the croquet club, not for the better.

Yours sincerely

\*\*\*\*\*

45 Sydenham Villas Road  
Cheltenham  
Gloucestershire  
GL52 6EE

**Comments:** 19th September 2024

Letter attached.

11 Century Court  
Montpellier Grove  
Cheltenham  
Gloucestershire  
GL50 2XR

**Comments:** 12th September 2024

This structure is totally inappropriate in the College Conservation Area. In addition, the adjacent croquet club is a heritage site and would be degraded by such a large structure on the skyline.

Stockwell  
Stockwell Lane  
Cleeve Hill  
Cheltenham  
GL52 3PU

**Comments:** 27th September 2024

Letter attached.

15 Eldon Road  
Cheltenham  
Gloucestershire  
GL52 6TX

**Comments:** 20th November 2024

Planning & Consideration

We really appreciate the effort and careful consideration put into this Planning Application. In particular, acoustic panelling (noise mitigation), the lowering of the roof elevation, modern led lighting, are among some of the positive factors in the overall plans.

Inclusivity & Travel: Hundreds of local people are wishing to play the new sport of Padel. Increased courts will enable many more people to have access within the Cheltenham area. This means minimal travel for many residents resulting in a much smaller carbon footprint.

This sport is enjoyed by a huge age range, from children to adults to senior citizens (70s and 80s).

Health: Padel provides a great activity for physical and mental well being, including social options.

Safety: Covered courts (three) will allow more playing time in winter and inclement weather, reducing potential accidents for all ages.

Padel Tennis introduced in Cheltenham recently offers a great entry into the world of racket sports providing all round health benefits to multi generations of players. A wonderful addition for Cheltenham.

**Comments:** 10th September 2024

These are really important development additions, especially for the new sport of Padel tennis.

At present the existing 3 padel courts are very well used, providing exercise and well being for all age groups from young to seniors, a real family friendly sport. The associated social interaction is a big factor in providing mental and physical wellbeing for participants.

The 3 new doubles Padel courts (& 1 smaller single) will create greater opportunity for access to this wonderful and popular sport.

The addition of the 3 covered courts will allow safer play during adverse weather conditions, particularly in winter.

This is a great positive development helping health, fitness, well being, exercise and social interaction for a wide range of people of all ages.

I fully support this application.

43 Withyholt Court  
Charlton Kings  
Cheltenham  
GL53 9 BQ

[REDACTED]  
11th September 2024

Re; Planning Application ref. 24/01435/FUL

Dear Miss Payne,

I wish to express my disapproval and opposition to the above Planning application by East Glos Tennis Club.

My reasons are as follows;

1. Visual Impact. The application does not fully disclose the visual impact of the proposed development on both Cheltenham Croquet Club and the surrounding neighbourhood.

I consider that the proposal creates a visual nuisance impact on the surrounding landscape.

Cheltenham Croquet Club is situated within the College Character Area which is in the Cheltenham Central Conservation Area.

Furthermore, views from Cheltenham Croquet Club are mentioned in Cheltenham Borough Council Local Framework. (Section 13, College Character Area Appraisal & Management Plan, July 2008.)

Whilst not Planning Evidence, I would mention that Cheltenham Croquet Club is one of the oldest (if not the oldest) Club in the UK being formed in 1859 & I believe a "Heritage Site".

May I add that I am a Member of Cheltenham Croquet Club & do not wish to be "un-neighbourly" but feel that the proposed development could easily be sited on the northern part of the East Glos site where the visual impact would be more acceptable.

Yours sincerely,  
[REDACTED]



13 Belland Drive  
Cheltenham  
GL53 9HX

15th September, 2024

East Glos padel court planning application 24/01435/FUL

Dear Sir or Madam,

I have been a member of the Cheltenham Croquet Club for many years and am writing to object to the above proposal as it will have a very detrimental affect on my club and the area around the tennis club.

I have read through the planning proposal and related documents and on the whole I find them disingenuous:

I have found that one of the main statements (3.3), put forward to justify the expansion and covering of the padel courts is untrue. It is not true that the East Glos tennis club is the only place to have padel courts in Gloucester. There are courts at -

Cotswold Padel Club, Northleach

Riverside Sports and Leisure club, Gloucester

Padel Shift, Elkstone

Padel Shift, Daylesford Farm, Moreton in Marsh

The Padel Club is opening 9 courts at The Peel Centre, Gloucester next month. This is in an old Toys r us shop and looks far superior to the Gloucester tennis club.

There are many places one can play padel and more sites opening all the time.

The plans of the covered courts are not true to scale and seem intended to minimise the impact of the courts on the surrounding areas

## 4.0 Proposed Eye Level View

9 of 11



East Glos Club Padel Courts

In this mock up photograph there appears to be a very tall and I presume ancient tree that is taller than the canopy and a two storey long building protruding from the hedge. The tree is in fact a small flowering ornamental tree and the building a single storey short weather shelter.



This is a real representation showing the vast size of the padel courts in relation to the tree and shelter.

3.7. The proposed elevations and site plan can be viewed below:



In this diagram there is a very tall building on the left which I presume must be the Croquet Club house which is a low single storey small building and from this angle must be as small as the little building which are two storey houses on the other side of Old Bath Road.

The development is in the College Character Area Appraisal and Management Plan - July 2008 and completely blocks the view of the Cotswold escarpment.

ACTION CG7 states that "The Council will ensure that all development respects the important views

within, into and from the College character area. These views are noted but not exclusively identified on the Townscape Analysis map. The Council will ensure that these remain protected from inappropriate forms of development and redevelopment and that due regard is paid to these views in the formulation of public realm work or enhancement schemes in accordance with the Cheltenham Borough Local Plan.”

In conclusion, this planning application should be rejected as it has a detrimental effect on the environment and it is quite inappropriate to have such a huge structure on the proposed site. The East Glos.Tennis club has areas of unused land besides Charlton Park Drive and if the new courts have to be built with covers this is a more appropriate position. However, Padel courts are being built around Gloucestershire every year now and the need for more courts at the tennis club may be short lived.

Your sincerely,  
\*\*\*\*\*

**Dove House  
20 St Philips Street  
Cheltenham  
GL50 2BP  
Tel: [REDACTED]  
15th September 2024**

**Cheltenham Borough Council Planning Department**

## **Objection to Planning Application 24/01435/FUL**

### **Context**

East Gloucestershire Tennis Club and Cheltenham Croquet Club both lie within the Cheltenham College conservation area. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance'. Recognising this, action CG7 of the College Character Appraisal and Management Plan states that 'The Council will ensure that all development respects the views within, into and from the College character area'. Section 1.15 recognises 'The extensive green spaces of the Cheltenham College playing fields and Cox's Meadow are important open spaces'. These are enhanced by the open spaces of the Tennis Club and the Croquet Club. The Framework highlights 'views of the Cotswold escarpment are apparent from the extensive open spaces and long vistas' and recognises 'views of hills reinforce and enhance the spacious character of the area'.

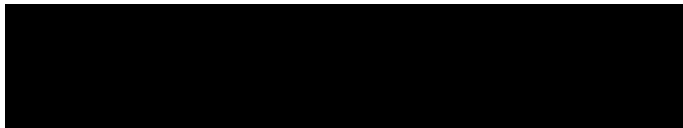
It is clear that the views and open spaces are fundamentals of the character and appearance of the College conservation area and should be respected by any development.

## **Objection**

As a member of Cheltenham Croquet Club and a citizen of Cheltenham I object most strongly to the padel court cover proposed by East Gloucestershire Tennis Club. The proposal under plays the size of the proposed structure and is dismissive of the impact on the environment and site where it is proposed. The height is stated as 10.8m but no details are provided for other dimensions and the elevations provided in the planning application are distant and not to scale, so difficult to relate to the surroundings. As a best estimate, to cover 3 padel courts with circulation space, the cover must be a minimum of 26m x 36m, almost 1000sq m. Such a structure on the boundary with Cheltenham Croquet Club is out of proportion with its surroundings and will totally dominate the scenario. However, the planning application 5.11 states the structure is of 'modest height' and 'would not be readily visible from publicly accessible areas' and goes on to say 5.12 it would have 'minimum impact on the open nature' of the site and 5.18 'would not appear incongruous'. Furthermore, 5.19 states the 'open character and significance of the Conservation area is not detrimentally impacted' and outrageously 5.21 states it would 'improve setting and significance'. This could not be further from the truth as the photograph below shows. This is the view from the Croquet Club clubhouse with the best estimate of the proposed structure superimposed.



There will be substantial impact on the Croquet Club, neighbouring housing and the Old Bath Road. The size, design and position of the cover are totally out of keeping with its surroundings and will obliterate views of the Cotswold escarpment from the Croquet Club clubhouse. At this point it is important to note that action CG7 of the College Character Appraisal and Management Plan states that 'The Council will ensure that all development respects the views within, into and from the College character area'. It is unbelievable that 5.28 states 'the scale and design of the development would not result in any impact to the amenity of users of the Cheltenham Croquet Club. If it is so important to have covered padel courts, surely the Tennis Club can find a location eg. close to the existing buildings, that does not have such a detrimental impact on the surroundings.



## INTRODUCTION

### 1 Cheltenham Croquet Club

Cheltenham Croquet Club is not only one of the earliest croquet clubs in England, it is also one of the best-preserved sporting grounds of the later 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Croquet was introduced to England in the 1850s, first codified in 1864 and then established in 1868, with its headquarters at the All England Croquet Club at Wimbledon, which later was to become the All England Lawn Tennis and Croquet Club. There was a close relationship between the two sports, with tennis eclipsing croquet prior to a revival in the game and the foundation of the United All-England Croquet Association in 1896. Cheltenham Croquet Club was founded in 1869, with competitions held in Montpellier Gardens, and clearly developed in close relationship to the tennis club. The clubhouse, built in the early 1920s, is a well-preserved example of a type of building – taking its design ultimately from temporary military buildings built from the 1850s and related ornate structures such as Bisley Shooting Ground – prefabricated softwood construction, boarded cladding inside and out, iron tension bars to allow clear headroom given the low eaves, and – a very rare survival – original lockers.

Croquet and tennis clubs have not been subject to any systematic national survey, unlike for example lidos, but reference to the many publications produced after the launch in 2004 of the *Played in Britain* series demonstrates that it is a rare survival in a national context. It does, moreover, form part of a leisure and sporting landscape in Cheltenham that includes the playing fields and related structures at Cheltenham College, the later College Baths of 1880 and the Sandford Parks Lido opened in 1935; the latter was built as an integral part of Sandford Park and a 'green wedge' extending eastwards towards the Cotswolds. In addition to its ambitious parks programme, Cheltenham Corporation also extended the recreational area of the town into the surrounding Cotswolds at Leckhampton Hill from the 1880s and Cleeve Hill in the 1920s.

This open character, with views towards the Cotswolds, is an important characteristic of this site. The clear sense remains of how this site was intended also to have an open aspect southwards and westwards, with late Victorian villa and terrace architecture dominant and some glimpses of earlier villas.

### 2 The Croquet Club as a Heritage Asset

It is concluded that the Cheltenham Croquet Club – meaning the clubhouse of 1922 in the setting of the croquet lawns – is a heritage asset. This is defined in the National Planning Policy Framework (NPPF) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'.



Historic England's Advice Note on *Statements of Heritage Significance*<sup>1</sup> sets out the definitions of heritage interest (archaeological, historic and architectural and aesthetic) used in the National Planning Policy Framework. These equate to three of the values (evidential, historic and aesthetic) used to define 'the heritage significance of a place' in Historic England's *Conservation Principles*, which has no formal status in planning policy but has since its publication in 2008 been used in Conservation Management Plans and other strategies and plans for management for the historic environment. The NPPF omits Communal Value, which can also be defined as People Value: using the latter extends beyond simply an expert judgement of significance to understanding how people value the historic environment for a diversity of other factors such as its sense of place, distinctiveness and its memories. The significance of the clubhouse and its setting can thus be summarized as:

**Evidential Value** The clubhouse is on available information the best-preserved example of a croquet clubhouse in England, and one of the best sporting clubhouses in terms of the survival of its exterior and internal features - the latter including lockers, internal walls and award boards – to have survived from pre-1939.

**Historical Value** The clubhouse in its setting illustrates the character of a sporting landscape within a suburban setting.

**Aesthetic Value** The clubhouse has a simple but appealing aesthetic, its character being typical of the many hundreds of clubhouses built for playgrounds in the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

**Communal or People Value** The croquet club is a little-known but integral part of the well-used sporting landscapes, including the lido and the tennis club, that extend eastwards from Cheltenham.

### 3 Planning context

It is sited in the Central Conservation Area, which was designated in 1973. Conservation areas, which were introduced in 1967 by the Civic Amenities Act, are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Local authorities have to pay special regard to preserving or enhancing the character or appearance of conservation areas.<sup>2</sup>

The National Planning Policy Framework (NPPF) places good design, the enhancement of local distinctiveness, landscape character and conservation of the historic environment at the heart of

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<sup>1</sup> Historic England Advice Note 12, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

<sup>2</sup> Planning (Listed Buildings and Conservation Areas) Act, 1990 sections 69 and 72.

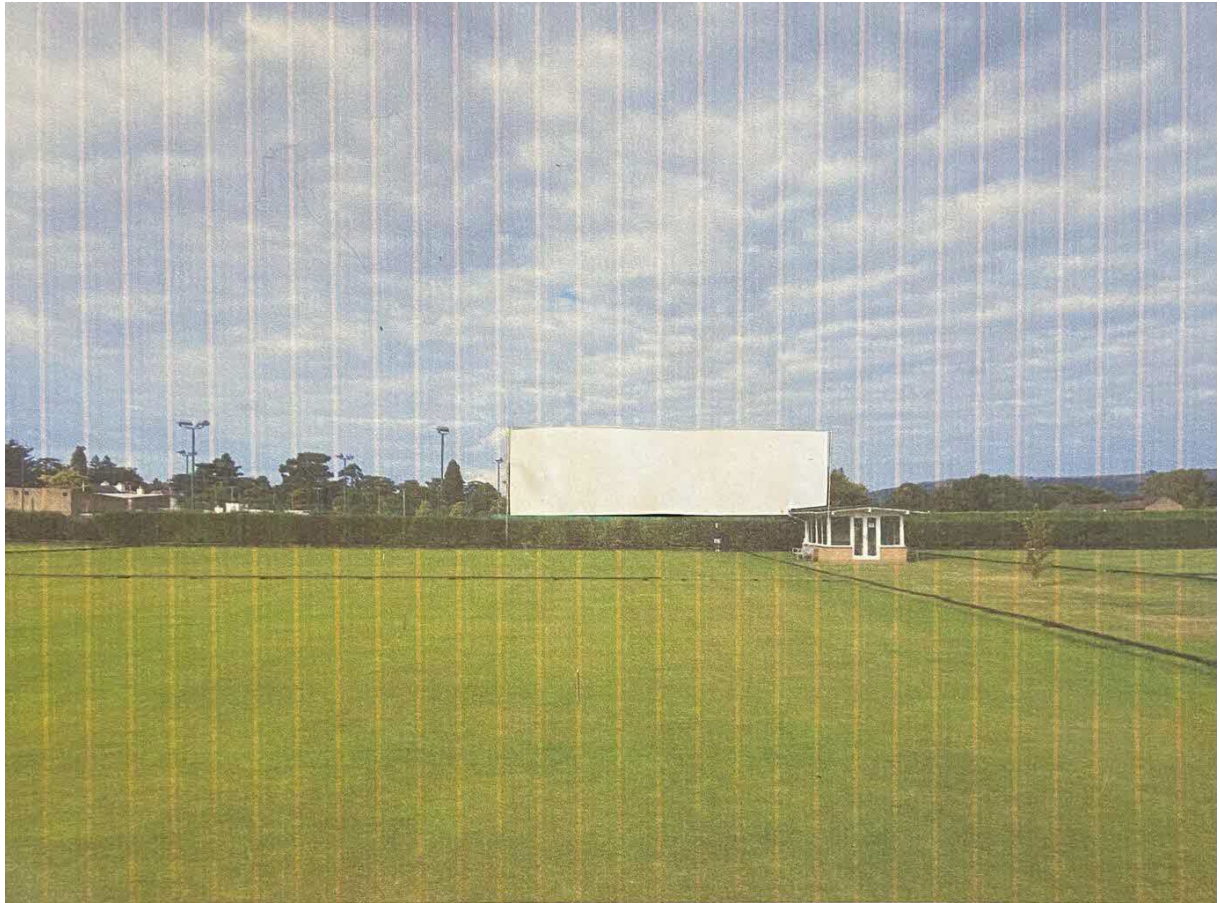


sustainable development and good planning. The NPPF stresses the importance of seeking economic, social and environmental benefits as core to the delivery of sustainable development, the appropriate conservation of heritage assets forming one of its core planning principles, and its policies are a material consideration in all planning applications. In delivering these objectives, it encourages positive improvements in the quality of the historic environment, high quality design and the conservation of heritage assets and their settings in a manner appropriate to their significance. The historic environment is addressed more broadly within Section 12 (paragraphs 189 to 208).

Understanding the significance of designated and non-designated heritage assets, and the contribution of their setting, is fundamental to weighing the effect of any application. The more significant the heritage asset, the greater the weight that should be given to its conservation and the amount of detail provided in an application, including clear and convincing justification for any harm to significance and any public benefits that may outweigh that harm. Significance derives not only from a heritage asset's physical presence, but also from its setting, which is defined in the National Planning Policy Framework as 'The surroundings in which a heritage asset is experienced ... (which) ... may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. The Historic England Guidance *The Setting of Heritage Assets* (2<sup>nd</sup> edition, December 2017, 4) states that 'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance'.

### 5 Impact on the setting

Padel Courts are proposed for the northern boundary of the croquet lawns, which seen from the central part of the lawns will be imposing in scale, as set out below.



## 5 Impact on the setting

The proposal for the Padel Courts will have a harmful impact on the way that the croquet club is experienced and appreciated, including as a heritage asset. In summary, it results in a solid elevation that imposes on views northwards towards the Cotswolds, and will undermine a sense of the clear aspect from Old Bath Road, the Clubhouse and the grounds as a whole towards the Cotswolds and the varied planting around the 19<sup>th</sup> century housing on its western side. The views towards the Cotswolds Area of Outstanding Natural Beauty (AONB) are mentioned specifically in the Cheltenham Borough Council Local Development Framework, Section 13, College Character Area Appraisal and Management Plan.

## Conclusion

In conclusion, the proposal will have a harmful impact on The Central Conservation Area and what we regard as a heritage and community asset. Its impacts can simply be mitigated by removing it into the East Gloucestershire Club, in which its impact will be far less harmful.

**Dove House  
20 St Philips Street  
Cheltenham  
GLS0 28P**

**15th September 2024**

**Cheltenham Borough Council Planning Department**

**Objection to Planning Application 24/01435/FUL**

**Context**

East Gloucestershire Tennis Club and Cheltenham Croquet Club both lie within the Cheltenham College conservation area. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance'. Recognising this, action CG7 of the College Character Appraisal and Management Plan states that 'The Council will ensure that all development respects the views within, into and from the College character area'. Section 1.15 recognises 'The extensive green spaces of the Cheltenham College playing fields and Cox's Meadow are important open spaces'. These are enhanced by the open spaces of the Tennis Club and the Croquet Club. The Framework highlights 'views of the Cotswold escarpment are apparent from the extensive open spaces and long vistas' and recognises 'views of hills reinforce and enhance the spacious character of the area'.

It is clear that the views and open spaces are fundamentals of the character and appearance of the College conservation area and should be respected by any development.

## **Objection**

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There will be substantial impact on the Croquet Club, neighbouring housing and the Old Bath Road. The size, design and position of the cover are totally out of keeping with its surroundings and will obliterate views of the Cotswold escarpment from the Croquet Club clubhouse. At this point it is important to note that action CG7 of the College Character Appraisal and Management Plan states that 'The Council will ensure that all development respects the views within, into and from the College character area'. It is unbelievable that 5.28 states 'the scale and design of the development would not result in any impact to the amenity of users of the Cheltenham Croquet Club. If it is so important to have covered padel courts, surely the Tennis Club can find a location eg. close to the existing buildings, that does not have such a detrimental impact on the surroundings.



5 Charlton Park Gate,  
Cheltenham  
GL53 7DJ

The Planning Dept,  
Planning Dept,  
Cheltenham Borough Council,  
PO Box 12,  
Municipal Offices, Promenade,  
CHELTENHAM  
PO501 PP  
14<sup>th</sup> September 2024

**New Padel Courts at East Glos Club (Ref: 24/01435/FUL)**

I have lived at the above address adjacent to the South East corner of the Croquet Club and therefore within a short distance of the East Glos Club for over 25 years.

Over the past 2 years or so I have been increasingly disturbed by a constant pounding sound for many hours at a time particularly on summer evenings and from early morning to late evening at weekends. When I would like to relax, I found myself agitated. I feel there is no respite.

This noise means that I spend less time outside in my garden or even have my windows or patio doors open.

I certainly do not want the level of this interference to be increased.

Yours faithfully



fox grove,

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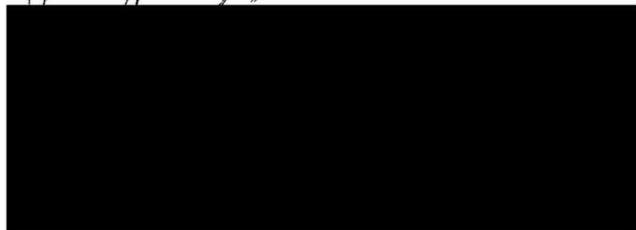
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**Cheltenham Croquet Club**

**Objection to Planning Application 24/01435/FUL**

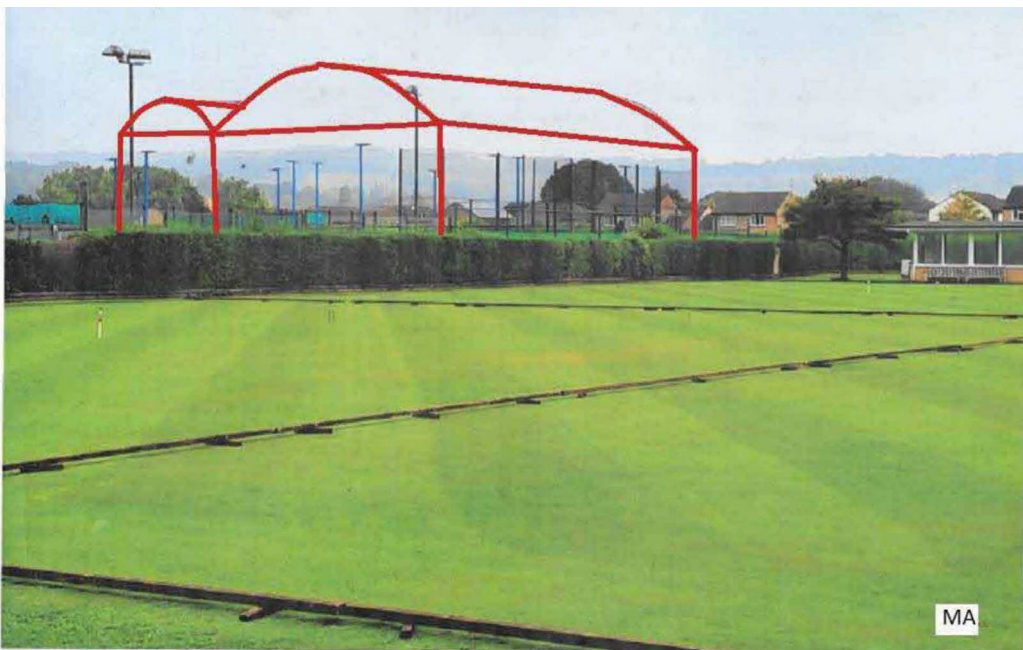
**1 Introduction**

Cheltenham Croquet Club, is one of the largest and oldest croquet clubs in Britain. It is the next-door neighbour of the East Gloucestershire Club, which is also situated on Old Bath Road. It is one of Cheltenham's heritage sites, a site of importance. The club was first formed in the early 1870's, and the club house was built in 1913. The club has hosted various major championships, including the 2005 World Championships and the 2023 European Team Championship. It has 194 members of all age groups from 8 to 95, hosts 18 visiting teams and 14 open events. The offices of Croquet England are located within the club's grounds; this is a charitable Incorporated organisation, previously the Croquet Association founded in 1897.

The club lies within the College Character Area of Cheltenham, which falls within the town's Central Conservation Area. We note that the College Character Area Appraisal & Management Plan (July 2008) acknowledged in Section 2.7 that "despite the surrounding development, views of the Cotswold escarpment were apparent from the extensive open spaces and long vistas, and also over roof tops and in gaps between buildings - particularly to the north and east of the area. Such views are enhanced because of the rising level of the land in the south. These distance views create a rural connection between the countryside and urban area. Views of the faraway hills in turn reinforce and enhance the spacious character of the area and provide a rural backdrop for some of the set pieces of architecture, such as Thirstaine Hall and the Victorian Cheltenham General Hospital building." Figure 8 of that document shows a photograph taken from Old Bath Road that illustrates the view of the Cotswold escarpment with the croquet club car park in the foreground.

This photograph was taken from the front of the clubhouse looking NE in the approximate direction of the 321m Cotswold high-point at SO399223. It includes an overlaid outline of the proposed

View of padel canopy structure from Croquet Club clubhouse





padel court structure. **It can be seen that the structure would completely obscure a large section of the view of the Cotswold escarpment.** The elevation of the top of the structure is approximately 6° from the clubhouse viewpoint, whilst that for the Cotswold high-point is less than 3°. For a comparison, the hedge is 1.8m high and the existing lighting posts are approximately 8m tall, to be compared with the padel court structure height of about 11.0m. An observer would need to be more than 200m away from the structure for the Cotswolds to be just visible above the apex.

It is a huge structure, approximately 36 metres wide by 28 metres deep (a plan area of 1008m<sup>2</sup>, about ¼ of an acre). It is 6 metres high at the eaves and 11 metres at the peak, equivalent in appearance to a large four-storey building. The proposed structure is located with one side running along the boundary between the East Glos and Croquet Clubs. Such a large, modern structure appears nowhere else in the College Conservation Area.

By way of comparison, this is the view of the proposed development that was sent by East Glos to its members. The opinion of the Croquet Club Committee is that this seeks to minimise the visual impact of the proposed development on the surrounding environment.



## 2 Statement of Objection

**The Cheltenham Croquet Club, represented by its Executive Committee, is opposed to the construction of a covering structure for three padel courts at the East Glos Tennis Club because such would not be in accordance with the special conservation requirements for the College Character Area in which both clubs are situated.**

The Appraisal and Management Plan (AMP) for this area dated July 2008 states that *its purpose is to achieve the preservation and enhancement of the College Character Area's special historical element and appearance (p1).*

More specifically, under Development Control Proposals, **1. Control of Development** (p. 35) it states that new development should preserve or enhance the character of the area, **including impact on views.**

It goes on to elaborate on this under 7. Setting and Views (p. 38) as follows:

*The setting of the College character area is very important. Any proposals for development will be required to demonstrate how the setting and long distance views, into, from and within the character area have been taken into account. The important views are identified on the Townscale Analysis Map. The Council will seek to ensure that all development respects these important views.*

***ACTION CG7:** The Council will ensure that all development respects the important views within, into and from the College character area. These views are noted but not exclusively identified on the Townscale Analysis map. The Council will ensure that these remain protected from inappropriate forms of development and redevelopment and that due regard is paid to these views in the formulation of public realm works or enhancement schemes in accordance with the Cheltenham Borough Local Plan.*

The important views, or key vistas as they are called on the Townscale Analysis Map (Fig. 1 in the AMP), are shown by blue arrows, several of which point from the Old Bath Road, which forms the western boundary of both the Croquet and East Glos clubs, towards the Cotswold Escarpment. Furthermore, (as stated above) Fig. 8 in the AMP, which serves as an example of such a view, has been taken from Old Bath Road overlooking the car park of the Croquet Club.

The Cotswolds are a National Treasure. They were designated an Area of Outstanding Natural Beauty (AONB) in 1966 in recognition of its rich, diverse and high-quality landscape. It is the largest of 46 AONBs in England, Wales and Northern Ireland, and the second largest protected landscape in England after the Lake District. Areas of Outstanding National Beauty, part of a family of protected areas recognised and classified by the International Union for the Conservation of Nature (IUCN) throughout the world. AONBs and National Parks in England and Wales fall into Category V –Protected Landscapes. AONBs are designated in recognition of their national importance and to ensure that their character and qualities are protected for all to enjoy. The escarpment face, interrupted by a series of major valleys and embayments, creates dramatic relief features and local interest: a distinctive and dramatic landscape. The combination of its elevation, and the steep slopes rising from the lowlands, make it a highly visible feature and is therefore very sensitive to change, particularly where change introduces built elements within the landscapes, that would interrupt views into and out of the AONB. The setting of the AONB is particularly important.

The current Cotswolds AONB Landscape Strategy and Guidelines, on its website, note the potential impact of development, including changes due to leisure, onto or towards the lower slopes of the Escarpment approaching Cheltenham (LCA 2D).

As an old and prestigious club ourselves, we do appreciate the East Gloucestershire Club's need for sustainability and we appreciate that like croquet it contributes to the wellbeing of all age groups. We feel, however, that their site is in a Conservation area, and in the setting of an important AONB, and as such the area has a special character that is worth protecting.

Cheltenham Croquet Club is of the opinion that this development, when viewed from the croquet club, as illustrated above, would unfortunately technically be of harm, creating a nuisance, impacting the landscape in its widest sense, and the conservation area. It would interfere with the use and enjoyment of their neighbour's land i.e. the croquet club. The proposed structure covering the padel courts will be highly intrusive.

Furthermore , it should be noted that the Environmental Noise Report forming a part of the Application is significantly in error, and has drawn conclusions that are not supported by the evidence presented in the report.

It should be noted that

1. The evidence cited in the report shows that the three existing padel courts cause significant noise nuisance within Cheltenham Croquet Club, and that, contrary to the conclusions of the Environmental Noise Report, this will be materially worse in terms of extent within Cheltenham Croquet Club grounds, as a result of the proposals.
2. The report does not apply the correct criteria when drawing conclusions on the impact of the noise. First, the noise report relies on a report from Sport England on the noise from Artificial Grass Courts, which is clearly not a comparable noise source. Secondly, the Sport England guidance itself relies on a World Health Organisation document, which states that it is necessary to take into account the nature of the noise. Therefore, the appropriate criterion should be the maximum noise levels, not the average levels which the Noise Report has used in its impact assessment.
3. When approval for the existing courts was given, there was no local experience of the noise nuisance caused by Padel. It was assumed (incorrectly) that it would be little different from lawn tennis and therefore no objection was raised. We now know that this is not the case, and the club suffers considerably from the repetitive percussive noise from the Padel courts adjacent to the croquet lawns.

### 3 People Value Statements

The following leading figures in the world of croquet have provided these statements.

#### *Robert Fletcher, World Champion 2013*

English croquet clubs are steeped in rich history, and Cheltenham is no exception. The club's historic status, combined with its beautifully preserved setting, is one of the reasons why I, and many others, relish competing at this venue. The view from the clubhouse is a significant part of the overall experience, offering a serene and uninterrupted backdrop that complements the Cheltenham Croquet Club's heritage and embodies the deeper held traditions of croquet clubs in England.

It would be disappointing to see this iconic view altered, as it could diminish the unique character and atmosphere that makes Cheltenham so special.

I hope my sentiments can contribute to preserving the rich history of the Cheltenham Croquet Club for the benefit of posterity.

#### *Stephen Mulliner, World Champion 2016*

My name is Stephen Mulliner. I began playing croquet in 1975 and have played at international level for the last 42 years. I first played at Cheltenham Croquet Club in the 1977 Men's Championship and my most recent visit was to compete in the 2024 Association Croquet Open Championship in July 2024.

I have read the Club's planning objection and wholeheartedly support its comments on the importance of the long views of the Cotswolds to the north-east which are specifically identified as an important feature of the College Character Area in the 2008 Appraisal and Management Plan.

#### 4 Conclusion

The Cheltenham Croquet Club, represented by its Executive Committee, and with the full support of its membership, is strongly opposed to the construction of a covering structure for padel courts at the East Gloucestershire Club because such would not be in accordance with the special conservation requirements for the College Character Area in which both clubs are situated.

The increased use of the existing courts and the proposal to build additional courts will add significantly to the noise nuisance from padel play which is currently experienced within Cheltenham Croquet Club.

Therefore, we ask that the Planning Application be rejected.



Secretary  
Cheltenham Croquet Club  
Old Bath Road  
Cheltenham  
GL53 7DF

Planning: Place and Communities,  
Cheltenham Borough Council,  
PO Box 12,  
Municipal Offices,  
Promenade,  
Cheltenham  
GL50 1PP

Brookfield House  
2 Brookfield Road  
Churchdown  
Gloucester  
GL3 2NZ

For the attention of Miss Michelle Payne

1a<sup>th</sup> September 2024

Dear Sir

**Planning Application 24/01435/FUL**

I have been a member of Cheltenham Croquet Club since 2016; I became the Secretary in April 2019, and have been a member of its' Executive Committee since that time.

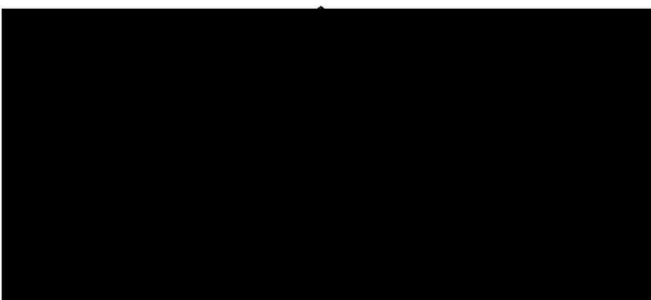
I have been involved with the Planning Applications for Padel courts in both 2020 and 2024. The Croquet Club raised no objection to the 2020 application because the understanding at that time was that there would be little difference between the disturbance caused by tennis and that by padel. How wrong we were. The present padel courts are used from 8am to 10pm, and there is constant disturbance, both from the percussive noise from ball hitting bat and sidewall, and perhaps worse the shouts and screams and swearing that emanate from the padel courts.

However, the 2024 application raises the possibility of an enormous building - plan area of about 1000m<sup>2</sup> (nearly ¼ acre) and height about 11m - higher than the roof of a two-storey house. This to be placed on the boundary between the Croquet Club and East Glos Club. Even worse, this will obliterate much of the view from the Croquet Club of the nearby countryside and the Cotswolds. I know that normally there is no "right to a view" in planning terms, but this proposal is in direct contravention of the Cheltenham Borough Council's stated objective in their "Local Development Framework" for the College Character Area of the Cheltenham Central Conservation Area.

***ACTION CG7: The Council will ensure that all development respects the important views within, into and from the College character area. These views are noted but not exclusively identified on the Townscape Analysis map. The Council will ensure that these remain protected from inappropriate forms of development and redevelopment.***

For myself, one of the greatest benefits of playing at the Croquet Club is the setting with marvellous views of the countryside with the Cotswolds in the distance. This will be destroyed by this proposed structure.

Yours faithfully



## Introduction

There are two areas I would like to raise objections to the proposed development at East Glos Club, the first is the content of the application and supporting documents (which has, I believe, a number of at least inaccuracies, which of course aid the East Glos Clubs case for approval) and the second are objections to the development itself.

To declare an interest: I state here that I am a member of the Croquet Club.

## East Glos Club Proposal

There are a number of inaccuracies and assertions without evidence within the East Glos Planning Application, the ones I have though worthwhile pointing out are:

- 1) The proposal erroneously states (in section 3.3) that "...at the moment there are only 150 padel courts in the UK at 66 venues and there is only one padel facility in Gloucestershire, at the East Glos Club.", however this appears not to be true as the Lawn Tennis Association web site has an interactive map which shows 3 other clubs in Gloucestershire, they are:
  - Padel Shift - Elkstone Studios, Cheltenham, Gloucestershire, GL53 9PQ (2 outdoor courts)
  - Cotswold Padel Club, Northleach, Gloucestershire, GL54 3AP (2 indoor courts)
  - Padel Shift - The Club by Bamford, Moreton-in-Marsh, Gloucestershire, GL56 0YG (2 outdoor courts)

They all appear to have working websites that I could book a court at. There are more other courts in Gloucestershire than the East Glos Club currently has. They are over stating the lack of padel courts in Gloucestershire.

- 2) The dimension of the ridge at 10.8m is 1.9m higher than the LTA's minimum guidance for height above the padel net (see: <https://www.lta.org.uk/4ad2a4/siteassets/play/padel/file/lta-padel-court-guidance.pdf> and <https://www.lta.org.uk/4ad2a4/siteassets/play/padel/file/lta-padel-court-guidance.pdf> - 8m + 36 inches). Also as the second canopy ridge is much lower (at least in the pictures provided) then the height of 10.8m for the highest ridge must be a design decision made (or at least approved) by the East Glos Club rather than a necessity, or both canopies would be the same height.

There is no evidence that this enormous height is required, this is only an assertion by the East Glos Club. 10.8m is higher than standard UK 4 storey flat roofed house (they have 2.3m minimum floor to ceiling rooms, see <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard>).

- 3) The application states that the application is exempt from "Biodiversity net gain" as it is below 25sqm. There are two problems with this, firstly, as each double padel court is 200sqm in area both the new covering and the new padel courts are MUCH bigger than

25sqm. Secondly it ignores the second requirement which about impacting "on less than 5m of linear habitat" (see <https://www.gov.uk/guidance/biodiversity-net-gain> ), and as it borders a long standing hedge that separates the East Glos Club from the Croquet club this needs to be taken into consideration.

- 4) Section 5.10 of the application states: "Due to the location of the padel courts, the canopy can only be positioned in this location on the site", clearly there are other locations within the clubs ground that could be used.
- 5) The application states that hours of opening are not relevant to this application, surely this is not correct. I'm sure that if the new padel courts were only available until 6pm there would be fewer objections from nearby residents.
- 6) The "Planning and Heritage Statement" states that "It must also be considered that as the proposals are located within the centre of the tennis club site..." (section 5.3) this is patently not true. The whole East Glos Club site is approximately 177m by 189m with the proposed development being approximately 57m by 50m and being placed against the boundary with the croquet club, as opposed to say 30m away. This would appear to be meant to mislead the reader to the real position of the development.
- 7) The "FLOODLIGHTING\_STRATEGY\_AND\_LIGHT\_SPILL\_ANALYSIS" does not appear to address/identify/quantify the light spill problem from the 4 new courts. The 3D view at the end of the report would appear to show no light spill, which cannot be the case as the courts wall are not opaque.

