

# Cheltenham Borough Council Planning Committee

**Meeting date:** 22 May 2025

**Meeting time:** 6.00 pm

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

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## **Membership:**

Councillor Frank Allen, Councillor Glenn Andrews, Councillor Adrian Bamford, Councillor Garth Barnes (Chair), Councillor Barbara Clark, Councillor Jan Foster, Councillor Tony Oliver, Councillor Dr Steve Steinhardt, Councillor Simon Wheeler and Councillor Suzanne Williams

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**Contact:** [democraticservices@cheltenham.gov.uk](mailto:democraticservices@cheltenham.gov.uk)

**Phone:** 01242 264 246

# Agenda

## **1 Apologies**

## **2 Appointment of Vice Chair**

## **3 Declarations of Interest**

## **4 Declarations of independent site visits**

## **5 Minutes of the last meeting (Pages 3 - 12)**

To approve the minutes of the meeting held on 17<sup>th</sup> April 2025.

## **6 Public Questions**

## **7 Planning Applications**

**7a 24/01599/FUL - St Edward's School, Cirencester Road, Charlton Kings, Cheltenham, GL53 8EY (Pages 13 - 58)**

[Planning Application Documents](#)

**7b 25/00315/FUL - 5 Cheviot Road, Prestbury, Cheltenham, GL52 5HG (Pages 59 - 64)**

[Planning Application Documents](#)

**7c 25/00457/FUL - Farleigh, Sandy Lane Road, Cheltenham, GL53 9DA (Pages 65 - 78)**

[Planning Application Documents](#)

**7d 25/00577/FUL - Imperial Garden, Promenade, Cheltenham, GL50 1QB (Pages 79 - 96)**

[Planning Application Documents](#)

## **8 Appeal Update (Pages 97 - 122)**

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



# Cheltenham Borough Council

## Planning Committee

### Minutes

**Meeting date:** 17 April 2025

**Meeting time:** 6.00 pm - 7.48 pm

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**In attendance:**

**Councillors:**

Frank Allen, Glenn Andrews, Paul Baker (Vice-Chair), Adrian Bamford, Garth Barnes (Chair), Barbara Clark, Tony Oliver, Simon Wheeler, Suzanne Williams and Dr Steve Steinhardt

**Also in attendance:**

Tracey Birkinshaw (Director of Community & Economic Development), Chris Gomm (Head of Planning), Michelle Payne (Senior Planning Officer), Michael Ronan (Lawyer), Sam Reader (Tree Officer) and Ewan Wright (Senior Housing Strategy & Enabling Officer)

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#### 1 Apologies

Apologies were received from Councillor Foster.

#### 2 Declarations of Interest

Councillor Allen declared an interest in item 6c and confirmed that he was pre-determined on the application and would take part in the debate only in his capacity as Ward Member.

Councillor Barnes declared an interest in item 6c that he is a trustee of the animal shelter near the Folly site and confirmed that he would step down as Chair and leave the meeting before this item was debated.

#### 3 Declarations of independent site visits

The following Councillors attended site 6c during Planning View:

- Councillor Baker
- Councillor Bamford
- Councillor Clark
- Councillor Dr. Steinhardt
- Councillor Wheeler

Councillors Oliver and Williams declared that they had independently visited site 6c.

#### **4 Minutes of the last meeting**

The minutes of the meeting held on 27 March were approved and signed as a correct record.

#### **5 Public Questions**

There were none.

#### **6 Planning Applications**

##### **7 25/00460/CACN - 71 Leckhampton Road, Leckhampton, Cheltenham, GL53 0BS**

The Tree Officer introduced the report as published.

The matter then went to the vote on the officer recommendation to permit and grant:

For: 10

Against: 0

Abstentions: 0

**Voted unanimously for the officer recommendation for no objections.**

##### **8 25/00358/FUL - 55 Bafford Approach, Charlton Kings, Cheltenham, GL53 9JF**

The Senior Planning Officer introduced the report as published.

The matter then went to the vote on the officer recommendation to permit and grant:

For: 10

Against: 0

Abstentions: 0

**Voted unanimously to permit.**

**9 24/00399/FUL - The Folley, Swindon Road, Cheltenham, GL50 4AZ**

***Councillor Barnes stepped down as Chair and left the meeting. Councillor Baker took over as Chair of the meeting.***

The Senior Planning Officer introduced the report as published.

There were five public speakers on the item: an objector, the applicant's representative, two ward members and the county councillor.

The objector addressed the committee and made the following points:

- He highlighted fundamental flaws in the officer's recommendation relating to the protection of playing fields, misuse of planning policy, and the long-term consequences for Cheltenham's planning integrity.
- Paragraph 104 of the National Planning Policy Framework (NPPF) states that playing fields must not be built on unless they are surplus to requirements, are replaced with equivalent or better provision, or substituted by a facility of greater benefit. These requirements have not been met and Sports England, as a statutory consultee, have objected to the application.
- The land was strategically abandoned. This was a marked, multi-pitch site for football and mini soccer. In recent years it was used for youth football, rugby league, and other sports—while under exactly the same ownership and management as now. A deliberate choice to restrict access was made not due to a lack of demand but as a managed decline. Under national policy, both public and private fields are protected from exactly this kind of engineered loss.
- Paragraph 11d(i) of the NPPF states that "*Permission should be refused where the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusal.*" Sports England says that the application fails the test for paragraph 104 of the NPPF which is a protective policy. This means that the tilted balance does not apply, and cannot lawfully override this protection.
- The proposed community park cannot substitute for bookable, formal playing pitches. That is a completely different category of provision in quantity, quality, and functionality. The Park, the location put forward as mitigation, is already in regular use by Leckhampton Rovers and others as a playing pitch and training ground. It is not new and is not spare capacity. Rebadging existing, heavily used green space as mitigation for the loss of a dedicated playing field, especially in one of the least affluent parts of town, is misleading and inequitable.
- Cheltenham Borough Council's Playing Pitch Strategy, adopted by Cabinet in July 2024 and produced by professional sports consultants states: "*The Folley... previously provided three adult pitches and a mini soccer pitch... Proposals submitted to develop housing on the site. If these proceed, ensure any loss of pitch provision is mitigated, and that mitigation is signed off by all relevant NGBs and Sport England,*" and "*Disused sites and unmarked pitches shouldn't be deemed surplus to requirements... unless one of Sport England's policy exceptions can be met.*" It further notes that the site remains perfectly

usable for multiple community sports. No mitigation has been agreed. A year ago the University was encouraged to consider mitigation, perhaps by contributing to new provision at Swindon Road or West Cheltenham, but they declined both options. Approval of this application would set a dangerous precedent for the unplanned loss of protected sports land.

- The site was not allocated for housing in the Cheltenham Plan. It came forward through private sale. Allowing it now encourages speculative development and erodes trust in the plan-led system, while placing additional, unplanned strain on local infrastructure.
- If approved the application must be referred to the Secretary of State.