As there will be more lights there, than currently, there will be more light spill. Also the courts (and therefore the lights) are closer to the residents on the east boundary of the club. Using the inverse square law to determine how much brighter the light would be as they are closer, it would mean for the nearest residents to the new courts there will be an increase of approximately 2.8 times brighter light spill.

See picture below taken: 17<sup>th</sup> September 2024 of the light spill into the Croquet Club. As can be seen there is quite a lot of light spill - and that is with a hedge in the way of the current lights. The total light spill will consist of light from the new courts and some, reduced, light from the current courts.



8) Another inaccuracy in the Planning Statement is that it states: "Furthermore, notwithstanding its location within the Conservation Area, there are no significant buildings nearby listed as heritage value." That is of course apart from the 2 grade II listed buildings: 101 & 103 Old Bath Road that are approximately 36 meters from the East Glos Club. The East Glos Club then go on to use the inaccurate statement to justify why the development "would not create any detrimental harm"

9) Another unproved assertion that the East Glos Club make is about economic benefit to the community, in the statement:

"Moreover, increasing the number of padel courts to respond to the increasing demand for the sport provides social and economic benefits for the community and a local business.

There is no evidence presented that there will be any economic benefit to the community, in fact the planning application form states that there will be no increase in staff at the Club –which is only way I could see that there would be any meaningful community economic benefit.

## Statement of Objection

I have two objections to the East Glos Club proposed development, they are:

- Being inappropriate for the landscape;
- Being sited inappropriately with respect to a neighbour.



## The Landscape

The development of the covered courts does not fit into the landscape.

It is impossible, in my opinion, to justify how a large green space in Cheltenham (which has been there since at least 1833 –so East Glos Club state and probably before 1820, see [https://www.cheltenham.gov.uk/downloads/file/3170/13\\_-\\_college](https://www.cheltenham.gov.uk/downloads/file/3170/13_-_college) ) stretching from Cox’s Meadow up to and including the croquet club does not impact in a significant way upon the landscape of the area.

The proposed canopy would be the highest structure in the large green space. There are no other buildings similar in design or scale nearby. To allow the development to proceed would seem to be against Action AG1 in the “College Character Area Appraisal and Management Plan” (see reference above) which states:

“ACTION CG1: The Cheltenham Borough Local Plan states that new development shall preserve or enhance the character of the conservation area. The policies of the Local Plan set out a general approach to the consideration of planning and related applications for development in conservation areas –they cover a range of issues including:

- new build
- extensions
- loss of green space
- impact on views
- demolition

In applying Local Plan policies, the Council will use the assessment of character set out in the appraisal accompanying this Management Plan as a basis for establishing the important aspects of context.”

Comparing the footprint size of the club house to the proposed canopy:

- Club house: 874m<sup>2</sup> (approx)
- Padel court canopy: 958m<sup>2</sup> (approx)

The proposed padel court structure will have a greater footprint and be higher than the current club house, which underlines the fact that this proposal is not in keeping with the area.

In addition, the Management Plan identifies a number of “Key issues” one of these is “Settings and views” and states in sections 4.11 & 4.12:

“The view continues to an extensive panoramic view of the Cotswold escarpment, which wraps around the northern and eastern sides of the character area.”

and

“The extensive open space of Cox’s Meadow and the College playing field to the south enables extensive distance views of the Cotswold escarpment to be seen from Old Bath Road. These views convey a sense of enclosure around the urban area.”

Underlining the point that views of the Cotswold escarpment (example shown in figure 1 in the management plan) are particularly important to this area of Cheltenham, so allowing a building

of a structure that would obscure any (let alone a significant part) of the escarpment would seem to be against the Management Plan of the area.

I also note from the Management Plan that the East Glos Club building is viewed as a “Significant negative Building/space” –I cannot see how allowing the development to go ahead would not add another blot to the map.

What would be the point of having a management plan for the College area and not following its guidance.

## The Neighbour

The neighbour I’m referring to is the Croquet Club. The proposed development of the covered courts is being placed on the boundary with the Croquet Club. The height of the Canopy is 10.8m –it is the equivalent height of a 4-storey building this will produce an overbearing structure that is significantly out of proportion with its surroundings.

The canopy structure will significantly impact the “protected views” from the Croquet Club of the Cotswold escarpment.

The East Glos Club have, in their application, continually underplayed the size and impact of the canopy with no evidence and only assertion, for example:

- Section 5.11: “modest height” –it is as high as a 4-storey building
- Section 5.12: “it would have a minimum impact on its open nature and its siting and design would preserve this” –it is enclosing a large area and interrupting protected views
- Section 5.14: “It can be concluded that the design of the proposed development is appropriate to its location...” –there is no evidence and no precedent for this development
- Section 5.17: “whilst appearing as a suitable scale nearby the clubhouse facilities to the north-west” –it is bigger
- Section 5.18: “The scale, design and siting of this canopy has ensured that the development would be in keeping with the design and scale of the buildings nearby” – the ONLY building of a similar scale, in the neighbourhood, is the club house itself
- Section 5.19: “further ensuring the open character and significance of the Conservation Area is not detrimentally impacted” –How could enclosing 958m<sup>2</sup> in a 4-storey high structure NOT detrimentally impact the “open character” of the area?

## Conclusion

The East Glos Club have not made an irresistible case to build the canopy structure, and the Planning Application should be refused.

20 Kg Arthur Close  
Charlton Park  
GL53 7EX  
19 Sep. '29

Dear Sirs

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I would like to object to the above proposal. The noise from people playing padel & thumping of the ball can be clearly heard most nights with the three courts already erected. Six courts would be severely loud & indeed would disturb nearby residents even more. Plus the unsightliness of the roof, close proximity to houses, would be a great problem too. Great idea but should be located on a purpose-built site away from residential areas.

Yours faithfully

[Redacted signature]

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Address - 23, Arden Rd, GL53 0HG

Tel

The Abbey Coach House  
Cowl Lane  
Winchcombe G514 5RA

This letter confirms my Full Support of  
planning application Y 24/01435/FUL

my home town

There are NO paper courts here in Winchcombe  
(pop 6,500 approx) and not can I envisage there  
being any in the foreseeable future.

I consider the journey to/from East Glos  
undoubtedly worthwhile for the benefits  
afforded me by playing a new sport that  
challenges me both physically + mentally. The  
many nuances of the game (shots/strokes/angles  
off walls) is quite unlike tennis and being  
a dubs game enables me to meet new  
people (A) benefits of which do not need mentioning.

The ONLY negative aspect about prestigious E. Glos  
Club, which is a huge asset to the county and non-  
member locals, is that the demand for courts  
(currently) far outweighs availability. This not only  
impacts on players (members + non-members but coaches  
too and ~~the club~~ <sup>the county</sup> which affects them all.

Add to this our ever increment and changeable  
weather necessitating last-minute cancellation of  
games which are currently being booked generally  
week in advance, ~~which~~ <sup>which</sup> then creates problems  
re-scheduling massive disappointments and ~~wasted~~  
showers.

10 King William Drive ,  
Charlton Park  
GL53 7RP

MUNICIPAL  
20 SEP 2024  
COUNTER


Re Planning Application

24/01435?FUL East Glos Club Old Bath Road

I wish to register my objection to this planning Application.

In the one case of loss of light to several of my neighbors, and in the other case noise disturbance to a lot of neighbor's and other members of the club itself.

Hon Alderman



20 September 2024

Free!

18 King William Drive  
G153 RFP  
(A name for 35 years)

Miss M. Payne  
(Planning Office)

REF 24/01/35/FUL

wish to complain about  
the application on  
following grounds:

My main  
a point the noise from the  
existing Patel courts  
testifies due to the long duration  
8am - 10pm. The new courts  
will be much closer and will  
make it worse  
When the club is busy, people  
park their cars on space land  
towards the rest of the  
properties on R.W.D. With more  
Patel courts  
will be more  
feature  
the evening.  
your sincerely



Objection to Planning Application 24/01435/FUL

I have two main issues with this application: Noise and the visual impact of the 11m high fabric canopy.

Noise

East Glos Proposals

When East Glos applied for their first padel courts there was little information about the noise impact of the game in a residential area and in 2020 people had other priorities. The local residents now have personal experience of the noise from padel. The impacts of the hard racket are more intrusive and much more frequent than we are used to from tennis and make the long hours 8am to 10:30pm a nuisance to neighbours.

In the original planning officer report for Padel at East Glos (Ref:20/01464) there was a condition

*Environmental Health*

*29th September 2020*

*The use of the proposed new padel and tennis courts, and the operation of any floodlighting to the new padel courts and tennis courts, shall be restricted to the hours of 08:00 and 21:30 Monday to Friday and 09:00 to 21:30 hours at weekends and on Bank Holidays.*

*Reason: To protect the amenities of the occupiers of neighbouring properties.*

In the event this was not enforced. I believe the focus then was on the lighting and the impact of the noise from Padel was not fully understood at that time

The proposed new courts are even closer to residential properties and will significantly increase the noise at all the properties round East Glos club.

East Glos Noise Assessment

I have no faith in the noise impact assessment document which uses a methodology, modelling and makes assumptions that are favourable to the applicant. There is no attempt to verify the predictions of noise levels from the original noise assessment, which was focussed on getting planning approval.

Measuring noise from padel courts involves assessing both the intensity and character of the sound in a way that reflects how it impacts nearby environments, particularly residential areas

The measurements were only made during the working week, with no attempt to reflect the background at weekends when the area is generally much quieter



The methodology doesn't consider the nature of the noise, the effect of the highly percussive noise from the racket impacts, the sound of a ball hitting the Perspex/glass, which is also noticeable and annoying, and high-pitched sounds (like shouts) are all more disturbing to residents. This was all swept into an average.

It seeks to use the existing background level as the baseline as if this was a new activity. This is not the case and all the measurements between 08:00 and 22:30 include the noise from the existing padel courts. An appropriate baseline would exclude noise from the existing padel courts.

The use of averages masks the most intrusive sounds heard by people during playing hours, the number of these sounds will more than double as the number of courts increase from 3 to 7.

### The modelling

The information available in the impact assessment makes it challenging for the layman to assess its findings, however the modelling in the report can only be as good as the assumptions that are fed into it.

On Padel court noise emissions: The report states that *"a Noise survey was conducted on the 22nd of July 2024 to assess the noise levels of a standard game of padel. This was then inputted into the model to mimic how many courts are currently on the site and how many are proposed to be built."* This is the only reference to work on the 22 July, there is no indication of how this element of the work was carried out

The report asserts that this single sample represents *"noise levels of a standard game of padel"* Is there such a thing? This sample is at best another average. Better players hit the ball harder and use the walls more this makes a significant difference to what is heard.

On Buildings and obstacles, it has assumed *"Residential dwellings line the east with their rear gardens directly adjacent to the site. These are understood to have 1.8 metre fences"* This is not the case.

Given these factors the modelling lacks credibility and after our experience with the first model and application for Padel courts I believe that the residents experience will not be what this model suggests.

The inclusion of a short length of acoustic fence recognises noise is a concern for residents. At 1.5m height the fence will do nothing to mitigate the noise in the rooms on the first floor, or in properties to the north and south of those directly behind the fence. This would require the fence to be 3-4m in height this shows that this is an inappropriate location for additional courts

In today's society first floor rooms are often used as places to work, study or pursue hobbies as well as rest and sleep all of these are disrupted by the noise from padel.

Noise and wellbeing.

Noise can have significant effects on health and wellbeing, both physically and mentally. The impact varies depending on the type, intensity, duration, and frequency of exposure to noise.

Chronic noise exposure, especially in residential settings, contributes to heightened levels of stress and anxiety. Constant exposure to background noise or sudden loud sounds keeps the body in a state of alertness, which leads to irritability, and a reduced ability to relax.

The four new courts at only 50m from the nearest properties will have this negative effect on residents' wellbeing.

The need for more courts

As to the case for more padel courts at East Glos, the applicants submission cites "*the lack of padel facilities in the wider area*" (Zesta submission para 3.2), and "*at the moment there are only 150 padel courts in the UK at 66 venues and there is only one padel facility in Gloucestershire, at the East Glos Club.*" (Zesta submission para 3.3) This is wrong, the LTA says on its website "*There are over 450 padel courts in Britain*"

The East Glos courts are primarily for the benefit of their members. In Gloucestershire there are courts at Elkstone, Northleach and Gloucester and shortly there will be 9 new indoor courts at Gloucester Quays, due to launch October 2024, generally making padel available to the wider community.

Visual Impact of the Fabric Canopy

East Glos club and Cheltenham Croquet club are in the College part of the Central Cheltenham conservation area and the East Glos proposal to cover their existing Padel courts with a fabric is completely out of keeping with the existing area. At 11m high it will dominate the area, and the fabric is not a fitting material and will seriously detract from the visual amenity that the local residents value. It will be significantly higher than almost all the nearby houses.

A council conservation plan rightly identified of special interest the extensive green space in this area as making a significant contribution to the prevailing sense of space within this conservation area.

The views across these open spaces enhance the expansive character of the area.

In the College area close to East Glos club there are several historic listed properties and in stark contrast to the proposed canopy, one of these on Thirlestaine Road a few

hundred meters from the club is being restored to its former glory to further enhance the area. Other listed properties are even closer to the East Glos club.

Even on the nearby estate on the land on the east boundary of East Glos and the Cheltenham Croquet club efforts were made by planners to maintain the open spacious feel of the area.

Nowhere in the application is there any information about the degree of benefit of this massive cover, no figures to support how many hours are lost due to rain.

I also have concerns what will it look like after a few years exposed to the elements

In conclusion I believe this application will have a detrimental impact on the area and should be rejected.

46 King William Drive  
Cheltenham  
GL53 7RP

42 King William Drive

Charlton Park

Cheltenham

GL53 7RP

12<sup>th</sup> September 2024

Dear Sir

Ref24/01435/FUL

I understand further Padel Courts are to be constructed some 50/60 yards from the rear of my property.

I spend enormous amounts of time in my garden and since the building of the current courts I have had to endure the high noise element.

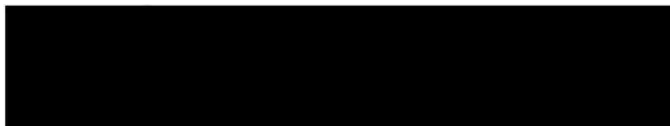
However I am now very concerned at the proposal to build a further 4 courts which will only increase the volume of noise which I feel will take it to an unacceptable level.

With the proposal to build an unsightly roof over the current courts of some 11 metres in height this will be visible from the ground floor of my property as my property is set back from the hedge unlike my adjacent neighbours

After living here some 40 years I feel my space is being invaded.

I trust you will take my observations into account when making the planning decision.

Yours faithfully



1. Sir L  
fM 0  
SERVICES



Old Orchard  
30A Priory Lane  
Bishop's Cleeve  
CHELTENHAM  
GL52 8JL  
UK

Planning; Place and Communities  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

20th September, 2024

Cheltenham Borough Council Planning Department. Reference: 24/01435/FUL

I write as a member of Cheltenham Croquet Club with respect to the above planning application, against which I wish to lodge an objection.

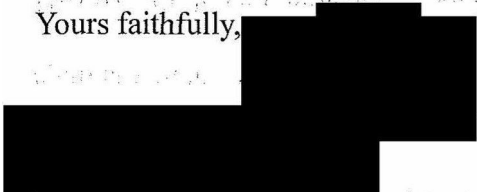
Historically lawn tennis and croquet have co-existed at the Old Bath Road sites for many years, neither sport dominating the other. Cheltenham Croquet Club is a significant club, hosting both national and international events. The advent of Padel has introduced a new dimension and is clearly a significant intrusion.

With regard to the immediate environment, the application seeks to ameliorate its effect with statements relating to lighting and noise. Both of these statements, in their introductory comments, contain remarks which would lead one to doubt their validity. The old phrase 'bull baffles brains' springs to mind. In my opinion, the noise level emanating from the current Padel courts exceeds what one might have expected.

Perhaps more significant in the wider context, both clubs lie within the College Character Area, part of the Central Conservation Area. This area has a number of conservation requirements for control of development, including the consideration of views. There is no doubt that the size of the proposed indoor Padel courts would seriously impact a large area within the College Character Area, and particularly Cheltenham Croquet Club as these courts lie on the boundary between the two clubs. It is my view that the proposed development does not comply with the essence of the College Character Area and that the application should be rejected.

Although I would oppose any such development, if the committee deems the application appropriate to the area, I would suggest that the indoor courts be part of the development, away from the boundary.

Yours faithfully,



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I strongly object to the above request for a myriad of reasons.

Superficially they are ugly and noisy and will totally obscure the visage of Cleeve Hill from both Chesterham Croquet Club and for some neighbours to the tennis club.

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Championships took place

Visitors comment on the history, the site, the peace and general ambience of the environment.

CCC is a heritage site, the club has been there since 1850, and stands in the college character area of outstanding natural beauty (AONB) and apparently is specifically mentioned in the Cheltenham Borough Council local development Framework, Section 13.

The proposed development will have a severe, and potentially devastating impact on the reputation of an historical, famous club.



The East Glas plan does not fully disclose the visual impact and the noise that may well be created by this game, literally one foot away from a croquet lawn.

Although croquet is a highly skilled game, not appreciated by many, it is played in silence. There are no whoops or cheers; it is a challenging mental game, where competitors have to consider their next shot; (it is compared to Snooker on a lawn)

To conclude I strongly feel that any proposed development at East Glas should be sited as far as physically possible from C.C.C. to reduce

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Stockwell, Stockwell Lane, Cleeve Hill, Cheltenham GL52 3Pu

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Cheltenham Borough Council Planning Office,

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46 Greenway Lane  
Charlton Kings  
Cheltenham  
GL52 GLD

27<sup>th</sup> September 2024

Planning, Place and Communities  
Cheltenham Borough Council  
PO Box 12  
Promenade  
Cheltenham  
GL50 1PP

Dear Sir,

**Planning Application 24/01435/FUL**

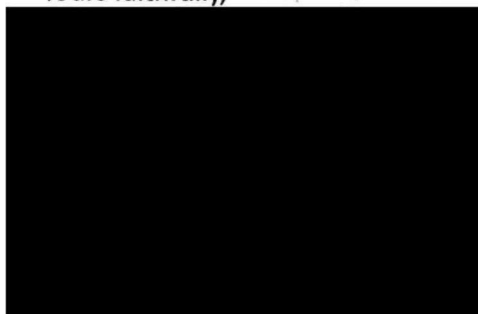
I wish to register an objection to the above referenced Planning Application to increase the number of Padel courts and construct a canopy roofing cover over the existing and new courts which are sited immediately along the boundary with the neighbouring open playing area of Cheltenham Croquet Club, of which I have an active playing member for over 20 years.

On the basis of the analysis carried out by the Executive Committee of the Croquet Club, which I believe to be of sound approach and accurate in detail, it is clear that the proposed structure would be enormous and disproportionate relative to all other buildings and features in the surrounding area. It's height and extent would be a wholly dominating feature which substantively and permanently detracts from the playing experience of 8 of the 11 croquet courts along the shared boundary with the East Gloucestershire Club and which is contrary to the policies set out in the Council's planning policies established to preserve the character of the College area of Cheltenham as cited in the Croquet Club's official objection.

Noise is also a factor particularly when playing croquet shots, just as in golf for example. It has increased significantly with the existing Padel courts when, as frequently happens balls are hit hard against the wire surround, and is already off-putting. If the plans go ahead, there will be a further inevitable increase with a negative impact on players which in future years could impact the Croquet Club's ability to host tournaments including at international level.

While from an immediate neighbour's perspective alternative siting would be the best option, a significant reduction in canopy height would reduce the visual impact greatly.

Yours faithfully,



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..

Flat 13, Aura House  
53 Oldridge Road  
London  
SW12 8PP

30<sup>th</sup> September 2024

**Re: Objection to East Glos padel court planning application 24/01435/FUL**

Dear Planning Case Officer,

I write as:

- 1) a **student member of East Glos** who plays multiple sports there frequently when in Cheltenham outside of term time,
- 2) a **former member of the Cheltenham Croquet Club** who returns from time to time as a volunteer to help with tournament catering, and
- 3) a full-time **resident** prior to and when the existing padel courts were constructed in March 2021, and now a part-time resident (outside of university terms) in a nearby property where my bedroom is approx. 110 meters from the current padel courts.

**I object in the strongest possible terms to the proposal** on the bases outlined below. In brief, section 14.4 of the Cheltenham Plan (2020) notes that: “ *In assessing the impacts of a development including any potential harm, the Council will have regard to matters including... loss of outlook.... potential disturbance from noise... glare from artificial lighting, hours of operation, and traffic / travel patterns*”. The proposed development will cause harms of all these types and more.

Despite being a keen sports player myself, I cannot see how this proposal is proportionate and meaningful towards the aims of increased sports accessibility and participation and find many of the claims in the submitted documentation to be disingenuous.

## 1. Noise

1.1. The **volume and resonant travel of noise from padel compared to lawn tennis is considerably greater**, owing to the glass cages, rubber and fibreglass/carbon face materials of padel rackets, and smaller courts increasing the frequency of ball strikes.

1.1.1. A **ball strike is 165% more frequent** in amateur padel games than in doubles tennis (Clarke Saunders Acoustics White Paper, 2023).

1.1.2. **Padel generates noise 10 decibels higher than that of tennis** according to a study in the Netherlands (Netherlands Padel and Sound Guide, Dutch Lawn Tennis Association, January 2023).

1.1.3. The nature of the **sound has also been found to be more intrusive** and disruptive and less easily masked by ambient noises than lawn tennis, with associated psychoacoustic impacts from these intrusive sounds (KP Acoustics, “Padel - What’s all the noise about”, 26 Jan 2024).

1.2. The noise nuisance from the current padel courts is already causing **significant distress to local residents**, as well as many members of both East Glos and the Croquet Club whose peaceful enjoyment of other sports is disrupted.

1.2.1. The proposed **additional padel courts would be even closer to homes** on the East side of the club than the existing padel courts and would amplify the overall issues with noise from the club.

1.2.2. Note that the **claims that there are already courts closer to residents than the proposed new padel courts is misleading. These are lawn tennis courts and mostly grass courts.** This means that they produce a lot less noise (volume and occurrence) and the grass courts are only used for parts of the summer and are not floodlit so play is limited to daylight hours.

1.3. The noise issues from padel courts are acknowledged by East Glos, since the proposals include the addition of acoustic fencing and screening. However, **it is doubtful – particularly given the lack of detailed information about the proposed acoustic materials – that these steps would significantly mitigate the noise issues from the existing courts, let alone the additional noise from the proposed new courts.**

1.3.1. The proposed addition of an “acoustic fence” is on only the side closest to the boundary with King William Drive (as described in document 1516665) and



**would not stop the noise from the new courts travelling to neighbours in other directions** (e.g. Croquet Club, Old Bath Road, Charlton Park Gate).

1.3.2. This is particularly pertinent since the “acoustic fence” design and location spans only the width of the NEW proposed courts in the direction of the boundary to King William Drive and **does not provide any meaningful sound barrier from the EXISTING courts.**

1.3.3. Likewise, the acoustic materials in the proposed canopy design for the existing courts span only a tiny proportion of the overall impact surfaces of the courts (as depicted in the document entitled “proposed elevations”) and again would fail to dampen soundwaves resonating in many directions. As stated in the noise report, in order to be effective any “*acoustic fence will need to have no gaps*” **given the way in which soundwaves travel. Yet, the combined acoustic mitigations in the proposal affect only a small proportion of the totality of the surfaces across all seven padel courts** from which noise would reverberate in multiple directions towards the Charlton Park area and the Croquet Club.

1.3.4. Indeed, the proposed “acoustic fence” by the new courts would be anyway in an outdoor space where soundwaves will scarcely be contained by a modest sized fence. The proposed acoustic measures appear to be **tokenistic concessions and would have negligible impact on the noise impact** generated by the existing and proposed additional courts.

1.3.5. As proof of the limited ability to dampen nuisance noise from padel courts, **sound insulation installations at other clubs (e.g. Enfield) have failed to reduce noise to acceptable levels despite significant investment, leading to noise abatement notices being served by the council** because of noise nuisance for residents and facing closure of the padel courts entirely (Enfield Dispatch, “Enfield’s only padel tennis club at risk of closure over noise complaints”, 31 May 2024).

1.4. **Padel-related noise issues have been well documented at many other clubs** in the UK (e.g. Enfield) and around the world (e.g. new legal restrictions in Netherlands and the US), with legal disputes resulting in rejected planning applications (e.g. Bath, Guildford), severely reduced operating hours for courts, or forced closures in order to provide neighbours respite from the noise. **It is for this reason that new padel developments are typically only being permitted in locations far away from residential homes** and that guidelines such as the Netherlands Padel and Sound Guide

developed by the Dutch Lawn Tennis Association (January, 2023) strongly recommend that facilities are not built in residential areas.

**1.5. Objections to padel-related noise in residential areas are based on well-evidenced health and wellbeing concerns.**

1.5.1. The noise report (document 1516666) acknowledges that noise levels should not exceed 50db according to World Health Organisation (WHO) guidelines to avoid “*moderate annoyance*” during the daytime and evening. Yet, **both surveys conducted found maximums well above this WHO figure.**

1.5.2. Furthermore, as noted by other commenters, “*WHO guidelines for community noise recommend less than 30 A-weighted decibels (dB(A)) in bedrooms during the night for a sleep of good quality and less than 35 dB(A) in classrooms to allow good teaching and learning conditions.*” (WHO, 2010). Yet the **noise data presented in the supporting documents shows that this will not be possible until very late at night for those living in the close vicinity of the club**, since maximum values - from 46db to 64db in this dataset - are audible between 9pm and 10.30pm.

1.5.3. Indeed, even the (club-sponsored) **modelling of noise levels AFTER proposed acoustic mitigations on p.17 of the noise report shows >40db noise propagation to the boundary of my residence. This level of >40db fails to meet WHO guidelines** on thresholds above which people may experience adverse health effects from noise issues: this level of noise propagation **surpasses the threshold where concentration is shown to be disrupted, affecting those working and studying from home in the day (WHO, 2010)** and affecting anyone who may – quite reasonably – be trying to sleep before the late finishing hours of play.

**1.6. The noise survey is fundamentally flawed in its methodology and its findings misleadingly downplay the noise impact of the padel courts.**

1.6.1. The **document (1516666) itself admits the methodology “isn’t the ideal assessment tool for this type of project”** and relies on guidance from artificial grass pitch acoustics. Such pitches have **extremely different acoustic properties to a glass-enclosed padel court** with the idiosyncratic reverberations of padel racquet

strikes in a glass-enclosed court and the extremely frequent occurrence of a padel strike compared to a football or rugby game on artificial grass.

1.6.2. As noted in the Clarke Saunders Acoustics White Paper (2023), **on one padel court in an amateur doubles game a ball is struck on average every 2 seconds.** This figure could be even more frequent during group classes, warm-ups, and drills. This constitutes a **fundamentally different noise profile to the types of sports played on artificial grass and fails to account for multiple games taking place concurrently in a concentrated area:** e.g., across seven padel courts within a total area that is around 5-7 times smaller than a standard artificial grass rugby or football pitch (say, 100m by 70m for a standard rugby pitch).

1.6.3. The high **frequency of ball strikes per court and the concentration of ball strikes across multiple courts within a small area are significant differences to rendering meaningless and misleading any results from a noise monitoring methodology designed for completely different sports and surfaces.**

1.7. The report also **fails to reflect the nature of the noise issues since it offers an average ambient level of noise** (i.e. including the quiet time when the ball passes over the net and is not being struck, making the statistical approach of a logarithmic average seems particularly inappropriate).

1.7.1. This average **conceals the impact and frequent occurrence of each instance of the ball being struck**, which is what creates the reverberations that carry long distances at high decibels.

1.7.2. I also note that there was **no precipitation on either date of the surveys** and neighbours have found that on days when it has been raining the noise from the courts is noticeably louder, perhaps due to the damp causing heavier padel balls.

1.8. **More neutral and reliable acoustic analysis has found that the typical noise levels for a single padel court are 91dB** (Netherlands Padel and Sound Guide developed by the Dutch Lawn Tennis Association). Multiplying this noise emission across 7 courts – even taking into account the effect of any proposed mitigations – **clearly contravenes noise level guidelines that are intended to support the health and wellbeing of residents.**

1.8.1. Even **padel court builders themselves acknowledge that “Padel Sport can exceed the values and reach the 68 – 70 dB line on peak hours”** based on

measurements from across the street of a facility with 7 Padel Courts with roofing and 1 outdoor Padel Court – a scenario they admit “*would unfortunately not meet noise protection regulations in a pure residential area*” (<https://www.padelcreations.com/noise-emission-values-in-padel-sport/>). Decibel figures would likely be higher for a facility with less roof coverage than that of the site they tested.

1.8.2. These figures are **well above the WHO-recommended figure of 50db to avoid “moderate annoyance”** noted within the supplied sound report, hence the Netherlands has imposed restrictions on siting padel courts in residential areas and the refusal of planning permission for padel courts in residential areas in the UK (e.g. Bath, Guildford).

1.9. To illustrate the impact on residents’ wellbeing: as someone who grew up ~110m from East Glos and witnessed firsthand the **detrimental issues caused by the installation of the current padel courts, I can personally testify that significant harm has been caused through noise issues to the wellbeing of myself, my family and my neighbours.**

1.9.1. This is in stark contradiction to claims in the Planning Statement (23<sup>rd</sup> August, 2.12) that “ *no harm to the amenity of surrounding neighbouring residential properties was found due to sufficient distancing.*”

1.9.2. I myself **cannot open the windows in my bedroom or office during hours of play** (8am-10.30pm) because of the piercing wavelength and frequency of padel ball strikes coming from the courts, which affects my ability to sleep and work and my wider residential amenity.

1.9.3. **Nor can I enjoy sitting in the garden** because of the near constant disturbance of this noise every day and during most weather conditions (noting the 90% court occupancy quoted in the “community engagement” supporting documentation).

1.9.4. This has had **negative effects on the mental health of me and many of my neighbours since we can no longer relax in our own homes and outdoor spaces thanks to incessant noise** of padel balls being struck and hitting the glass walls of the court.

1.9.5. Seeking out alternative green spaces because of the disturbance in my own garden, even walking to nearby parks like Naunton Park or Cox’s Meadow involves **noise**

**disturbances when passing the vicinity of the club**, since the sound from the padel courts travels significantly further than that of the tennis courts.

1.9.6. This harm from noise will be aggravated by the proposed additional four courts and the “social area” in the uncovered part of the development.

**1.10. The claim that the proposal “*would not result in any impact to the amenity of users of the Cheltenham Croquet Club*” (5.28) is insupportable.**

1.10.1. Amenity can include overbearing effects, natural light and outlook, environmental effects, and health and well-being (Department of Communities and Local Government, 2012). The **persistent and loud noise from the courts** (in addition to disturbances during construction work) **undermines the health and well-being benefits of those playing croquet** for their enjoyment and for its physical and mental advantages.

1.10.2. The existing padel courts are immediately next to the boundary with the Croquet Club where lawns and a hut for members to relax and watch games are within a few metres. This already causes significant noise nuisance for members and would be **worsened by the addition of a further four courts** only slightly further away from the club boundary and with nothing in the designs to absorb the sound in that direction from the proposed additional courts besides a small hedge.

1.10.3. This is particularly pertinent for a **club where many members are older members of the community for whom the club is a vital source of socialising and physical activity** and who are often no longer able to partake in other forms of sport.

1.10.4. The size and location of **the proposed canopy would also have overbearing effects and affect the outlook and light in the croquet club grounds, changing the character of the site** (see section 2 for further detail).

1.10.5. This harm is a significant enough issue for those who visit amenities in vicinity of East Glos’ padel courts – including the croquet club – for leisure time, let alone for residential neighbours whose amenity is negatively affected at an even more intense level with **little escape from the noise and other issues caused by the proposed development**.

1.10.6. **This proposal clearly contradicts the Cheltenham Plan Policy SL1** insofar as “*Development will only be permitted where it would not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality*”.

## 2. Visual impact in College Character Area

2.1. The proposed size of the structure at 10.8m tall is **almost 2.5 times the height of the current courts and sits at one of the highest points within the club grounds.**

2.1.1. The **high visibility of the existing padel courts** and their floodlights from public realms and neighbouring properties at their current much lower height **clearly contradicts claims that “the soft dome shape of the canopy and use of green coloured fabric would ensure that the structure would not be readily visible from surrounding publicly accessible area”** (5.11, Planning Statement).

2.1.2. The position and the size of the proposed canopy means the construction will be **visible from many surrounding properties, the public realm of Old Bath Road and Naunton Park Road, and will block the highly valued wide views** from these locations and the Cheltenham Croquet Club towards Cleeve Hill.

2.2. The size and design of the proposed canopy is **highly out of keeping with the character of the surrounding neighbourhoods, the College Character Area and the wider Cheltenham Central Conservation Area**, within which East Glos sits.

2.2.1. The claim in the Planning Statement to “*be in keeping with the design and scale of the buildings nearby... would appear as a natural addition within the grounds of the tennis club and would not appear incongruous*” (5.18) and “*would provide a visual enhancement to the site ..would appear as a natural continuation of development across the site*” (6.5) is extremely disputable.

2.3. The proposed development is **on the boundary away from the existing modest-sized sports facility buildings** at East Glos (40 metres away from the main clubhouse building as noted in the planning statement 5.10) and about 100 metres away from the Croquet Clubhouse which is a single-storey modest building.

2.3.1. While there are some floodlights on neighbouring hard-court tennis courts to the West, to the East side the grass courts are unlit and on the croquet club side there are only lawns with no floodlights and two very small single-storey sheds to provide weather shelter for players. **There are no close buildings or development of any similar scale.**

2.3.2. Therefore it is an extreme stretch of the truth to say “ *Given that the padel courts are located in amongst other existing tennis courts at the application site, and with the croquet club to the south, **the canopy is surrounded by leisure development**, further ensuring the open character and significance of the Conservation Area is not detrimentally impacted.*”

2.3.3. **In no way would the proposed development simply blend in with existing sporting facilities given its height, design and location**, contradicting claim 5.17 that “*the proposed canopy has been designed to be a high-quality addition within this leisure complex, whilst appearing as a suitable scale nearby the clubhouse facilities to the north-west*”.

2.4. There are **no grounds for claim 5.18** in the Planning Statement that “ *The scale, design and siting of this canopy has ensured that the development would be in keeping with the design and scale of the buildings nearby, along with being of a suitable function and use. When viewed within the surrounding landscape it would appear as a natural addition within the grounds of the tennis club and **would not appear incongruous**, thus retaining the open character of the area. Consequently, it **would not detract from any views from within the wider Conservation Area or designated heritage assets.**”*

2.4.1. The design is in **no way of a recognisably similar design** of any of the pleasant residential buildings or the heritage croquet clubhouse (from the 1920s) in the vicinity.

2.4.2. This **contravenes obligations** that “ *the development needs to make positive contributions to local character and distinctiveness having regard to valued and distinctive elements of historic environment*” (Policy D1 in the Cheltenham Plan, 2020) and Vision Theme C (Cheltenham Plan 2020) to “***Conserve and enhance Cheltenham’s architectural, townscape and landscape heritage both within and out of the town’s conservation areas***” (C.2.9.a).

2.4.3. The Cheltenham Plan states that developments will only be permitted where it adequately reflects principles of urban and architectural design and complements and respects neighbouring development and the character of the locality and the landscape. **The proposed design fails to complement the locality.**

- 2.5. National planning policy points out that “ *Planning policies and decisions should contribute to and enhance the natural and local environment by:.. b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services*” (NPPF 174b).
- 2.5.1. Policy L1 in the Cheltenham Plan (2020) states that development will only be permitted where it would **not cause harm to the setting of Cheltenham including views into or out of areas of acknowledged importance** and section 5.19 says that development of green spaces (such as the site of the proposed additional courts) should not be allowed since “ *a green space has significant townscape and environmental value*”, including based on its effects on “ *the spacious character of the town; the quality of the local townscape; the established character of the locality; the setting of an important building or group of buildings; important landmarks, views and vistas within and out of Cheltenham*”.
- 2.5.2. **The design worsens the quality of the local townscape, reduces the spacious and open character of the area, is not in keeping with the character of the locality, and irreparably scars an important vista.**
- 2.6. Pertaining to the latter policies on “ *views and vistas within and out of Cheltenham*” (5.19 Cheltenham Plan), we are incredibly fortunate in this area of Cheltenham to have wonderful views of the countryside.
- 2.6.1. Indeed, the local views and vistas are what attracts so many people to want to live, work, attend schools, and enjoy leisure time in the neighbourhoods near East Glos.
- 2.6.2. The proposal would be a **detriment to the ability to enjoy the “intrinsic character and beauty”** (NPPF 174b) of the setting and particularly the visible countryside of the Cotswolds from within the local neighbourhood.
- 2.6.3. It would impose an **out-of-character blemish for those enjoying vistas of Cheltenham from the local countryside hills** like Leckhampton and Crickley, from where you can admire the green areas in the neighbourhoods around East Glos.
- 2.6.4. This loss would impact not only members of East Glos themselves, but residents in the wider community and visitors to the area.
- 2.6.5. (Indeed, the striking view towards Cleeve Common from the hard-court tennis courts adjacent to the existing padel courts would also be blocked by the proposed development.)



2.6.6. The Cheltenham Plan acknowledges “*Cheltenham owes much to its setting at the foot of the Cotswold escarpment. The town’s eastern fringes include the high-quality scenery of the escarpment, with landscape and woodlands that are designated as part of the Cotswolds Area of Outstanding Natural Beauty (AONB)*” (7.1) and states that “*Cheltenham’s attractive setting is undoubtedly one of its prime assets and is recognised by the emerging Place Strategy for the Borough as a key factor in helping to achieve sustainable economic growth and securing social wellbeing. The Council will therefore seek to continue the protection of the town’s setting*” (7.4) and “*the Council is mindful of the need to protect views into and out of areas of acknowledged importance such as conservation areas, ancient monuments, sites included on the Register of Historic Parks and Gardens, the AONB, the Green Belt...*” (7.5). **The proposed development clearly contradicts these aims of the local plan and the Council.**

2.7. I attach an image below to demonstrate the impact from my window of the proposed changes, where the canopy would be **significantly taller than the blue floodlights that are visible in the centre of the photograph and block the vista toward Cleeve Hill**. The impact on the vista would be even greater from higher floors and from other windows in the house where the view to Cleeve Hill is at an angle that would be intersected directly by the canopy.

2.7.1. This also shows - per section 2.3 – **how the proposed canopy is not in keeping with the other very modest sized and low sports facilities in the area and the misleading depiction of the height of the existing East Glos buildings in the submitted designs.**

2.7.2. This images also shows how the canopy would have an overbearing effect on several of the prime croquet lawns used by members and for tournaments.

Current view to East Gos and Cleeve Hill



Screenshot of proposed elevations from planning submission

Green lines show alignment of existing padel courts width to demonstrate accuracy of overlay



Overlay of proposed elevations from planning submission

Orange lines show alignment of existing tennis/padel floodlights between the photo and proposed elevations to demonstrate accuracy of overlay (floodlights on right are the new proposed padel court flood lights and therefore do not align to existing tennis floodlights in image of the rear)



Note inaccuracy of depicted size of existing East Gos facilities buildings

- 2.8. Furthermore, having been either a member or visitor to the Croquet Club for over 20 years I have met many people who are members or have come from far and wide (in the UK and overseas) to visit Cheltenham and play at the club because of the beautiful and tranquil setting, including views towards Cleeve Hill. **The proposal threatens to reduce membership and visitors to the Croquet Club through the construction of such an imposing canopy on the boundary of the club**, which would make the clubhouse and the lawns near the boundary much less appealing as places to spend leisure time.
- 2.8.1. The club has been chosen to host many prestigious national and international events, including the world championships, in part because of its attractive setting and vistas.
- 2.8.2. This brings hundreds of visitors to the town every year, bringing economic benefits through their stays in hotels and spending in local businesses.
- 2.8.3. This **appeal to members and visitors and the international reputation of the croquet club would be negatively impacted by the proposal** (both in terms of the detrimental impact on the view and character of the setting, and because croquet rules demand quiet during play, which is interrupted by the incessant disturbing noise from the padel courts).
- 2.8.4. Vague suggestions in document 1516665 that “ the *Croquet Club and East Glos Club would liaise and coordinate booking during major croquet tournaments (2 or 3 times a year)*” **do not provide any guarantee that noise issues would be prevented during major tournaments, nor do they mitigate the year-round harms** of combined noise and visual impacts for day-to-day users of the club.
- 2.8.5. Indeed, the **views from the croquet clubhouse and several lawns over to the Cotswolds Area of Outstanding Natural Beauty (AONB) are mentioned specifically in the Cheltenham Borough Council Local Development Framework**, Section 13, College Character Area Appraisal and Management Plan, July 2008.
- 2.8.6. The canopy will also **block some of the natural light** onto the neighbouring croquet lawns AND tennis courts at certain times of day.
- 2.8.7. **The claim in the Planning statement 5.18 that “it would not detract from any views from within the wider Conservation Area or designated heritage assets” and that “the built, natural and cultural heritage of Cheltenham will continue to be valued” (SD8) and are patently false.**

2.9. Any claimed precedent for these kinds of covered courts and this number of courts has typically been built in industrial estates or alongside pre-existing very large sports halls and facilities, usually out of town (e.g. at golf clubs or multi-sports centres) or has involved the repurposing of warehouse-style buildings. **The relevance of these precedents is highly dubious for a residential setting and in an area characterised by green space and open views.**

2.9.1. The unsightliness and imposing design has been acknowledged by East Gos club itself in the positioning of the proposed canopy on the boundary of the club away from the social areas around the main clubhouse and the adaptation of designs to modify the view of the canopy from the clubhouse area for the benefit of its members (stated by the Club in Document 1516665). Indeed, in a meeting with residents, East Gos said the change in the proposed design from covering the proposed new courts rather than the existing courts was based on advice from planners that it would be problematic to have a large covered structure in the middle of the East Gos grounds and in the eyeline of the pavilion to Cleeve Hill. Having it nearby on the boundary merely moves this “problematic design” and causes harms to more neighbours of the East Gos club, including the croquet club.

2.10. Moreover, the angles of the mocked-up visuals and lack of detail in the supporting **documents fail to reflect accurately the size and solidity of the proposed construction.**

2.10.1. As demonstrated in other comments on the proposal, the images and descriptions downplay and obscure the potential impact of the proposed designs on the neighbourhood by showing other buildings and features like trees at the croquet club at misleading scales and angles.

2.10.2. **The overbearing scale and character of the design is evident from research visits by community members to comparable facilities.** During discussions about the plans with East Gos, the proponents of this plan referred to the complex at Bicester as a similar development in design. The images below show how the scale and character of such canopies would not fit in keeping with the locality. Significantly, the Bicester facility is cited at a golf and spa resort rather than in a residential area.



Illustrative images of Bicester padel facility taken by community member who went to visit after being told by East Glos that this was a similar design to the proposal:





Image from Smash Padel website of Bicester facility (<https://www.smashpadel.co/bicester>)

2.10.3. Comparison with these similar sites offers clear evidence contradicting the claim that “ *in addition to the modest height, the soft dome shape of the canopy and use of green coloured fabric would ensure that the structure would not be readily visible from surrounding publicly accessible areas*” (5.11, Planning Statement). The height, materials, and design of the structure in this location would be extremely visible from many public and private areas in most directions, even if some of the canopy were green rather than white as suggested in some of the planning documents.

2.10.4. Therefore it is impossible to see how this location and design would “*would improve the setting and significance of the heritage assets*” (5.21, Planning Statement) rather than be a major detraction from the beautiful setting and heritage of the area.

### 3. Environmental impact and light pollution

3.1. It is not entirely accurate in the planning statement to state that the development falls in line with existing uses (leisure) at the site (5.1). The addition of four new courts is on an area that is currently only partially used for leisure, since **the grass area being**

**replaced includes one grass court but also a section of unused grass land, and this area does not have currently have flood lights.**

- 3.2. Failing to recognise the value of natural capital (NPPF 174b) and not offering appropriate mitigations, **the addition of these courts would lead to further loss of precious green space, with impacts for biodiversity, wildlife, and loss of permeable vegetation cover** and soil to a stone base, porous asphalt layer and artificial playing surface (Document 1516662).
- 3.2.1. This contradicts section C.2.9.b of the Cheltenham Plan (2020) to “*conserve, manage and enhance Cheltenham’s natural environment and biodiversity*” and to **protect greenspaces** (16.3), which contribute “*to the health and well-being of residents and visitors. In addition, green spaces add to the quality of the town’s built and natural environment*” (16.1).
- 3.2.2. Indeed Section 5.18 of the Plan notes that “*a considerable amount of green space in Cheltenham is owned privately. It can take the form of playing fields and the gardens / grounds of commercial, educational and domestic properties. The environmental value of such green space can equal that of publicly owned green space but it is often overlooked*”. Policy D3 (private green space) states that “***The development of private green areas, private open spaces and private gardens which make a significant contribution to the townscape and environmental quality of Cheltenham will not be permitted***”, yet this proposal seems to be a **prime example of valuable green space being irrevocably harmed.**
- 3.3. This permanent harm is in addition to the **pollution and environmental damage caused in the construction process**, including to surrounding grass-covered areas as heavy construction machinery travels round the perimeter of the club to reach the location of the padel courts. This – as well as the noise from construction work – was very noticeable to neighbours and members during the initial construction of the padel courts. The remaining damage to green spaces from construction machinery having to access the area of the padel courts through the green space at the back of the club is clearly visible in Google Maps satellite views of East Glos that show the impact still remaining in 2024 of the previous construction work for the 2021 padel courts on the green spaces at the club.





Google images of the East Glos Club in 2024, showing lasting damage to green spaces from previous construction work

3.4. The additional floodlights for the four new courts would aggravate an existing issue of **light pollution from the club for both neighbouring residents and for the natural environment.**

3.4.1. This is in **contravention to national policy to “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”** (NPPF 185c).

3.4.2. Visible from my window, the bright lights from the existing padel courts cause **unpleasant artificial glare** (defined as a type of harm in section 14.4 of the Cheltenham Plan) after dusk. These floodlights are regularly on until past 10pm year round and in the winter months are on from mid-afternoon.



- 3.4.3. This would be **worsened with the addition of new floodlit courts** directly opposite my window.
- 3.4.4. Furthermore, the visuals of the proposed canopy (e.g. precedents on page 18 of document 1523795) demonstrate that although some artificial glare directly from the floodlights might be reduced by the fabric of the canopy, **the canopy will instead appear as a brightly lit expanse at nighttime, especially from upstairs windows.**
- 3.4.5. Even if the design is changed to a green fabric as suggested in some documents this will not block out light. As noted in document 1516665, **the design of the top of the canopy is intended “to allow for maximum sunlight penetration during daylight hours” which will therefore emit maximum light during floodlit hours.**
- 3.4.6. The claims that “*development would also result in decreased light spill due to the existing floodlights already present on the site. Thus, the development would also not impact upon the heritage assets*” (5.20) and that “*by covering the courts, this would further reduce the level of light spill, representing an improvement on the existing situation*” (5.13) **fail to acknowledge how floodlights will instead be reflected across a bigger area by illuminating a canopy and deliberately obscures the impact of additional floodlights for the four non-covered new courts.**



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Image screenshotted from page 18 – Precedents, Supporting Background Information from Leonard design architects



Image from the Smash Padel Bicester Facebook page representing a design that East Glos told neighbours is very similar to the proposed canopy (Jan 2024) (<https://www.facebook.com/photo/?fbid=264785613292851&set=pb.100092842413190.-2207520000>)

- 3.5. My family, neighbours and I are lucky to often spot and hear **wildlife who frequent East Glos, the croquet club, and surrounding gardens** including owls and other birds of prey, badgers, slow worms and hedgehogs. In contradiction to the answers given in documents 1516662 that there are “no” priority species, important habitats or other biodiversity features on the development site or on land adjacent to or near the proposed development, **these frequently spotted wildlife include Species of Principal Importance for conserving biodiversity** (Section 41 of the Natural Environment and Rural Communities Act 2006).

- 3.5.1. Indeed, the Cheltenham Plan acknowledges with regard to legally protected species that “ *of particular relevance to Cheltenham are the habitats of the barn owl, badger and bat*” (10.11), all of which are known to inhabit the immediate vicinity of the proposed development.
- 3.5.2. The Cheltenham Plan further states that “ *In addition to the protection and enhancement of areas of particular wildlife and geological significance, the Council is concerned to ensure that other habitats and features are conserved and improved*” (10.22).
- 3.5.3. Particularly given the proposed location of the additional courts which is in an unlit part of the grounds and near areas of green space (including the unused areas and the grass courts of East Glos and the croquet club lawns that are unlit at night), **the impact of additional light pollution on nocturnal species in particular should not be underestimated, alongside potential harm to wildlife habitats and biodiversity from the development of additional courts on areas currently covered by grass.**
- 3.6. The answer “ no” to the question “ *Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?*” (Document 1516662) is also false given the **boundary hedge between the existing padel and tennis courts and the croquet club which is an important part of the local landscape character.**

#### **4. Increased traffic**

- 4.1. The proposed addition of courts and increase in utilisation of existing courts would **worsen traffic issues in the area, particularly along Old Bath Road.** This road is already a busy one and the curve of it near the club means it has reduced visibility for those turning into/away from the road and it is already a difficult place to cross as a pedestrian (including for visitors to both East Glos and the Croquet Club on foot, including children and elderly people, as well as local residents heading to the nearby schools).

- 4.2. There are already **issues with parking capacity at East Glos**, leading to lots of parking on grass, further worsening the environmental impact issues noted above. Efforts to encourage walking or cycling to the club have had limited impact on the huge number of cars coming to and from the site every day. (Indeed, the existing traffic levels on the road and difficulty crossing / turning mean it is unpleasant to walk and cycle along already, which deters many people I know from walking or cycling there despite living within a walkable or cyclable distance.)
- 4.3. I note helpful calculations of the estimated increase in traffic from other comments. It seems a major omission from the submitted proposal for additional courts and increased utilisation of existing courts that there is an absence of thorough consideration or sufficient mitigation of the impact of the additional traffic and accompanying safety issues and pollution.
- 4.4. As other commenters note (e.g. the objection submitted by 8 Sandringham Court on 13<sup>th</sup> September 2024), a conservative estimate would be 50,000 additional vehicle movements per year (including adjustments for e.g. car sharing and non-motor travel, based on 4 new courts and an additional 5 hours of playing time per week of the three covered courts). A modest assumption of an average 5-mile distance journey means that this additional padel capacity and utilisation would generate 250,000 extra vehicle miles per year. This could be an underestimate of distance if the aim is to draw players from all over the county (as suggested in the Planning Statement), in which case an average of a 10-mile journey would generate 500,000 extra vehicle miles per year.
- 4.4.1. The pollution and traffic implications are clearly harmful, alongside the increased traffic at junctions which are already congested and have been the site of many near misses (turning from Old Bath Road into/out of East Glos club, the turning into Naunton Park Road, and the nearby mini roundabouts).
- 4.4.2. As noted in section 5, expanding padel activity at this site seems to be neither the most impactful option for increasing accessibility and participation nor appropriate in terms of inviting significant amounts of additional, environmentally harming traffic to the neighbourhood, which could be avoided through alternative sites for padel developments or simply recognising that there are recently opened or soon to open facilities available in Gloucestershire which now offer closer

alternatives for people to attend (including already covered facilities) instead of driving into East Glos.

- 4.5. The minor suggestion of additional EV charging points is not commensurate to the issues associated with additional traffic. This is something the club would be doing anyway and any new charging points would not be used only by the additional padel players (if they happen to have an EV in any case) but would be absorbed into general use by other members of the club rather than offering an appropriate mitigation to the likely levels of increased car traffic to the club. Indeed the Highways Report notes that: *"Regrettably there is no specific Transport Statement which analyses or proposes to offset the potential increase in trips by private car resulting from these improvements"*.

## **5. Not justifiable on grounds of improved accessibility to sports**

I am a keen sports player myself – including padel! – and volunteer in initiatives to increase participation and accessibility to sports (e.g. disability tennis events; guide running). Despite passionately understanding the value of increasing sports participation in society, **the arguments in this proposal linked to increasing accessibility and social benefits (5.3-5.5 in the planning statement) are undeniably weak.**

### **5.1. Firstly, the submission documents are highly inconsistent about the motivations for the canopy.**

5.1.1. Despite claims the existing courts are poorly used in bad weather in the submission document 1523795 and the full planning statement claiming "*the courts cannot be actively used during inclement weather*", this is **inconsistent with document 1516665 that states "it is possible to play Padel in the rain and Court usage is above 90% all year"**.

5.1.2. **There does not seem to be a significant issue with weather-related low utilisation that would require such a significant action as developing this canopy.** Indeed, there are indoor racquet sports alternatives already available at the club (squash and racquetball) on the rare occasion weather is unsafe to play Padel.

5.1.3. Repeated emails I have received as a member of East Glos have flagged problems with unfair booking actions of members like block booking padel courts,

suggesting that a significant cause of any problem with people not being able to find court availability is down to club booking procedures and behaviour of some members, rather than signalling a true case of demand outstripping supply.

- 5.2. **The claim that "there is only one padel facility in Gloucestershire, at the East Glos Club" (Planning Statement, 3.3) is not true.** There is a new 9 court complex a Gloucester Quays as well as courts at Northleach, Daylesford and Elkstone, the Riverside club in Gloucester. Many of these courts already offer covered facilities, including the new large complex in Gloucester.
- 5.3. While Padel is indeed a fast-growing sport, it is **uncertain that demand will continue to grow and interest will be sustained from the initial hype.** There is not a clear case that further new supply of courts is required in the area, especially given the large new complex opening soon in Gloucester. **Since a lot of East Glos padel players travel quite far to play, the increasing number of courts in other locations is likely to alleviate some of the demand for courts at East Glos** as these players find they are able to play at other locations closer to their homes or work.
- 5.4. Experience from comparable countries suggests that the recent interest in padel – accelerated by the temporary societal effects of Covid-19 meaning padel was an allowed activity – may have peaked and is now slowing or even declining. Expert padel industry analysts have noted that other countries that have followed a similar timeline and trajectory of interest in padel offer cautionary tales about **investments in increasing supply of padel courts failing because demand has fallen away** (Bloomberg, 2023).
- 5.4.1. See for instance the over-saturation of padel facilities in Sweden. This has led one of the world's largest padel chains (We Are Padel) to announce closure of 50% of its facilities and major corporate restructuring (Padel Alto, 2022). By September 2023, We Are Padel had closed 50 of its padel clubs in Sweden, leaving only 13 clubs, according to Bloomberg analysis. Indeed 90 padel-related companies filed for bankruptcy in 2023 and *"Thousands of courts are also being closed down after operators were hit by a triple whammy of ballooning competition, surging inflation and waning interest from a middle class whose appetite for the sport previously seemed insatiable... The number of courts in Sweden ballooned*

*between 2018 and 2021, but it soon became clear that **the expansion was overdone***" (Bloomberg, 2023).

5.4.2. This has led to **warnings to other markets to avoid over-establishment of padel in towns and cities:** " *The UK must not over-establish padel in smaller cities as happened in Sweden.*" (The Padel Paper, 16 Nov 2022).

5.5. The claim that (Planning Statement, 5.3) "*The use of the padel courts do not require membership to the club and as such there is a huge degree of social benefit to these proposals*" is contradicted by **plans from the club to withdraw this 'Pay and Play' option** when their contractual obligation ends in approx. 18 months. Indeed, many current members who are padel players with whom I' ve spoken want this to end in order to give priority to members.

5.6. **There are countless less damaging and more cost-effective ways to increase sports participation instead of this proposal** (not least increasing utilisation of the existing lawn tennis courts at off-peak times or engaging in disability sports initiatives to increase participation of under-served communities).

5.6.1. If seeking to widen participation and increase revenues and membership for East Glos through developing padel specifically, it would be surely more impactful to **build padel courts at a second location which is more appropriate for siting covered padel courts** (akin to the new courts in Gloucester inside the former Toys' R' Us site).

5.6.2. Rather than adding a **proportionally small amount of additional capacity for racquet sports (net gain of 3 courts, one of which is a singles court only, equivalent to a maximum capacity of 10 players at any given time) in an affluent area** of Cheltenham that already enjoys plentiful recreation and sports facilities, the social benefits (and economic benefits to the club) would be much greater through a satellite location in a currently under-served community.

5.6.3. Indeed, a stated aim of the Cheltenham Plan (2020) is to "*increase opportunities for sport and active leisure, particularly in areas of under-provision*" (A.2.7.f). **A marginal increase in capacity in an affluent, well-provisioned area cannot be viewed as well-aligned to a strategy of prioritising opportunities in areas of under-provision.**

- 5.6.4. Furthermore, the local Plan (section 17) acknowledges that areas with growing populations within Cheltenham are likely to face shortfalls of sports and recreation space and therefore **development of facilities in a location that better serves the areas of Land allocated for Housing Development (H1) and areas with much faster population growth** than the neighbourhoods around East Glos would offer significantly greater socio-economic benefits.
- 5.6.5. An alternative site would also be much more suitable given **existing capacity issues catering for the c.2000 members at the East Glos club** in terms of parking, congestion, changing facilities and so on, and potentially reduce traffic coming to East Glos and Old Bath Road if people were instead able to use a padel facility nearer their home.
- 5.7. As noted above, there is a risk that **noise issues and the change to the outlook and character of the neighbouring Croquet Club from this proposal could in fact decrease participation there as the relaxing ambience and vistas are harmed.**
- 5.7.1. This would be particularly damaging to the aims in the Cheltenham Plan of protecting and encouraging “ *opportunities for sport and active leisure, particularly in areas of under-provision*” (A.2.7.f), since the **demographic profile of croquet players being typically older and/or with mobility challenges represents a community that is often acutely under-served community in terms of active leisure and sports provision.**
- 5.7.2. Expanding the padel capacity in the name of increasing sports participation **could well end up resulting in a significant net loss in terms of active leisure participation by Cheltenham residents**, with all of the well-known social and physical benefits that accompany keeping active in older age and/or in spite of mobility issues and are a key part of public health policies. Instead, the proposal would **negatively affect an under-served demographic by reducing the appeal of the croquet club as a leisure destination for Cheltenham’s older residents** and hurting the Croquet Club’s reputation as a place for players from elsewhere to come to visit.



## 6. Community engagement

- 6.1. Having been in Cheltenham over the summer months while these proposals have been developed, I have witnessed the activities that claim to involve ‘community engagement’. These **excluded key stakeholders**, such as neglecting to engage those living opposite the club on Old Bath Road proactively.
- 6.2. Furthermore, **questions and concerns from the community that were raised were often treated dismissively or glossed over.**
  - 6.2.1. For instance, by commissioning a noise assessment that - as shown above - adopted an inappropriate methodology that serves the aims of the proponents of the development.
  - 6.2.2. Suggestions of benefits, for instance, that “*proposals will reduce light spill at the boundary of the club and include acoustic treatment to reduce existing noise levels*” (document 1516665) are not backed up by any firm evidence across the supporting materials, yet this **promise has been falsely communicated** within community engagement discussions and documents.
- 6.3. Claims of “*overwhelming support*” at meetings with club members (in document 1516665) certainly does not represent the sentiments I’ve experienced from discussions with club members and staff nor the voting figures from member votes at East Glos on the matter. The rallying cries of a vocal group of padel players championing investment in their sport (reflected in many of the supporting comments for this proposal that repeat the dubious claims of unlimited growth potential in their sport based on a recent spike in interest) overshadows many of the oppositional or neutral views of the wider East Glos community.

I must for all of the reasons above object fervently to the proposed development. If it were to be accepted, **it would set a dangerous precedent for further developments in the neighbourhood and the wider town that tarnish the special character of the townscape and the vistas we are so privileged to live among as Cheltenham residents and that visitors come to enjoy.**

It would also set a precedent of **flagrant disregard for the harm caused by noise pollution to the health and wellbeing of residents.** The **shaky claims of benefits for increased**

**participation in Padel cannot be seen as proportionate to the inevitable harms to the local area and the amenity of its residents** (and users of the Croquet Club next door), especially when there are many viable alternatives available for increasing sports participation in the town without causing such significant harms.

**I urge you to reject this proposal.**



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Bloomberg (September 2023) "Sweden Holds Grim Warning for the \$4 Billion Padel Craze"

<https://www.bloomberg.com/news/features/2023-09-16/sweden-holds-warning-for-potential-crash-of-the-the-4-billion-padel-craze>

**JSP CONSULTANTS**

*(Consultants in Noise & Vibration)*

*2 Millards Way Upton Scudamore  
Nr Warminster Wiltshire BA12 0DR*

*Tel: 01985 847405 Fax: 01985 847405*

*Mr J S Pollard BSc, C Eng, MIOA*

*(Member of Association of Noise Consultants)*

**ENVIRONMENTAL NOISE ASSESSMENT**  
**FOR ADDITIONAL PADEL TENNIS COURTS**  
**AT OLD BATH ROAD CHELTENHAM**

Prepared for :

Residents of King William Drive  
& Charlton Park Drive

Date: 30th September 2024

Report No: RPT1632

## 1. INTRODUCTION

An environmental noise survey has been conducted to assess the effect of the proposed new padel tennis courts at the East Gloucester Tennis Club, Old Bath Road, Cheltenham on the nearby residential properties.

A planning application has been submitted to Cheltenham Borough Council, to replace one existing unused grass tennis court with 4 new padel tennis courts to the north of 3 existing padel tennis courts. The 3 existing padel tennis courts were constructed in 2021. It is also proposed to install a canopy over these 3 courts, plus an acoustic fence along the eastern boundary of the new padel tennis courts.

The survey was conducted on the 4<sup>th</sup> August 2024 and the results are presented in this report. The work includes a review of reports prepared by two other acoustic consultancy firms on behalf of the Club, with particular reference to the measurement and prediction exercises carried out by these companies. The other consultancy firms were Peak Acoustics (reference 1), who dealt with the original application for the 3 existing courts in 2020, and Noise Harvest (reference 2) who are dealing with the new application.

This assessment was conducted on behalf of the residents in King William Drive and Charlton Park Drive, and includes data measured by the Author of this report at other padel tennis courts in Southern England. These courts included Roehampton, Bournemouth, Kings Somborne, Winchester and Oxshott. The opportunity was also taken to measure the noise output of the existing padel tennis courts at Cheltenham.

The residents have previously raised concerns about the noise from the existing padel tennis courts, and the manner in which planning permission had been given without much apparent consultation.

## 2. DESCRIPTION OF FACILITIES

The East Gloucester Club at Old Bath Road, Cheltenham has large number of tennis courts plus a club house, car park and a separate croquet facility. Figure 1 shows the area occupied by the 3 existing padel courts and the area proposed for the 4 new padel courts. Both areas lie approximately in the centre of the tennis club complex. The existing 3 court layout consists of 2 padel courts parallel to each other with the third court at right angles, as shown in figure 2

Figure 2 also shows the proposed 4 court layout with 3 padel courts parallel to each other and the fourth smaller court at right angles. It is understood that the smaller court is for singles games, whilst the larger courts are for doubles games.

Figure 3 shows the site location relative to the surrounding residential properties in King William Drive to the east and Charlton Park Gate to the south. There are other residential properties to the west in Old Bath Road, but these are separated from the tennis club complex by the main road and hence of lesser acoustic concern.

Padel tennis is essentially a cross between tennis and squash using hard bats and softer balls with the balls bouncing off glass walls. Each padel court has a size of 20m by 10m and is marked out like a standard tennis court, although smaller in size than a tennis court. There is a 3m high transparent glass wall at each end of the court and partly along the sides. Some courts at other tennis clubs have a form of roof canopy, which allows the courts to be described as all-weather use. The current planning application includes a proposal for a roof canopy over the existing 3 padel tennis courts, but the acoustic benefit of such a canopy of white translucent PVC is questionable, and is discussed later in this report.

The 3 existing padel tennis courts were given planning permission in 2020 without any noise conditions. At the time the Environmental Health Officer noted that the submitted noise assessment by Peak Acoustics showed that the proposed development was 'within acceptable noise levels and would not result in a nuisance or loss of amenity'.

### 3. MEASUREMENT PROCEDURE

The purpose of the site visit on 4.8.24 was to conduct noise measurements of the existing padel tennis noise at Cheltenham during the afternoon period, and measurements of the background noise levels during the evening period without any padel tennis in operation. The former included measurements at close in distances to the padel courts and further afield in the gardens of some of the residential properties.

Unfortunately, a corporate event at the croquet club during the afternoon prevented any padel tennis measurements until after 4.30 pm. Also when conducting measurements at close in distances to padel courts, it is normally useful to proceed without being seen, so as not to influence the playing activity. Fortunately, it was possible to walk up the side of the croquet grounds to the edge of the 2 parallel padel courts and conduct measurements on the croquet side, with a thick intervening privet/holly hedge between the measurement location and the courts. Whilst this location was ideal from a non observation requirement, it also meant that it was not possible to see which padel courts were in use and how many players were present. Fortunately, one of the residents was able to provide this information from a first floor bedroom window.

Four freefield measurement positions were selected as shown in figure 3, with position 1 next to the padel courts, positions 2 and 3 in the rear gardens of 46 King William Drive and 18 King William Drive, and position 4 in the rear garden of Grey Gables, Charlton Park Gate. Again it was not possible to observe the court activity owing to intervening hedges or long distances, but the padel tennis was clearly audible at all 4 locations. The rear boundary of 46 King William Drive had a Leylandii hedge, but no timber fence. 18 King William Drive also had a Leylandii hedge, plus a 2m high timber fence. The rear boundary of Grey Gables was covered in trees and hedges, but no timber fence.

Data was obtained in the form of consecutive 1 minute Leq and Lmax levels over periods of 7-15 minutes at each position, using a CEL 593C Precision Computing Sound Level Meter. Weather conditions were cloudy with no wind.

According to the information from the resident, all 3 courts were in use with 4 players on each court. It was not possible, however, to determine whether there were any breaks between games. Weather conditions were cloudy with no wind.

The late evening background noise measurements took place at positions 2 and 4. Data was obtained in the form of Leq, L10, L50, L90 and Lmax levels over 10 minute averaging periods after 10 pm, when the padel tennis activity had finished. Weather conditions were again cloudy with no wind

### 4. RESULTS OF MEASUREMENTS AT CHELTENHAM CLUB

The measured noise levels for the padel tennis are presented in tables 1-4 in the form of consecutive 1 minute Leq and Lmax levels, together with on site observations. The padel tennis was audible and measurable at all 4 locations, but in between the ball/racquet impacts there were a few other noise sources, consisting of children playing in the distance, distant road traffic, some talking and the occasional aircraft and helicopter movement. All these other noise sources were of low noise level in comparison to the padel tennis.

As far as position 1 is concerned next to the padel courts, levels of 44-54 dBA Leq (1 minute) and 62-73 dBA Lmax (excluding the siren) were obtained from 2 sets of data totalling 20 minutes of measurement (see table 1). At position 2 in the rear garden of 46 King William Drive, levels of 40-44 dBA Leq (1 minute) and 48-57 dBA Lmax over a 15 minute period (see table 2). The levels are obviously lower than position 1 data, owing to the greater distance from the courts.

Position 3 at 18 King William Drive produced levels of 38-46 dBA Leq (1 minute) and 46-56 dBA Lmax over 12 minutes (see table 3). These levels were similar to the position 2 data, which is not surprising bearing in mind the similar distances to the padel courts. Position 4 in the rear garden of Grey Gables, Charlton Park Gate recorded slightly higher levels of 42-45 dBA Leq (1 minute) and 51-63 dBA Lmax (see table 4).

Whilst the noise data was measured in 1 minute intervals, and hence contains all the rise and fall in noise levels during the monitoring period, the sound level meter also provides the cumulative Leq value over the total measurement period.

The cumulative Leq values are shown in table 5 for positions 1-4, with separate values whenever the meter was reset. The table entries show the cumulative noise level alongside each total measurement period in minutes. Position 1 had a cumulative value of 50.4 dBA Leq for 13 minutes and 51.0 dBA Leq for a 7 minute period. Thus the average value at position 1 was 50.7 dBA Leq. Position 2 had a cumulative value of 42.1 dBA Leq for 15 minutes. Position 3 had a cumulative value of 41.8 dBA Leq for 12 minutes, whilst position 4 had a cumulative value of 44.1 dBA for 12 minutes.

Owing to lack of access to the padel courts, it is difficult to judge the distances from the existing padel court edges to positions 1-4. The distance between position 1 and the privet/holly hedge was about 1m, followed by about 5m distance covering the hedge thickness and the gap on the other side of the hedge to the end wire fence of the nearest padel tennis court. Thus position 1 was about 6m from the end of the nearest court. According to the distance scales on the site drawings, position 2 and 3 were approximately 82m from the edge of the nearest court, and position 4 was approximately 81m from the corner of the nearest court.

Hedges are not normally expected to provide much noise attenuation, with technical literature indicating that 2-3 dBA attenuation might be possible. Similarly timber fences provide only limited attenuation because they are not dense enough, but 5 dBA attenuation might be appropriate for a timber fence. Whether any hedge/timber fence attenuation is appropriate for positions 1-4 will depend on the attenuation provided by the padel court glass screens.

The measured late evening background noise levels with no padel court activity are presented in table 6. Both locations were dominated by distant road traffic. Other noise sources consisted of distant aircraft and the occasional dog bark. Levels of 39-40 dBA Leq (10 minutes) and 36-37 dBA L90 (10 minutes) were obtained at position 4 (Grey Gables in Charlton Park Gate. Position 2 at 46 King William Drive showed lower background noise levels of 35 dBA Leq (10 minutes) and 31 dBA L90 (10 minutes), owing to its greater distance from the source of the traffic noise.

## 5. REVIEW OF PEAK ACOUSTICS REPORT

### 5.1 Measurement Procedure

As previously noted, the Peak Acoustics report was prepared in 2020 as part of the planning submission for the existing 3 padel tennis courts. The first thing to notice from the Peak Acoustics report (reference 1) is that the consultant did not conduct his own measurements of padel tennis noise, despite padel tennis courts being in existence at various tennis clubs throughout the UK by 2020. Instead, the assessment adopted measurements of padel tennis noise at the Sutton Coldfield Club by consultants Sharps Redmore (reference 3). The Sharps Redmore team

conducted generalised measurements on a padel tennis court in Sutton Coldfield on behalf of equipment suppliers PadelTech.

The Peak Acoustics consultant did, however, conduct some measurements at the Cheltenham site, consisting of background noise levels during normal tennis activity and background noise levels with no tennis activity. The former data was used for comparison with the predicted padel tennis levels, so that a comparison can be made between the noise levels of the two types of tennis game. The latter data does not appear to have been utilised to any great extent, however, since the data was acquired during a late morning period rather than a mid to late evening period when the background noise levels without tennis activity would be at their lowest. The report is very brief, however, and it is difficult to fully understand the consultant's assessment approach. Also the situation is complicated by the fact that the report also looks at the impact of having two more additional tennis courts.

Three measurement positions were selected for the background noise data, with the tennis activity recorded at 2 locations 1m from the boundary of the existing tennis courts, and the non tennis activity recorded at one position near the club boundary with the King William Drive gardens. Data was acquired in the form of Leq and Lmax levels over 5 minute intervals periods for the non tennis activity during the daytime period 12.35-13.20, but the report does not appear to provide any tables of results. The background noise measurements with tennis activity taking place were recorded slightly earlier during the period 12.00-12.30, and appear to adopt the same Leq and Lmax units and the same 5 minute averaging periods. Individual results are not provided, however, and instead supposedly worst case values of 55 dBA Leq (5 minutes) and 67.5 dBA Lmax are given in the text at 1m distance from the court boundary.

No attempt appears to have been made to seek access to the rear gardens of the residents in King William Drive and Charlton Park Gate.

## 5.2 Prediction Approach

The consultant has used the measured source noise data from the Sharps Redmore report, to set up a 3D noise mapping model using SoundPLAN software. This approach takes the data at close in distances to the padel court, in order to predict the noise levels at greater distances for the residential locations. Levels of 60.1 dBA Leq (1 hour) and 72 dBA Lmax at 5m distance have been used for the source noise data. A line of residential reception points has been chosen along the club boundary next to the King William Drive properties.

Details of the model inputs are not given, but it is assumed that a point noise source has been adopted, together with a distance conversion such as the  $20 \log d1/d2$  relationship, where  $d1$  is the source noise distance and  $d2$  is the reception point distance. This approach assumes that the source of noise could be located at the edge of the court, or in the centre of the court, and also means that any error in distance  $d1$  will produce large errors in the predicted noise level at distance  $d2$ .

Alternatively, an array of point noise sources could have been used to represent the various impacts around the padel court. The predictions appear to have been conducted with 3 padel courts in continuous use, but it is not clear how these 3 courts have been modelled, since they are located both 'end on' and alongside each other.

## 5.3 Prediction Results

The Peak Acoustics report was prepared in 2020, prior to the construction of the 3 existing padel tennis courts. Now that these courts have been built and in use, it is useful to compare the predicted levels with those measured by the Author of this report in August 2024.



Table 5 of the Peak Acoustics report shows predicted levels of 41 dBA Leq and 53 dBA Lmax for the club boundary line alongside King William Drive, although it is not clear whether the Leq time period is still 1 hour. Noise contour plots have also been produced, which spill over into the adjacent residential gardens, but it is difficult to see the predicted panel tennis levels at a given property garden from the report diagrams. Based on the above single value numbers and the width of the contour plots, the predicted levels for the rear gardens of 46 King William Drive and 18 King William Drive become 40 dBA Leq and 52 dBA Lmax.

The 40dBA Leq prediction compares with the measured levels of 42.1 dBA Leq and 41.8 dBA Leq for these two rear gardens (see table 5). Thus the predicted values for the existing padel tennis courts are in the right ball park, but a little on the low side, bearing in mind the presence of hedges/timber fences for these two gardens. The 52 dBA Lmax prediction is also a little on the low side compared with the highest measured Lmax values in tables 2 and 3. Unfortunately the noise contours in the Peak Acoustics report do not extend to the Charlton Park Gate houses, so it is not possible to comment on the prediction accuracy for this area.

#### 5.4 Assessment Conclusions

Having obtained the predicted noise levels at properties along King William Drive for the 3 existing padel courts, the Peak Acoustics consultant compares the resulting noise levels with a 50 dBA Leq criterion, based on relevant guidance documents and standards.

Some consultants consider that the guidance given by the Sport England Note on Artificial Grass Pitches (AGP) has some relevance to padel tennis, as it considers the impact from sporting activities (reference 4), even though it is primarily intended to apply to 5 a side football.

In terms of acoustic guidance, the document cites 2 possible criteria. The first guidance is a comparison of the Leq noise level with World Health Organisation Guidelines for Community Noise. The second guidance is a comparison of the Leq noise level with the existing background noise level.

In the former case this produces a noise level requirement for community noise (including recreational noise) of 50 dBA Leq (1 hour) as an upper noise limit external to residential properties. In the latter case where noise from a new source (e.g AGP) exceeds the existing noise climate, the increase in noise should be no more than 3 dBA.

The consultant also quotes BS8233 (reference 5) which also has guidance of 50 dBA Leq for gardens or amenity areas, although BS 8233 is primarily intended for the design of buildings to control transportation noise from outside the building, such as road traffic, railway noise and aircraft noise, but not sporting activities.

As the predicted levels at the nearest residential areas in King William Drive are below the 50 dBA Leq limit, and below the existing Leq noise levels for normal tennis, the consultant considers that the established criteria have been met. There appears to be no comparison in the report with existing background noise levels without normal tennis, and no attempt has been made to measure the L90 background levels, which will be lower than the Leq background levels.

## 6. REVIEW OF NOISE HARVEST REPORT

As previously noted, the Noise Harvest acoustics report (reference 2) has been prepared as part of the new planning submission for the proposed additional 4 padel tennis courts. Somewhat strangely there is no explanation as to why Peak Acoustics was not asked to submit a second report, and there is no reference in the Noise Harvest report about the previous acoustic assessment at the site.