The applicant's representative addressed the committee and made the following points:

- Planning decisions are a matter of judgement which must weigh the benefits of development against the adverse impacts. Members will be familiar with the NPPF threshold that adverse impacts have to significantly and demonstrably outweigh benefits if planning permission is to be refused.
- The adverse impacts primarily relate to the perceived loss of a former playing field which has been disused for a number of years and currently has no public access. In practice there will be no net loss of provision of sport for the borough. An objection has been received from Sports England in line with their normal protocol for disused playing fields.
- No other technical matters have been identified which would direct an impact to be material in determination.
- The only issue raised by consultees from highways and green space relate to financial contributions being sought. The applicant hold the firm view that these are not evidenced sufficiently to make the proposal acceptable in planning terms, an assessment supported by the planning officer.
- Significant weight is attached to the provision of housing generally, especially as the council are not able to demonstrate a mandatory 5-year housing land supply. This proposal is an affordable housing led proposal by a recognised provider and local construction firm, supporting local jobs. It will include a mix of social rented and shared ownership properties representing the only realistic route for home ownership for many. House prices in the borough are currently 9 times higher than the median earnings. These homes will provide opportunities and prioritise local people at a time when 2,593 households are on the council's housing register and are awaiting suitable accommodation. The proposal will also deliver a 5-bedroom home and a wheelchair accessible bungalow, responding to very specific needs of two families on the housing register. The role of the scheme in meeting local housing needs is substantial and provides an opportunity for the council to showcase that it is taking proactive decisions on housing following thorough engagement from its' officers.
- The scheme will secure playing fields at the Park Campus through community use agreements and provide a net increase in equivalent sport provision across the borough.
- Further benefits include delivery of a 5-acre community park, far greater than required for a development of this scale, which it is believed will be a transformative enhancement for Swindon Road and significant benefit for the

community. The delivery of a new staff car park for Gardners Lane Primary School; 14% net gain on biodiversity, including the planting of 190 new trees; and the provision of highly sustainable homes using a fabric first approach which will provide 61% carbon reduction when benchmarked against building regulations. There are no adverse impacts of this proposal which would significantly and demonstrably outweigh the substantial benefits.

- Whilst the objector has suggested that the tilted balance would be disengaged, footnote 7 of the NPPF sets out all the exclusions none of which apply in this case. So the tilted balance should be engaged in determination of this application.

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

- The UK signed up to the Council of Europe's Florence Convention in 2009. This acknowledges the role that landscapes play, and the need for planning determinations to consider how particular locations can be preserved for the benefit of its people. The Folley plays a significant role in the lives of ordinary people as a place at the heart of the community that gives people the opportunity to look at wildlife developing.
- Green spaces in Swindon Village were protected within the Joint Core Strategy (JCS) following consultation with local residents. At this point it was believed that the Folley was already protected through the ownership of the University. If it had been known that it would be offered for sale, this would have been considered for additional protection at this point.
- The Florence Convention defines landscape as an area perceived by local people as a place whose character is the result of the action and interaction of natural and human factors. Defined as having many values, not all of them tangible, most importantly valued by and mattering to local people and providing a context for peoples' lives. Landscape is recognised as an essential part of a sustainable future and sustainable communities, essential to place making, community cohesion, quality of life, health and wellbeing. Swindon Village will be the home to 4,200 homes in addition to others that may be built in the future and it is important that this community is protected.
- As owners of the land the University of Gloucestershire has a social responsibility to the local community, not just itself or its treasury. To simply profit off the land is not adhering to that responsibility and does not mean that the communities can be simply ignored.
- The local roads are not able to take the level of traffic that would come with this development. There has already been a significant number of incidents on local roads, leading to serious injuries. This would be exacerbated by the new development and put local residents at risk.

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

- There are many reasons to vote against an untenable development. Justifications within planning law include that it does not comply with paragraphs 10 and 11d(ii) of the NPPF. It also fails to comply with paragraphs 115b, 115d, 116 and 117c of the NPPF, as listed in the report.

- The Planning Committee are asked to favour sustainable development especially where the council is unable to meet the 5-year housing land supply. In regards to highways this is not a sustainable development, and the adverse effects of the scheme significantly and demonstrably outweigh the benefits even when considered as a whole.
- The scheme goes against the JCS objectives to tackle the challenges of climate change, promote sustainable transport, and promote healthy communities.
- The proposals also conflict with the JCS policy INF1, section 1(i) (which covers safe and efficient access to the highway network), and section 2 (which notes planning permission will be granted only where the impact of development on transport networks aren't considered to be severe). GCC's evidence shows that the Folley's impact will be unacceptably damaging.
- Whilst the provision of affordable housing is absolutely necessary, to build this without the necessary transport and community infrastructure is unsustainable. It would create a poorly connected, underserved, unsafe, and unhealthy neighbourhood.
- The pressure on traffic and the inadequacy of the current access scheme was highlighted. GCC's representation was clear that the traffic movements caused by the scheme along with other developments in the area will lead to unacceptable harm and impact on the road network. In reality the traffic may be double the highway authority's projection. The applicant's assessment also underestimates the impact during early weekdays. With more than 122 cars accessing the development through a single point there will be significant road congestion, chaos and closures, which Swindon Village is already facing following poor management from GCC. GCC's suggestion that funding is targeted to Junction 10 improvements would not address the issues with the local road network. Funding should be directed at addressing these issues instead.
- The scheme also offers a significant risk to resident safety and to community amenity. Paragraph 14.4 of the Cheltenham Plan states that traffic is a contributing factor for community amenity. There have already been a significant number of accidents due to the narrowness of the road, and the proposed access is unsafe.
- The pollution caused by the additional traffic will also cause significant harm, and the amount of nitrogen dioxide created should be grounds for refusal, not conditioning.
- An alternative scheme could address many of the issues highlighted by considering access via the roundabout on Swindon Road, proposing proper highways access, investing in upgrading the Swindon Road bridge to avoid pollution and the dangers to wildlife and people, and relocating the park and wildlife conservation to be near the animal shelter. The best site would follow the JCS and NPPF by delivering a balance of affordable, social and market price houses, whilst meeting the huge services deficit which will only be exacerbated by the new scheme going forward. New GPs, dentists, libraries, community centres, and community run businesses are needed in this area.
- The Folley is a green space under the Local Plan and an incredible place for enhanced wildlife which deserves a well-integrated community park, not as an afterthought but as an integral part of the scheme.



***Councillor Allen took no further part in the meeting.***

Councillor Fisher, as County Councillor, addressed the committee and made the following points:

- Building Junction 10 is key to the future of house building in Cheltenham and will deliver 7000 dwellings if it is given the go ahead over the next 10-15 years. Currently it is awaiting approval by the government but there is also an £80m shortfall in the budgeting. Developers have been asked to contribute to this shortfall, major developers have refused, and approving this application would send a message that these contributions are not required to gain planning permission.
- The developer of Elms Park, which will come before the Planning Committee next month, have promised £20m to Junction 10 and will provide 4200 houses. This will provide more houses than needed for the 5-year housing land supply.
- The 1000 houses provided by the Cyber development will also require the link road to be connected to Junction 10, and the St. Modwen's development will also require Junction 10 to manage 4-lane traffic.
- GCC are the Highway authority and have not been adequately consulted and are not represented at the meeting. They have objected to this application, and it has previously been refused twice on the basis of the Highways objection. Swindon Road has not changed since these refusals and 300 dwellings have been built in the area since.
- Highways will not pay for the changes to ease the congestion on Swindon Road. A separate footbridge needs to be built, and this has not been addressed in the application. The increase in traffic will compound the problem.
- Planning permission was granted for 320 Swindon Road and has not been brought forwards. Are people engineering the lack of a 5-year housing land supply by not providing homes?

Councillor Baker noted that representatives from GCC, including Highways officers, and an officer from the housing team were present at the meeting.