### 6.1 Measurement Procedure



Unfortunately, the report is very confusing with regard to the measurement programme and the measurement positions. Both attended and unattended surveys have been carried out, with the former taking place over a 1 hour period on 18.7.22, and the latter taking place over a 24 hour period between 18.7.22 and 19.7.22.

The 1 hour session consisted of measurements of the existing padel tennis noise, with one position to the side of the most northern padel court and a second position at the end of the most northern padel court. No measurement distances are given in the measurement description section, so it is unclear how this source noise data has been fed into the prediction model. Also the 2 positions have been labelled P1 and P2 respectively (albeit with the suffix 'Att' on some occasions). The text immediately above figure 4 of the report refers to P1 only, whilst the diagram shows Att P1 and Att P2.

The 24 hour session presumably consisted of measurements of all noise sources present, including the 3 padel courts, the various tennis courts and background noise from road traffic etc, although no description is given in the text to confirm this. This is one of the problems of unattended measurements, since there are no on site observations to describe the noise environment.

The text for the 24 hour session refers to 2 measurement positions and the Appendix 1 tables provide the results for 2 positions, but the text above figure 3 only mentions one position close to the nearest noise sensitive receptor. This appears to be position P2 in figure 3, but the text immediately above figure 3 refers to position P1 only. Again the positions are labelled P1 and P2, and only one 3m high pole is mentioned in the text on page 8. On the other hand the photographs on pages 10 and 11 show 4 sound level meters with 2 sound level meters at 3m height and 2 meters at 1.5m height, but again the captions to the diagrams suggest 3 attended positions and one unattended position.

Assuming that the unattended position P1 is correctly located at the south west corner of the existing padel courts, presumably to monitor the noise levels near the croquet pitches, then one would expect the unattended P1 noise levels to be higher (during playing hours) than the unattended P2 noise levels, because of the former's closer position to the existing padel courts. A comparison of the tables of Appendix 1 confirms this observation.

In terms of measurement interval, the Appendix 1 tables show Leq, Lmax and L90 values every 15 minutes, consequently the columns should be labelled 15 minutes and not 1 hour. The measurement interval for the attended positions alongside the existing padel courts is not mentioned in the text, but the table 4 results indicate that this was 1 hour. In the Author's experience a shorter interval is preferable for padel tennis measurements, such as consecutive 1 minute values, particularly as there is no description in the Noise Harvest report as to which padel courts were in use, the number of players, and the intensity of game etc.

A closer inspection of table 4 shows that the position numbers or position locations need reversing, since one would normally expect the noise to the side of the court to be higher than the noise at the end of the court; i.e position 1 to the side of the court and position 2 to the rear of the court as per figure 4.

Contrary to the text on page 12, table 2 does not include wind speed, although wind speed information can be found in the Appendix.

Table 3 on page 13 is also confusing as the measured levels from the unattended equipment are labelled as averaged over 16 hours. The relevance of 16 hour data is unclear. Also the L90 column is labelled both 'typical' and '16 hour', but can't be both. How this 16 hour information is then compared with 1 hour padel tennis noise levels is unclear.

Again no attempt appears to have been made to seek access to the rear gardens of the residents in King William Drive and Charlton Park Gate.

## 6.2 Prediction Approach

The consultant has presumably used his measured source noise data to set up a 3D noise mapping model using iNoise software. Details of the model inputs are not given, and once again there is confusion in the text. Page 16 for example refers to a padel tennis noise survey on 22.7.24. Should this date be the 18.7.22 measurements as per the page 8 text, or has there been another set of padel tennis measurements? It is assumed that this is an error and the source noise data has been taken from table 4 on page 15, after correcting for the position errors discussed in section 5.1 above.

The predictions appear to have been conducted with 4 padel courts in continuous use, but it is not clear how these 4 courts have been modelled, since they are located both 'end on' and alongside each other. In terms of model details, the predictions have included, local fences and walls.

Page 16 of the Noise Harvest report also notes that the predictions apply to building façade locations rather than rear garden locations, which will be closer to the padel courts.

Page 16 also mentions the proposed 1.8m acoustic fence on the eastern side of the new padel courts and the roof cover for the existing padel tennis courts, but there is no detail on how these 2 items have been included in the prediction model.

It is not obvious that a garden boundary fence, or even an acoustic fence, is going to be effective, since each court already has 3m glass sides around most of the court. This issue is discussed further in section 9.

Page 17 of the report states that the model has been calibrated to be representative of a typical padel tennis game at a distance of 1.5m from the court edges. It is not clear what is meant by this statement, as the model already includes the source noise data. It would appear to confirm, however, that the measurement distance was 1.5m for the close in padel tennis measurements.

## 6.3 Prediction Results

Table 6 of the Noise Harvest report gives a predicted level of 43 dBA Leq for the proposed 4 new padel tennis courts at the nearest noise sensitive property in King William Drive. The actual property is not stated and there are no predicted Lmax values. The time period is not stated, but assumed to be 1 hour, and the location is presumed to be a building façade rather than a rear garden, since para 6.4 refers to exposed facades. There is also a predicted value for the Croquet Club reception point, but this location is not of concern to the residents of King William Drive etc. There are no summarised results for Charlton Park Gate.

As per the Peak Acoustics report, noise contour reports have been produced, which spill over into the rear gardens of King William Drive, but again it is difficult to decipher these contours with the lowest noise level range being 0-40 dBA.

There is no comment in the Noise Harvest report on the effect of the proposed acoustic fence between the new padel courts and the properties in King William Drive, and neither is there any comment on the effect, if any, of the roof canopy over the existing courts.

## 6.4 Assessment Conclusions

For the assessment process the Noise Harvest consultant compares the predicted noise levels at properties along King William Drive for the 4 new padel courts with the 50 dBA Leq Sport England

guidance, and what is described in table 6 as a typical background. Since the consultant's predicted values are below the 50 dBA Leq criterion, the consultant concludes that the new padel courts will not produce any noise impact.

The value for the typical background target level in table 6 at King William Drive is shown as 40 dBA, but the unit is not mentioned and could be Leq or L90. Since the corresponding value for the croquet club is 44 dBA, these target noise levels appear to have come from table 3 and appear to be L90 values. As already noted in earlier, however, table 3 of the Noise Harvest report is confusing. Also from an inspection of the Appendix 1 tables, it is not obvious where the 40 dBA L90 value has come from. In any case the Appendix 1 tables presumably include existing padel tennis noise and not necessarily background noise levels when padel tennis is not taking place.

## 7. MEASUREMENTS AT OTHER TENNIS CLUBS

As already indicated in section 1, the Author of this report has visited a number of padel tennis courts in Southern England over the last few years. These courts included Roehampton, Bournemouth, Kings Somborne, Winchester and Oxshott.

A considerable amount of 1 minute Leq and Lmax noise data was collected at the various padel tennis courts, and it is not intended to present this measurement data in great detail in this report. Instead the data is summarised in terms of the cumulative Leq levels and Lmax values per court location, and then compared between courts, so that the overall variability of padel tennis noise can be assessed.

All measurement positions were close to the respective padel tennis courts and all data was obtained in the form of consecutive 1 minute Leq and Lmax levels over different periods of time.

Further measurement details and tables of results can be made available, if required.

The Roehampton data produced levels of 68 dBA Leq (17 minutes) and 80-92 dBA Lmax at a distance of approximately 1m from the end of the court, and levels of 72 dBA Leq (8 minutes) and 89-93 dBA Lmax at a distance of 1m from the side of the court. Since the court was surrounded on 2 sides by the 4m high brick walls and the club house on a third side, there was the potential for multiple reflections owing to the presence of the glass sides and the high brick walls on 3 sides of the court.

The padel tennis activity consisted of 4 male players on court, with hard fought games involving much ball lobbing and smashing. There were several occasions when the ball thumped the glass screens, particularly during the overhead smash activity.

The Bournemouth data produced levels of 50-59 dBA Leq (1 minute), or 55 dBA Leq when averaged over 34 minutes, and Lmax levels of 60 to 79 dBA, at a distance of 7m to the side of the court. Using the 20 log d1/d2 relationship from the centre of the court, this level becomes 61 dBA Leq (34 minutes) for a distance of 1m from the side of the court. The situation was complicated, however, by the presence of a 1.7m high non acoustic timber between the court and the measurement positions. The corresponding Lmax levels become 66-85 dBA. There were no measurements at the end of the court.

During the measurements at Bournemouth, the opportunity was taken to listen to the impacts from the court for a short period of time. It was noted that, out of approximately 105 impacts, 90 impacts were due to the racket hitting the ball, 12 impacts were due to the ball hitting the glass screen and 3 impacts were from the ball hitting the court wire fence. The listening tests were sufficient to indicate that most of the noise at Bournemouth was caused by the racket hitting the ball. This is important because it suggests that mitigation measures such as an acoustic fence around the outside of the court may not be effective, because the glass screen could already be acting as an acoustic fence.

The Somborne data produced a level 66 dBA Leq (1 minute) when averaged over 23 minutes, and Lmax levels of 71-89 dBA, at a distance of 1m to the side of the court. At a distance of 1m from the end of the court the Leq level was 54 dBA when averaged over 15 minutes. The corresponding Lmax levels were 60-83 dBA.

The padel tennis consisted mainly of bat and ball impacts, together with talking/shouting from the instructor. The instructor was present on court and rotated the players around after each game.

The Winchester data produced a combined level of 53 dBA Leq (1 minute) when averaged over 33 minutes, and Lmax values of 60-82 dBA, at a distance of 1m from the end of the court.

To the side of the court the cumulative levels were 60.5 dBA Leq (1minute) at 1m distance during normal padel tennis play, and 63.7 dBA Leq (1 minute) at 3m distance when two experienced players were just hammering the ball backwards and forwards across the net.

The corresponding Lmax values were 77-82 dBA. Correcting the 3m distance data to 1m distance using a 20 log d1/d2 distance relationship from the centre of the court, gives levels of 66 dBA Leq (1 minute) and 79-84 dBA Lmax. Combining the 2 sets of 1m distance data gives values of 62.1 dBA Leq (1 minute) and 77-84 dBA Lmax.

Permission to conduct measurements close to the Oxshott courts was refused by the club management, and so it was necessary to choose two measurement positions on a public footpath behind a Leylandii hedge at one end of one court. The measurements took place during an evening period in the dark which, combined with the thick hedge, meant that it was difficult to see the court activity.

Both 2 player and 4 player activity were taking place, giving a cumulative value of 50.1 dBA Leq for a 22 minute period with 2 players, and cumulative values of 50.7 dBA for 17 minutes and 51.6 dBA Leq for the next 9 minute period with 4 players. The measurement distance was approximately 4-5m from the end of the court, and correcting the values to 1m distance gives an average level of 53.2 dBA Leq. The situation was again complicated, however, by the presence of the hedge. The corresponding Lmax values were 62-68 dBA. There were no measurements to the side of the court.

Using all 5 sets of data from Roehampton, Bournemouth, Somborne, Winchester and Oxshott, and including the Author's Cheltenham data, table 7 compares the various Leq values for the 2 locations of 1m from the end of the court and 1m from the side of the court. A rather arbitrary 6 dBA reduction has been applied to the Author's Roehampton data to account for the multiple acoustic reflection issue. Clearly there is a wide spread of data, with Author's data from Roehampton being higher than the other sets of data at comparable distances from the padel court. The Author's measured data sets from the other clubs appear fairly similar, but the Bournemouth data and the Oxshott data include the effect, if any, of the hedges/fences between the padel courts and the measurement positions.

Table 8 compares the Lmax values from the 6 sets of data, with the Author's data from Roehampton including the 6 dBA reduction for reflection. Again there is some similarity, apart from Roehampton, but the spread of Lmax values is much wider than the spread of Leq values.

## 8. CONCLUDING REMARKS

Both the Peak Acoustics report for the existing padel tennis courts and the Noise Harvest report for the new padel tennis courts are very disappointing in terms of lack of measurement and prediction details. The Noise Harvest report, in particular has a number of errors and statements, which are a combination of typing errors and a possible lack of understanding of the principles involved, leading to confusion when trying to assess the report content.

Since the Peak Acoustics assessment was conducted prior to the construction of the 3 existing padel tennis courts, the consultant did not have the opportunity to measure padel tennis noise at Cheltenham. Instead it was necessary to adopt measurement data supplied by another firm of consultants at another club on behalf of an equipment supplier.

On the other hand, the Noise Harvest assessment was conducted with the 3 existing padel courts in operation, so the consultant was able to measure padel tennis noise at Cheltenham. The measurement distances appear to have been 1.5m from the respective court edge, giving levels of 54 dBA Leq (1 hour) at the end of the court and 63 dBA Leq (1 hour) to the side of the court. The corresponding Lmax values were 80dBA and 86 dBA respectively.

The consultant's measured Leq values appear to be in line with other data measured by the Author of this report at various clubs, including the Author's Cheltenham data, but some of the data includes the effect, if any, of the hedges/fences between the padel courts and the measurement positions. The consultant's Lmax values appear on the high side.

The Peak Acoustics Leq and Lmax predictions for the 3 existing padel tennis courts appear a little on the low side compared with those measured by the Author at 46 King William Drive and 18 King William Drive, but approximately in the right ballpark. There are no predictions for Charlton Park Gate, however.

The Noise Harvest consultant has provided predictions for both existing padel courts and the proposed new padel courts, but the contour plots are difficult to interpret and the tabulated results only apply to the new courts and properties further along King William Drive.

These new court Leq levels are slightly higher than the Author's measured values at 46 King William Drive and 18 King William Drive for the existing padel courts. Higher Leq predicted values are to be expected owing to the shorter distances between the new courts and the respective King William Drive properties, but the model has presumably included some attenuation for the proposed acoustic fence along the eastern boundary. Thus it is difficult to comment further on the Noise Harvest predictions, and there are no Lmax predictions.

Both sets of consultants, however, compare their predicted Leq noise levels with Sports England criteria and World Health Organisation guidance, neither of which take into account existing background noise levels. Other consultants attempt to justify the impact of padel courts tennis by claiming that the Leq noise levels with padel tennis in play will be no worse than the existing normal tennis situation. Whilst this may be true for morning and afternoon session, ignoring for the time being the greater impulsive content of padel tennis, the same cannot be true for the evening period when the padel tennis levels should be compared with the background L90 noise levels.

Leq is essentially the average noise level of a time varying signal. It is used to assess and compare different noise sources, and involves specifying the time period over which the signal was measured. In contrast L90 is the noise level occurring for 90% of the time and represents the troughs of the time varying signal, so the L90 level is usually much lower than the Leq level. Lmax level is the highest noise level in the measurement time period.

Background levels of 31 dBA L90 (10 minutes) at 46 King William Drive and 36-37 dBA L90 at Grey Gables in Charlton Park Gate were measured by the Author during late evening, as shown in table 6. Such levels are considerably lower than the predicted levels of 40-45 dBA Leq by Peak Acoustics and Noise Harvest.

It is clear that padel tennis noise varies considerably in level depending on the number of players, the type of game, the intensity of the game, and the extent to which the glass sides are used during the game etc. To some extent padel tennis is a cross between tennis and squash, so it is

not surprising that residents find padel tennis noisier than normal tennis. Hence the comments by residents about unacceptable noise levels from various padel tennis courts around the country.

Some consultants claim that the character of sound from padel tennis is not dissimilar from normal tennis, on the grounds that whilst there are more impulsive impact sounds due to some impacts on the glass surrounds, the ball has a lower pressure and the impacts are quieter than the sound of a tennis racquet hitting a ball. This view is not supported by the Author of this report. Padel tennis noise has a more perceptible acoustic character (repetitive thuds), resulting in large differences between the L<sub>max</sub> and L<sub>eq</sub> noise levels and an under estimate of the potential disturbance impacts.

Although it is not clear how much of the total noise emission is due to impact of the balls with the glass walls, rather than impact between racquet and ball, observations by the Author of this report tend to confirm the racquet/ball impact dominates. If as seems likely this is the case, then the glass screen is already acting as an acoustic fence, bearing in mind its 3m height and its location around most of the court, except for openings on each side of the court adjacent to the net.

It should be noted that two acoustic fences do not combine to give a total attenuation much greater than the attenuation of the higher fence, so a fence would only be effective where there are gaps in the glass sides. Since the gaps only occur near the court net and much of the ball/racquet impact noise during a match will occur in areas of the court away from the net, the attenuation benefits from any fence have not been proven.

This situation will remain until such time as a padel tennis court is tested with and without an acoustic fence installation.

Also whilst an acoustic timber fence might normally be expected to attenuate some of the ball/glass impact noise, a 1.8m high fence is not going to provide much benefit for impacts on a glass screen of 3m height.

Assuming that the proposed Cheltenham roof canopy for the existing padel courts is the same as other court designs, then the canopy is likely to be an aluminium/steel structure with a curved ridge, together with a width of span of 12m, a length of structure of 21m and a height at eaves of 6.7m. The gap between the 3m high glass wall and the start of the roof canopy is about 4m, so regardless of where the glass walls start or end, there is always a height gap of 4m all around the court above the glass walls. The openness of the structure, combined with the PVC fabric canopy, is likely to result in small or negligible acoustic attenuation, and the canopy may produce significant levels of reflected sound. The Cheltenham proposals refer to integrated acoustic panels for the cover, but no further details are available.

There are no specific criteria in British Standards or technical literature for assessing L<sub>max</sub> levels, but some related guidance on impulsive content of noise is given in British Standard BS4142 (reference 5). BS4142 provides a means of rating industrial noise and commercial noise affecting mixed residential and industrial areas. It rates industrial noise by comparing the predicted or measured L<sub>eq</sub> noise level from the industrial activity with existing background L<sub>90</sub> noise levels.

If the industrial noise, after correcting for special characteristics of the noise source, exceeds the background noise by 10 dBA or higher, a significant adverse impact is likely to occur, with an 'adverse impact' for +5 dB difference, down to a 'low impact' where the rating level does not exceed the background level. The special characteristics have different corrections (or rating penalties) for tonal content, impulsive content, distinctive content and intermittency content which are added to the source noise L<sub>eq</sub> level before comparison with the L<sub>90</sub> background level. In the case of impulsive content there is a 9 dBA correction for a highly impulsive noise or 6 dBA correction for clearly perceptible impulsive content.



Whilst BS4142 is not applicable to non industrial/commercial operations, and specifically states that it is not intended for rating and assessing 'recreational activities', it clearly confirms that impulsive noise is more intrusive than non impulsive noise. Even if the lower 6 dBA impulsive content correction was applied, it would increase the Leq rating level over background L90 noise considerably and could cancel out any acoustic mitigation measures that the East Gloucester Lawn Tennis Club might wish to apply on site.

It is worth noting that padel tennis has grown rapidly in the Netherlands with many courts installed close to population centres, generating discontent among the residents, and the need for a healthy coexistence between padel tennis clubs and communities.

As a result, the Dutch tennis and padel association has produced a manual within which the noise impact during a match must not exceed a certain noise level on newly built outdoor courts. This requirement has resulted in one manufacturer producing fibre glass courts to replace the steel netting surrounding the court and a new type of glass screen for the walls. The fibreglass netting apparently produces less vibrational noise, and the new glass screen design is more super elastic and impact resistant than a standard glass wall.

## 9 REFERENCES

1. *Noise Impact Assessment East Glos Club Old Bath Road Cheltenham Peak Acoustics Report KD0307205NR dated August 2020*
2. *Environmental Noise Report East Glos Club Padel Court. Noise Harvest Report 2024-07-25 A0167 August 2024*
3. *Environmental Assessment of noise from the playing of Padel Tennis Sharps Redmore Report Project No 1717065 dated September 2017*
4. *Artificial Grass Pitch (AGP) Acoustics- Planning Implications. New Guidance for 2015 August Revision 001 Sport England 2015*
5. *Methods for Rating & Assessing Industrial & Commercial Sound BS4142:2014*

### Statement of Disclaimer

The Consultant cannot guarantee that the objectives of the investigation have been achieved, but every reasonable effort has been made to provide expert advice and measurement assistance during the investigation and preparation of the report, based on information made available by the client and the agent.

**TABLE 1 –MEASURED 1 MINUTE LEQ AND LMAX LEVELS AT POSITION 1 AT  
CHELTENHAM**

<u>Time</u>	<u>Leq</u>	<u>Lmax</u>	<u>Observations</u>
	<u>Level</u>	<u>Level</u>	
16.31	50.4	66.1	Distant children playing
16.32	52.4	73.0	Distant road traffic
16.33	48.3	64.9	
16.34	50.1	67.9	
16.35	49.6	65.6	
16.36	51.0	64.5	Distant helicopter
16.37	53.2	69.2	Shouting on court
16.38	48.2	63.6	
16.39	49.1	62.3	
16.40	49.4	65.4	Distant aircraft
16.41	44.5	63.3	
16.42	50.3	69.1	
16.43	49.1	67.3	
Reset	meter		
16.45	49.6	63.9	
16.46	51.2	66.8	
16.47	49.8	63.5	
16.48	50.8	70.9	Some shouting
16.49	54.2	74.6	Siren
16.50	50.9	67.3	
16.51	51.3	67.5	

**TABLE 2 –MEASURED 1 MINUTE LEQ AND LMAX LEVELS AT POSITION 2 AT  
CHELTENHAM**

<u>Time</u>	<u>Leq</u>	<u>Lmax</u>	<u>Observations</u>
	<u>Level</u>	<u>Level</u>	
17.09	40.2	48.2	Distant children playing
17.10	41.0	53.1	Distant road traffic
17.11	39.8	49.5	
17.12	42.8	57.0	
17.13	41.5	51.2	
17.14	42.7	52.4	
17.15	42.0	51.8	
17.16	42.0	53.6	Distant siren
17.17	42.2	55.2	Talking next door
17.18	44.0	54.1	Talking next door
17.19	42.5	51.7	Distant aircraft
17.20	41.9	56.3	Light aircraft
17.21	42.7	52.0	
17.22	42.2	52.8	
17.23	42.4	57.3	



**TABLE 3 –MEASURED 1 MINUTE LEQ AND LMAX LEVELS AT POSITION 3 AT CHELTENHAM**

<u>Time</u>	<u>Leq</u>	<u>Lmax</u>	<u>Observations</u>
	<u>Level</u>	<u>Level</u>	
17.43	39.9	45.8	Distant road traffic
17.44	40.8	50.2	
17.45	41.8	51.0	
17.46	42.0	50.8	
17.47	40.2	46.0	
17.48	46.2	56.0	Aircraft
17.49	43.7	50.2	
17.50	40.3	49.3	Distant aircraft
17.51	40.6	48.3	Distant motorbike
17.52	38.4	49.6	
17.53	40.1	47.2	
17.54	40.5	49.6	

**TABLE 4 –MEASURED 1 MINUTE LEQ AND LMAX LEVELS AT POSITION 4 AT CHELTENHAM**

<u>Time</u>	<u>Leq</u>	<u>Lmax</u>	<u>Observations</u>
	<u>Level</u>	<u>Level</u>	
18.21	44.9	55.2	Distant road traffic
18.22	43.0	52.7	
18.23	43.8	50.7	
18.24	44.3	52.3	
18.25	43.7	53.4	
18.26	43.5	59.6	
18.27	43.1	52.7	
18.28	44.3	62.7	
18.29	42.3	51.5	
18.30	43.8	57.1	
18.31	45.2	55.9	
18.32	44.4	56.5	

**TABLE 5 –CUMULATIVE LEQ LEVELS (dBA) FOR POSITIONS 1-4 AT CHELTENHAM**

	<u>Position 1</u>	<u>Position 2</u>	<u>Position 3</u>	<u>Position 4</u>
	Leq/minutes	Leq/minutes	Leq/minutes	Leq/minutes
1 <sup>st</sup> reset	50.4/13	42.1/15	41.8/12	44.1/12
2 <sup>nd</sup> reset	51.0/7		-	
			-	

**TABLE 6 –MEASURED BACKGROUND NOISE LEVELS (dBA) AT CHELTENHAM**

Position	Period	Leq	L10	L50	L90	Lmax	Observations
4	22.08-22.18	39.5	41.0	39.0	36.5	52.0	Distant road traffic, 22.15 dog bark
2	22.31-22.41	34.7	37.0	34.0	31.0	51.9	Distant road traffic, 22.40 distant aircraft

**TABLE 7 COMPARISON OF PADEL TENNIS LEQ NOISE LEVELS (dBA)**

	<u>1 m from end of court</u>	<u>1m from side of court</u>
	Leq/minutes	Leq/minutes
Roehampton Author data	62dBA / 17 min	66 dBA / 8min
Bournemouth Author data	No data	61dBA / 34 min
Somborne Author data	54 dBA /15 min	66 dBA / 23 min
Winchester Author data	53 dBA / 33 min	62 dBA / 23 min
Oxshott Author data	53 dBA/48 min	No data
Cheltenham Author data	54 dBA/20 min	No data

**TABLE 8 COMPARISON OF PADEL TENNIS LMAX NOISE LEVELS (dBA)**

	<u>1 m from end of court</u>	<u>1m from side of court</u>
	Lmax/minutes	Lmax/minutes
Roehampton Author data	74-86 dBA / 17 min	83-87 dBA / 8min
Bournemouth Author data	No data	66-85 dBA/ 34 min
Somborne Author data	60-83 dBA /15 min	71-89 dBA/ 23 min
Winchester Author data	60-82 dBA / 33 min	77-84 dBA / 23 min
Oxshott Author data	62-68 dBA/48 min	No data
Cheltenham Author data	65-76 dBA/20min	No data



Figure 1 Tennis Club Location

**NOTES**  
Do not scale from this drawing unless expressly so indicated. Use a 1:1000 scale.  
All dimensions are in millimeters unless stated otherwise.  
The design is prepared for use in the proposed site and is not to be used for any other purpose without the written consent of the author.  
The design is not to be used for any other purpose without the written consent of the author.  
The design is not to be used for any other purpose without the written consent of the author.

**Client:** JSP Consultants  
**Project Title:** East Gloucestershire Tennis Club  
**Client:** East Gloucestershire Tennis Club  
**Project No.:** 1965-00-003-B  
**Scale:** 1:1000  
**Date:** August 2020  
**Drawn by:** JSP  
**Checked by:** JSP  
**Approved by:** JSP  
**Project No.:** 1965-00-003-B  
**Scale:** 1:1000  
**Date:** August 2020  
**Drawn by:** JSP  
**Checked by:** JSP  
**Approved by:** JSP

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www.lanpro.com



Figure 2 Padel Court Layouts



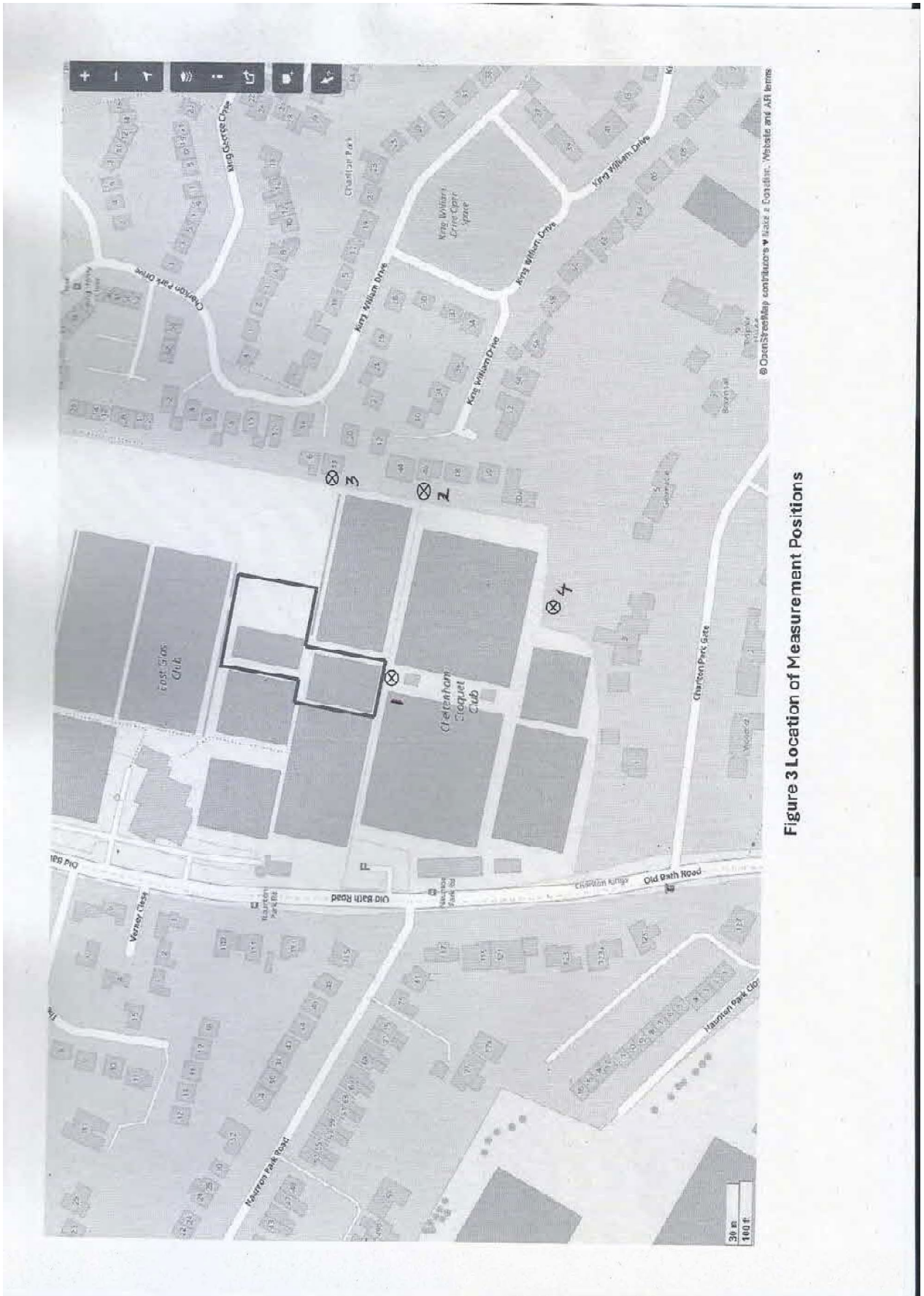


Figure 3 Location of Measurement Positions

Page 290  
Cheltenham Croquet Club

## Objection to Planning Application 24/01435/FUL –Addendum

The Objection to this planning application from Cheltenham Croquet Club (CCC), submitted under cover of their letter dated 17<sup>th</sup> September 2024, was prepared under the impression that such objections needed to be received by the Planning Department no later than 23<sup>rd</sup> September 2024, this being the date shown on the website. It has since emerged that the closing date is, in fact, 3<sup>rd</sup> October 2024. In the intervening period two further items relevant to the Croquet Club's objection have emerged.

### 1. Cheltenham Plan

Further research into the information available on the Cheltenham Borough Council (CBC) website has revealed a document entitled "Cheltenham Plan –Adopted July 2020". This sets out the statutory planning obligations for Cheltenham Borough Council up to 2031. Much of the basis for the CCC objection of 17<sup>th</sup> September was based on the document "Cheltenham Local Development Framework –13. College Character Area Appraisal and Management Plan" dated July 2008. There remained the concern that this document does not carry with it any formal obligations on CBC. However, much of the material quoted from the 2008 document in the CCC Objection appears in the Cheltenham Plan. It is therefore believed that the CCC Objection is not founded only on "best intentions" but rather on statutory obligations.

The Cheltenham Plan is a large document of 113 pages. CCC has prepared the following extracts from the Plan that contain the material considered relevant to their Objection, with passages of interest highlighted. Your attention is drawn to the following:

- *VISION THEME C (page 7)*
- 

2.9. Cheltenham is a place where the quality and sustainability of our cultural assets and natural and built environment are valued and recognised locally, nationally and internationally, and where tourists choose to visit and return.

#### THEME C OBJECTIVES

Conserve and enhance Cheltenham's architectural, townscape and landscape heritage both within and out of the town's conservation areas.

- *POLICY L1: LANDSCAPE AND SETTING (page 28)*

Development will only be permitted where it would not harm the setting of Cheltenham including views into or out of areas of acknowledged importance.

This policy contributes towards achieving the Cheltenham Plan Vision: Theme A - objective a; Theme C –objectives a, b and f.

7.4. Cheltenham's attractive setting is undoubtedly one of its prime assets and is recognised by the emerging Place Strategy for the Borough as a key factor in helping to achieve sustainable economic growth and securing social wellbeing. The Council will therefore seek to continue the protection of the town's setting and encourage its future enhancement through sensitively designed / located development.

7.5. In doing so, the Council is mindful of the need to protect views into and out of areas of acknowledged importance such as conservation areas, ancient monuments, sites included on

the Register of Historic Parks and Gardens, the AONB, the Green Belt, Sites of Special Scientific Interest, statutory and non-statutory nature reserves, Regionally Important Geological and Geo-morphological Sites, listed buildings and buildings of local importance.

*POLICY SL1: SAFE AND SUSTAINABLE LIVING (page 74)*

Development will only be permitted where it would:

- a) not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality (Notes 1 & 2)

SAFE AND SUSTAINABLE COMMUNITIES

14.3. In order for our built surroundings to make a positive contribution to our quality of life, they need to provide safe, attractive, long-term and liveable environments for the whole community.

14.4. In assessing the impacts of a development including any potential harm, the Council will have regard to matters including loss of daylight; loss of outlook; loss of privacy; and potential disturbance from noise, smells, dust, fumes, vibration, glare from artificial lighting, hours of operation, and traffic / travel patterns.

## 2 2001 Planning Application by Cheltenham Croquet Club

A building at CCC was destroyed by arson in March 2001. CCC immediately set about the task of replacing it. Anecdotal evidence from members and a committee member at the time recalls that advice received from the Planning Officer effectively limited the height of the two pavilions that were erected in its place, the new buildings being notably lower than the structure they replaced, the new roof height being approximately 2.7m. The photo below shows the pavilion nearer to the East Glos Club Boundary, adjacent to the proposed site for the Padel Court covering structure. It can be seen that the visual impact of the pavilion is minimal by comparison.

CCC has been advised that the detailed records of this planning application are, unfortunately, no longer available.



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REF: PLANNING APPLICATION 2,4-/0 1415 i FIAi..L.

F.A.O. MISS MICHELLE PAYNE.

DEAR SIR/MADAM,

HAVING SEEN THE ABOVE PLANNING APPLICATION FOR EAST GLOUCESTERSHIRE CLUB PANEL COURTS, I WOULD LIKE TO RISE THE FOLLOWING CONCERNS.

1. TIAE Lo e,f.\il O I-J 0 i= \NW A-fl PL-1c..Ailolv \ NI: ""(T TO TI-H: '3 o N QA a-1. 0 I= G v/I:-z.:i2-N I-Ii\jw cacQ...ut:=7" e,1,..,1"18. AS -riAI I A G cut..) or-tn., 1-1 tOG-t: f.i/: 0,10 (\ \);'2. SIT' ( OF rt-11.s. &B-TI01'.I oi:: HI: 'DG-G MA'1 I'!.e AFF1:cn--0.

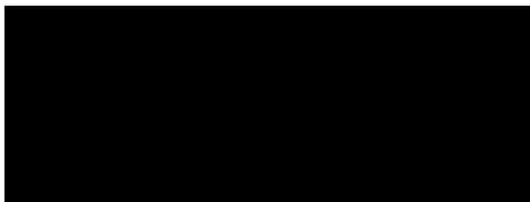
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W i t...L. TI4 c; MA-TI. I AI. LA E:( ) KL:1-P G t..A,-e ANIJ flli FL; Cii1 i:: TD A MINMIAM?

A. AS THE APPLICATION IS WITHIN A CONSERVATION AREA, SHOULD A STRUCTURE BE ALLOWED THAT IS ABOVE THE GENERAL TREE LINE?

I HOPE THESE CONCERNS WILL BE CONSIDERED IN THE NEXT STAGE OF THE PROCESS.

""/ot,u'IS FA i iVIF'-lt..l'-f.





6 Shrublands  
Charlton Kings  
Cheltenham  
GL53 0ND  
18 September 2024

Dear Sir/Madam

New fabric canopy over existing 3 no . padel courts, construction of 4 no . new outdoor padel courts inclusive of floodlighting in place of 1 no . grass tennis court, and associated circulation space . East Gloucestershire Club Old Bath Road Cheltenham Gloucestershire GL53 7 DF Ref . No : 24/01435/FUL

I have been a member of Cheltenham Croquet Club for nine years and I wish to object to the above application.

The buildings proposed in the above application are not in keeping with the Central Conservation Area and would lead to enormous loss of amenity to the users of Cheltenham Croquet Club. Cheltenham Croquet Club is one of the few clubs in the country which can host national and international tournaments. The club relies financially on being able to attract players, including world and national champions, to Cheltenham to play croquet in a beautiful setting in a beautiful part of the country.

Without exception, those who visit the club for the first time are amazed and delighted when they walk into the club and see the immaculate lawns and the magnificent setting. If you are involved in deciding the result of this application, then it is essential that you visit the club and imagine a huge canopy on top of the blue netting of the existing Padel court. No appointment is necessary.

Further details of the objections are contained in the Appendix below.

I believe the noise report is flawed in that it does not follow the World Health Organisation (WHO) noise guidelines; it does not take into account the maximum sound pressure level and number of events. There is no doubt that the noise of Padel is intrusive but the increase in noise from new courts will be small and I would not oppose the application on noise grounds. I accept the existing noise levels in the spirit of being a good neighbour.

I am very sympathetic with the desire of the East Gloucestershire Club to increase its Padel facilities and this would be good for the community. However, the proposed edifices are monstrously out of scale with the surroundings. Padel is an outdoor sport and I see no reason to destroy the environment because players can't cope with rain. There is no essential need for covers; tennis courts are not routinely covered. I would hope that the East Gloucestershire Club would accept that the covering of the Padel courts is not neighbourly and that they would withdraw their application.

I confirm that I register my strong objection to the above proposal.

Yours faithfully



# Appendix

## 1. Application

This section gives comments on the application form.

### 1.1 Employment

The question is: "Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?" The answer given is no. However, I believe there are existing employees on the site.

### 1.2 Hours of Opening

The question is: "Are hours of opening relevant to this proposal?" The answer given is no. However, I believe the hours of opening are relevant to the neighbours because of the noise created. The noise will start in the morning at 8am and not finish until 10pm.