In response to Members' questions, officers confirmed that:

- The provision of Solar PV has been discussed with the applicant's representative, but they are proposing a robust fabric first approach instead. The application should be considered on this basis.
- Due to the objection from Sports England, if the application is approved, it will be automatically referred to the Secretary of State. There will be no cost implication for this referral and the Secretary of State will have 21 days to review the application from the date of receipt. They will either enable the developers to proceed as Committee determined or offer a direction.
- It would not be possible to condition against the use of fireworks as it would not be reasonable or enforceable.
- Highways confirmed that they had submitted a consultation response of no objection subject to conditions of a financial contribution to Junction 10. Evidence had been provided in line with the JCS policies INF 1, 6 and 7, with modelling showing that the cumulative impact will be severe. They are

disappointed that the contribution has not been supported by officers, which means they have technically submitted an objection. The Junction 10 scheme will have wider benefits to the Cheltenham road network, including in the area of this development.

- The report from Sports England says that the pitch was last used in 2019, and last used for cricket in 2006. It is believed that it has been used for football more recently.
- The tilt of balance is engaged by paragraph 11d of the NPPF. Significant weight has been afforded to the loss of the playing field and significant weight to the provision of 122 affordable homes. If an alternative land use was being proposed officers may have felt the balance came out differently, but they are satisfied that the scheme should be supported.
- If rejected and taken to appeal, the council will only be liable for costs if it is determined that they acted unreasonably, and that the unreasonable behaviour had led to unnecessary expense for the appellant.
- The scheme will be 43% social rent (with rental costs being calculated by a government formula) which generally provides homes at 45-55% of open market rent. These will be offered to people on the council's housing register. 57% will be provided as shared ownership properties which supports those on a lower income to get on the housing ladder.
- As of March 2025 there were 2,593 households on the housing waiting list in total, 631 are households in 2 bedroom need, 394 households in 3 bedroom need, 116 households in 4 bedroom need, 26 households in 5 bedroom need, and 3 households in 6 bedroom need. This means that approximately 1,170 households on the housing register are families.
- There is nothing to prevent households on the housing register from securing a shared ownership home, but the financial requirements may be challenging due to the deposit and ongoing costs. The 2020 Gloucestershire Local Housing Needs Assessment identifies that as a minimum 2,364 new affordable home ownership homes should be delivered between 2021 and 2041.
- 40% of the housing would be secured through a S106 agreement so will definitely be provided for local people, whether they are social rent or shared ownership. The S106 agreement will negotiate that 100% of the social rented properties will be let to those nominated by the council on the initial let in line with the Homeseeker policy, including a local connection requirement. Subsequent lets through Section 106 will aim for 75% to be let by the council, with 25% let by Aster.
- The funding for the non-S106 shared ownership properties will be provided by Homes England who do not place a local connection test on developments they are funding as they do not want homes to sit empty. It would not be possible to condition this without limiting the funding that Aster could achieve. Local people are equally entitled to apply but it will not be possible to restrict it to only local people. A separate good faith agreement on the same nomination rights for the social rented homes as the S106 agreement could be agreed with Aster for these properties and discussions have begun. This could not be incorporated as a condition but officers see no reason why the good faith agreement would not be reached as Aster are a preferred provider with a mission, shared with the council, to meet local housing need particularly for those in the greatest need.

- It is the view of CBC officers with legal advice that it hasn't been demonstrated that there is a strong enough link evidenced between the impact of the development and the work needed for Junction 10. The committee is free however to reach its own conclusion on this matter.

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

- The importance of protecting green spaces and sports facilities, particularly within Areas of Outstanding Natural Beauty, was highlighted but it was felt this was outweighed in this instance by local housing need.
- The need to provide social housing, and the social advance provided to people through having a safe home was stressed. Particularly in light of the national housing crisis and the challenges faced by those on low incomes. These homes provide security, less violence, a chance of better education, and improved physical and mental health. It was noted that there were other areas of Cheltenham that would also benefit from increased social housing provision.
- It was noted that the school next to the site is currently under-subscribed.
- Concern over the additional impact on traffic was noted. It was suggested that the traffic issues could be mitigated through a council campaign to reduce car use. The scale difference between the Folley proposal and the Elms Park development was noted as a reason that the Junction 10 contribution was not supported. It was also noted that 74% of council tax goes to GCC.
- As it is not possible to force the University to provide access to the Folley or restore the sports provision, it was felt that the benefits provided outweighed the identified harms. It was also noted that due to the dilapidation of the changing facilities any scheme to re-open the playing fields would come with a cost.
- Whilst people are entitled to light, they are not entitled to a view. It was also noted that the view of the Folley is currently hidden behind a hedge. The proposed park would be an improvement for local residents and increase biodiversity. The amenity benefit to the whole community was highlighted.
- Disappointment was expressed that the proposal will not deliver any Solar PV, however, it was noted that it was positive that the designs provided opportunities for later retrofitting for most of the properties.
- It was noted that additional landscaping would provide screening between the animal shelter and housing.
- Concern was raised about the impact on the animal shelter, which will be celebrating its 100th anniversary next year.
- CBC's commitment to the provision of affordable housing was highlighted and the alignment of this scheme with the aim was noted. The government has also made it absolutely clear that the provision of affordable housing is of great importance and have made changes to the NPPF to reflect this. If rejected and taken to appeal, the planning inspector would have to give serious consideration to this policy.
- Whilst concern was noted that the failure to require a contribution to Junction 10 could set a precedent, concern was also raised that this requirement may lead to the scheme not being financially viable.

The Legal Officer explained that the 2010 regulations, reaffirmed in the NPPF, set out the legal test for members to lawfully impose a contribution as a planning obligation. It is essentially for the Highway authority to provide evidence that demonstrates the necessity of the direct relationship and the proportionality between the application and the contribution. The Legal Officer's professional advice is that this test has not been met sufficiently to allow the Committee to grant the contribution.

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

For: 7

Against: 1

Abstentions: 0

**Voted to permit subject to a S106 agreement.**

### **10 Appeal Update**

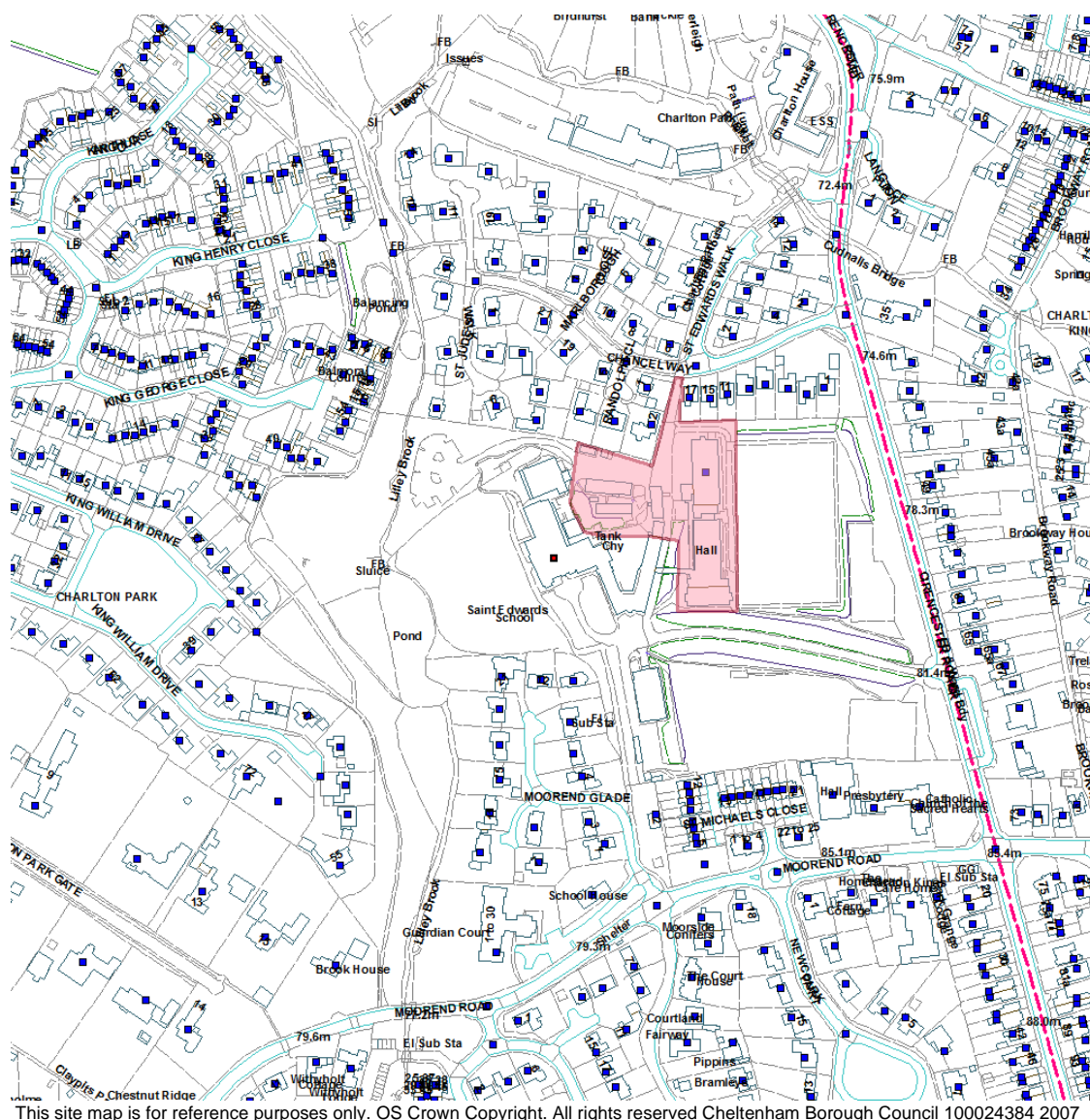
The appeal updates were noted.