### 1.3 Site visit

The question is: Can the site be seen from a public road, public footpath, bridleway or other public land? The answer given is no. This is incorrect as the existing Padel court is readily visible from the Old Bath Road and the proposed covered ones will certainly will be.

## 2. Planning Statement

This section contains comments on the planning statement, the numbers relating to the paragraphs in that statement.

3.6 . The new Padel court canopy will have a steel frame and a green fabric cover to reduce its visual impact . The use of green colouring is to respond to the comments within the pre - application advice . The canopy will be open at ground floor level to allow for air circulation and courts would be protected at this level from the elements because of the existing courts glazed barriers and fencing, which is due to remain .

*I don't think the change of colour will make much difference to the visual impact. A building is a building. Since East Gloss says that a green cover would require lights being on all day and a white one wouldn't, environmentally a white one is better. No cover at all is ideal..*

3.16. There are no Listed buildings designated as significant buildings or neutral buildings nearby the application site.

*Whilst this is true, I would submit that the Croquet Club's Victorian clubhouse is of interest.*

3.17. During the pre-application enquiry, the proposal was reviewed by the Council's Conservation Officer. They raised no concerns from a heritage perspective, explaining that the proposals would be read within the setting that currently exists.

*It is surprising to me that no concerns were raised.*

4.8. Policy SD14 sets out that new development must not cause unacceptable harm to the local amenity, including the amenity of neighbouring occupants.

*I would submit that the development would cause unacceptable harm to the local amenity. One definition of amenity is: the pleasantness or attractiveness of a place.*

4.12 . Policy D1 notes development will only be permitted where it adequately reflects principles of urban and architectural design and complements and respects neighbouring development and the character of the locality and the landscape .

*I would submit that a structure which has all the appearances of an agricultural shed does not reflect good urban and architectural design.*

4.13 . Policy L1 states development will only be permitted where it would not cause harm to the setting of Cheltenham including views into or out of areas of acknowledged importance .

*The proposed structure certainly would cause harm to the views onto the Cotswolds AONB, especially from the Croquet Club. See my mockup of the proposed structure. (Apologies for the crudeness of the picture but it is clear that the view of the hills will be blotted out.. This will also be true of views from the Old Bath Road) Note also the scale compared to the person near the pavilion. The hedge is approximately 6ft high so the structure is way out of scale with its surroundings.*



### Figure 1 Mockup of Proposed Structure

4.16, 4.17 and 5.4 concerning providing recreational facilities etc. Padel courts with no covers will provide additional recreational facilities.

*5.6 Policy D1 of the Cheltenham Borough Plan notes development will only be permitted where it adequately reflects principles of urban and architectural design and complements and respects neighbouring development and the character of the locality and the landscape.*

The proposed development certainly does not reflect good and sympathetic design.

*5.12 When seen in the context of the wider East Glos Club site, it would have a minimum impact on its open nature and its siting and design would preserve this. This was also a conclusion reached within the pre-application response.*

When seen within the context of the Cheltenham Croquet Club, it would have a maximum impact on its open nature.

*5.14 It can be concluded that the design of the proposed development is appropriate to its location, scale and function, as a result is in alignment with Local Plan Policy D1 and JCS SD4 as well as the relevant provisions of the NPPF.*

On the contrary, the proposed development is totally inappropriate to its location and scale.

*5.18 . The scale, design and siting of this canopy has ensured that the development would be in keeping with the design and scale of the buildings nearby, along with being of a suitable function and use . When viewed within the surrounding landscape it would appear as a natural addition within the grounds of the tennis club and would not appear incongruous, thus retaining the open character of the area . Consequently, it would not detract from any views from within the wider Conservation Area or designated heritage assets.*

On the contrary, the opposite is true. See the mockup below where a white figure is shown against the hedge. The hedge is approximately 6ft high. The building can be seen to be way out of scale with its surroundings and humans.



Figure 2 Mockup of structure showing the scale relative to a human

5.22 . Furthermore, notwithstanding its location within the Conservation Area, there are no significant

buildings nearby listed as heritage value. As a result, the development will sustain the character and appearance of the conservation area and would not create any detrimental harm to any heritage assets. It should also be noted again that in their pre-application response, the Council's Conservation Officer raised no objections to the scheme from a heritage perspective.

Whilst not officially listed the clubhouse of Cheltenham Croquet Club is a rare example of a Victorian clubhouse and should be considered as a heritage asset.

5.26 . This application is accompanied by an Environmental Noise Report prepared by Noise Harvest. They carried out an assessment of the noise impact from the proposed new padel court and concluded that the predicted noise levels would meet the upper level that noise levels can be before an impact is perceived as per Sport England guidance.

The noise report relies on a report from Sport England on the noise from Artificial Grass Courts which is inappropriate. However, that report, itself relies on a WHO document (see below). This report states that it is necessary to take into account the nature of the noise. The conclusion should be that the criterion used should be the maximum of the noise rather than the average as was used.

5.28. It is considered the scale and design of the development would not result in any impact to the amenity of users of the Cheltenham Croquet Club...

One definition of amenity is. "The pleasantness or attractiveness of a place." It is submitted that the development will reduce the attractiveness of Cheltenham Croquet Club to a large degree.

6.7 . Finally, the impact upon the Conservation Area has also been considered. Given the application site is located within the Conservation Area, the proposed development has been designed as to



*ensure the enhancement of significance and setting . The proposed development does not result in any impact to the setting of, nor would it detract from the character of the Conservation Area . The proposals are clearly read within and are designed appropriately for the already existing sport complex of the site. Consequently, the development is compliant with local and national policy.*

On the contrary, the proposed development results in a significant impact to the character of the Conservation Area and to the amenity of Cheltenham Croquet Club.

### 3. Noise Report

A simple Google search such as “Padel court noise” will pull up a plethora of results which indicate difficulties from all over the UK, and beyond, about the unacceptable noise caused by the use of Padel courts.

The noise report references the Sport England document “Artificial Grass Pitch (AGP) Acoustics - Planning Implications. The first issue is obvious - the guidelines are not intended to apply to Padel courts. However, the guidelines make the point: “The most significant noise levels were found to be generally derived from the voices of players, with the exception of hockey where impact noises of balls hitting perimeter strikeboards and goal back boards were more noticeable. Such impact noises can be mitigated by incorporating shock absorbing noise reduction measures.” It is readily ascertained that the greatest noise from a Padel game is the impulse noise from the striking of the ball.

For its definition of limits, the Sport England document references the World Health Organisation (WHO) document “Guidelines for Community Noise” and, not unreasonably, chooses a limit on the average noise level.

However, in the WHO document there are two relevant paragraphs:

*When the noise consists of a small number of discrete events, the A-weighted maximum level ( $LA_{max}$ ) is a better indicator of the disturbance to sleep and other activities.*

*Section 4 Annoyance ... For intermittent noise, it is emphasized that it is necessary to take into account both the maximum sound pressure level and the number of noise events.*

The noise report states on page 11 that, “Measurements were made of various noise descriptors, but the key index used in this assessment is  $LA_{90,T}$ ; the noise level exceeded for 90% of the measurement period  $T$ , referred to as the ‘background’ noise level.”

An internet search reveals that the duration of contact of a tennis ball with a racket is of the order of 50ms. There appears to be no information available for measurements with Padel balls. The Padel racket, and of course the walls, are harder so the contact duration and therefore the duration of the noise impulse might be shorter. However, taking the 50ms number and a time between strokes of 1 second, the duty cycle is 5% and the impulses will be ignored by the  $LA_{90,T}$  measurement.

It is submitted that the Noise Report has not taken into account the impulse nature of the noise from a Padel game. The noise threshold used should be the maximum and not the average as used.

The noise report for the existing Padel courts contained in "Provision of 3 no. new Padel Courts and 2 no. new Tennis Courts; installation of new and/or improved surrounds to courts; modernisation and improvements to flood lighting utilising modern LED technology to reduce light spill and glare on surrounding area; works to improve drainage and irrigation services; and works to improve footpath access to Courts

East Gloucestershire Club Old Bath Road Cheltenham Gloucestershire GL53 7DF

Ref. No: 20/01464/FUL | Received: Fri 28 Aug 2020" used a theoretical model which has proven to be incorrect as the noise report in the current application has shown.

The assumption was that the Padel courts produced a similar noise to tennis. However, as many people over the country have found, this is untrue and Padel courts over the country and indeed, the world, have been found to be a noise nuisance.

Note that the fact that the existing court has planning permission does not imply that this planning proposal will not be a noise nuisance. See <https://www.fsp-law.com/sports-clubs-beware-are-you-causing-a-nuisance/>

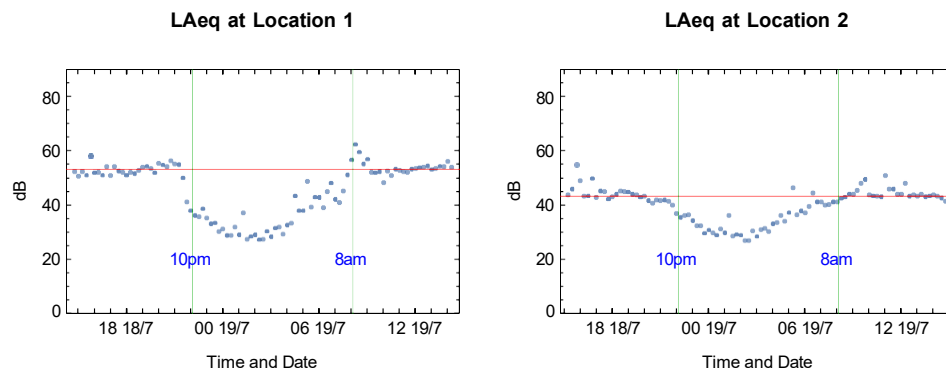


Figure 3 Plots of LAeq  
The red lines are the stated means during Padel operating hours

18/07/2024 15 : 45 55.0 75.1 40.7

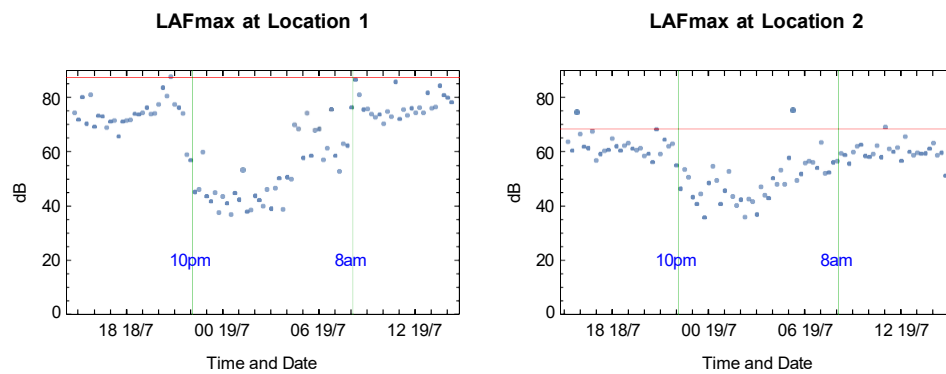


Figure 4 Plots of LAFmax



max noise

The red lines are the stated maxima during Padel operating hours. Note there appears to be an error in that for location 2, the level of 75.1 on 18/7/2024 at 15:45 has been accidentally omitted.

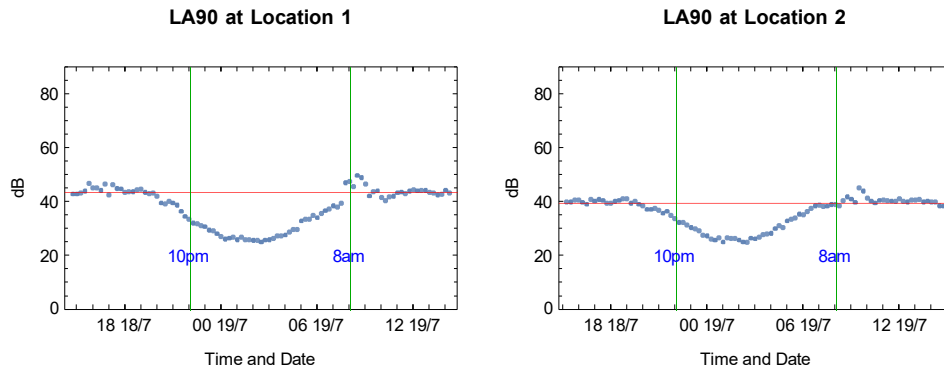


Figure 5 Plots of LF90

LF90

The red lines are stated as the 'typical' levels during Padel operating hours. 'Typical' appears to be undefined.

Planning: Place and Communities,  
Cheltenham Borough Council,  
PO Box 12,  
Municipal Offices,  
Promenade,  
Cheltenham  
GL50 1PP

Cheltenham Croquet Club  
Old Bath Road  
Cheltenham  
GL53 7DF

For the attention of Miss Michelle Payne

15<sup>th</sup> November 2024

Dear Sir

**Planning Application 24/01435/FUL**

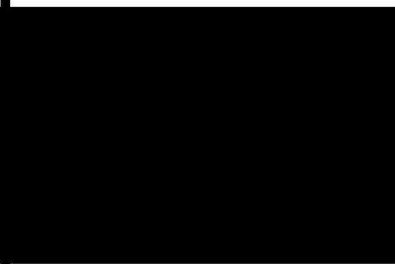
**Addendum 2 to Objection by Cheltenham Croquet Club**

Please find attached a document which sets out a second Addendum to the opposition of the Executive Committee of the Cheltenham Croquet Club to the above application for planning permission for "New fabric canopy over existing 3no. padel courts, construction of 4no. new outdoor padel courts inclusive of floodlighting in place of 1no. grass tennis court, and associated circulation space".

This new addendum contains further material that has emerged after the first two documents were submitted. This additional submission has been prepared following receipt of a copy of an email sent by Ms Payne ~~to-dated~~ 22<sup>nd</sup> October 2024, which informed that "despite the ~~sta~~ **ation** period having ended, representations can be submitted up until such time that a decision is made".

The Executive Committee repeats its request that this planning application be rejected for the reasons stated in the documents attached to its letters dated 17<sup>th</sup> September 2024 and 30<sup>th</sup> September 2024 and to this letter.

Yours faithfully,



Secretary, Cheltenham Croquet Club

[croquet@cheltenham.gov.uk](mailto:croquet@cheltenham.gov.uk), 07976 813626

## Cheltenham Croquet Club

### Objection to Planning Application 24/01435/FUL

#### Addendum 2

The Objection to this planning application from Cheltenham Croquet Club (CCC), submitted on 17<sup>th</sup> September 2024, and the Addendum to it submitted on 30<sup>th</sup> September, were prepared under the impression that such documents needed to be received by the Planning Department no later than 23<sup>rd</sup> September 2024 and 3<sup>rd</sup> October 2024 respectively. The Club has recently been informed that despite the statutory consultation period having ended, representations can be submitted up until such time that a decision is made (email from Michelle Payne to John Caines, 22<sup>nd</sup> October 2024). In consequence, the Club wishes to bring to the attention of the Planning Committee the images it has received of padel court installations that are understood to be similar to that proposed by the East Gloucestershire Club, and the very recent large increase in the number of padel courts nearby.

#### New Images

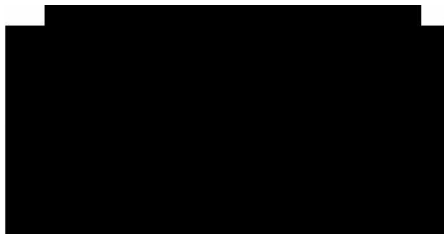
The new images are photographs taken at Bicester and Edinburgh, these are shown overleaf where they are compared with the image in our 17<sup>th</sup> September document that showed our understanding of the size and impact of the proposed construction. The proposed structure is about 11.0m (36ft) high, which may be compared with the Croquet Club hedge, which is 1.8m (6ft) high. It can be seen that the Croquet Club image is not an exaggeration, but rather that the photographs at Bicester and Edinburgh reveal the huge size of the proposed structure and show them to be very unsightly.

#### Court Availability in Gloucestershire

Padel courts are widely available in Gloucestershire, especially since the recent opening of 9 indoor courts at The Padel Club in Gloucester. There are 19 courts within 15 miles of Cheltenham.

Club	Location	No. Courts	Indoor/Outdoor	Miles from East Gos
Cotswold Padel Club	Northleach	2	Indoor	13
East Gos Club	Cheltenham	3	Outdoor	0
Elkstone Studios	Elkstone	2	Outdoor	7
Riverside Sports & Leisure	Gloucester	3	Outdoor	10
The Club by Bamford	Daylesford, Moreton-in-Marsh	3	Outdoor	22
The Padel Club	Gloucester	9	Indoor	10

**Cheltenham Croquet Club repeats its request that planning permission should not be given for the erection of this unsightly structure in the College Character Area of the Cheltenham Central Conservation Area.**



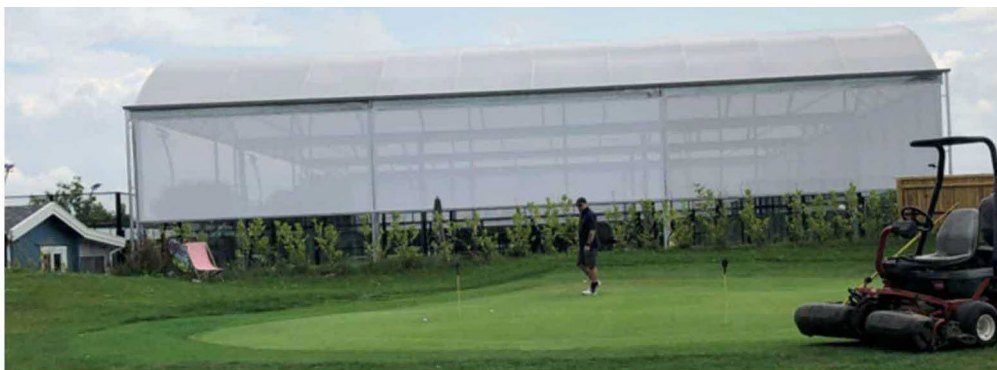
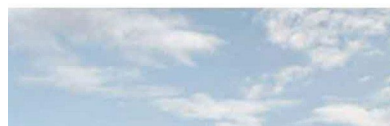
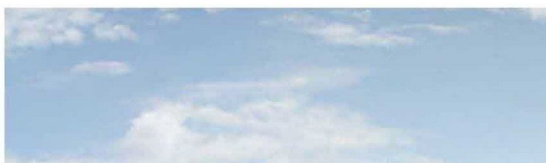
John Gilden  
Secretary  
Cheltenham Croquet Club  
Old Bath Road  
Cheltenham, GL53 7DF



Outline of East Gloucestershire Proposal  
As Seen from Cheltenham Croquet Club Clubhouse



Installation in Edinburgh



Installation in Bicester

Flat 13, Aura House  
53 Oldridge Road  
London  
SW12 8PP

29<sup>th</sup> November 2024

**Re: Objection to East Gos padel court planning application 24/01435/FUL**

Dear Planning Case Officer,

I write as an addendum to my objection letter of the 30<sup>th</sup> September 2024.

I note the revised documents recently submitted by East Gos concerning three matters: biodiversity, noise, and the height of the proposed canopy. None of these sufficiently allay concerns raised by myself and the many other prior objectors regarding these three issues. In some cases, the concerns are further aggravated, as outlined below. These additional documents also fail to address other concerns raised previously about increased traffic, light pollution, poor community engagement, and the dubiousness of the claimed benefits for increasing participation and accessibility of active leisure (each of which are raised in my previous letter, to which I refer you for my objections on these themes).

## **1. Biodiversity report**

- a. Claims of potential to meet net biodiversity gain requirements are extremely flimsy. The report acknowledges that: “The current proposed plan **does not achieve the statutory requirement for 10% biodiversity net gain** in area habitat units within the current red line boundary”, clearly contravening the relevant planning frameworks.
- b. The suggestion that this target could be achieved by relying on outsourcing the issue through **notoriously unreliable offsite “biodiversity providers”** is highly problematic, since such schemes have been widely criticised in the media and academic analysis for

failing to deliver equivalent biodiversity benefits.<sup>1</sup> Indeed around two-thirds of such schemes were found to fail in meeting their biodiversity objectives in rigorous research<sup>2</sup>.

- c. The alternative solution of on-site land modification seem similarly spurious and difficult to pursue in reality. Redrawing the indicated boundary area to include proposed enhancements of the condition of neighbouring grassland is unlikely to have significant benefits: much of this land is either maintained for grass tennis courts or will see increased footfall as people walk around the grassy areas surrounding the proposed padel courts, with a more likely outcome being worsening of the condition of this grass if the proposal proceeds. (NB: people walking on grass rather than designated paths is a well-recognised issue at the club as shown by the poor quality of the grass areas by the clubhouse.) Most importantly, there is **no specification of what steps would be required to sufficiently enhance the biodiversity characteristics of this area in the report, which makes it impossible for the planning officer to say with any confidence that appropriate measures will be taken in the existing proposals to meet biodiversity legislation and planning requirements.**
- i. This clearly contradicts section C.2.9.b of the Cheltenham Plan (2020) to “*conserve, manage and enhance Cheltenham’s natural environment and biodiversity*” and to protect greenspaces (16.3).
- d. Moreover, the leadership of East Glos has acknowledged that the “unmodified” grass areas that are not currently used for grass courts have been earmarked for future development plans. (This has been shared openly as part of the justification for siting the padel courts where they are.) Thus, **any claims to increase biodiversity by improving these grass areas within a wider boundary area would be a false promise since these areas are intended to undergo major development in future** (and indeed in the shorter-term these grass-covered areas are more likely to continue being used for spillover carparking at peak times by club members if the padel proposal is approved and incurs extra parking demand). The proposed solutions in the biodiversity assessment therefore would fail to meet the biodiversity objectives of the planning framework since **any potential ‘net gain’ would be short-lived.**

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<sup>1</sup> <https://www.newscientist.com/article/mg26134821-000-why-biodiversity-offsetting-is-a-contentious-issue-in-conservation/>;

<sup>2</sup> Ermgassen SOSE, Baker J, Griffiths RA, Strange N, Struebig MJ, Bull JW. The ecological outcomes of biodiversity offsets under ‘no net loss’ policies: A global review. *Conservation Letters*. 2019; 12:e12664. <https://doi.org/10.1111/conl.12664>



- e. The profound effects of construction noise and presence of machinery and construction on wildlife in the area is also completely overlooked in this assessment.
- f. The narrow scope of this biodiversity report also fails to acknowledge the legacy environmental effects of the previous construction work for the existing padel courts and the potential effects of the proposed additional construction work on the biodiversity on the adjacent grass areas of East Gos. This is particularly pertinent since heavy machinery would need to cross over the large grass areas that are left in a relatively unmodified state. This includes the areas that are proposed as a solution for biodiversity enhancement as an offsetting measure which would, instead, likely see significant damage if this proposal were to go ahead. This is indicated by aerial imagery (below) of the area that still clearly shows the damage of prior work.



Google aerial images of the East Gos Club in 2024, showing lasting damage to green spaces from previous construction work

- g. Regarding the methodology of the biodiversity assessment, I note that the inspections were conducted in October, when the grass areas are typically in their worst condition as they are in recovery following the summer season use of the grass courts and heaviest footfall on the surrounding grass areas. This means that the initial evaluations of the ‘modified grassland’ as ‘poor’ condition provide a potentially **misleading indication of the baseline**

**conditions**, since these areas are in considerably better condition for biodiversity at other times of year once the grass has recovered from heavy summer usage.

- h. Finally, the report **fails to address issues regarding the impact of significant additional light pollution** from the floodlights on the proposed new courts and the brightly glowing effect from the proposed canopy on the existing courts for nocturnal wildlife, including birds (particularly the birds of prey regularly seen hunting in the area at night), wild mammals, and insects<sup>3</sup>. As mentioned in prior submissions, such species that are likely to be most affected include those recognised in the Cheltenham Plan, which acknowledges with regard to legally protected species: “*of particular relevance to Cheltenham are the habitats of the barn owl, badger and bat*” (10.11). All of which are nocturnal species known to inhabit the immediate vicinity of the proposed development that would be impacted by the glaring light from the canopy and the additional light pollution from the four additional courts.
- i. The light impact is shown in the two images below of similar design to the proposals, which would not be significantly altered by the slightly reduced height of the revised designs.
  - i. The Cheltenham Plan further states that “*In addition to the protection and enhancement of areas of particular wildlife and geological significance, the Council is concerned to ensure that other habitats and features are conserved and improved*” (10.22). Particularly given the proposed location of the additional courts which is in an unlit part of the grounds and near areas of green space (including the unused areas and the grass courts of East Glos and the croquet club lawns that are unlit at night), **the impact of additional light pollution on nocturnal species in particular should not be underestimated, alongside potential harm to wildlife habitats and biodiversity from the development of additional courts on areas currently covered by grass.**

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<sup>3</sup> Avalon C.S. Owens, Précillia Cochard, Joanna Durrant, Bridgette Farnworth, Elizabeth K. Perkin, Brett Seymoure, (2020) Light pollution is a driver of insect declines, Biological Conservation 241. <https://doi.org/10.1016/j.biocon.2019.108259>.

Morelli, F., Tryjanowski, P., Ibáñez-Álamo, J.D. *et al.* Effects of light and noise pollution on avian communities of European cities are correlated with the species' diet. *Scientific Reports* **13**, 4361 (2023). <https://doi.org/10.1038/s41598-023-31337-w>





Image screenshotted from page 18 – Precedents, Supporting Background Information from Leonard design architects

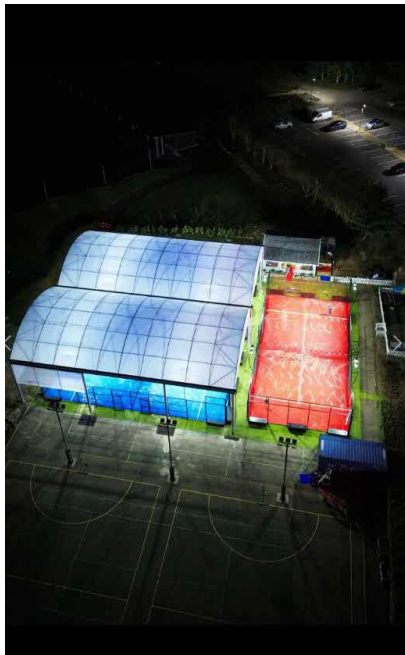


Image from the Smash Padel Bicester Facebook page representing a design, which East Gos told neighbours is very similar to the proposed canopy (Jan 2024) (<https://www.facebook.com/photo/?fbid=264785613292851&set=pb.100092842413190.-2207520000>)

- j. It seems that East Gos are hoping that by submitting an additional document on biodiversity this will make stakeholders think these issues have been sufficiently addressed. Most supporting comments submitted since this report was added have clearly not read this document in detail to realise that it admits that the biodiversity standards are not met in current proposals: “**Total net gain achieved is less than Target Set**” and there is, in fact, no appropriately detailed plan of how this requirement for a 10% net gain would be met.

## 2. Noise

- a. The additional documentation regarding noise concerns undermines any confidence that this issue has been appropriately considered. The admission in the noise impact addendum that “there has been some errors in labelling by Noise Harvest” suggest that this **process has not been of an appropriately rigorous standard** (as raised in the several previous objections that note problems in the methodology).
- b. Moreover, the responses from Noise Harvest seem primarily concerned with protecting their reputation (e.g. through focusing firstly on the industry code of ethics and then seemingly themselves to dismissively accuse others of bias), rather than addressing legitimate concerns about noise impact on neighbours and methodological uncertainty levels given the lack of standardised methodology for measuring padel-related noise. The insinuation of bias because a neighbour was able to check from their window if play was taking place on the padel courts (to help provide an accurate indication on what sounds were being recorded) is particularly egregious and indicates the dismissive approach to neighbouring residents characterising how these noise assessments have been conducted.
- c. The suggestion that 50dB guidelines may not be relevant because “*these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network.*” seems entirely irrelevant to this case. **No stakeholder – including in the local plan – would define East Glos and the surrounding residential areas as a “city centre” location.**
- d. Moreover, the debate over whether 50db or 55db (moderate vs serious annoyance) is the appropriate threshold for this case - as is disputed in the Noise Harvest addendum - overlooks the fact that WHO guidelines demonstrate in either case that these thresholds **present negative critical health effects to those dwelling in the affected areas.** In any scenario, the survey findings found maximums well above this WHO figure of 50db for “moderate annoyance”. Surely this should be enough for the Planning Officers to have significant concerns about a proposal that risks “moderate annoyance”, rather than only being concerned with “serious annoyance”, given the near constant impact on neighbours and those using nearby amenities during padel playing hours.

- e. Besides, this level of 50db is something of a red herring since, “*WHO guidelines for community noise recommend less than 30 A-weighted decibels (dB(A)) in bedrooms during the night for a sleep of good quality and less than 35 dB(A) in classrooms to allow good teaching and learning conditions.*” (WHO, 2010). Yet the noise data presented in the supporting documents shows that this will not be possible until very late at night for those living in close vicinity of the club, since maximum values - from 46db to 64db in the provided dataset - are audible between 9pm and 10.30pm. Indeed, even the (club-sponsored) modelling of noise levels AFTER proposed acoustic mitigations on p.17 of the noise report shows >40db noise propagation to the boundary of my residence. **This level of >40db fails to meet WHO guidelines on thresholds above which people may experience adverse health effects from noise issues:** this level of noise propagation surpasses the threshold where concentration is shown to be disrupted, affecting those working and studying from home in the day (WHO, 2010) and affecting anyone who may – quite reasonably – be trying to sleep before the late finishing hours of play. Thus **fundamental issue of the noise impact on the health and wellbeing of neighbouring residents remains a clear reason to reject this proposal, regardless of the specific methodological points being disputed between JSP and Noise Harvest.**
- f. The accusations of inaccuracy of JSP’s findings because they were measured on the other side of a hedge from the padel courts are also misleading. Noise Harvest note the WHO guidance that measurements should take not in a place where sound pressure levels may be shielded or blocked. But, this is primarily because such measurements are likely to UNDERestimate the noise levels in such a location (e.g. from a neighbour’s property) rather than OVERestimate the noise impact. Thus, **if anything Noise Harvest’s objection to this methodology suggests that the noise impact for neighbours is likely to be higher than the given estimates,** rather than offering a valid reason for completely dismissing the evidence of unacceptable noise levels in neighbouring properties. Moreover, it is those of us living in proximity to the club that directly experience the incessant noise, surely it is therefore only fair to have a measurement of what the sound levels are actually like from these locations?
- g. Concerns about the use of Sport England’s guidance remain pertinent, given the absence of appropriate guidance. The concerns about from my previous letter still stand about the profound unsuitability of this method - copied below:

**The noise survey is fundamentally flawed in its methodology and its findings misleadingly downplay the noise impact of the padel courts.**

The document (1516666) itself admits the methodology *“isn’t the ideal assessment tool for this type of project”* and relies on guidance from artificial grass pitch acoustics. Such pitches have **extremely different acoustic properties to a glass-enclosed padel court** with the idiosyncratic reverberations of padel racquet strikes in a glass-enclosed court and the extremely frequent occurrence of a padel strike compared to a football or rugby game on artificial grass.

As noted in the Clarke Saunders Acoustics White Paper (2023), **on one padel court in an amateur doubles game a ball is struck on average every 2 seconds.** This figure could be even more frequent during group classes, warm-ups, and drills.

This constitutes a **fundamentally different noise profile to the types of sports played on artificial grass and fails to account for multiple games taking place concurrently in a concentrated area and those producing a much more intense frequency and level of noise:** e.g., across seven padel courts within a total area that is around 5-7 times smaller than a standard artificial grass rugby or football pitch (say, 100m by 70m for a standard rugby pitch).

The high **frequency of ball strikes per court and the concentration of ball strikes across multiple courts within a small area** are significant differences to rendering meaningless and misleading any results from a noise monitoring methodology designed for completely different sports and surfaces.

**More neutral and reliable acoustic analysis has found that the typical noise levels for a single padel court are 91dB** (Netherlands Padel and Sound Guide developed by the Dutch Lawn Tennis Association). Multiplying this noise emission across 7 courts – even taking into account the effect of any proposed mitigations – **clearly contravenes noise level guidelines that are intended to support the health and wellbeing of residents.**

Even padel court builders themselves acknowledge that *“Padel Sport can exceed the values and reach the 68 – 70 dB line on peak hours”* based on measurements from across the street of a facility with 7 Padel Courts with roofing and 1 outdoor Padel Court – **a scenario they admit “would unfortunately not meet noise protection regulations in a pure residential area”** (<https://www.padelcreations.com/noise-emission-values-in-padel-sport/>). Decibel figures would **likely be higher for a facility with less roof coverage** than that of the site they tested.

These figures are **well above the WHO-recommended figure of 50db to avoid “moderate annoyance”** noted within the supplied sound report, hence the Netherlands has imposed restrictions on siting padel courts in residential areas and the refusal of planning permission for padel courts in residential areas in the UK (e.g. Bath, Guildford).

- h. I would also refer to the disputed point from Noise Harvest’s addendum about the inclusion of noise from the existing padel courts as ‘background noise’. It does indeed seem that **including this existing padel noise as ‘background’ deliberately downplays the proportional effects of additional noise from further padel courts. This methodological decision to treat current noise disturbances as background noise completely dismisses the huge negative impact that the existing padel court noise is having on those living and using amenities in the local area.**
- i. As noted in my previous letter, there are now precedents in the UK and elsewhere of padel facilities having to close because of comparable noise levels negatively affecting

nearby residents.<sup>4</sup> So, **to treat the current noise levels as an accepted level of background noise seems extremely misleading and dismissive of the legitimate concerns about both current and potential additional noise levels.**

- j.** The choice to include only daytime background noise levels again appears to **deliberately downplay the additional noise levels from facilitating more padel play.** Currently padel play extends late into the evenings when it is clearly audible above the much quieter background levels of noise at that time (e.g. when there is less background noise from traffic outside of daytime hours). This differential of padel noise vs background noise has been deliberately obfuscated in the calculations by limiting the presented findings (despite collecting 24hr data) to daytime only.
- k.** In short, the additional documentation regarding noise does nothing to reduce concerns raised previously about the significant distress to local residents caused by noise nuisance. **Nor is there any further information about the proposed acoustic materials and how these would significantly mitigate the noise issues from the existing courts, let alone the additional noise from the proposed new courts.**
- l.** The **claims in the Planning Statement** (23<sup>rd</sup> August, 2.12) that *“no harm to the amenity of surrounding neighbouring residential properties was found due to sufficient distancing”* and *“would not result in any impact to the amenity of users of the Cheltenham Croquet Club”* (5.28) **are patently not in line with the findings of the noise data, even in the best case scenarios that the report commissioned by East Glos seeks to show.**
- m.** Moreover, the unresolved disputes over methodology suggest that these findings can not be relied upon by planning officers as accurate representations of the issues.

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<sup>4</sup> As proof of the limited ability to dampen nuisance noise from padel courts, sound insulation installations at other clubs (e.g. Enfield) have failed to reduce noise to acceptable levels despite significant investment, leading to noise abatement notices being served by the council because of noise nuisance for residents and facing closure of the padel courts entirely (Enfield Dispatch, “Enfield’s only padel tennis club at risk of closure over noise complaints”, 31 May 2024).

### 3. Visual impact in College Character Area

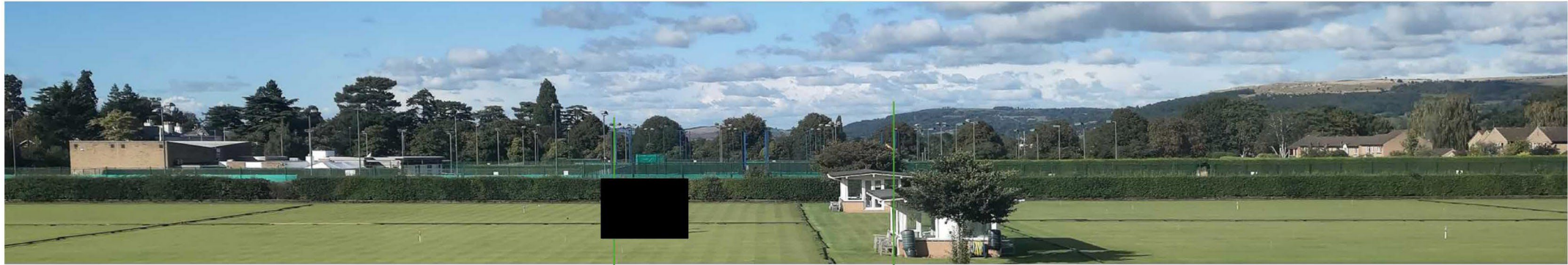
- a. The revised canopy design fails to address the concerns raised by myself and many others, including the Cheltenham Architect Panel, the Croquet Club, and the Cheltenham Civic Society.
- b. The designs would still be visually overbearing at 8.5m tall and, given the expanse and brightness, much more visually intrusive than floodlights of comparable height. It would remain highly visible from the surrounding properties and public realms and **highly out of keeping with the character of the surrounding neighbourhoods, the College Character Area and the wider Cheltenham Central Conservation Area**, within which East Glos sits.
  - i. The claim in the Planning Statement to “*be in keeping with the design and scale of the buildings nearby... would appear as a natural addition within the grounds of the tennis club and would not appear incongruous*” (5.18) and “*would provide a visual enhancement to the site ..would appear as a natural continuation of development across the site*” (6.5) remains extremely disputable as there are no close buildings or development of any similar scale.
- c. Despite the reorientation and slight reduction in height, the design is still in no way recognisably similar to the attractive residential buildings or the heritage croquet clubhouse (from the 1920s) in the vicinity. Thus the design fails to complement the locality. **It is impossible to see how this location and design would “*would improve the setting and significance of the heritage assets*” (5.21, Planning Statement) rather than be a major detraction from the beautiful setting and heritage of the area.**
- d. There are still **no grounds for claim 5.18** in the Planning Statement that “*The scale, design and siting of this canopy has ensured that the development would be in keeping with the design and scale of the buildings nearby, along with being of a suitable function and use. When viewed within the surrounding landscape it would appear as a natural addition within the grounds of the tennis club and would not appear incongruous, thus retaining the open character of the area. Consequently, it would not detract from any views from within the wider Conservation Area or designated heritage assets.*”
  - i. This **contravenes obligations** that “*the development needs to make positive contributions to local character and distinctiveness having regard to valued and*

*distinctive elements of historic environment*” (Policy D1 in the Cheltenham Plan, 2020) and Vision Theme C (Cheltenham Plan 2020) to “**Conserve and enhance Cheltenham’s architectural, townscape and landscape heritage both within and out of the town’s conservation areas**” (C.2.9.a).