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

There were none.

<b>APPLICATION NO:</b> 24/01599/FUL		<b>OFFICER:</b> Miss Claire Donnelly
<b>DATE REGISTERED:</b> 27th February 2025		<b>DATE OF EXPIRY:</b> 24th April 2025
<b>DATE VALIDATED:</b> 27th February 2025		<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Charlton Park		<b>PARISH:</b> Charlton Kings
<b>APPLICANT:</b>	Alpha Schools	
<b>AGENT:</b>	Agent	
<b>LOCATION:</b>	St Edwards School Cirencester Road Charlton Kings	
<b>PROPOSAL:</b>	Proposed demolition and re-build of classroom block and gym building.	

**RECOMMENDATION:** Permit



## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to St Edwards School located within the Parish of Charlton Kings. The site is not in a conservation area, however does have a grade II\* listed building within the grounds of the school. This application specifically relates to a northern parcel of the site which includes a number of single storey temporary buildings, and the gym block to the north east of the site.
- 1.2 The site is predominantly surrounded by residential dwellings; to the north properties within Randolph Close and St Judes Walk share their boundaries with the school site. The land levels increase from north to south; with the northern part of the school site at a higher level than the residential properties of Randolph Close and St Judes Walk.
- 1.3 The applicant seeks planning permission for the demolition and rebuild of the temporary classroom blocks and extension to the existing gym.
- 1.4 The scheme has been revised since the initial submission to lessen the impact of the classroom building on residential properties. The changes that have been made include:
  - Reduction to the roof height by 1.8 metres,
  - Alteration to internal layout, moving the classrooms to face into the site,
  - Obscure glazing to the first floor windows on the north elevation,
  - Reduction of glazing within the 'link' on the north elevation.
- 1.5 The application is at planning committee at the request of Councillor Harvey for the following reasons:
  - Development will completely dominate the neighbouring residential dwellings resulting in a loss of amenity.
  - Classrooms will directly overlook bedrooms of adjacent homes.
  - Loss of light.
  - Overdevelopment.

The request remains following the submission of revised drawings.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Airport Safeguarding over 45m  
Landfill Sites region  
Landfill Sites boundary  
Made-up ground  
Principal Urban Area  
Smoke Control Order

### **Relevant Planning History:**

**78/00251/PF 1st June 1978 PER**

Charlton Park Convent School Cirencester Road Cheltenham Gloucestershire - Erection Of Extension To Sixth Form Common Room Over Existing Toilet Block

**80/00304/PF 11th August 1980 PER**

Charlton Park Senior School Cirencester Road Cheltenham Gloucestershire - Construction Of 2 Storey Extension To Form Laboratory And Construction Of Single Storey Administrative Office

**83/00289/PF 19th August 1983 PER**

## Rebuilding Existing Fire Damaged Classroom

**83/00436/PF 12th January 1984 PER**

Charlton Park School Cirencester Road Cheltenham Gloucestershire - Erection Of Small Housing To Form Store For Chlorine Containers For Swimming Pool

**87/00212/PF 26th March 1987 PER**

Erection Of New Boys Changing Room With Showers And Toilets

**87/00475/AN 25th June 1987 PER**

Charlton Park Senior School Cirencester Road Cheltenham Gloucestershire - Display Of Non-Illuminated Signboards At Entrance Of School Stating School Name (As Amended By Letter Dated 18.6.87)

**87/00500/LS 25th June 1987 PER**

Charlton Park Senior School Cirencester Road Cheltenham Gloucestershire - Removal Of Existing School Sign and Replacement With 2 New Signs As Amended By Letter Dated 18.6.87

**87/00723/PC 30th July 1987 PER**

Relocation Of Cycle Sheds and Formation Of Hardstanding For Boys Play Area And Erection Of New Groundsmans Store Shed

**87/00793/PF 30th July 1987 PER**

Layout Of Macadam Exercise Area Including Tennis Court/ Netball Pitch With Perimeter Protective Netting

**88/00991/PF 25th August 1988 PER**

Replacement Of Existing Covered Enclosure For Tractors

**88/00992/PF 25th August 1988 PER**

Erection Of Covered Enclosure For Tractors (Amended Scheme)

**89/00973/PF 28th September 1989 PER**

Alterations To And Extension Of Existing Teaching Block To Form New First School As Amended By The Revised Elevation Plan

**89/01201/PF 23rd November 1989 REF**

Alteration To, Extension Of, Existing Corridor And Offices To Form New Library

**89/01213/LA 23rd November 1989 REF**

Extension And Alterations

**89/01214/LA 26th October 1989 PER**

Installation Of Metal Protection Grille To Entrance

**89/01393/LA 18th January 1990 PER**

Installation Of Guardrails In Addition To Existing Stair Handrails

**90/00192/PF 29th March 1990 PER**

Erection Of Toilet Block

**90/00508/LA 28th June 1990 PER**

Extensions And Alterations To Form New Library (Amended Plans)

**91/00435/AN 23rd May 1991 PER**

Erection Of Flag Pole For Display Of National and School Flag

**92/00758/LA 24th September 1992 PER**

Erection Of Black Metal Parapet Guard Rails At Upper Roof Level - Fire Escape

**94/00512/PF 23rd February 1995 PER**

Removal Of Damaged And Dangerous Urns From Front Gate Piers. Cap Piers With Moulded Stone. Retain Urns And Resite In School Grounds

**95/00034/LA 23rd February 1995 PER**

Removal Of Urns From Front Gate Piers And Resiting Within Grounds Of The School. Gate Piers To Be Capped With Moulded Stone Units

**95/00310/PF 25th May 1995 PER**

Construction Of Hard Surfaced Tennis Courts On Site Of Grass Tennis Courts (Site A)

**95/00616/PO 27th July 1995 PER**

Erection Of Covered Play Area And The Formation Of Additional Car Spaces (Outline Application)