- e. The imposition on vistas remains a significant issue. Policy L1 in the Cheltenham Plan (2020) states that development will only be permitted where it **would not cause harm to the setting of Cheltenham including views into or out of areas of acknowledged importance** and section 5.19 says that development of green spaces (such as the site of the proposed additional courts) should not be allowed since “*a green space has significant townscape and environmental value*”, including based on its effects on “*the spacious character of the town; the quality of the local townscape; the established character of the locality; the setting of an important building or group of buildings; important landmarks, views and vistas within and out of Cheltenham*”.
- f. I attach an image below to demonstrate the impact from my residence of the revised proposal. This shows **how the proposed canopy is not in keeping with the other very modest sized and low sports facilities in the area and the misleading depiction of the height of the existing East Glos buildings in the submitted designs. It also shows the negative impact on the protected vistas**, which would be even greater from higher floors and from other windows in the house, the garden, or the croquet club facilities, from which the view to Cleeve Hill is at an angle that would be intersected directly by the canopy.
  - i. This images also shows how the canopy would have an overbearing effect on several of the croquet lawns used by members and for tournaments.

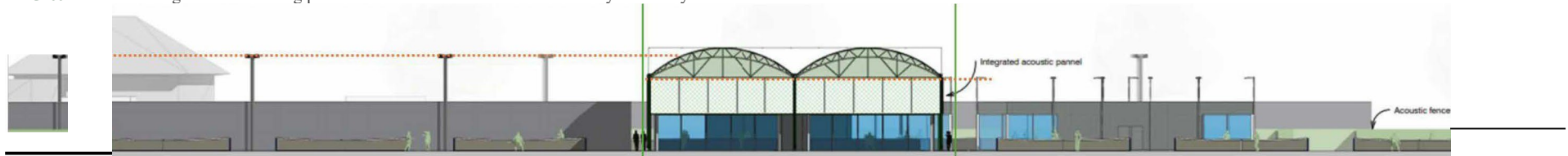


Current view to East Glos and Cleeve Hill



Screenshot of REVISED proposed elevations from planning submission (South elevation)

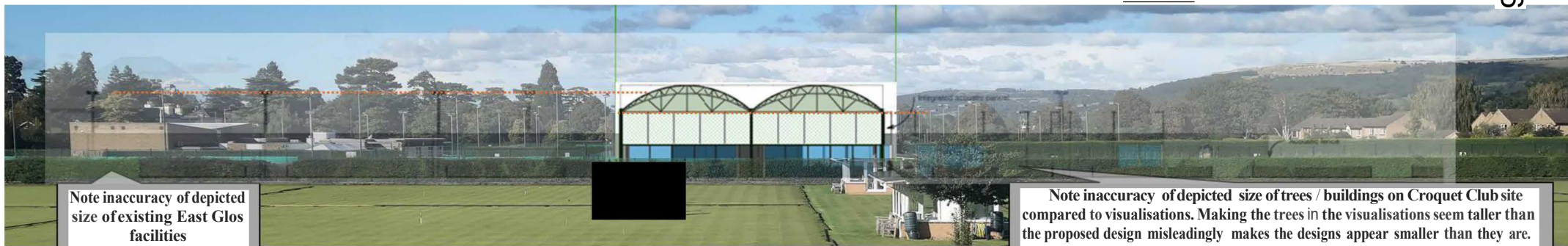
Green lines show alignment of existing padel courts width to demonstrate accuracy of overlay



Overlay of REVISED proposed elevations from planning submission

Orange lines show alignment of existing tennis/padel floodlights between the photograph and proposed elevations to demonstrate accuracy of overlay

(floodlights on right hand side of the visualisation are for the new proposed padel court floodlights and therefore do not align to existing tennis floodlights in image to the rear)



Note inaccuracy of depicted size of existing East Glos facilities

Note inaccuracy of depicted size of trees / buildings on Croquet Club site compared to visualisations. Making the trees in the visualisations seem taller than the proposed design misleadingly makes the designs appear smaller than they are.



- g. As with the previous drawings, the **visualisations of the revised designs obscure the true impact on the surrounding landscape, including by making landmarks at the croquet club appear larger than they are.** P.17 of the updated visuals depict a modest-sized tree at the croquet club as being taller than the proposed canopy designs, despite in fact being considerably shorter than the existing padel floodlights. Similarly, the revised visualisations on p.9 make the croquet club buildings seem much larger than they actually are (as low one-storey buildings). This is shown in the images below.

Images showing misleading scaling of neighbouring tree and building in visualisations.



Images showing distortion of depicted scale of croquet clubhouse / buildings in the visualisations. (Note for example that the photograph shows these buildings are around half the height of the two-storey home in the background on Old Bath Road.)

## East Glos Club Padel Courts

onard design architects

Rf-ISE

### 4.1 Proposed 3D View



East Glos Club Padel Courts



Picture of croquet club buildings from <https://www.pitchcare.com/blogs/news/scheltenham-croquet-club>

4. I also note how the angles of the images on p.18 in the submitted Visuals document showing precedents fail to offer a perspective that fairly shows how these constructions dominate the local landscape. This means that the **overbearing nature of such designs compared to neighbouring developments is not truly reflected in the submitted documents.**

5. Finally, the revised designs fail to address concerns regarding the issue of **light pollution from the club for both neighbouring residents and for the natural environment**. As well as the images of the lit-up canopies in Section 1 above, I copy these concerns below for avoidance of doubt.

This is in **contravention to national policy to “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”** (NPPF 185c).

Visible from my window, the bright lights from the existing padel courts cause **unpleasant artificial glare** (defined as a type of harm in section 14.4 of the Cheltenham Plan) after dusk. These floodlights are regularly on until past 10pm year round and in the winter months are on from mid-afternoon.

This would be **worsened with the addition of new floodlit courts** directly opposite my window.

Furthermore, the visuals of the proposed canopy (e.g. precedents on page 18 of document 1523795) demonstrate that although some artificial glare directly from the floodlights might be reduced by the fabric of the canopy, **the canopy will instead appear as a brightly lit expanse at nighttime, especially from upstairs windows**. Even if the design is changed to a green fabric as suggested in some documents this will not block out light. As noted in document 1516665, **the design of the top of the canopy is intended “to allow for maximum sunlight penetration during daylight hours” which will therefore emit maximum light during floodlit hours**.

The claims that “*development would also result in decreased light spill due to the existing floodlights already present on the site. Thus, the development would also not impact upon the heritage assets*” (5.20) and that “*by covering the courts, this would further reduce the level of light spill, representing an improvement on the existing situation*” (5.13) **fail to acknowledge how floodlights will instead be reflected across a bigger area by illuminating a canopy and deliberately obscures the impact of additional floodlights for the four non-covered new courts**.

The profound concerns raised in my previous letter **regarding increased traffic and the lack of justifiability in terms of increased accessibility of sport and leisure** remain unaffected by these updates. I urge you to keep those concerns in mind too as you make your decision.

Furthermore, **the issues raised concerning poor community engagement** in this process have only been aggravated by the submission of the initial documents. I have not seen nor heard of any further efforts by East Glos to engage meaningfully with the local community about the updates to their proposal other than – by virtue of being a club member myself – receiving an email asking me to support the updated proposal. An email from East Glos to its members asks

them to offer *"continued support in adding positive comments to the revised planning application along with speaking to your local councillor"* while failing to note that the concerns raised from neighbours extend far beyond the height of the canopy, with the implication of this communication from East Glos being that the small modification to the designs solves the wide-ranging and widely held concerns of the neighbouring community.

Once again, I **urge you to reject this proposal** on the basis that if it were to be accepted, it would set a dangerous precedent of **flagrant disregard for the harm caused by noise pollution to the health and wellbeing of residents** and because the proposal doubtlessly **threatens to harm to the special character of the townscape** and the vistas we are so privileged to live among as Cheltenham residents and that visitors come to enjoy.



Planning: Place and Communities,  
Cheltenham Borough Council,  
PO Box 12,  
Municipal Offices,  
Promenade,  
Cheltenham  
GL50 1PP

Cheltenham Croquet Club  
Old Bath Road  
Cheltenham  
GL53 7DF

For the attention of Miss Michelle Payne

4<sup>th</sup> December 2024

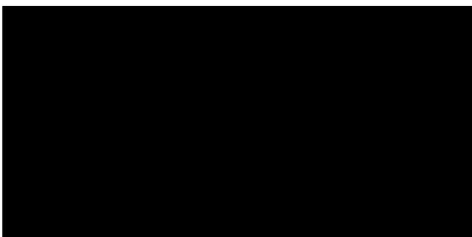
Dear Sir

**Planning Application 24/01435/FUL  
as revised on November 14<sup>th</sup>, 2024**

Please find attached a document which sets out the opposition of the Executive Committee of the Cheltenham Croquet Club to the above revision to the application for planning permission for "New fabric canopy over existing 3no. padel courts, construction of 4no. new outdoor padel courts inclusive of floodlighting in place of 1no. grass tennis court, and associated circulation space".

The Executive Committee repeats its request that this planning application be rejected for the reasons stated in the enclosed document.

Yours faithfully,



Secretary, Cheltenham Croquet Club





## Cheltenham Croquet Club

### Objection to Planning Application 24/01435/FUL as revised on November 14<sup>th</sup>, 2024

#### 1 Introduction

The original planning application submitted by the East Gloucestershire Club for the construction of a canopy structure for three existing padel courts and the creation of four new ones made no mention of the fact that the club lies within the College Character Area of Cheltenham, which falls within the town's Central Conservation Area. For the College Character Area there is an Appraisal & Management Plan in force (July 2008) which deals with the requirements for construction in this area. Amongst these, the question of views is considered important, particularly those in the direction of the Cotswold escarpment. We present the detailed requirements below. One would have expected, therefore, a Visual Impact Assessment to have accompanied the planning application, but this was not forthcoming.

The Cheltenham Croquet Club is the immediate neighbour of the East Gloucestershire Club to its South, and is also located within the College Character Area. The Croquet Club is one of Cheltenham's heritage sites, established in 1872, while the clubhouse was built in 1913. It has hosted and continues to host many national and international tournaments. It also hosts the offices of Croquet England, the governing body of croquet in this country.

In our Objection of 17<sup>th</sup> September 2024 to the original proposal, with two addenda (2<sup>nd</sup> October & 18<sup>th</sup> November 2024), we included a photograph looking from our clubhouse towards the Cotswold escarpment on which was superimposed the outline of the proposed padel court structure. This showed that the view of most of the escarpment would be obscured by the proposed structure. This was effectively the missing Visual Impact Assessment, at least in one of the directions considered important.

The East Gloucestershire Club have responded to our objection with a revised planning application in which they have reduced the overall height of the padel court structure by about 2m. The total structure is still huge in area, about 36m x 24m. The height of the surrounding vertical walls is unchanged at about 6m. The overall height of the proposed structure has been reduced from about 10.5m to about 8.5m at the peak of the covers by proposing a double roof rather than the large single roof. The south wall, with its two peaks, lies along the boundary with our club. No doubt this modification was made because it was felt that it would lessen the highly negative visual impact of the structure and improve the chances of the planning application being approved. However, the visual impact for the Croquet Club remains enormous and oppressive.

The question of visual impact was addressed with numerous perspective drawings of the structure from various viewpoints against an artificial background of sky and clouds. While these pictures are no doubt attractive, they are not real, as they do not show the actual environment in relation to the structure. They do not in any way constitute a Visual Impact Assessment. And how could they, as the conclusion would again be extremely negative?

We show below, once again, a photograph taken from our clubhouse towards the Cotswold escarpment on which the outline of the revised structure has been superimposed. For comparison, the height of the hedge separating our two clubs is 1.8m on the Croquet Club side. The 6m vertical part of the structure is over three times the height of the hedge (5.4m), to which should be added about 0.6m because of the lower ground level on the East Gloucestershire side. Above this, the cover extends for about 2.5m to the peak. It can be seen that the Cotswold escarpment is totally

obscured for most of its length. Indeed, this would occur with any structure 6m tall or more in this position.



In order to illustrate the type of cover proposed by East Gloucestershire Club, we include below a photograph of such a cover taken this year in Edinburgh.



It is perhaps worth noting that a member of East Gloucestershire Club telephoned the Croquet Club on 3<sup>rd</sup> December 2024 to express her concern that the Croquet Club should know that there was not unanimous support for the East Gloucestershire Club's proposals, a view that was held by a substantial number of tennis players at East Glos, who were concerned about expressing these views publicly.

## 2 Statement of Objection

The Cheltenham Croquet Club, represented by its Executive Committee, is opposed to the construction of a covering structure for three padel courts at the East Glos Tennis Club because such would not be in accordance with the special conservation requirements for the College Character Area in which both clubs are situated. The Appraisal and Management Plan (AMP) for this area dated July 2008 states that its purpose is to achieve the preservation and enhancement of the College Character Area's special historical element and appearance.

Furthermore, the document entitled "Cheltenham Plan – Adopted July 2020" sets out the statutory planning obligations for Cheltenham Borough Council up to 2031. This includes much of the material from the 2008 Appraisal and Management Plan cited above. The Cheltenham Plan includes:

- VISION THEME C - 2.9. Cheltenham is a place where the quality and sustainability of our cultural assets and natural and built environment are valued and recognised locally, nationally, and internationally, and where tourists choose to visit and return.**

### THEME C OBJECTIVES

Conserve and enhance Cheltenham's architectural, townscape and landscape heritage both within and out of the town's conservation areas.

- POLICY L1: LANDSCAPE AND SETTING** - Development will only be permitted where it would not harm the setting of Cheltenham including views into or out of areas of acknowledged importance.

**This policy contributes towards achieving the Cheltenham Plan Vision: Theme A - objective a; Theme C – objectives a, b, and f.**

7.4. The Council will therefore seek to continue the protection of the town's setting and encourage its future enhancement through *sensitively designed / located development*.

7.5. In doing so, the Council is mindful of the *need to protect views into and out of areas of acknowledged importance such as conservation areas ...*

- POLICY SL1: SAFE AND SUSTAINABLE LIVING** - Development will only be permitted where it would ... not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality.

### SAFE AND SUSTAINABLE COMMUNITIES

14.3. In order for our built surroundings to make a positive contribution to our quality of life, they need to provide safe, *attractive, long-term, and liveable environments* for the whole community.

14.4. In assessing the impacts of a development including any potential harm, the Council will have regard to matters including loss of daylight; *loss of outlook*; loss of privacy; and *potential disturbance from noise*, smells, dust, fumes, vibration, *glare from artificial lighting*, hours of operation, and traffic / travel patterns.

The setting of the College character area is very important. Any proposals for development will be required to demonstrate how the setting and long-distance views, into, from and within the character area have been taken into account. The important views are identified on the Townscale Analysis Map. The Council will seek to ensure that all development respects these important views. The important views, or key vistas as they are called on the Townscale Analysis Map (Fig. 1 in the AMP), are shown by blue arrows, several of which point from the Old Bath Road, which



forms the western boundary of both the Croquet and East Glos clubs, towards the Cotswold Escarpment. Furthermore, Fig. 8 in the AMP, which serves as an example of such a view, has been taken from Old Bath Road overlooking the car park of the Croquet Club.

The Cotswolds are a National Treasure, an Area of Outstanding Natural Beauty (AONB). The combination of its elevation, and the steep slopes rising from the lowlands, make it a highly visible feature and is therefore very sensitive to change, particularly where change introduces built elements within the landscapes, that would interrupt views into and out of the AONB. The setting of the AONB is particularly important. The current Cotswolds AONB Landscape Strategy and Guidelines, on its website, note the potential impact of development, including changes due to leisure, onto or towards the lower slopes of the Escarpment approaching Cheltenham (LCA 2D).

As an old and prestigious club ourselves, we understand the East Gloucestershire Club's need for sustainability and appreciate that, like croquet, it contributes to the wellbeing of all age groups. We feel, however, that their site is in a Conservation area, and in the setting of an important AONB, and as such the area has a special character that is worth protecting. Cheltenham Croquet Club is of the opinion that this development, when viewed from the croquet club, as illustrated above, would unfortunately technically be of harm, creating a nuisance, impacting the landscape in its widest sense, and the conservation area. It would interfere with the use and enjoyment of their neighbour's land i.e. the croquet club. The proposed structure covering the padel courts will be highly intrusive.

### **3 Conclusion**

The Cheltenham Croquet Club, represented by its Executive Committee, and with the support of its membership, is strongly opposed to the construction of a covering structure for padel courts at the East Gloucestershire Club, including the revised version, because such would not be in accordance with the special conservation requirements for the College Character Area in which both clubs are situated. Therefore, we ask that in this respect the Planning Application be rejected.

Secretary  
Cheltenham Croquet Club  
Old Bath Road  
Cheltenham  
GL53 7DF

4<sup>th</sup> December 2024

## Comments for Planning Application 24/01435/FUL

### Application Summary

Application Number: 24/01435/FUL

Address: East Gloucestershire Club Old Bath Road Cheltenham Gloucestershire GL53 7DF

Proposal: New fabric canopy over existing 3no. padel courts, construction of 4no. new outdoor padel courts inclusive of floodlighting in place of 1no. grass tennis court, and associated circulation space.

Case Officer: Ms Michelle Payne

### Customer Details

Name: Not Available

Address: 14 King Henry Close Cheltenham Gloucestershire GL53 7EZ

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

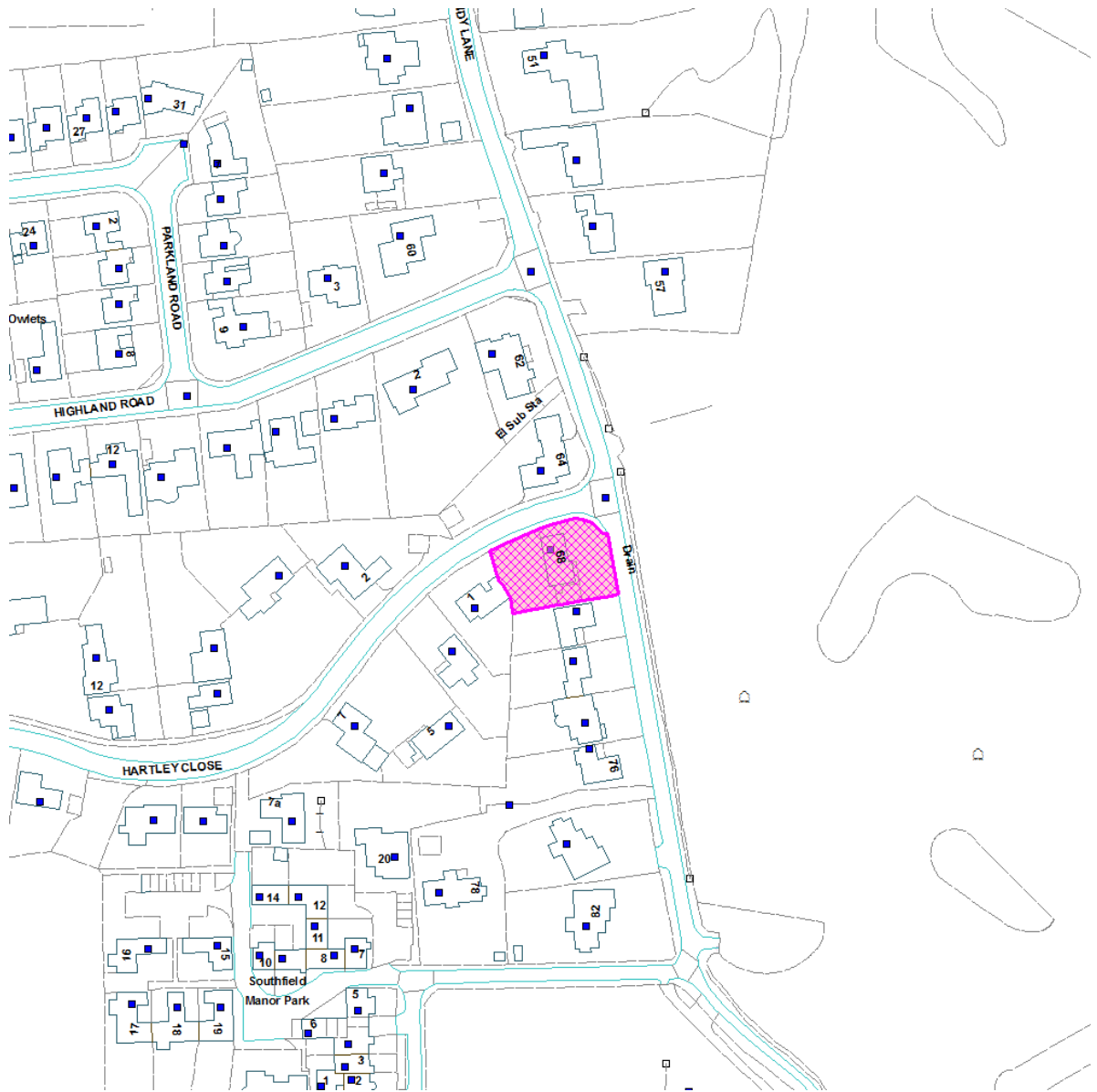
Comment: It is not appropriate to have industrial-sized buildings in a residential area. The height of the proposed new buildings should be kept below that of nearby structures.

Consideration should be given to the light pollution caused by the existing and the new lighting proposed. Coxes Meadow is particularly affected by this, as well as nearby residents.

**Officer Report**

<b>APPLICATION NO:</b> 24/01670/FUL		<b>OFFICER:</b> Mr Ben Warren
<b>DATE REGISTERED:</b> 8th October 2024		<b>DATE OF EXPIRY:</b> EoT 20 <sup>th</sup> December 2024
<b>DATE VALIDATED:</b> 8th October 2024		<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Charlton Park		<b>PARISH:</b> Charlton Kings
<b>APPLICANT:</b>	Mr N Perkin	
<b>AGENT:</b>	Michael Lumley and Associates	
<b>LOCATION:</b>	68 Sandy Lane Charlton Kings Cheltenham	
<b>PROPOSAL:</b>	Alterations to exterior and replacement roof.	

**RECOMMENDATION:** Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a reasonably large, detached, two storey property located on the corner of Sandy Lane and Hartley Close. The surrounding context is residential, the land to the east, on the other side of Sandy Lane is within the Cotswolds AONB.
- 1.2 The applicant is seeking planning permission for external alterations and a replacement roof, the external alterations include alterations of an existing rear balcony, new ground floor canopies and remodelling works.
- 1.3 During the course of the application, it was noted that 3 air conditioning units have been installed at the property without the necessary planning permission. Whilst the applicant initially looked to resolve this as part of this planning application by submitting revised plans and additional information, they later decided to deal with this matter separately, to enable them to explore the possibility of reducing the number of units. As such, further revised plans have been submitted, the application no longer seeks retrospective permission for the air conditioning units. The applicant is however aware consent is needed and an informative has been added.
- 1.4 The application is at planning committee at the request of Councillor Baker, who raises concerns regarding impact on neighbouring amenity as a result of the proposed changes to the rear balcony, as well as concerns regarding the scale and dominance of the dwelling as a result of the proposed roof alterations.
- 1.5 An extension of time has been agreed in order to allow the application to be determined at planning committee.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Principal Urban Area  
Smoke Control Order

### Relevant Planning History:

**16/02197/FUL 31st May 2017 PER**

Two storey side extension, single storey front and rear extension, application of render and timber cladding and replacement windows and doors.

**17/01984/FUL 13th November 2017 PER**

Single storey front extension, single storey extension to the rear of the garage, first floor side extension, application of render and timber cladding and replacement windows and doors. (Revised scheme to 16/02197/FUL)

**18/00302/AMEND 16th February 2018 PAMEND**

Nonmaterial amendment to planning permission 17/01984/FUL - to move position of kitchen window by 1281mm. Reduce the amount of cladding. Change rear to have bifold/patio/french door

**18/00303/DISCON 16th February 2018 DISCHA**

Discharge of condition 3) Cladding and Render and condition 4) Windows and external Doors, of Planning Permission 17/01984/FUL.

**18/00934/FUL 22nd June 2018 REF**

First floor front extension, single storey extension to the rear of the garage, first floor side extension, application of render and timber cladding and replacement windows and doors (revised scheme to previously approved application ref. 17/01984/FUL, changes to include

an increase in the overall height of the first floor addition by approx. 400mm, removal of fascia/guttering detail and removal of first floor side elevation cladding) Part-retrospective.

**18/01376/AMEND 18th July 2018 PAMEND**

Non material amendment to planning permission 17/01984/FUL, changes include alterations to the cladding, removal of fascia detailing, addition of coping stone finish and relocation of soil pipe to the rear.

### 3. POLICIES AND GUIDANCE

**National Planning Policy Framework**

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 12 Achieving well-designed places

**Adopted Cheltenham Plan Policies**

D1 Design

SL1 Safe and sustainable living

**Adopted Joint Core Strategy Policies**

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD14 Health and Environmental Quality

**Supplementary Planning Guidance/Documents**

Residential Alterations and Extensions (2008)

Climate Change (2022)

### 4. CONSULTATIONS

**Building Control**

*22nd October 2024* - This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

**Parish Council**

*22nd October 2024* - No Objection.

**Parish Council**

*6<sup>th</sup> December 2024*

Objection:

Charlton Kings Parish Council had not been notified of the revisions to this application. However, the previous version the application had the air-con units drawn on the existing plans. We now understand that while they are already in place, this application is for retrospective consent for them. We have concerns as to their proximity to the neighbouring property and the resultant potential for noise disturbance to the neighbours. Therefore, we feel they should be relocated to another elevation to remove this potential loss of amenity.

Please note, we further understand that the three units have now been replaced with one larger unit, but this does not resolve this objection.

We also note that the deeper balcony affords a greater line of site across to the rear of No.70, resulting in a loss of privacy, but this could be resolved with screening to the southern end of the balcony.

## 5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters were sent to 3 neighbouring land users upon validation of the application, 2 letters of objection were received in response to this notification process. The concerns have been summarised, but are not limited to the following:
- Air conditioning units already installed without consent and not included in the description of development. Neighbour concerns raised regarding visual impact and disturbance of these units.
  - Loss of privacy as a result of the proposed amendments to rear balcony/terrace.
  - Size/design of the remodelled/extended dwelling – its impact on the character of the area and impact on neighbouring amenity.
- 5.2 Upon receipt of revised/additional information, letters were again sent to 3 neighbouring land users. A further response from the neighbouring land user at number 70 Sandy Lane has been received. The concerns reflect and expand on the issues already summarised above.

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

- 6.2 The main considerations in relation to this application are the design and the impact of the proposal on neighbouring amenity.

### 6.3 Planning History

- 6.4 Planning permission was granted for a two storey side extension, single storey front and rear extension and external alterations under planning reference 16/02197/FUL. Permission was later granted under planning reference 17/01984/FUL for a similar but revised scheme. A later application for a further revised scheme was submitted under planning reference 18/00934/FUL, this proposed to increase the height of the flat roof extension to the front. This application was refused at planning committee; the refusal reason relating to scale, design, lack of subservience and impact on the area.

### 6.5 Design and impact on the area

- 6.6 Policy SD4 of the JCS notes how development should “respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality”. Furthermore, development “should be of a scale, type, density and materials appropriate to the site and its surroundings”. This is supported through adopted Cheltenham Plan Policy D1 which requires development to ‘complement and respect neighbouring development and the character of the locality.’

- 6.7 The application site relates to a reasonably large two storey detached property located on a corner plot within a residential area. The existing building, originally constructed in brick with tile hanging, has more recently been extended and modernised as a result of planning permission granted under ref: 17/01984/FUL. The extended and remodelled building is now finished in render and composite cladding, with concrete roof tiles and grey aluminium windows and doors.

- 6.8 The applicant is seeking planning permission for external alterations and a replacement roof. The most significant change is the replacement roof. The main roof of the existing building is a pitched roof with gable ends, with the previously added extension to the front having a flat roof form. The proposed works now seek to add a pitched roof over

the first-floor flat roof section of the property and to change the main roof from gable to hipped. The overall height of the roof will be higher than that of the existing roof and the finish is slate.

- 6.9 Officers duly note the neighbour comments and concerns raised with regard to subservience; however, in this instance, due to the nature of the work, which in the main relates to roof alterations, subservience is not a specific requirement. Subservience is usually a requirement for further extensions to a property, such as single storey and two storey extensions, or detached outbuildings. In this instance, where the form, design and appearance of the dwelling is proposed to be altered, officers are generally considering the application as though it was a replacement dwelling. Therefore, the consideration is whether the extended and remodelled dwelling achieves an acceptable scale, form and design for the plot and in its context.
- 6.10 The proposed plans show the relationship of the altered dwelling alongside the neighbouring property at number 70 Sandy Lane. This shows that the neighbouring property is located on slightly higher land, with the properties further south sat on rising land.
- 6.11 The proposed new roof form is considered to be acceptable in design terms and given its context, whereby neighbouring properties vary in scale, form, design and height, the increase in height and its altered form is not considered to be harmful to the design or character of the area or street scene.
- 6.12 Further external alterations are proposed, this includes the addition of an extended canopy over the garage door entrance and the addition of new canopy/porch area to the front entrance. In addition, further composite timber cladding and stone block cladding features are proposed to the external elevations. To the rear, an altered first floor balcony and ground floor pergola/canopy structure is proposed. These proposed alterations are considered to be acceptable in design terms, however specific material details are necessary and therefore a condition has been recommended.
- 6.13 The Parish Council reviewed the application and initially raised no objection, but later provided a further comment objecting to the application. The comments relate to the air conditioning units, which, as already noted above, are not the subject of this application. A comment is also raised with regards to the balcony amendments, this is discussed below.
- 6.14 Overall, the proposed amendments are considered to be acceptable and in officers view result in an improved overall design and appearance of the property. The proposal is therefore considered to be compliant with the requirements of the Adopted Cheltenham Plan (2020) policy D1, adopted JCS policy SD4 and the Supplementary Planning Document – Residential Alterations and Extensions (adopted 2008).
- 6.15 **Impact on neighbouring property**
- 6.16 It is necessary to consider the impact of development on neighbouring amenity. JCS Policy SD14 and Cheltenham Plan Policy SL1 state how development should not cause unacceptable harm to the amenity of neighbouring properties. Matters such as a potential loss of light, loss of privacy, loss of outlook, noise disturbances and overbearing impact will therefore be considered.
- 6.17 No concerns are raised by officers with regards to the proposed alterations to the external elevations. The proposed amendments that could give rise to potential amenity concerns are the replacement roof, which would be higher than existing, and the proposed amendment to the rear first floor balcony, which would be slightly enlarged and repositioned. The properties most likely to be affected are 70 Sandy Lane and 1 Hartley Close.

- 6.18 With regards to loss of light, as confirmed in the officer reports for the previous applications (17/01984/FUL and 18/00934/FUL), the side elevation windows of number 70 Sandy Lane do not serve habitable spaces and therefore do not warrant protection in terms of light. With this being the case, the proposed roof alterations do not have any unacceptable impact on any habitable rooms.
- 6.19 In terms of overshadowing and overbearing impact, the application site is to the north of number 70 Sandy Lane, and the roof alterations would be in line with the existing built form; as such, the roof alterations will not result in any unacceptable overbearing impact or overshadowing of number 70 Sandy Lane's private garden. Due to the relationship with number 1 Hartley Close to the west of the site, the distance between these properties and the orientation of 1 Hartley Close, no unacceptable impact on this property will occur.
- 6.20 The application proposes alterations to an existing rear balcony. The alterations will result in an increase in the depth of the balcony by approximately 1 metre and it being repositioned slightly, by moving north towards the highway of Hartley Close, by approximately 3 metres. Concerns are raised by both 70 Sandy Lane and 1 Hartley Close with regards to a loss of privacy from this altered balcony. The proposed balcony would be in excess of 17 metres from the shared boundary with number 70 Sandy Lane and in excess of 13 metres to the rear boundary shared with number 1 Hartley Close. Whilst a minimum distance to a boundary for a balcony is not specified in policy SL1 of the Cheltenham Plan, the minimum distance between a new first floor window and a boundary normally sought is 10.5 metres, this gives a good indication of distances that would maintain neighbouring privacy. The amended balcony would exceed this distance to both boundaries. Given that a balcony already exists in this location and given the relationship with neighbouring land users, the proposed enlargement of the balcony in its amended position is not considered to result in any unacceptable privacy issues, and would not result in any significantly greater loss of privacy than that which already exists. It is noted that the applicant proposes to increase the height of a fence panel located on the shared boundary with number 70 Sandy Lane by 600mm, to limit any perceived overlooking, although this is not considered necessary from an officer's point of view.
- 6.21 Having considered all of the above, whilst the concerns of neighbours have been duly noted, the proposal is considered to be compliant with Adopted Cheltenham Plan (2020) policy SL1 and adopted JCS policy SD14 which requires development to protect the existing amenity of neighbouring land users and the locality.

### **Other considerations**

#### 6.22 *Climate change*

The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising homes over the next decade. For residential alterations and extensions there is an opportunity to improve the environmental performance of a home through the inclusion of technologies and features such as photovoltaics, replacement windows, heat recovery, permeable (or minimal) hard surfaces, works to chimneys, insulation, replacement heating systems (heat pump) and thoughtful kitchen design.

The application is not supported by a sustainability statement and no specific low carbon technologies are proposed. Given the nature of the works, officers do not consider a direct response to be necessary, but note that the works in any case would need to comply with relevant building regulations, which is acceptable.

#### 6.23 *Future works*

- 6.24 Officers acknowledge that the increase in ridge height could facilitate a future loft conversion including dormers and roof lights. Officers consider this could have amenity



impacts and potential impacts on the design and character of the area, and as such, it is recommended that permitted development rights are removed for the insertion of openings or dormer windows within the roof.

### 6.25 *Public Sector Equality Duty (PSED)*

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

In the context of the above PSED duties, this proposal is considered to be acceptable.

## 7. CONCLUSION AND RECOMMENDATION

- 7.1 Having considered all of the above, whilst noting the concerns raised by the adjacent land users, officers consider the proposed works will not result in any unacceptable impact on the amenities of neighbouring land users and is considered to be acceptable in design terms. As such, officer recommendation is to permit the application, subject to the conditions set out below.

## 8. CONDITIONS / INFORMATIVES

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No external facing or roofing materials shall be applied unless in accordance with:  
a) a written specification of the materials; and/or  
b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no additional windows, doors and openings, including dormer windows shall be formed in the roof of the development hereby approved; without express planning permission.

Reason: Any further openings require detailed consideration to safeguard the privacy of adjacent properties, and in the interests of the character and appearance of the area, having regard to adopted policy D1 and SL1 of the Cheltenham Plan (2020) and adopted policy SD4 and SD14 of the Joint Core Strategy (2017).

### **INFORMATIVES**

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

- 2 The applicant should be aware that the installed air conditioning units require planning permission and therefore this matter should be resolved as soon as possible by the submission of an appropriate planning application.

<b>APPLICATION NO:</b> 24/01670/FUL	<b>OFFICER:</b> Mr Ben Warren
<b>DATE REGISTERED:</b> 8th October 2024	<b>DATE OF EXPIRY :</b> 3rd December 2024
<b>WARD:</b> Charlton Park	<b>PARISH:</b> CHARLK
<b>APPLICANT:</b>	Mr N Perkin
<b>LOCATION:</b>	68 Sandy Lane Charlton Kings Cheltenham
<b>PROPOSAL:</b>	Alterations to exterior and replacement roof.

## REPRESENTATIONS

Number of contributors	<b>3</b>
Number of objections	<b>3</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

70 Sandy Lane  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9DH

### Comments: 26th November 2024

Thank you for the opportunity to comment on the latest amendments uploaded on the 5th November 2024 as set out in the revised consultation letter dated 15th November 2024 for 'Alterations to exterior and a replacement roof and retrospective permission for 3 Air Conditioning Units, inviting comments no later than 26th November 2024.

In this response we set out a high-level summary of our concerns. We then provide more detailed evidence and commentary setting out the full detail of the response to the consultation letter and proposal.

### High level Summary of Objection

The design approach that has been adopted pushes all the negative impact towards the adjacent neighbouring property. The proposal will significantly increase the size and dominance of house, enhancing the occupant's amenity and enjoyment of the property. This will, however, be at the detriment to the neighbouring property's amenity and out of character with the surroundings, causing demonstrable harm on the following grounds:

- increasing the height of the extension by 3.4m, creating the largest and most dominant part of the house directly adjacent to the neighbouring boundary;
- doubling the size and changing the orientation of the balcony, significantly increasing the degree of overlooking into the neighbour's private amenity space causing an unacceptable loss of privacy;
- the siting of the 3 air conditioning units (already installed without consent) directly adjacent to the neighbouring boundary that could be located in a much less impactful location.

A development that is out of character with the area (defined by the 1970's estate at the top part of Sandy Lane), adversely affects its appearance and has clear and direct detrimental impacts on the immediate neighbour's amenity is, by definition, contrary to the Development Plan when read as whole. Specific policies that apply are:

- Character and Appearance and Respecting Neighbouring Development: This larger and more impactful scheme does not overcome the previous breach of policies JCS SD4 and Local Plan D1. The inclusion of AC units and a larger balcony exacerbates the negative impact on the neighbouring property.
- Overlooking and loss of privacy: The increase in size, intensity of use and orientation of the enlarged balcony causes demonstrable loss of privacy. Local Plan SL1.
- Noise and disturbance: The siting of the AC units directly adjacent to the neighbouring property. Local Plan policy SL1.
- These policies are also supported by advice contained in the Residential Alterations and Extensions (2008) Supplementary Planning Document.

The planning history has set a clear 'limit' to the extent of development acceptable on this site and adjacent to neighbouring boundary. There have been numerous design iterations considered seeking ways to overcome what was deemed 'unacceptable' bulk / impact by officers and members. The existing two storey front and side extension had been purposely designed with a flat roof to overcome the challenges of overdominance, massing and the need for subservience. These principles have been rigorously tested in numerous reports resulting in a refusal decision, which required the extension to be partially demolished, reducing its height by 400mm during the construction phase.

The current scheme now proposes the much larger roof for that extension. A hipped roof that was previously deemed 'unacceptable' and removed from the design.