**95/00703/AN 19th October 1995 PER**

Replacement Of Existing Signs With New

**97/00307/PF 22nd May 1997 PER**

Replacement Of Existing Hockey Pitch And Tennis Courts With New Green Synthetic Grass Surface. Erection Of New Surround Netting

**97/00338/PF 22nd May 1997 PER**

Erection Of Multi-Purpose Hall For Activities Directly In Connection With The School (E.G. Assemblies, Exams, Drama, P.T., Parent Teachers Meetings Etc.) (Revised Bloc

**97/00423/LA 26th June 1997 PER**

Internal Alterations To Create A New General Office And First Aid Rooms

**99/50013/FUL 24th November 1999 REF**

Erection of new building containing Dining facilities, CDT, Drama and Art departments for school use

**99/50014/FUL 24th November 1999 REF**

Formation of parking for 56 cars

**00/00558/FUL 31st May 2000 PER**

Erection of a classroom block/changing rooms

**01/00157/LBC 30th April 2001 GRANT**

Construction of new building containing CDT, Drama, and Art depts for school use

**01/00158/FUL 12th January 2007 PER**

Construction of new building containing CDT, Drama, and Art depts for school use

**01/01759/LBC 8th January 2002 NOTREQ**

3m x 9m approx prefabricated hut as enclosed photographs (external to be painted) as agreed with CBC

**01/01760/FUL 15th February 2002 PER**

Stationing of temporary style building in South West corner of site

**02/01096/FUL 11th October 2002 PER**



Mesh/ Ball Stop netting and support posts etc. at rear of hockey goal adjacent north boundary

**02/01242/FUL 11th October 2002 PER**

Construction of 2 no. temporary classrooms

**03/00040/FUL 21st March 2003 PER**

Stationing of additional temporary classroom adjacent to boundary wall between school and residential properties in Randolph Close

**03/01350/FUL 10th October 2003 PER**

Mesh/ball Stop netting and support posts etc. at rear of the northern end of the artificial hockey pitch - retrospective (revised scheme to that approved in October 2000 ref. 02/01096/FUL)

**04/00203/FUL 19th March 2004 PER**

Provision of cricket practice nets/cage (7.3 x 18.5m in plan) one end open, height 3.7m, including seasonal ball stopping net

**04/00206/TEMP 20th April 2004 PER**

Variation of condition 2 on planning consent ref. 01/01760/FUL to extend the temporary planning consent for a C.C.F hut adjacent south boundary (adjacent Moorend Glade) for a further two years

**04/00852/FUL 24th June 2004 PER**

Provision of enlarged cricket cage, ball stop netting (14.3 metres x 6.3 metres tall)

**04/00856/LBC 29th June 2004 GRANT**

Internal alterations to create first floor and new external door to existing library

**04/01739/FUL 22nd December 2004 PER**

Profiled steel storage container 6.1m long x 2.4m wide and approx. 2.4m high

**04/02123/LBC 7th March 2005 GRANT**

Replacement windows to science block

**05/00027/FUL 16th February 2005 PER**

Removal of partition walls at two levels and provision of 2no steel beams and replacement double glazed steel windows

**05/01234/CONDIT 3rd October 2005 PER**

Alteration of the wording of condition No. 2 to planning permission ref 03/00040/FUL to allow for an extension of time for the siting of a temporary classroom until 31 October 2008

**05/01235/CONDIT 3rd October 2005 PER**

Alteration of the wording of condition No. 2 to planning permission ref 02/01242/FUL to allow for an extension of time for the siting of No. 2 temporary classrooms until 31 October 2008

**05/01918/FUL 8th February 2006 PER**

New classroom (extension to existing dining building) all to match existing.

**06/00414/CONDIT 4th May 2006 PER**

Variation of condition 2 (01/01760/FUL) regarding the temporary permission (04/00206/TEMP) for C.C.F hut to allow siting until 20 April 2009

**06/00479/CLPUD 2nd May 2006 CERTPU**

Single storey extension following demolition of kitchen and garage. Erection of detached garage.

**06/00480/LBC 24th October 2006 GRANT**

New building at St. Edwards School (renewal of previous consent ref. 01/00157/LBC)

**06/00803/ADV 19th July 2006 GRANT**

New school sign to replace existing

**07/01115/FUL 4th October 2007 PER**

Alteration to existing entrance wall, new gates and fence

**08/01498/FUL 15th December 2008 PER**

Proposed retention of CDT building

**18/00687/LBC 17th May 2018 REF**

Provision of internal stud walls to create a meeting room within existing main office

**18/00824/FUL 17th July 2018 PER**

Replacement of 12 no. windows (and internal refurbishment of pool building and associated changing rooms)

**21/02016/LBC 11th November 2021 GRANT**

Refurbishment of Library, demolition and reconstruction of lean-to structure

**21/02070/FUL 2nd February 2022 PER**

Removal of dilapidated relocatable classroom, and installation of 2no. relocatable classrooms, excavation works and construction of a retaining wall and construct 8no. roofed bays for storage and activity spaces.

**21/02016/FUL 11th November 2021 PER**

Refurbishment of Library, demolition and reconstruction of lean-to structure

### **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 11 Making effective use of land

Section 12 Achieving well-designed places

Section 16 Conserving and enhancing the historic environment

**Adopted Joint Core Strategy Policies**

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD8 Historic Environment

SD14 Health and Environmental Quality

INF4 Social and Community Infrastructure

INF5 Renewable Energy/Low Carbon Energy Development

**Cheltenham Plan Policies**

D1 Design

SL1 Safe and Sustainable Living

**Supplementary Planning Guidance/Documents**

The Cheltenham Climate Change SPD (adopted June 2022)

## 4. CONSULTATIONS

See appendix at end of report

## 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	<b>15</b>
Total comments received	<b>9</b>
Number of objections	<b>8</b>
Number of supporting	<b>1</b>
General comment	<b>0</b>

- 5.1 The application has been publicised by way of letters sent to fifteen neighbouring residential addresses, a site notice has been displayed and an advert has been placed in the Gloucestershire Echo. Following the public consultation period, nine responses have been received, eight in objection and one in support of the proposal.
- 5.2 The application has been revised, on receipt of the revisions, neighbours were notified of the changes by way of a letter. Objections have still been raised to the development in its revised form, and have not overcome the objections initially raised by residents.
- 5.3 The comments received have been summarised below, and include but are not limited to the following:
- Loss of privacy
  - Overbearing impact
  - Overlooking
  - Design; specifically the use of glazing/amount of glazing, and zinc roof
  - Scale is dominating
  - Overly high building
  - Loss of light and outlook
  - Overdevelopment
  - Direct views into windows of residential properties
  - Light pollution from external and internal lighting
  - Noise from school as existing, extension will result in more intense use at this part of the site
  - Increase in school provision will increase existing road safety issues and traffic
  - Cars leaving the site causing highway safety concerns
  - Traffic build up at drop off and pick up times
  - Parking issues
  - Increase in traffic due to expansion of facilities
  - Use of the school for other activities and noise disturbance
  - Classroom block should be single storey
- 5.4 The one letter of support sets out that the school needs investment and therefore the proposals are supported by this local resident.

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

- 6.2 The application proposes the demolition of existing single storey classroom blocks and replace with a new two storey classroom block on the same footprint with new link, and alterations to the existing gym block at ground floor and new first floor extension. The key considerations for this application are design, impact on neighbouring amenity, impact on designated heritage assets, and sustainable development.

### 6.3 The site and its context

- 6.4 The application site forms a northern parcel of land within the St Edwards School site on Cirencester Road. The site comprises a number of existing buildings which are predominantly two storey, with the exception of the 3no. buildings to the north of the site. The site also includes a grade II\* listed building; located to the south west of the application site. The site is accessed from Cirencester Road, and also includes a site exist route via Chancel Way; a residential cul-de-sac to the north of the site. There is a large car parking area within the north western corner of the site with a few parking spaces on the northern boundary, abutting the boundaries with residential dwellings of Randolph Close.

### 6.5 Design and layout

- 6.6 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 add to the overall quality of the area, be visually attractive, sympathetic to local character and create places that are safe, inclusive, accessible, with a high standard of amenity.
- 6.7 Policy SD8 of the Joint Core Strategy requires development to make a positive contribution to local character and distinctiveness, having regard to the valued elements of the historic environment. Section 16 of the NPPF seeks development to consider the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to the asset's conservation.
- 6.8 As set out above, the application proposes two developments; new classroom block and alterations and extensions to the existing gym block.

### 6.9 Classroom Block

- 6.9.1 The two existing single storey classroom buildings are to be demolished and replaced with a new, two storey classroom block on a larger footprint.
- 6.9.2 As set out in the introduction, the design of the building has been amended to lessen any impact on the neighbouring residential properties including a reduction to the height of the building, internal reconfiguration so the classrooms face into the site, reduction of glazing within the 'link' section of the building, and obscure glazing to the first floor north facing windows.
- 6.9.3 The replacement building would be of a much larger scale and form than the existing buildings, measuring approximately 9.2 metres in height, with a curved footprint of approximately 47 metres by 15 metres in length and approximately 8 metres in width. The buildings would sit approximately on the same footprint of the demolished buildings, however would be one continuous building rather than two separate.
- 6.9.4 Whilst it is acknowledged that the proposed building is larger in scale and form than the existing buildings; the building is considered to be appropriate in its setting given the majority of buildings within the school site are two storey. It is therefore considered that the new building would not be out of character within the school setting and is considered to be appropriate.
- 6.9.5 The design of the building would be modern; timber elevations, standing seam zinc roof and dark grey windows. Specific material details have not been submitted and therefore a condition has been suggested to be added which requests these details.

### 6.10 Gym/Swimming Block

- 6.10.1 The existing gym block is to be extended at first floor with minor alterations at ground floor.
- 6.10.2 At ground floor, minor extensions and internal alterations are proposed resulting in a small increase the floor space at ground floor. Externally, alterations to create fully glazed front and rear elevations are proposed, including a rear canopy for solar shading. External timber board cladding is to be applied to existing elevations which would tie in with the new classroom block, modernising the building.
- 6.10.3 The first floor would sit over the existing single storey part of the gym building to provide additional gym space. The extension would have glazed elevations with a flat roof, reading as a lightweight, modern addition to the building.
- 6.10.4 The proposed extension is considered to be acceptable and sits comfortably within the existing building, with the glazed design reading as a lightweight addition. The associated external alterations are acceptable, subject to material details which have been requested by way of condition.
- 6.11 The site includes a grade II\* listed building; the Council's Conservation Officer has been consulted and provided comments which can be read in full within the appendix of this report. The removal of the existing buildings, in poor condition, is considered to be a betterment to the site. Furthermore, the modern design and use of materials is welcomed. Overall, the building is not considered to impact upon the setting or significance of the listed building to the south west of the development.
- 6.12 It is therefore considered that the proposed replacement building and extension to the existing building is considered to be acceptable in terms of design and would comply with policies SD4 and SD8 of the JCS, policy D1 of the Cheltenham Plan and Sections 12 and 16 of the NPPF.
- 6.13 Impact on neighbouring property**
- 6.14 Policy SD14 of the JCS and policy SL1 of the Cheltenham Plan require development not to cause unacceptable harm to the amenity of adjoining land users; this echoes section 12 of the NPPF which requires development to be of a high standard of amenity for existing and future users.
- 6.15 Following the statutory public consultation, and following the submission of revisions, objections have been received from local residents to the north of the site within Randolph Close and St Judes Walk. The main objections received have been summarised above in section 5.
- 6.16 There have been no objections raised with regards to the gym block extension; however concerns have been raised with an increase in traffic as a result of the increase in facilities at the gym/swimming pool. The main concerns relate to the impact of the classroom block.
- 6.17 The initially proposed scale of the building was considered to be large, for which exacerbated the impact on the residential properties to the north which are sited at a lower land level than the application site. Revisions have been submitted which have reduced the height of the classroom block by 1.8 metres. Further alterations have been made including the alteration to the internal layout so the classroom windows face into the site rather than towards the residential properties, and the first floor north facing windows will be obscure glazed, and the glazing within the 'link' has been reduced. These alterations will improve the relationship between the residential properties to the north and the new building.
- 6.18 The building would be approximately 5.2 metres higher than the existing buildings; officers acknowledge that the occupants of Randolph Close and St Judes Walk will see the new building due to the land level changes and the height of the building. However, it is

considered that the building would not dominate the residential properties to a level that would be considered unacceptable. The building would be sited approximately 29 metres from the rear elevation of the closest property on Randolph Close which achieves the required 21 metres between upper floor window to neighbouring upper floor window.

- 6.19 As such, whilst the concerns relating to the scale of the building have been noted, the classroom block is considered to be acceptable given the building is an appropriate height and would achieve the required window to window distance for privacy reasons.
- 6.20 A number of comments have been made with regards to light pollution and light spill as a result of the proposals; specifically the impact of internal lights remaining on at all times. Whilst the planning process cannot control internal lighting, a condition for details of any new external lighting to be submitted has been added as a suggested condition of any permission.
- 6.21 As a result of the development, a larger classroom block would be provided, increasing classroom numbers by 5no. Furthermore, the extension to the gym would offer an increased provision of gym space as well as the creation of a small café area at first floor. It is noted that as a result of the works there would be an increase, however not considerable, in traffic entering/leaving the site. Concerns have been raised by residents adjoining the site with regards to noise disturbance associated with the school use, pupils on site and vehicles within the site. As previously mentioned, whilst this may increase slightly due to the additional facilities proposed; any increase in noise would not be a significant increase to the existing. The Environmental Health Officer has commented on the scheme, with no concerns raised with regards to noise nuisance. Further concerns have been raised with regards to visitors parking within the residential cul-de-sacs to the north, officers note that there is on-site parking, and as a result of the works, parking provision would not be lost. Any parking off-site could not be controlled through this application given the provision of on-site parking.
- 6.22 As such, the concerns raised by local residents have been fully considered and taken into consideration; whilst the concerns and objections have been noted. As set out above, the proposed scale of the building, in its revised form is considered to be appropriate and would not result in harm that would be considered to be unacceptable on adjoining residential properties. The proposal is therefore considered to comply with policy SD14 of the JCS and policy SL1 of the Cheltenham Plan, as well as section 12 of the NPPF.

### 6.23 **Sustainability**

- 6.24 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 buildings over the next decade.
- 6.25 Unfortunately the submission has not included any details or information as to how the building would meet the aims of the Council by way of the inclusion of low carbon features and technologies. The lack of a sustainability statement is unfortunate as it is likely that the development could include sustainable features or building measures.

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

- 6.27 Policy SD9 of the JCS seeks development to protect and enhance biodiversity in order to establish and reinforce ecological networks that are resilient to current and future pressures. Biodiversity net gain is mandatory for non-major developments, where a minimum of 10% increase in biodiversity must be delivered; unless the development falls within an exemption.
- 6.28 The proposed classroom block would sit on the existing built footprint and would extend slightly further into the site, however this would be over tarmac, and therefore not habitats.