It is also important to consider our concerns regarding the description of the proposed works, omissions in the plans and accuracy of the 3D sketches and Photo Montages. These either omit detail or understate the magnitude of the proposal, making it appear less impactful:

- Description: titled 'alterations and a replacement roof' yet makes no reference to the considerable additions & enlargements to the roof, the balcony, its supporting 2 storey wall and the forward projecting canopies. It also includes the installed AC Units which are omitted from the plans.
- Plans: omit important details regarding a) the forward projecting canopies to the garage & porch b) the proposed east elevation that should show the relationship with neighbouring property No.70 including the change of level.
- 3D sketches and Photo Montages: use oblique angles and perspective that grossly misrepresent the height and impact of the extended roof.

Providing an accurate illustration of what is proposed and the relationship with the neighbouring property is critical to the determination of the application, particularly in relation to domination, massing and the impact on neighbouring amenity and character of the surroundings. It is currently not possible to accurately assess the impact with the images provided.

There is also a risk of establishing the dangerous precedent of planning creep or salami slicing. Where the cumulative impact of a scheme has been judged unacceptable as a whole, but it is broken down into small piecemeal parts and submitted as incrementally.

In this case: a) the roof has been separated out from the original extension and is now much larger, b) the hipped roof now becoming the most dominant feature, c) the AC units (already installed) now separated from this application, d) the scope for additional accommodation to be provided in the roof space through permitted development rights and e) the 'creep' of the property towards the highway with forward projections.

We are disappointed that as a reaction to our initial concerns, the only change made has been to increase the height of a single fencing panel on our boundary, making it unusually high. Considering the extent and cost of the proposed works, in particular construction and screening arrangements for the users of the enlarged balcony, this is far from adequate.

We do however, believe there remains considerable scope to amend this proposal, significant reducing the negative impact on the neighbouring property and surroundings. Until such changes are made the application is contrary to the Development Plan, does not take account of the planning history and should be refused.

Accuracy of plans and description of proposal

It is important to raise our concerns regarding the proposal's description and accompanying plans. The consultation letter dated 5th November refers to 'Alterations to exterior and a replacement roof. Retrospective permission for 3 no. air conditioning units'. This is not an accurate description of the proposed works, making it sound far less significant.

Extensive additions and extensions are proposed including:

- The creation of two hipped roof structures increasing the roof height over the previous extension up to 3.4m, with overhanging eaves projecting 400mm.
- The creation of a new balcony (doubling the size of the existing structure) incorporating a large two storey structural wall projecting from the rear of the property 4.3m high and 2.3 wide.
- Forward projecting canopies over garage and porch - bringing front of property in line with neighbouring property, above and in front of the existing boundary wall.
- Omission from plans of already installed Air Conditioning Units.

The plans, 3D sketches and photo montages provided all have omissions and inaccuracies:

- Plans: Not clearly showing the proposed forward projecting additions. Also not including the neighbouring property in the all-important front facing (east) elevations. The relationship between the two properties cannot be properly assessed. The east facing elevation should include No.70. Even allowing for the considerable change in levels this would show the new roofline projecting above the ridge line of the neighbouring house.
- 3D sketches: using oblique angles and perspective (being viewed from below the property) result in a very inaccurate illustration of the scale of the proposal.
- Photo montages: also provide a similar misrepresentation of heights and do not properly show the relationship between the neighbouring house (No.70) and largest part of the roof extension. They are taken from extremely tight angles, not showing the highest point of the roof correctly in relation to the neighbouring property.

It is also important that an accurate description is provided as this is confusing and results in people believing it is a 'replacement roof' i.e. no real change in size, scale or shape and 'alterations' implies changes not considerable additions, enlargements and extensions. This description of the proposal should be accurately changed and a new

consultation letter sent out prior to the application being determined. It should also reflect that the air conditioning units are no longer included in this proposal.

### Loss of Privacy

There is an existing balcony that is 0.9m deep (not shown on the south facing existing elevation) accessed from one of the upstairs bedrooms. This is an original feature of the house type and acts only as a 'Juliet' balcony and is not large enough to use for socialising / entertaining and is not frequently used.

The proposed balcony doubles the depth to 2m, creating a 10sq m elevated patio area designed for socialising / entertaining. It will have a large two-storey high screen wall engineered behind it (north) protecting the privacy of those on the balcony from views of pedestrian and residents on Sandy Lane and Hartley Close. The change of shape and size shifts the orientation and outlook by 90 degrees to the south, towards Leckhampton Hill, directly across (No. 70) the neighbouring property's private amenity space.

This is in clear conflict with Policy SL1 states that development will only be permitted where it would: a) not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality.

Both Policy SL1 and SPD state that: 'a minimum distance of 21m between dwellings which face each other where both have windows with clear glazing'. Although not directly relevant it establishes a minimum starting point for the more intensive nature of overlooking that might occur from a balcony. Only 18m is achieved from the extended balcony to the outdoor private amenity space of No.70.

The Council's SDP provides more guidance again using the 21m between windows, but introduces an additional criterion: 'windows are a minimum of 21m apart WITH at least 10.5m from a window to a boundary.'

The enlarged balcony does not meet this basic dwelling to dwelling or window to window, minimum requirement. Although there is no specific guideline for balconies the SPD for Extensions and Alterations states that: 'Balconies can threaten the privacy of neighbours, but skilful design can prevent overlooking across a boundary'.

It is a firmly established planning principle (upheld in appeal decisions) that the outdoor space to the rear of a house should be protected as a private habitable space. Also that the nature of overlooking from a balcony is greater and more intensive than that of an upstairs window, when occasional oblique views occur.

It is therefore essential to consider the impact that will be caused by the larger, more intensively used balcony. This will be used as an elevated terrace for relaxing and socialising, that can accommodate seats / sofas / table and chairs. It will double in size, being capable of comfortably accommodating 6 people. This could be a group of people, enjoying a drink, socialising for long periods of time. This is vastly different in size, shape and useability to the existing Juliet style balcony.

An extensive two-storey structural privacy wall is to be engineered, screening the balcony and its users from the sight of users of Sandy Lane and Hartley Close. This would provide a well screened and private environment to enjoy the balcony and its views. Yet, this design principle is not applied to the privacy of the neighbours and the line of sight

into their private amenity space. This principle is in direct conflict with the objectives of Policy SL1 and D1: seeking to respect neighbouring development and protect neighbours from loss of privacy.

The only amendment made to this whole application when resubmitted, is the proposed increase in height to 2.6m, of a single fencing panel at the boundary between no. 68 & 70. It simply pushes the impact of the mitigation directly onto the neighbouring property, with one unusually higher fencing panel on our boundary, when those enjoying the new enlarged balcony have unrestricted views of Leckhampton Hill across our garden. This adds further detriment to our amenity and does not adequately overcome the additional overlooking and loss of privacy.

Considering the significant costs and extensive engineering is going into the creation of the new balcony and its large wall, screening its occupants from onlookers, single fence panel comes over as lacklustre and inappropriate mitigation. As a minimum the design of the balcony needs to be amended, and the screening incorporated into the balcony itself to stop direct overlooking into the neighbour's private amenity space, on the sightline of Leckhampton Hill along the rear of the houses.

We do not think it is appropriate or reasonable to seek to push the mitigation on to our boundary with very high single fencing panel. The applicant has advised they are looking to include a planting scheme to on the boundary, which is welcomed as this would provide a soften the impact overtime as it matures. However, this is not included in the application and therefore cannot be secured or conditioned. Also in isolation it is not sufficient to overcome the main objection.

Impact on neighbouring property and character of surroundings (including planning history of 16/2197 and 18/934)

As the immediate neighbour we are very familiar with the previous schemes brought forward for this property. Since December 2016 there have been four different schemes and seven applications seeking to significantly extend and rebuild this property. Finally in 2018 a much reduced yet significant 'contemporary box styled' two storey front and side extension was agreed upon and completed.

The reduction in height achieved by using a 'contemporary flat roof design' was the justification that overcome the concerns regarding the scale and over dominance to the neighbouring property (No.70). It achieved this by not having a traditional roof. Enabling it to be built close to the neighbouring property. In the report to committee officers stated:

'In light of the changes, the mass, scale and impact on neighbouring amenity is now considered to be acceptable, and a successful response to debate at planning committee. The revised scheme now includes a recessed balcony and a contemporary first floor flat roof form, which if executed successfully, will lift the proposal architecturally.'

The approved scheme was brought back to planning committee during the construction phase as it had been built 400mm higher than the approved drawings. The scheme was refused because of that increase in height:

"The proposed increase in height would result in the extension exceeding the eaves height of the existing building and would therefore result in a poor form of development

which fails to achieve the desired level of subservience to the existing building. The proposal would also fail to respond adequately to the character and appearance of the surrounding area, and detracts from the visual amenities of the locality. As such the proposal conflicts with policy CP7 of the Local Plan, SD4 of the adopted Joint Core Strategy and advice contained in the Residential Alterations and Extensions (2008) Supplementary Planning Document, and advice contained in the NPPF"

The unauthorised extension was adapted and height reduced in accordance with the approved plans. This clearly marked the extent of development considered acceptable. It was deliberately designed not to have a traditional roof, to reduce the impact of dominance and provide subservience.

We are now faced with another proposal to significantly enlarge the property, introducing further bulk and dominance over the two-storey side and front extension. The current scheme now proposes a large, hipped roof over the 'Contemporary Box' styled flat roof extension increasing the height by 3.4m. It also has large overhanging eaves / soffits projecting further 400mm towards our property. What was a 'subservient' extension will now become the largest and most dominant feature of this significantly extended house, bringing the impact closer to the neighbouring (our) property. This is in further conflict with the reason the previous scheme was refused and the Local Plan policies supporting that decision.

It raises the roof height a further 3m beyond the height deemed unacceptable in the refused scheme. Although the details are not clear from the plans - it is also proposed bring build permanent forward projecting canopies to the garage and porch. The garage canopy will be built onto the boundary wall, projecting forward and above it, increasing the cumulative impact of scale and massing.

Furthermore, a smaller, less impactful version of this scheme (a two-storey side and front extension with a new hipped roof over) was originally considered by officers in 2017 as being 'unacceptable'. The officer report to planning committee stated:

'The original submission as part of this application included a two-storey extension to replace the existing single storey double garage. The extension projected forward of the front elevation of the existing property and included a hipped roof form. This part of the proposal raised significant concerns with officers due to its size, form and overall design. Officers did not consider this part of the scheme to a read as a sympathetic or subservient addition to the existing building and would result in unacceptable harm to the character of the existing street scene.'

The distinctive character of the surroundings is established by the properties at the top of Sandy Lane, Hartley Close and those to the south side of Highland Road. All are part of a 1970's estate with repeated house designs; characterised by low angled pitched roofs, all with space between the properties. Many of these properties have been extended and remodelled all, without exception, observing the design guidance and retaining their original character (space between buildings, low roof angles and subservient extensions). Even the very modern rebuild at no. 4 Hartley Close shows strong subservience in its design with the more prominent pitched roof section having lots of space around it, well away from any neighbouring boundary.



It is important to walk around this small estate to gain a feel for the character, to understand the spacing, form and scale of the houses and how they have been improved and extended.

As set out above, the application property has already been extended to a much greater size than any other property in this estate. The proposal will amplify this visual impact further, with the two-storey extension becoming the largest and most prominent feature of the house, resulting in the original dwelling becoming subservient to the extension, shifting the massing and impact to the neighbouring property. Compared with other the other properties in the estate it will be significantly larger and more imposing than any other property, spanning widest plots with the largest two-storey house and built form.

Subservience was a key issue in the determination of the previous scheme. It has also been the key determining consideration for other two-storey side extensions at neighbouring sites 1 Hartley Close, 2 Highland Road and 4 Highland Road - all with very similar characteristics. In all cases it was deemed important that the 'extension' met the policy requirements for subservience, appearing either lower / smaller / set back from the main / parent house.

Policy D1 states:

'Development will only be permitted where it: a) adequately reflects principles of urban and architectural design; and b) complements and respects neighbouring development and the character of the locality and / or landscape.'

The SDP Extensions & Alterations sets '5 Basic Design Principles'. The first 'Maintain Character' listing the 'shape and pitch of the roof' and the 'eaves and parapet' details are important. The second principle is 'Subservience' stating that extensions should play a 'supporting role' and should not 'dominate the original house' and that 'extensions should not be higher than the original dwelling'.

The rationale for refusing application 18/00934 remains directly relevant to the consideration of the new application and there is a legitimate expectation that applications will be treated on a consistent basis. This was also the case with the original scheme under 16/2197, judged as 'unacceptable' by officers and committee.

The current scheme further exacerbates the over domination, massing and concern regarding subservience. The extension now becoming significantly larger with a greater impact, shifting that massing closer to neighbouring property. There are clearly other design options far less impactful on the neighbouring property that would be far more in keeping with the surroundings.

Incremental Planning Creep / Salami Slicing (setting a dangerous precedent)

Consideration must be given to the cumulative impact of the extensions built and proposed; comparing this with what has been previously judged to cause 'unacceptable harm'. Through numerous design iterations, a refusal of consent and the need to reduce the height of the existing extension, the extension built clearly sets the 'limit' of acceptable development; which has been tested against the Design Guide, Local Plan, JCS and NPPF policies and agreed by Planning Committee.

Along with a new balcony and large screen wall, this scheme simply proposes the roof for the extension that was previously deemed 'unacceptable' and removed from the design. However, it is now much larger and more impactful than the original proposal.

There is a risk that proper consideration of the cumulative impact will be lost. By breaking down a much larger proposal (the intentions set out in the original submission back in 2016), and instead presenting it in smaller pieces, each time arguing the additional harm is minimal (in this situation an extension and increase in height of the roof). Nothing has changed since the original scheme was submitted in 2016 and the extension built in 2018.

We are now advised that the Air Conditioning Units have now been removed from this application, even though they have been installed without planning consent and included in the revised planning consultation letter circulated. This approach will decouple and minimise the consideration to the overarching concerns, the impact on neighbouring amenity and visual impact.

Considering the magnitude of the works proposed of a building with an external perimeter of c. 75m, it is difficult to understand why the air conditioning units could not be in a less impactful position. However, they were installed in the one place that has the most impact on the neighbouring property and the least impact on the application property. This is in clear conflict with Policy SL1, causing unacceptable and avoidable harm to the neighbour's amenity and living conditions.

It would make sense to consider the AC units as part of the application for changes to the roofspace. The ducting & M&E plant runs through the roof space and that the large two-storey screen wall proposed to the north elevation could alternative options for siting the units at ground floor location where it could be screened, moving it away from the neighbouring boundary.

The impact of this piecemeal approach and risk of setting an undesirable precedent will not end here. The significant extra height (insisted upon as an essential design requirement by the applicant) is clearly capable of providing extensive additional accommodation within the roof space, further increasing the density and impacting on the character of the surroundings. This might be followed for a proposal for dormer windows to the roof space, with the benefit of great views of Leckhampton Hill; and so on. Each incremental step more difficult to resist as it would be either permitted development, or just another minor application.

### Summary

The scheme does not meet the requirement of the JCS, Local Plan and SDP. It pushes all the negative impacts towards the neighbour's boundary creating a significant loss of amenity from the enlarged balcony, the siting of the AC units and the creation of the highest and most dominant part of the house adjacent to that boundary. The amended scheme has failed to provide any meaningful changes or mitigations.

The resultant building is now considerably larger in height, bulk and scale compared to other properties causing harm to the character of the areas. It fails to take account of the planning history of the site which has deemed smaller less intrusive proposals as 'unacceptable'. We believe there still scope to amend this proposal, reducing the negative impacts and protecting neighbouring amenity, but without these changes the scheme should be refused.

**Comments:** 26th October 2024

Planning Application ; 24/01670/FUL, 68 Sandy Lane Charlton Kings

We live at 70 Sandy Lane the neighbouring property (to the south). We have a number of observations and concerns regarding the proposal. Since receiving the consultation letter, we have met with the applicants & their agent to discuss the scheme. We are keen to support them in enhancing the appearance of the house, however, have shared our initial concerns with some aspects that will impact us. The agent has advised he is working on some potential amendments that will hopefully address the issues raised. We are setting out our observations and concerns prior to the end of the consultation period, these are as follows:

**Air Conditioning Units:**

The three air conditioning units were installed earlier in the year. These require planning consent, therefore should be included to be part of the proposal's description; seeking retrospective consent. Three significant units have been sited at first floor level facing the side elevation of our house. The three units are visible from our rear garden and have been positioned directly adjacent to our boundary. They have a more commercial than residential appearance. Due to the number and size of the units they are out of keeping with the residential character of the surroundings.

Considering the size of the property and its extensive perimeter we feel these units could have been easily located where they do not have a direct impact (visual or disturbance) on a neighbouring property. They are sited on the smallest shared boundary (which also means they can only be at first floor). This is the only boundary where the siting would have any impact on a neighbouring property.

We are also not certain of the potential noise that could be generated when operational; particularly when all three are in operation.

We would ask if they could be moved to a different location which is less impactful from both a visual and potential noise disturbance perspective.

**1st Floor Balcony**

The scheme proposes to increase the size of the existing modest balcony, doubling the existing depth. It would project 2m from the rear first floor elevation. Although it is at the northern end of the property (away from our boundary) there is a direct line of sight into our rear private amenity area at the back of our house. We do sit out here regularly and value the privacy provided. We accept that there is an existing balcony - but due to the limited depth and design, it is only occasionally used and is not suitable for sitting / relaxing / socialising. The increased balcony size would result in a much more useable space, used more regularly and for longer periods (the illustrations show a seating arrangement). This would result in a loss of privacy to the neighbouring property. It would change our sense of privacy and enjoyment of this private space.

**New roof enlarged roof**

The scheme proposes a new higher slate roof over the main house and the flat roofed 'box' styled extension (which is adjacent to the boundary with our property). There is a

long planning history relating to this two-storey side extension with numerous schemes (including a retrospective refusal requiring part of the construction to be demolished and scheme resubmitted). The key issues related to the size / design of the two-storey element next to the boundary, its visual impact and the need for subservience to the original dwelling.

The scheme results in an imposing and impressive looking house. The stepper roof angles used to the existing house and new roof over the extension increase the scale and size of the property, resulting in a house that is considerably larger and higher than the other nearby properties. The side extension now becomes the most dominant feature of the house with a large, hipped roof over; no longer being subservient to the original property. Subservience is a policy requirement for two-storey side extensions and was the determining issue relating to the previous scheme when consent was granted. The proposal will create greater massing with the most dominant part of a very large house, now being sited over what was originally a single storey garage adjacent to our boundary. The size of the resultant building will be out of keeping with the other properties and character of the area.

We do however believe that with an amendment to the design an attractive and satisfactory scheme can be achieved by reducing the angle of the roof pitch and depth of the overhang of the eaves. This would minimise / limit the subservience issue, reducing the visual impact and become more in keeping with the surrounding properties.

Summary:

In its current form the scheme does not meet the local plan policies and supplementary design guidance in relation to loss of neighbouring amenity and visual impact on the surroundings. It has also not taken account of the extensive planning history relating to the two-storey side extension and its impact (particularly massing and subservience) of side extensions. However, we believe that with some changes to the design and re-sitting of the air condition units, these issues can be easily overcome.

We would ask that these concerns are taken in account in considering the determination of this application and design process leading to any amendments.

Kind regards

\*\*\*\*\*

70 Sandy Lane

1 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 28th October 2024

Our house in Hartley Close neighbours this property to the west. Having reviewed the planning documents, there are some concerns that we wish to lodge.

The Rear First Floor Balcony:

The applicant proposes replacing the existing small metal railed balcony with a more substantial and overbearing construction, projecting 2m from the house. The consequence of this increased size will create an elevated communal space to be used more regularly and for longer periods. It will overlook neighbouring properties and lead to potential increases in noise levels. This will be to the detriment of those properties', including our own, amenity of privacy and enjoyment within their own outside spaces.

### Air Conditioning Units:

Other comments have noted the recent installation of three air conditioning units. We ask that any retrospective planning application, including re-siting, takes account of the visual and noise impact of these units to all the neighbouring properties in what is a residential environment.

25 Old Burlington Street  
London  
W1S 3AN

**Comments:** 25th November 2024  
Letter attached .

Your ref:  
Our ref: MD/it  
DD: 07747564122  
E: mike.derbyshire@bidwells.co.uk  
Date: 22/11/2024

Mr Ben Warren  
Cheltenham Borough Council  
Municipal Offices  
Promenade  
Cheltenham  
GL50 9SA

Dear Mr Warren,

**68 Sandy Lane, Cheltenham reference 24/01670/FUL**

Your email response of 2.41 19.11.24 to Mr Atkins has been forwarded to me as I was not copied into your response but was part of the original circulation list.

My client has asked for my view on this matter a planner with 36 years' experience (with 16 years in Local Government and 20 years in consultancy) and whether I am able to provide any objective observations. Please treat this as a holding response as my client may wish to expand. I would like to make the following points:-

Thank you for your response, however I do believe residents are entitled to express their views and seek clarification regarding the determination of planning applications and the rigour and objectivity in which policies have been interpreted. My clients are the neighbours clearly most impacted by this development and I would expect that the Local Planning Authority be completely open to any concerns or challenge raised by them and consider these in an objective manner.

The first issue that jumps out at me is that you state you are still in the assessment stage (i.e. have not pre-determined your view) but proceed at some length to defend the Authority's position, which from any reading of the email, appears to be one of support for the scheme. I would have thought a more appropriate response would have to acknowledge my client's email and their concerns and then spend some time considering them fully. I come back to the notion of pre-determination at the end.

With regards to the relevance of the planning history and application 18/00934/FUL in particular, the refusal notice says:

*"The proposed increase in height would result in the extension exceeding the eaves height of the existing building and would therefore result in a poor form of development which fails to achieve the desired level of subservience to the existing building. The proposal would also fail to respond adequately to the character and appearance of the surrounding area, and detracts from the visual amenities of the locality.*

*As such the proposal conflicts with policy CP7 of the Local Plan, SD4 of the adopted Joint Core Strategy and advice contained in the Residential Alterations and Extensions (2008)*



25 Old Burlington Street, London W1S 3AN  
T: 020 7493 3043 E: info@bidwells.co.uk W: bidwells.co.uk

*Supplementary Planning Document, and advice contained in the NPPF.*" (emphasis added by me).

The SDP for Extensions & Alterations clearly sets '5 Basic Design Principles' at the front of the document. No. 2 is titled 'Subservience'. This relates to all extensions and alterations and is therefore relevant to the proposal (not the later sub-section relating to semi-detached houses). You say that subservience is no longer an issue and will be treating this proposal as a new roof. This is not what the guidance says. Also, in the section "*Maintain Character*", the first bullet point is entitled "*the pitch and shape of the roof*". I note there is a series of photo montages showing the new extension in the street scene but I do not see any methodology supporting this. I would refer you to the Landscapes Institutes guidance "*Guidelines for Landscape and Visual Impact Assessment*". You will be aware of the very clear approach to visualisations set out in the guidance and the strict criteria in relation to the choice of viewpoints, survey detail, camera lens, camera position, lighting levels, geo referencing. None of this is included within the planning submission so these images cannot be relied on at all. What would be helpful is a front elevation comparison which shows the new property in context next to my clients. This has not been carried out but would be very helpful, particularly in relation to the subservience point.

The largest part of this 'new roof' is over an existing two storey extension that was reduced in size and designed with a flat roof to overcome the earlier concern of subservience (which formed the basis of the original refusal). The new structure will be 3.1m higher than the existing flat roof on the extension. A large roof extension has all of the concomitant impacts that an extension would have but, it also involves significant additional height and visual prominence. This roof extension is also clearly capable of providing extensive additional accommodation that unless conditioned would become very substantial floorspace with additional bedrooms, further impacting density and character.

The notion of subservience relates to all extension therefore and quite correctly, the roof is caught by the guidance. The existing extension, the previous reason for refusal and the size of the new proposal are clearly material to the determination. The previous refusal was based on a development being too large and out of character, the current proposal is even larger and clearly not in keeping in scale with the character of the area. Consistency in decision making is a foundation of good planning decisions and it difficult to see how a much larger proposal than the previous refusal is now acceptable in terms expressly set out in the refusal. The new proposal will clearly not meet the subservience test, as the extension becomes the largest and most dominant feature. To suddenly say that this policy is no longer relevant for the reasons given, does feel like the Authority is seeking to navigate its way around valid policy challenges.

The rear balcony and terrace as proposed clearly has a purpose and it must be assumed that it will be used as a sitting out area, with windows opening directly on this terraced area and it will be used in the same way as a patio would be, and at times very intensively. The comparisons therefore with window-to-window or window to boundary distances are not directly relevant and merely provide a minimum starting point. It is the actual nature of the use that must be considered. This will not be occasional views / looking over the adjoining gardens obliquely through a window. People will be standing and sitting on the balcony, socialising at a table enjoying a drink, for potentially long periods; this is manifestly a different order of overlooking, which is significantly more impactful on privacy. I would be grateful if you would acknowledge the intended use of the balcony and terrace for what it is and assess the impact on this basis, not by window to boundary distances that are not directly relevant.

The approach also appears to be supporting the concept of planning creep or, as it is known in an EIA context, salami slicing. By breaking down a much larger proposal (the resultant property), and presenting it in smaller pieces, each time arguing the additional harm is minimal, you miss out on a proper consideration of the cumulative impact and actual impact of the development.

My client is facing a position where they may have an extension directly adjacent to their boundary much larger than earlier version previously refused on scale and character grounds. That extension would have clearly been deemed unacceptable if proposed in the first place (in line with the officer's original report 16/02197) for a side and front extension with a hipped roof over.

I do recall earlier in my career giving positive advice to applicants in good faith, early on in the process, but when other matters subsequently unfolded it made that advice unsound. It is not easy to say to applicants that your earlier advice has changed in the light of new evidence and information but that is entirely the point of the consultation process, it allows for views to be expressed in the expectation that they will be fully considered on their merits. Agents are fully aware that this is how the process works.

The resultant property proposed is too large, it will be significantly larger than any other property on the estate and will be out of character. These are the words used by the LPA in 2018 and are still directly relevant now. With regards to the balcony, we need to move away from assessing the overlooking on a window to boundary basis and consider it for what it is – a large first floor terrace designed for socialising and enjoyment, doubling its capacity with an orientation and views directly across my client's private amenity space. The degree of overlooking will be significant indeed.

I hope you consider these points in detail when making your recommendation.

Kind regards

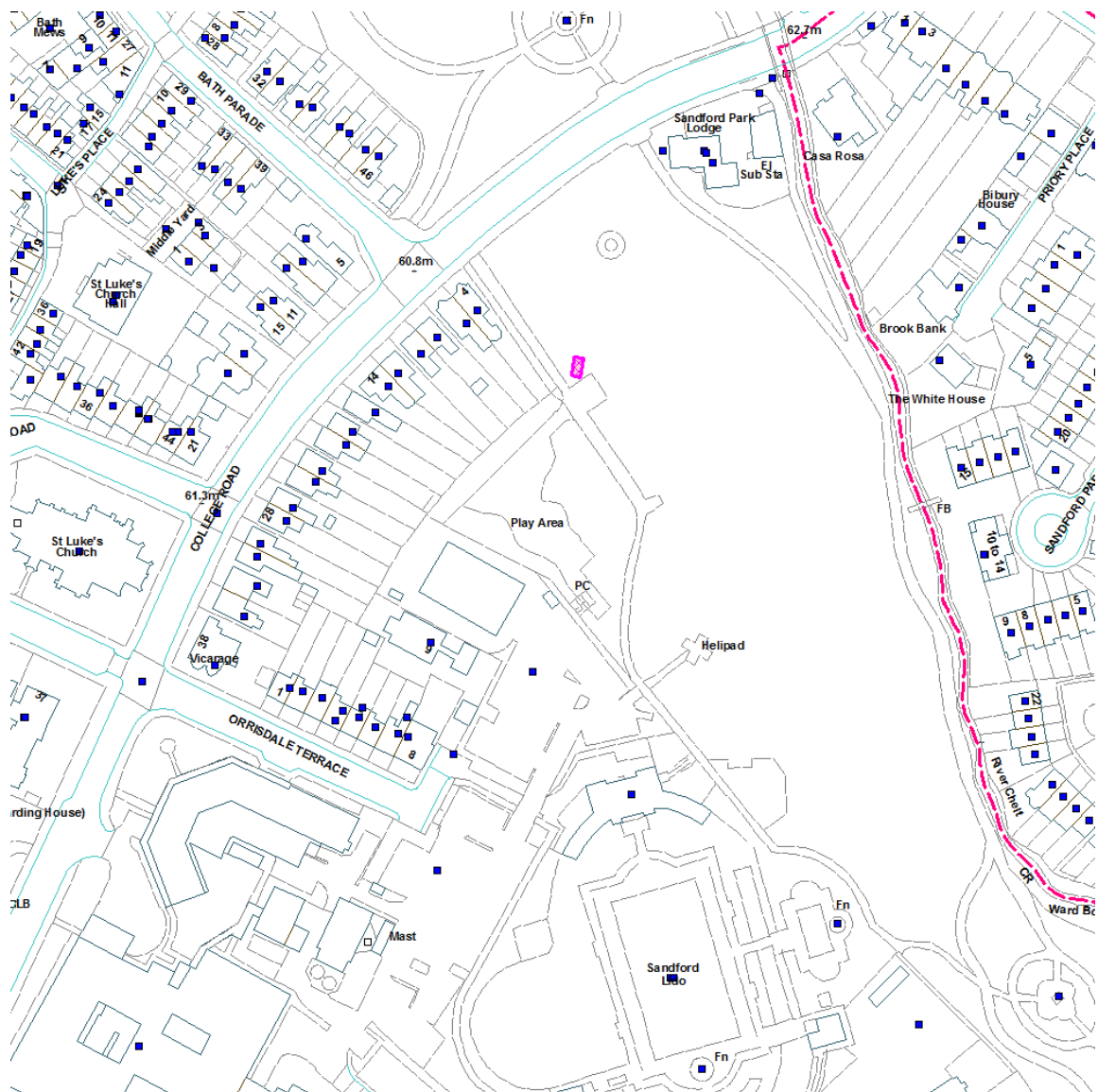


**Mike Derbyshire**  
UK Head of Planning



<b>APPLICATION NO:</b> 24/01650/FUL	<b>OFFICER:</b> Miss Claire Donnelly
<b>DATE REGISTERED:</b> 11th October 2024	<b>DATE OF EXPIRY:</b> 6th December 2024 Extension of time agreed until 20th December 2024
<b>DATE VALIDATED:</b> 11th October 2024	<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> College	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	
<b>LOCATION:</b>	Sandford Park College Road Cheltenham
<b>PROPOSAL:</b>	Installation of a ground mounted flagpole within Sandford Park.

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to Sandford Park which is located within the St Lukes Character Area of Cheltenham's Central Conservation Area and is a designated Public Green Space. Sandford Park extends over College Road with the Northern Park a more formal garden, and the southern part an open area of green space.
- 1.2 The applicant seeks planning permission for the siting of ground mounted flagpole to the southern part of Sandford Park.
- 1.3 The application is at planning committee as the applicant is the Borough Council.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Airport Safeguarding over 45m  
Conservation Area  
Central Conservation Area  
Flood Zone 2  
Flood Zone 3  
Principal Urban Area  
Smoke Control Order

### Relevant Planning History:

**81/00348/PF 11th September 1981 PER**

Sandford Park Off Cheltenham Gloucestershire - Erection Of New Stores Building  
(Cbc Parks Dept. Application - No Observations)

**83/00324/PF 20th September 1983 PER**

Sandford Park Off Cheltenham Gloucestershire - New Stores Building For Parks Department

**87/01396/PF 21st January 1988 PER**

Sandford Park Depot Cheltenham Gloucestershire - Erection Of Mess Room

**87/01490/PF 25th February 1988 REF**

Sandford Park/College Road Cheltenham Gloucestershire - Relocation Of Existing 2.4m High Security Fence And Re-Alignment Of Existing Footpath

**88/01516/RZ 15th December 1988 PER**

Renewal Of Temporary Permission Cb.16972/05 For A Further Twelve Months

**89/01595/PR 18th January 1990 PER**

Renewal Of Planning Permission For Three Portacabin Units

**90/01190/PC 13th December 1990 PER**

Temporary Use As Office And Storage Compound For Sewer Construction (For A Period Of 12 Months)

**91/00074/PR 21st March 1991 REF**

Renewal Of Planning Permission For Three Portacabin Units

**91/01149/AN 19th December 1991 WDN**

Erection Of Hoarding For Temporary Period From November 1991 To March 1992

**92/00568/PF 30th July 1992 PER**

Proposed Erection Of Circle Of Friendship At Sandford Park

**92/01068/PF 21st January 1993 PER**

Development Of Twinning Garden With Alteration And Addition Of Features In Park

**92/01140/PC 21st January 1993 PER**

Cheltenham Borough Council Gardens Dept Depot - Continued Use Of Warehouse Store And Change Of Use Of Land To Provide Approx 55 Car Parking Spaces And Associated Lighting

**93/00150/PC 29th April 1993 PER**

Former Parks Department Yard And Office - Change Of Use To Childrens Recreational Facilities In Connection With The Cheltenham Holiday Recreation Programme

**96/00272/PC 21st May 1996 UNDET**

Change Of Use To Hospital Car Park With Access Through General Hospital. Demolition Of Buildings

**98/00189/PC 23rd April 1998 PER**

Use As Landing Site For Air Ambulance

**98/00698/PF 10th September 1998 PER**

Former Council Depot - Change Of Use From B8 (Warehousing/Storage) Of Council Grounds Machinery To B1 - Offices and Maintenance Base For Hospital Tradesmen. Insertion Of New Doors and Windows. F

**08/00222/CACN 11th March 2008 NOOBJ**

Norway maple - remove branches overhanging boundary to Barratts Mill

**09/00303/FUL 11th May 2009 WDN**

Installation of railings at Upper Sandford Park to surround the drainage inlet structure (The Plughole).

**10/01915/FUL 2nd February 2011 PER**

Enlargement of existing Flood Attenuation Reservoir, as part of the Cheltenham Flood Alleviation Scheme, involving raising height of embankment adjacent to College Road, increasing height of existing walls on the south western edge of the Park and construction of additional low flood walls

**11/00970/AMEND 6th March 2013 DISPOS**

Non-material amendment to ref: 10/01915/FUL (Enlargement of existing Flood Attenuation Reservoir, as part of the Cheltenham Flood Alleviation Scheme, involving raising height of embankment adjacent to College Road, increasing height of existing walls on the south western edge of the Park and construction of additional low flood walls) to allow for disabled access to The Lodge

**15/00899/FUL 21st August 2015 PER**

Construction of three self-binding gravel petanque courts, new tarmac path, picnic table areas, planting and the removal of an existing tarmac path

**24/00926/FUL 16th August 2024 PER**

Siting of a coffee pod and fold away chairs and tables.

### **3. POLICIES AND GUIDANCE**

#### **National Planning Policy Framework**

Section 4 Decision-making

Section 12 Achieving well-designed places

Section 16 Conserving and enhancing the historic environment

**Adopted Joint Core Strategy Policies**

SD4 Design Requirements  
SD8 Historic Environment  
SD14 Health and Environmental Quality

**Cheltenham Plan Policies**

D1 Design  
SL1 Safe and Sustainable Living

**Supplementary Planning Guidance/Documents**

Central conservation area: St. Luke's Character Area and Management Plan (July 2008)

## 4. CONSULTATIONS

**Gloucestershire Centre For Environmental Records**

18th October 2024  
Report in documents tab.

**Building Control**

22nd October 2024  
No comment

## 5. PUBLICITY AND REPRESENTATIONS

- 5.1 The application has been publicised by way of letters sent to four nearby addresses, a site notice has been displayed and an advert placed in the Gloucestershire Echo. Following the statutory public consultation period, no responses have been received.

## 6. OFFICER COMMENTS

- 6.1 The key considerations for this application are the principle, impact on the character and setting of the conservation area, and impact on amenity.
- 6.2 The application site is within Sandford Park, a designated Public Green Space, and the St Lukes Character Area of the Central Conservation Area of Cheltenham.
- 6.3 The proposal is to install a ground mounted flag pole within the southern section of Sandford Park, and would be sited near to a play area, and car parking area associated with the hospital. To the west of the proposed siting is a number of residential properties fronting College Road.
- 6.4 The flagpole will be 8 metres in height manufactured from a single piece white powder coated aluminium tube, at a width of 0.1 metres at the base, and narrowing to 0.06 metres at the top. The flagpole will be used to display the recently awarded 2024/25 Green Flag. The flag itself would be 0.9 metres by 1.85 metres. The submitted design and access statement sets out that the flag *“represents a nationally recognised symbol and is only awarded to parks and open spaces which fulfil a number of criteria such as design, biodiversity, sustainability, community involvement, and visitor experience. It also recognises the historical significance of the park, and the conservation area in which it sits”*. Officers consider the siting of the flag pole within Sandford Park appropriate, given it would be located to the side of the open grassed area and close an existing play area. There are therefore no concerns that there would be any unacceptable harm to the character of the area or wider conservation area, and it of an appropriate design for the development proposed. The proposal is therefore considered to be compliant with policy SD4 and SD8 of the JCS, and policy D1 of the Cheltenham Plan in terms of achieving an appropriate design and would suitably conserve the designated heritage assets.

6.5 The flagpole would be site approximately 23 metres from residential properties to the west of the site. Given the nature of the development, officers consider there would not be any harm to the amenity of neighbouring land users. The proposed development is therefore considered to protect the amenity of adjoining land users, complying with policy SD14 of the JCS and SL1 of the Cheltenham Plan.

### 6.6 **Other considerations**

#### 6.7 Climate Change and sustainability

Policy SD3 of the JCS and Cheltenham's Climate Change SPD requires development to meet the aims of sustainability and be adaptable to climate change. Given the nature of development proposed, there is little to no opportunity to include low carbon features of technologies.

#### 6.8 Protected Species

Whilst records show important species or habitats have been sighted near to the application site in the past, it is not considered that the scale of the proposed development will have a harmful impact on these species.

#### 6.9 Flood Risk

The site falls within Flood Zone 2 and 3; given the nature of the proposed development, it is considered that the development would not contribute to flood risk, nor would there be any harm as a result of flooding. Therefore no information is required to address this. The applicant has had contact with the Environment Agency (EA) outside of the application process; the correspondence is set out within the submitted design and access statement.