As the development would be one larger building a very small area of shrubs would be removed. The development would fall below the threshold, and would not impact a priority habitat of more than 25 square meters or more than 5 metres of linear habitats. As such, in this instance the development is exempt from BNG. Officers have added a condition for landscaping details to be submitted.

### 6.29 Other considerations

#### 6.30 Waste

Officers note the comments received from Gloucestershire's Minerals And Waste Policy requiring conditions for waste management plans. The conditions have not been added as the proposed development is on an existing school site and therefore is not a new use. The site will therefore utilise the school's own existing waste system and any waste will feed into this current strategy. Furthermore, the Construction Management Plan condition has covered waste. As such, the suggested conditions have not been added in this instance.

#### 6.31 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.

The classroom block is to be two storey, and as an internal lift is not shown would not be fully accessible, however the building provides ample ground floor classroom accommodation. Furthermore, if a lift is added at a later date with no external alterations required, planning permission would not be required. The new gym extensions and alterations does provide a lift to provide accessibility to the whole building. In the context of the above PSED duties, there is no reason to believe that the proposed development would result in disadvantage to anyone with protected characteristics and officers are satisfied that due regard has been given to the PSED duties.

## 7. CONCLUSION AND RECOMMENDATION

- 7.1 The proposed plans, specifically the classroom block, have been revised in line with concerns raised to the applicant with regards to overlooking and scale of the building during the application process.
- 7.2 Officers acknowledge that the outlook from the properties on Randolph Close and St Judes Walk would, as a result of the classroom block, be altered as a result of the development; however any impact is not considered to be unacceptable, taking into account the changes made to the scheme, reducing the height by approximately 1.8 metres. The level of local objection have been fully taken into consideration during the application process, however it is considered that the development would comply with relevant policies and would not

harm the amenities of these properties to an unacceptable level that conflicts with relevant policies and guidance.

7.3 No concerns have been raised with regards to the proposed extensions and alterations to the gym/swimming block; this element remains as submitted.

7.4 Taking all of the above into consideration, the proposed extension to the existing gym/swimming pool block and new classroom block are considered to be acceptable and would comply with the relevant policies and guidance for the reasons discussed above.

### 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.

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), the first floor, north facing windows of the classroom block shall at all times be non-opening and glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

5 Prior to the commencement of development, a demolition and/or construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The demolition and/or construction plan shall include measures to control noise, dust, vibration, construction waste and other nuisance during the demolition and/or construction phase. No demolition or construction shall be carried out unless in accordance with the approved details.

Reason: To safeguard the amenity of adjacent properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the use could have an unacceptable environmental impact on the area.

6 No external lighting shall be installed unless in accordance with an external lighting scheme which shall have first been submitted to and approved in writing by the Local Planning Authority.



Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 7 Prior to the implementation of any landscaping, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all walls, fences, trees, hedgerows and other planting which are to be retained, and provide details of all new walls, fences, or other boundary treatments; finished ground levels; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, GI2 and GI3 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

### 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, the authority sought revisions to the scheme to gain a better scheme that had a lesser impact on residential properties to the north of the site.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.

- 2 The applicants attention is drawn to neighbouring residents comments with regards to light spill from school buildings. The applicant is encouraged to be considerate of neighbouring residential properties and, where possible, reduce light spill from buildings on the school site.

## Consultations Appendix

### **Historic England**

*26th March 2025*

Thank you for your letter of 25 March 2025 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

### **Ward Councillors**

*20th March 2025*

This proposed development will completely dominate adjacent homes resulting in loss of amenity eg light it will also have an entire floor which will be above the height of the property line and result in classrooms being able to look directly into bedrooms of adjacent homes. This in itself is completely unacceptable. Could I urge that officers view the elevation of the proposed development from the position of the adjacent homes because you would then be able to see just how harmful the second floor would be to the neighbouring homes. Loss of amenity due to dominance of the homes resulting in extreme loss of light is my main concern, I also believe this is over development

### **Ward Councillors**

*12th March 2025*

I will send a more detailed objection but wanted this as a marker in the portal for now.

The applicant did not seek pre planning advice before submitting this application, if they had done so some of the pitfalls could have been shared with them. By their very own admission in an email to adjacent residents their homes would be blighted by the proposed development as it will completely dominate the skyline, resulting in loss of amenity and light.

My request to speak at Committee if this goes that far is on record. I think this should not come to committee and in its current form be refused.

### **Ward Councillors**

*12th November 2024*

I have asked that should Officers be minded to Approve this application then I would like it determined by the Planning Committee and I would exercise my 5 mins to speak against.

### **Heritage And Conservation**

*21st October 2024*

24/01599/FUL - St Edwards School Cirencester Road Charlton Kings Cheltenham Gloucestershire

Proposed demolition and re-build of classroom block and gym building.

Conservation Comments

With respect to the above reference, it does not appear the application has included a heritage statement/assessment. Being immediately adjacent to, and within the direct setting of the Grade II\* Charlton Park, the application is mandatorily required to include a heritage assessment as per para. 200 of the NPPF (Dec 2023).

If you could request one and re-consult once received, that would be much appreciated.

### **Building Control**

*3rd March 2025*

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

### **Heritage And Conservation**

*1st April 2025*

#### Description of site and proposal

I site visit was undertaken on 27th March to establish if the proposed development affected the setting or appearance of any heritage assets.

St Edwards school is set in generous landscaped grounds on the edge of Cheltenham with residential development bordering its northern, southern and eastern boundaries.

The application involves the demolition of two single storey teaching buildings which are to be replaced (on a similar footprint) by a two-storey teaching block.

#### Relevant Legislation, Policies and Guidance

Of particular importance is the Planning (Listed Buildings and Conservation Areas) Act 1990. Para 16 (2), which requires local authorities to have special regard to the desirability of preserving the special architectural or historic interest of listed buildings and their setting. Para 72(1) requires local planning authorities to pay special attention to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.

The Joint Core Strategy 2017 (JCS) policy SD8 also requires both designated and undesignated heritage assets and their settings to be conserved and enhanced as appropriate to their significance.

A core principle of the National Planning Policy Framework 2024 (NPPF) is for heritage assets to be conserved in a manner appropriate to their significance. Chapter 16, paragraphs 202 - 221 sets out how potential impacts on heritage assets shall be considered. This assessment takes account of the relevant considerations of these paragraphs, including para 203 of the NPPF which requires the significance of heritage assets to be sustained and enhanced and para 212 of the NPPF requiring great weight to given to the asset's conservation. Also relevant in this instance is para 213 of the NPPF , which requires clear and convincing justification for any harm to, or loss of, the significance of a designated heritage asset and para 215 of the NPPF ,which address harm, specifically where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset , this harm should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use.

#### Comments on proposed alterations

Proposed demolition - the two buildings to be removed are of a utilitarian design and construction and are currently in a poor condition. Their removal from the estate is considered a betterment within the built environment.

Proposed development - the two-storey teaching accommodation is in a similar location and footprint of the existing buildings to be demolished. In addition, a two-storey fully glazed circulation 'link' either side of the classrooms fuses the two teaching blocks into one coherent design. The facades will be clad with timber boarding with rendered decorative panels above and below most window openings with a zinc clad roof with standing seams.

The choice of materials and design are appropriate in its setting and is seen in the context of several eclectic designs of vary quality and an array of external materials within the immediate vicinity. However, I am aware the design of the fully glazed 'link' and second floor accommodation element of the design has raised objects from residential occupiers on the northern boundary of the site approximately 20m away. I feel the visual impact will be limited. However, some first-floor accommodation may be able to view into existing rear amenity spaces despite an approximately 3m high boundary wall. Clearly this is a planning matter , but it is my understanding from my site visit the architects would consider obscured glazing (in part) to the glazed 'link' and some of the toilet and teaching spaces.