#### 6.10 Public Sector Equality Duty (PSED)

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have "regard to" and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

In the context of the above PSED duties, this proposal is considered to be acceptable.

## **7. CONCLUSION AND RECOMMENDATION**

7.1 Having considered the above, officers recommendation is to permit this application subject to the suggested conditions below.

## **8. SUGGESTED CONDITIONS**

1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

### **INFORMATIVES**

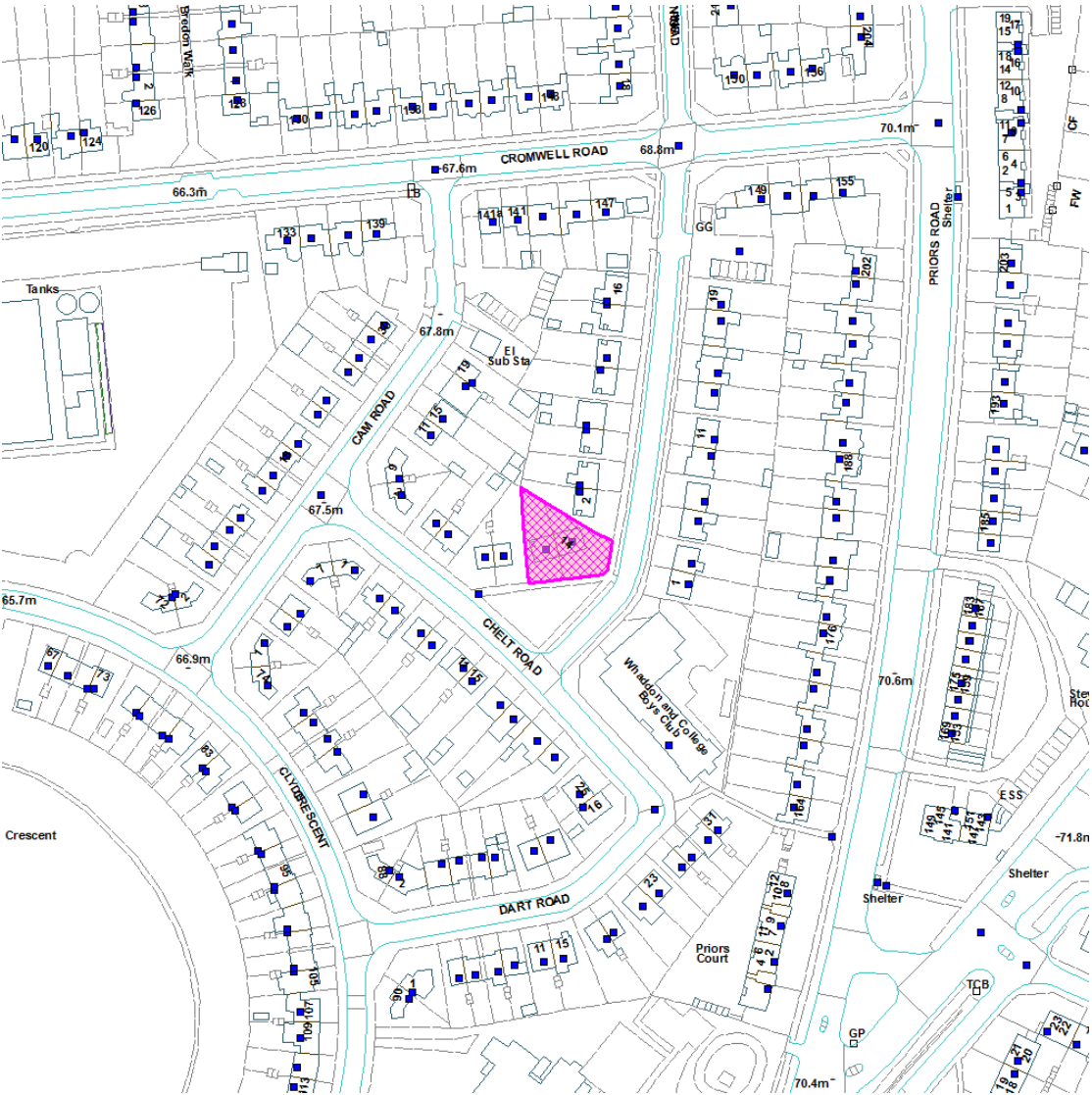
- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

<b>APPLICATION NO:</b> 24/01697/FUL	<b>OFFICER:</b> Miss Claire Donnelly
<b>DATE REGISTERED:</b> 12th October 2024	<b>DATE OF EXPIRY:</b> 7th December 2024 extension of time agreed until 20th December 2024
<b>DATE VALIDATED:</b> 12th October 2024	<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Oakley Ward	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Homes
<b>AGENT:</b>	Adapt Architects Ltd
<b>LOCATION:</b>	12 Chelt Road Cheltenham Gloucestershire
<b>PROPOSAL:</b>	Retrofit works to improve energy efficiency including external insulation and smooth white render to all walls and replacement of roof finish to No. 12 and 14 Chelt Road.

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to no.'s 12 and 14 Chelt Road; a pair of semi-detached, residential dwellings located within the Oakley Ward of the Borough. The properties are two storey, and have a render and metal cladding finish, with a red corrugated metal roof. The site is located within a predominantly residential area and is not within a conservation area.
- 1.2 The applicant is seeking planning permission for the additional of external insulation to external walls with a white render finish, replacement roof finish (to main roof and side lean-to roof), replacement front canopies.
- 1.3 The application is at planning committee as the applicant is Cheltenham Borough Council.
- 1.4 Planning permission for similar works within the Borough have been recently granted planning permission.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Principal Urban Area

## 3. POLICIES AND GUIDANCE

### **National Planning Policy Framework**

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well-designed places

### **Adopted Joint Core Strategy Policies**

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD14 Health and Environmental Quality

### **Cheltenham Plan Policies**

D1 Design

SL1 Safe and Sustainable Living

### **Supplementary Planning Guidance/Documents**

The Cheltenham Climate Change SPD (adopted June 2022)

Residential Alterations and Extensions (2008)

## 4. CONSULTATIONS

### **Building Control**

*22nd October 2024*

This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

## 5. PUBLICITY AND REPRESENTATIONS

- 5.1 The proposed development has been publicised by way of letters sent to thirteen neighbouring addresses. Following the statutory public consultation period, no responses have been received.

## 6. OFFICER COMMENTS



**6.1 Determining Issues**

6.2 The key considerations for this application are design and impact on the street scene and sustainable development.

**6.3 Design and sustainability**

6.4 Policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that responds positively to and respects the character of the site and its surroundings. This draws from paragraph 135 of the NPPF which seeks development to be visually attractive and sympathetic to local character.

6.5 Policy SD3 of the JCS requires development to demonstrate how they will contribute to the aims of sustainability and be expected to be adaptable to climate change in respect of design, layout, siting, orientation and function. The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising homes over the next decade. For residential alterations and extensions there is an opportunity to improve the environmental performance of a home through the inclusion of technologies and features.

6.6 The application proposes the installation of external insulation with a render finish to both properties. The existing main roof covering, corrugated metal, is to be replaced to metal tiling on both properties, as well as the existing side lean-to roof.

6.7 The application of the proposed external insulation would result in a nominal increase in depth of the buildings on all elevations. The insulation would have a white render finish. The proposal of render would not be out of character with its surroundings given there is render in the vicinity of the application site. Furthermore, the properties as existing have a white finish and therefore the visual appearance of the properties would not be significantly altered.

6.8 The application also includes to replace the existing roofing material from corrugated metal sheeting to metal tiling. The applicant's agent has confirmed the proposed material would be 'Metrotile Roman Roof Tile' in colour terracotta. The replacement roof material would be of a similar visual appearance to the existing roofing material in terms of its colour, but would have a slightly differing appearance in terms of the design (individual tiles, rather than sheeting). The proposed replacement roof material is considered to be acceptable in terms of design.

6.9 The proposed installation of external insulation will improve the thermal efficiency of the two dwellings, therefore meeting the aims of Cheltenham Borough Council following the declaration of a climate emergency and targeting net carbon zero by 2030. The applicant's agent has confirmed that the project is being supported by the Government's Social Housing Decarbonisation Fund. As such, the proposed works have environmental benefits that comply with the relevant policies and guidance.

6.10 The existing flat roof canopy and metal posts are to be replaced with a pitched roof canopy over the front door. The design, scale and form of the canopies are considered to be acceptable and would not result in harm to the character of the main dwelling.

6.11 The proposed works to no.'s 12 and 14 Chelt Road are acceptable in terms of design and are appropriate retro-fitting works which will result in a more energy efficient dwelling; meeting the aims of the Council's strategy for decarbonising homes. The proposal is therefore considered acceptable in terms of design, complying with the relevant policies and guidance.

**6.12 Impact on neighbouring property**

6.13 Given the nature of the development, there are no concerns relating to an unacceptable impact on neighbouring amenity in terms of a loss of light, loss of privacy and overbearing impact. Furthermore, no responses have been received from neighbouring land users.

### 6.14 Other considerations

### 6.15 Public Sector Equality Duty (PSED)

As set out in the Equality Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

In the context of the above PSED duties, this proposal is considered to be acceptable.

## 7. CONCLUSION AND RECOMMENDATION

7.1 With the above in mind, officers consider the scheme to be in accordance with relevant policies and guidance. The recommendation is to therefore permit this application subject to the suggested conditions set out below.

## 8. SUGGESTED CONDITIONS

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

## INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

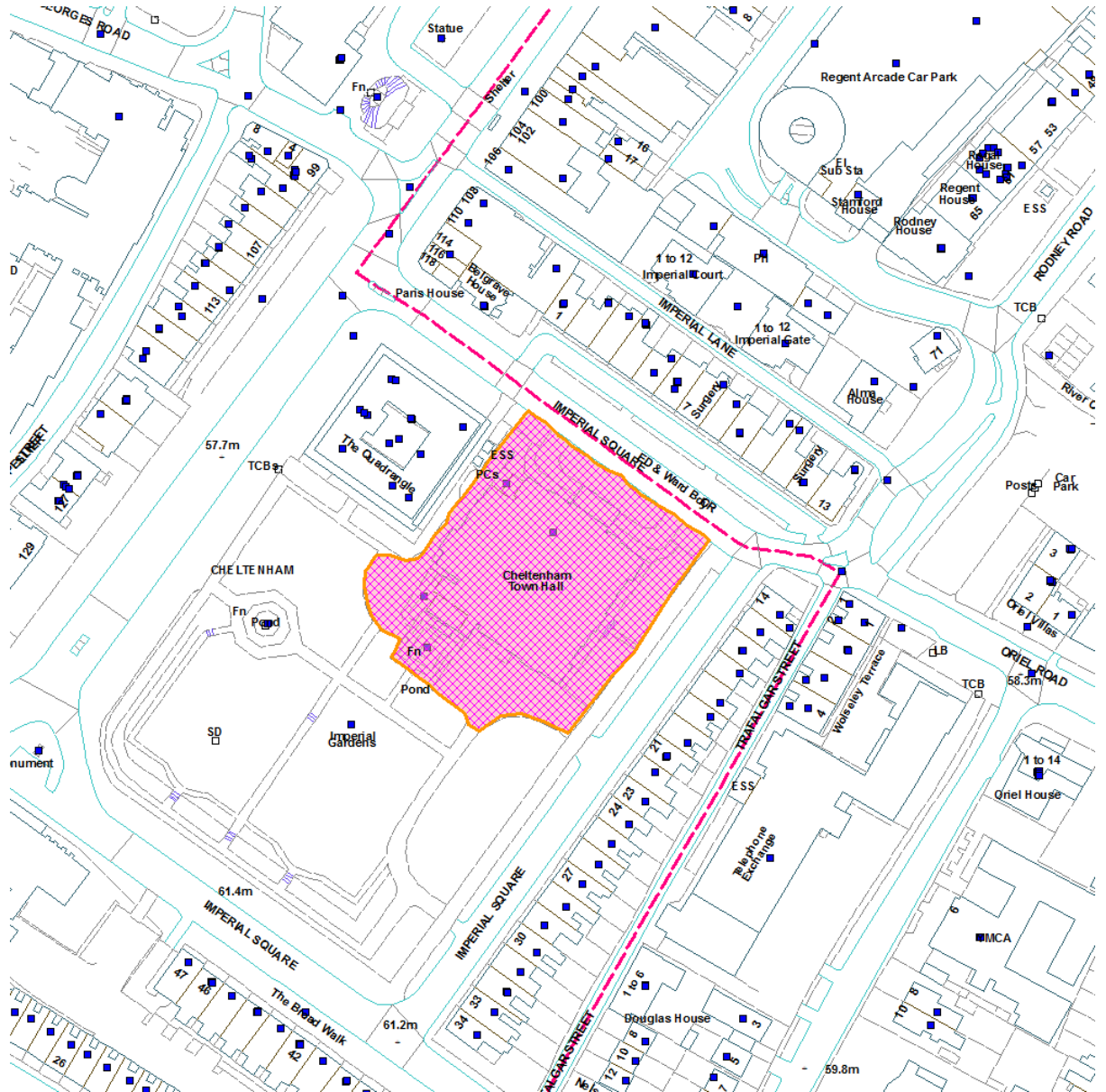
In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

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## Officer Report

<b>APPLICATION NO:</b> 24/00667/LBC		<b>OFFICER:</b> Mr Peter Ashby
<b>DATE REGISTERED:</b> 13th June 2024		<b>DATE OF EXPIRY:</b> 8th August 2024
<b>DATE VALIDATED:</b> 13th June 2024		<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Lansdown		<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council	
<b>AGENT:</b>		
<b>LOCATION:</b>	Cheltenham Town Hall Imperial Square Cheltenham	
<b>PROPOSAL:</b>	Like for like replacement of rear double doors and two sets of floor spring mechanisms (self-closing). Like for like replacement of two spring floor mechanisms on one of the front doors.	

**RECOMMENDATION:** Grant



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The Grade II listed Town Hall is a prominent, imposing and large scale Edwardian building located with Central Cheltenham conservation area.
- 1.2 The proposed works includes the like for like replacement of one set of rear doors and associated floor double-action spring mechanisms. In addition, one set of floor springs will be renewed below one set of front double-doors.
- 1.3 The Heritage Statement identifies many faults with the door springs over many years. They are late twentieth century and are coming to the end of their use and beyond economic repair. Due to previous repairs, the floor springs have become uneven and no longer flush; they represent a health and safety concern for this reason. The proposed replacement doors will be like for like. They have been badly damaged and have undergone much wear and tear over many years.
- 1.4 The application is at planning committee as CBC are the applicant.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Airport Safeguarding over 45m  
Business Improvement District  
Conservation Area  
Central Conservation Area  
Core Commercial Area  
Principal Urban Area  
Smoke Control Order

### Relevant Planning History:

**13/00291/PREAPP 10th April 2015 CLO**

Installation of 4 no. lighting bars onto the Pillar Room ceiling supported by threaded rod anchored above in roof void

**13/00802/PREAPP 17th May 2013 CLO**

Install 4 no. signage panels to area below bar shutters and 1 no. sign at roof level as per illustration

**00/01035/LBC 7th December 2000 NOOBJ**

Installation of lifting points in roofspace for lighting rigs and removal of 2 no. decorative bosses in ceiling of ballroom

Carried Out

**86/01292/PC 18th December 1986 PER**

Rear Of Town Hall Imperial Square Cheltenham Gloucestershire - Layout Of Area For Car Parking At The Rear Of The Town Hall

**90/00028/LA 6th March 1990 WDN**

Alterations And Installation Of New Phone Booths

**91/00073/PF 21st March 1991 PER**

Demolition And Reconstruction Of Skillicorne Garden Wall To Match The Existing (As Amended By Letter Dated 5.3.91)

**91/00088/LA 21st March 1991 PER**

Demolition And Reconstruction Of Skillicorne Garden Wall, Removal Of Cornice North Face Of Rest Room And Decoration Of Rendered Elevations(As Amended By Letter Dated 5.3.91)

**91/00272/PF 25th April 1991 REF**

Alterations To Front And Rear Entrances, Public W.Cs, Relocation Of One Office To Provide Improved Access For Disabled

**97/00853/LA 19th February 1998 PER**

Alterations To Existing Box Office Foyer (Revised Plans)

**98/00955/AN 12th November 1998 PER**

Painted Boards And Suspended Fabric Covered Banners  
Fixed To Both Sides Of 8 Metre High Standards.  
(Revised Scheme)

**99/00165/LA 22nd April 1999 PER**

Minor Internal Works To Cloakroom

**06/00344/LBC 2nd August 2006 GRANT**

Re-decoration of main hall only

**07/01437/ADV 18th January 2008 GRANT**

Two poster display cases to promote whats on at Town Hall

**10/00101/LBC 19th April 2010 GRANT**

Installation of bird guarding system to the front elevation

**15/01641/LBC 21st December 2015 GRANT**

Alterations to rear flat roof to include removal of chippings, installation of new waterproof membrane, rebed of coping stones, removal of redundant plant and renew 2.no skylights.

**15/02048/LBC 22nd February 2016 GRANT**

Repairs to lampstand pillars and balustrading

### **3. POLICIES AND GUIDANCE**

#### **National Planning Policy Framework**

Section 16 Conserving and enhancing the historic environment

Section 4 Decision-making

Section 16 Conservation and enhancing the historic environment

#### **Adopted Joint Core Strategy Policies**

SD8 Historic Environment

### **4. CONSULTATIONS**

#### **Building Control**

*16th July 2024* - This application (replacement doors element) may require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

### **5. PUBLICITY AND REPRESENTATIONS**

5.1 Site notice – date posted 04.07.2024. ECHO Gloucestershire Echo date printed 01.07.2024

5.2 No presentations were received.

### **6. OFFICER COMMENTS**

#### **6.1 Determining Issues**

The like for like replacement of one set of double doors and replacement of two sets of floor springs represents significant wear and tear of early fabric which is now beyond economic repair. Currently, it is a health and safety risk due to the uneven floor finish and a security risk due to the locking of the damaged doors.

### **7. CONCLUSION AND RECOMMENDATION**



- 7.1 The proposals are welcome, in the interests of ensuring the sustained long-term preservation of the heritage asset. And improving ease of access. Details of the replacement joinery details are important, together with the floor springs specified and these are addressed via conditions.

## 8. CONDITIONS / INFORMATIVES

- 1 The listed building consent hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The listed building consent hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the installation of the replacement doors, associated ironmongery and door springs, details shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interest of the listed building, having regard to adopted policy SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

- 4 All new works to finishes and works of making good to the retained fabric shall match the existing work adjacent in respect of methods, detailed execution and finished appearance unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic qualities of the listed building, having regard to adopted policy SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

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## REPORT OF THE HEAD OF PLANNING ON PLANNING APPEALS

### OVERVIEW

The purpose of this report is to provide Members of the Planning Committee with an overview of all planning appeals that have been received by the Council since the previous meeting of the Planning Committee. It further provides information on appeals that are being processed with the Planning Inspectorate and decisions that have been received.

### RECOMMENDATION

To note the contents of the report.

### Appeals Received

#### November/December 2024

Address	Proposal	Delegated or Committee Decision	Appeal Type	Anticipated Appeal Determination Date	Reference
Little Duncroft Evesham Road Cheltenham Gloucestershire GL52 3JN	Unauthorised building and use	n/a	Written representation Enforcement Appeal	n/a	24/00103/DCBPC
3 Pittville Crescent Lane Cheltenham Gloucestershire GL52 2RA	Proposed wooden garden shed, and retention of new boundary fence (part retrospective)	Committee Decision	Written representations	n/a	24/00631/FUL

## Appeals being processed

Address	Proposal	Delegated/Committee Decision	Appeal Type	Outcome	Reference
The Forge, Branch Road, The Reddings	Use of land as a caravan site without restriction as to layout or numbers of caravans. (Revised application to 23/00936/CLEUD)	Delegated Decision	Written Representation	Not Decided	Planning ref: 23/01678/CLEUD Appeal ref: 24/00001/PP1
129 - 133 Promenade Cheltenham Gloucestershire	Marquees at 129 - 131 Promenade.	N/A	Written representation	Not Decided	Enforcement ref: 23/00230/DCUA Appeal Ref: 24/00005/ENFAPP
8 Imperial Square Cheltenham	Installation of moveable planters.	Delegated Decision	Written representations	Not decided	Planning ref: 23/02152/CLPUD Appeal ref: 24/00012/PP1
3 Regent Street Cheltenham Gloucestershire GL50 1HE	Retain existing exterior facade paint colour. (Retrospective)	Delegated Decision	Written representations	Not decided	Planning ref: 24/00271/LBC Appeal Ref: 24/00014/PP1

<p>14 Suffolk Parade Cheltenham Gloucestershire GL50 2AB</p>	<p>Proposed demolition of existing stores and officing at rear of 14 Suffolk Parade, and construction of detached 2 bedroom coach house dwelling (with pedestrian access off Daffodil Street)</p>	<p>Delegated Decision</p>	<p>Written representations</p>	<p>Not decided</p>	<p>Planning ref: 24/00079/FUL Appeal Ref: 24/00016/PP1</p>
<p>78 Hewlett Road Cheltenham Gloucestershire GL52 6AR</p>	<p>Steps to be built from basement level to current garden level, change rear sash window for french doors.</p>	<p>Delegated Decision</p>	<p>Written Representations</p>	<p>Not decided</p>	<p>Planning Ref: 24/00440FUL and LBC Appeal Ref: 24/00017/PP1 and 24/00018/LISTB1</p>

Little Duncroft Evesham Road Cheltenham Gloucestershire GL52 3JN	Change of use of garage building as a standalone residential property. Retention of external cladding, easterly facing window, roof lights and boundary fencing (part retrospective), (Resubmission of planning application 23/01739/FUL).	Committee Decision	Written Representation	Not Decided	Planning ref: 24/00471/FUL Appeal Ref: 24/00019/PP1
60 Severn Road Cheltenham Gloucestershire GL52 5PX	Two storey side extension, loft conversion, and front porch (revised scheme following refusal of application ref. 24/00909/FUL)	n/a	Written representation (Householder)	n/a	Planning ref: 24/01502/FUL Appeal Ref: 24/00020/PP1
Flat 3 6 Jenner Walk Cheltenham Gloucestershire GL50 3LD	Proposed replacement of existing timber windows with UPVC windows	n/a	Written representation	n/a	Planning ref: 24/00895/FUL Appeal Ref: 24/00021/PP1

70 Promenade Cheltenham Gloucestershire GL50 1LY	Erection of various signage (3no. logos, 1no. clock sign, 1no. door handle sign and 1no. projecting sign).	n/a	Written representations	n/a	23/01325/ADV and 23/01325/LBC Planning ref: 24/00022/LISTB1 24/00023/ADV1

**Appeals Decided**

Address	Proposal	Delegated/Committee Decision	Appeal Type	Outcome	Reference
Adey Innovation Ltd Gloucester Road	Demolition of the existing office building and erection of a 66 bedroom care home for older people (Use Class C2) including associated access, parking and landscaping.	Delegated Decision	Appeal Hearing (25.01.23)	Appeal Allowed	Planning ref: 21/02700/FUL Appeal Ref: 22/00027/PP1
The Hayloft The Reddings	Conversion of the existing dwellinghouse into 9 self-contained apartments, and associated works	Committee Decision	Written Representation	Appeal Allowed	Planning ref: 22/00749/FUL Appeal Ref: 22/00028/PP1



159 High Street	Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, plus the removal of associated BT kiosk(s) on Pavement Of Winchcombe Street Side Of Hays Travel 159 High Street	Delegated Decision	Written Representation	Appeal A and Appeal B Dismissed	Planning ref: 22/00322/ADV and FUL Appeal ref:22/00021/PP1 and 22/00022/ADV1
3 Apple Close, Prestbury	Replacement of existing conservatory with single storey rear extension. Increase in ridge height to facilitate loft conversion with rear dormer.	Delegated Decision	Written Representation	Appeal Allowed	Planning ref: 22/01145/FUL Appeal Ref: 23/00003/PP1
37 Market Street	Proposed side and rear extensions (revised scheme following refusal of application ref. 21/02361/FUL	Committee Decision	Written representations	Appeal Allowed Appeal Costs (Allowed)	Planning Ref: 22/00708/FUL Appeal Ref: 23/00004/PP1

Brecon House Charlton Hill Cheltenham Gloucestershire GL53 9NE	Construction of a paragraph 80 dwelling, estate management building, and associated landscaping, ecology enhancements,	Committee Decision	Appeal Hearing (date 22/03/23)	Appeal Hearing Dismissed	Planning ref: 21/02755/FUL Appeal ref: 23/00001/PP1
30 St Georges Place	Conversion to form 7no. dwellings, together with extensions and construction of new mansard roof	Delegated Decision	Written representations	Appeal Allowed	Planning ref: 22/00839/FUL appeal ref: 23/00002/PP1
10 Suffolk Road	First floor extension at rear of 10 Suffolk Road on top of existing kitchen roof, comprising of 1 new bedroom and ensuite bathroom (revised scheme 22/00966/FUL)	Delegated Decision	Written Representations Householder Appeal	Appeal Dismissed	Planning ref: 22/01340/FUL Appeal ref: 23/00011/PP1

101 Ryeworth Road	Erection of two storey and single storey rear extensions and single storey front extension.	Non-Determination	Written Representation	Appeal Dismissed	Planning ref: 22/01162/FUL Appeal Ref: 23/00006/PP2
o/s 195 High Street Cheltenham	Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, plus the removal of associated BT kiosk(s)	Delegated Decision	Written Representation	Appeal A Dismissed Appeal B Dismissed	Planning Ref: 22/00328/ADV and FUL Appeal Ref: 23/00013/PP1 23/00014/ADV1
o/s 23 and 23 A Pittville Street	Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens,	Delegated Decision	Written representation	Appeal A Dismissed Appeal B Dismissed	Planning ref: 22/00326/ADV and FUL Appeal Ref: 23/00015/PP1 23/00016/ADV1

St Edmunds, Sandy Lane Road	Conversion and extension of an existing coach house/garage to a single dwelling with new access off Sandy	Delegated Decision	Written Representation	Appeal Decision Dismissed Cost Decision Dismissed	Planning ref: 22/02064/FUL Appeal Ref: 23/00008/PP1
Telecommunications Mast And Cabinet CLM26321 Glenfall Way	Proposed 5G telecoms installation: H3G 16m street pole and additional equipment cabinets	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 22/02190/PRIOR Appeal Ref: 23/00018/PP1
4 Dymock Walk	Application for prior approval for the construction of one additional storey atop the existing dwelling (increase in height of 2.13 metres)	Delegated Decision	Written representation (Householder)	Appeal Dismissed	Planning ref: 22/01075/FUL Appeal ref: 23/00019/PP1

28 Westdown Gardens	Erection of detached garage (revised scheme to ref: 21/01789/FUL)	Delegated Decision	Written Representations Householder Appeal	Appeal Dismissed	Planning ref: 22/01679/FUL Appeal ref: 23/00012/PP1
129 – 133 Promenade	Retention of existing temporary marquees at 125, 127, 129, 131 further two year period and 133 Promenade,	Committee Decision	Written representation	Appeal Dismissed	Planning ref: 22/01373/FUL Appeal Ref: 23/00007/PP1
4 Red Rower Close	Two storey and single storey extension to the front and loft extension and dormer	Delegated Decision	Written representation	Appeal Dismissed	Planning Ref: 23/00361/FUL Appeal Ref: 23/00021/PP1

Land Adjoining Leckhampton Farm Court Farm Lane Leckhampton Cheltenham Gloucestershire	Residential development of 30 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Church Road; pedestrian and cycle access from Farm Lane; highways improvement works; public open space,	Delegated Decision	Appeal Hearing (Date of hearing 18 <sup>th</sup> July 2023 ( <b>rescheduled for 12<sup>th</sup> July 2023</b> ))	Appeal Allowed	Planning Ref: 21/02750/FUL Appeal Ref: 23/00010/PP1
53 Alstone Lane	Erection of a single storey dwelling on land to rear of the existing property	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 22/02201/FUL Appeal ref: 23/00017/PP1
201 Gloucester Road	Installation of raised, split level patio area with boundary treatments (Retrospective).	Delegated Decision	Written representation	Appeal allowed	Planning Ref: 22/00022/PP1 Appeal ref: 23/00022/PP1
8 Imperial Square	Proposed change of use from C3 (dwelling house) to mixed use of C1 (hotel) and E (bar and restaurant).	Delegated Decision	Written representation	Appeal allowed	Planning ref: 22/00334/COU Appeal ref: 23/00009/PP3

Land Adj Oakhurst Rise	Outline application for residential development of 25 dwellings - access, layout and scale not reserved for subsequent approval	Committee Decision	Written representation	Appeal Dismissed	Planning ref: 22/00112/OUT Appeal Ref 23/00020/PP1
Telecommunications Mast And Cabinet CLM24981 Princess Elizabeth Way	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 22/01937/PRIOR Appeal ref: 23/00026/PP1
6 Marsh Lane	Change of use from a single dwelling (Class C3) to a four bed House in Multiple Occupation (HMO) (Class C4)	Delegated Decision	Written Representation	Appeal Allowed Costs Decision Allowed	Planning Ref: 22/01864/COU Appeal Ref: 23/00027/PP1
Telecommunications Mast And Cabinet Prestbury Road Cheltenham Gloucestershire	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Delegated Decision	Written representation	Appeal Dismissed	Planning Ref: 23/00431/PRIOR Appeal Ref: 23/00029/PP1

218 High Street	Change of use of the ground floor from a retail unit (Class E) to an Adult Gaming Centre (Sui Generis) and first floor to associated storage and staff area with external alterations and associated works	Delegated Decision	Written representation	Appeal Allowed	23/00452/COU Appeal Ref: 23/00028/PP1
1 Michaelmas Lodge Lypiatt Terrace Cheltenham	Use of area of land for vehicle parking	Delegated Decision	Written Representation	Appeal Allowed	Planning ref: 23/00262/Cleud Appeal Ref: 23/00023/PP1
Land at Shurdington Rd	Full planning application for residential development comprising 350 dwellings, open space, cycleways, footpaths, landscaping, access roads and other	Committee Decision	Written Representation ( <b>New procedure Change now a hearing date is 4<sup>th</sup> July 2023</b> )	Appeal Allowed	Planning ref: 20/01788/FUL Appeal ref: 23/00005/PP1



10 Selkirk Street	Erection of 1no. three storey self-build dwelling on land adjacent to 10 Selkirk Street	Committee Decision	Written representation	Appeal Dismissed	Planning Ref 22/01441/FUL Appeal Ref: 23/00030/PP1
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<p>Eagle Star Tower Montpellier Drive Cheltenham Gloucestershire</p>	<p>Application seeks confirmation that works undertaken in accordance with a previously approved change of use under Class J, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 ref: 15/01237/P3JPA enables the rest of the conversion to lawfully continue at any stage</p>	<p>Delegated Decision</p>	<p>Written Representation</p>	<p>Appeal Dismissed</p>	<p>Planning Ref: 23/01347/CLPUD Appeal ref: 23/00031/PP1</p>
<p>12 Pilford Road Cheltenham</p>	<p>Erection of a Garden Room</p>	<p>n/a</p>	<p>Written Representation (Enforcement)</p>	<p>Appeal Dismissed</p>	<p>Planning ref: 23/00001/DCUA Appeal ref: 23/00025/ENFAPP</p>

<p>Harwood House 87 The Park Cheltenham Gloucestershire GL50 2RW</p>	<p>Proposed replacement of brick boundary wall with an overlap wooden feather-edge fence (retrospective)</p>	<p>Delegated Decision</p>	<p>Written Representation</p>	<p>Appeal Dismissed</p>	<p>Planning ref:23/00929/FUL Appeal ref: 24/00010/PP1</p>
<p>44 Springfield Close The Reddings Cheltenham Gloucestershire GL51 6SF</p>	<p>A wooden 1 metre tall front fence with open slats around front garden with a post sheath on corner to prevent possible damage and reflectors put on posts to add awareness. (Retrospective) Resubmission of 23/01086/FUL</p>	<p>Delegated Decision</p>	<p>Written Representation</p>	<p>Appeal Dismissed</p>	<p>Planning ref: 23/01566/FUL Appeal Ref: 24/00008/PP1</p>

<p>Hilltop Stores Hilltop Road Cheltenham</p>	<p>Demolition of existing retail unit and erection of 2no. dwellings (revised scheme following withdrawal of application ref. 22/01728/FUL)</p>	<p>Delegated Decision</p>	<p>Written Representation</p>	<p>Appeal Dismissed Costs Application Dismissed</p>	<p>Planning ref: 23/01137/FUL Appeal ref: 24/00007/PP1</p>
<p>278 Old Bath Road</p>	<p>Dropped kerb to provide access from Kenneth Close, and hard standing to facilitate off street parking (Resubmission of planning ref: 23/00481/FUL)</p>	<p>Delegated Decision</p>	<p>Written Representation</p>	<p>Appeal Dismissed</p>	<p>Planning ref: 23/02056/FUL Appeal ref: 24/00009/PP1</p>

21 Glebe Road Prestbury Cheltenham Gloucestershire GL52 3DG	First floor side extension to provide additional bedroom and bathroom accommodation, and alterations to existing dormer (revised scheme following refusal of application ref: 23/01186/FUL)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/02033/FUL Appeal ref: 24/00011/PP1
3 Rotunda Tavern Montpellier Street	Retention of temporary canopy structure for two years	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref: 22/01681/FUL Appeal Ref: 24/00002/PP1
1 Coltham Fields Cheltenham Gloucestershire GL52 6SP	Erection of 1no. two storey dwelling on land adjacent 1 Coltham Fields	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/00596/FUL appeal ref: 24/00006/PP1
22 Dinas Road Cheltenham Gloucestershire GL51 3EW	Proposed installation of a static home at rear of property.	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 24/00637/FUL Appeal Ref: 24/00015/PP1
Stansby House The Reddings Cheltenham Gloucestershire GL51 6RS	Erection of 2no. detached dwellings following demolition of existing buildings	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/01538/FUL Appeal Ref: 24/00013/PP1

**REPORT OF THE HEAD OF DEVELOPMENT MANAGEMENT, ENFORCEMENT AND COMPLIANCE ON PLANNING APPEALS AND LEGAL CHALLENGES**

**LEGAL CHALLENGES**

Address	Description	Reference	Reason
Telecommunications Mast Site CLM26627 Lansdown Road Cheltenham Gloucestershire	Installation of 15m pole inc. antennas, ground based apparatus and ancillary development	23/00551/PRIOR	Alleged lack of consideration of health grounds in granting Prior Approval

Authorised By: Chris Gomm 10<sup>th</sup> December 2024

Application No.	Appeal Ref	Site Address	Appeal Type	Start Date	Questionnaire	Statement	Final Comments	Decision	Date of Decision	Costs Dec	Hearing Date	Costs awarded
23/01678/CLEUD	24/00001/PP1	The Forge Branch Road	Written	03.01.2024	17.01.2024	06.02.2024						
22/01681/FUL	24/00002/PP1	Rotunda Tavern 3 Montpellie	Written	05.02.2024	12.02.2024	11.03.2024	25.03.2024	Dismissed	11.07.2024	n/a		
	24/00003/ENFAPP	System Error	System Error									
	24/00004/ENFAPP	System Error	System Error									
23/00230/DCUA	24/00005/ENFAPP	125 - 133 Promenade	Written	22.02.2024	07.03.2024	04.04.2024	25.04.2024					
23/00596/FUL	24/00006/PP1	Land Adj to 1 Coltham Fields	Written	05.03.2024	12.03.2024	09.04.2024	23.04.2024	Dismissed	19.07.2024			
23/01137/FUL	24/00007/PP1	Hilltop Stores, Hilltop Road	Written	13.03.2024	20.03.2024	17.04.2024	01.05.2024	dismissed	10.06.2024	Refused		
23/01566/FUL	24/00008/PP1	44 Springfield Close	Written	25.03.2024	01.04.2024			dismissed	13.05.2024			
23/02056/FUL	24/00009/PP1	278 Old Bath Road	Written	11.04.2024	18.04.2024			dismissed	18.06.2024			
23/00929/FUL	24/00010/PP1	Harwood House, 87 The Parl	Written	11.04.2024	18.04.2024			dismissed	08.05.2024	n/a		
23/02033/FUL	24/00011/PP1	21 Glebe Road, Cheltenham,	Written	12.04.2024	19.04.2024			dismissed	19.06.2024			
23/02152/CLPUD	24/00012/PP1	8 Imperial Square, Cheltenham	Written	07.05.2024	21.05.2024	18.06.2024	09.07.2024					
23/01538/FUL	24/00013/PP1	Stansby House, The Redding	Written	12.06.2024	19.06.2024	17.07.2024	31.07.2024	Dismissed	26.09.2024			
24/00271/LBC	24/00014/PP1	3 Regent Street, Cheltenham	Written	19.06.2024	26.06.2024	24.07.2024	07.08.2024					
23/00637/FUL	24/00015/PP1	22 Dinas Road, Cheltenham,	Householder	08/07/2024	15/07/2024			Dismissed	25.09.2024			
24/00079/FUL	24/00016/PP1	14 Suffolk Parade	Written	21.08.2024	28.08.2024	25.09.2024	09.10.2024					
24/00440/FUL	24/00017/PP1	78 Hewlett Road	Written	19.09.2024	26.09.2024	24.10.2024	07.11.2024					
24/00440/LBC	24/00018/LISTB1	78 Hewlett Road	written	19.09.2024	26.09.2024	24.10.2024	07.11.2024					
24/00471/FUL	24/00019/PP1	Little Duncroft, Evesham Roæ	Written	26.09.2024	03.10.2024	31.10.2024	14.11.2024					
24/01502/FUL	24/00020/PP1	60 Severn Road, Cheltenham	HAS	20.11.2024	27.11.2024							
24/00895/FUL	24/00021/PP1	Flat 3, 6 Jenner Court	Written	26.11.2024	03.12.2024	03.01.2024	17.01.2024					
23/01325/LBC	24/00022/LISTB1	70 Promenade Cheltenham	Written	04.12.2024	11.12.2024	08.01.2025	22.01.2025					
23/01325/ADV	24/00023/ADV1	70 Promenade Cheltenham	Written	04.12.2024	11.12.2024	08.01.2025	22.01.2025					

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