The proposal will not impact on the setting or significance of the Grade II (starred) listed building

### Conclusion and Recommendation

The proposed development is appropriate within its setting and accords with the above policies. For the above reasons, I recommend approval of this application.

### Suggested Conditions

Approval of external materials.

### **Parish Council**

*18th March 2025*

No objection.

### **Parish Council**

*22nd October 2024*

No Objection.

### **Environmental Health**

*25th October 2024*

This site of proposed redevelopment in is in close proximity to residential property, with potential for those properties to be affected by noise, dust and other nuisances during the demolition and construction works required. I must therefore request that a Construction Management Plan is produced for this site for approval before works commence. This plan should identify suitable methods of control of noise dust and other nuisances for the duration of the work at the premises.

### **Minerals And Waste Policy Gloucestershire**

*18th March 2025*

Comment available to view in documents tab.

<b>APPLICATION NO: 24/01599/FUL</b>		<b>OFFICER: Miss Claire Donnelly</b>
<b>DATE REGISTERED: 27th February 2025</b>		<b>DATE OF EXPIRY : 24th April 2025</b>
<b>WARD: Charlton Park</b>		<b>PARISH: CHARLK</b>
<b>APPLICANT:</b>	Alpha Schools	
<b>LOCATION:</b>	St Edwards School Cirencester Road Charlton Kings	
<b>PROPOSAL:</b>	Proposed demolition and re-build of classroom block and gym building.	

## REPRESENTATIONS

Number of contributors	<b>9</b>
Number of objections	<b>8</b>
Number of representations	<b>0</b>
Number of supporting	<b>1</b>

11 St Judes Walk  
Cheltenham  
Gloucestershire  
GL53 7RU

### Comments: 27th October 2024

We have existing concerns regarding use of the school grounds and vehicles associated with the school in and around Chancel Way. Specifically:

1. Cars leaving the site do not stop as they leave the school grounds. They drive straight over the pavement and into the road. On a daily basis I have to take evasive action to avoid inconsiderate drivers pulling out in front of my car. This directly endangers pedestrians on the pavement as well. We have repeatedly emailed the school about this, to no effect.
2. At school drop off and pick up the road fills up with cars, frequently blocking the junction with queuing traffic. This prevents us from easily leaving our quiet street. The exit from the school, entering on to a quiet residential area, is totally inappropriate for the size of the school and parents show no consideration for the residents.
3. Recently, we have become aware that the school is being used for weddings and non-school events - this does not feel like a responsible or appropriate use of the school grounds given the impact on the neighbouring residents.

The proposed expansion of the gym facilities and any increased public use of the new buildings for gym related or other events will further exacerbate these issues.

The school must provide extra parking on site to ensure that visitors and parents do not negatively impact on local residents.

The Chancel Way exit point should be closed to vehicles.

Licensing for the school should ensure that it is used for educational and not commercial or entertainment purposes.

10 St Judes Walk  
Cheltenham  
Gloucestershire  
GL53 7RU

**Comments:** 3rd November 2024

Whilst we support the modernisation of existing school facilities we object to the proposed development for the following reasons:

- The addition of another storey and glazing to both the gym block and the classroom block will impact on the privacy of neighbouring properties and cause light pollution.
- The addition of an extra storey to both blocks creates additional teaching space and sports facilities. The need for these increased facilities is not clear from the application but if the purpose of the development is to increase education provision and letting potential this will increase the existing road safety problems by the entrance to the school at the junction of St Edwards Walk and Chancel Way. Many pupils are collected at this entrance causing considerable congestion at peak hours. Parked cars decrease visibility for pedestrians and cyclists on a route which is the main access to the cycle route at Cox's Meadow.
- The School hires out spaces for up to 300 people and there have been recent reports of noise disturbance caused by a wedding party. Any increase in venue space / facilities available for hire as a result of the development of the gym block will increase the likelihood of noise disturbance at the neighbouring properties.

5 Leckhampton Views  
Cheltenham  
Gloucestershire  
GL53 0AR

**Comments:** 30th November 2024

I fully support this plan, the school needs investment to maintain its offering to local families. I can't see how it would pollute light being as the arts department wouldn't be open in the evenings and it is a substantial distance away from the border.

Municipal Offices  
Cheltenham Borough Council  
Promenade Cheltenham  
Gloucestershire  
GL50 9SA

**Comments:** 24th March 2025

snipped from the belated Heritage statement

"This heritage assessment for the development of a site to the south of the Hinckley Road (A47) has been prepared by RP Heritage on behalf of St Edward's School, Charlton Kings (the Client)."

Can I politely ask much more of the statement is cut and pasted from another statement

2 Randolph Close  
Cheltenham  
Gloucestershire  
GL53 7RT

**Comments:** 7th May 2025

Planning Objection - St Edward's School Proposal

We object to this revised application on the following material planning grounds:

**Overbearing Impact:** The building sits on raised ground and, despite minor revisions, remains far too high. It has an unnecessary dark zinc pitched roof to accentuate its mass and overbearing appearance. This could come down considerably more.

**Loss of Light and Outlook:** The structure will block winter sun and sky views, significantly affecting our access to daylight (due to the homes being on lower grounds) - a key planning consideration under residential amenity.

**Noise Pollution:** With around 200 pupils/staff (teenagers) rotating every 45 minutes, noise from this building will be continuous and intrusive. Its position means that sound will spill directly into neighbouring gardens and homes all day long.

**Light Pollution:** Increased glazing and proximity to homes will result in prolonged artificial light into the evenings, directly affecting bedrooms and sleep quality and as previously mentioned and pictures have shown lighting stays on overnight

**Overdevelopment:** The size, massing, sheer bulk and no gaps for any natural daylight and placement of this building on the edge of the school site is excessive. It does not respect the character or scale of the area. There is no evidence that the school requires such a facility..

Alternative Locations Ignored: No credible evidence has been presented as to why this building must be sited here, when there is clearly space elsewhere within the school grounds.

These are not minor concerns, all of the above are legitimate legal planning grounds for objection on a severe level. They relate directly to the policies that protect residential amenity and ensure balanced, appropriate development. This proposal, even in revised form, fails that test and these need to be addressed.

**Comments:** 3rd December 2024

Photo attached.

**Comments:** 2nd December 2024

Images now submitted showing light pollution from Art blocks in current single low level outside of school hours.

4 Randolph Close  
Cheltenham  
Gloucestershire  
GL53 7RT

**Comments:** 12th May 2025

Letter attached.

**Comments:** 5th March 2025

Letter attached.

**Comments:** 31st October 2024

Letter attached.

**Comments:** 31st October 2024

Letter attached.



3 Randolph Close  
Cheltenham  
Gloucestershire  
GL53 7RT

**Comments:** 6th May 2025

Letter attached.

**Comments:** 5th December 2024

For Attention of: CLAIRE DONNELLY

Dear Claire Donnelly

We understand that the plans for the extension of St Edward's school are still being considered.

We still have considerable concerns regarding the impact on ourselves and the neighbouring properties. We think maybe it would be useful if you were able to come and view the site from within our house.

Yours faithfully,

\*\*\*\*\*

3 Randolph Close  
GL53 7RT

**Comments:** 18th November 2024

Dear Claire Donnelly

We understand that the decision re the proposed building construction at the above is going to a committee hearing.

We wish to re-emphasise our objections to what we feel is a very inappropriate and ill conceived plan in such close vicinity to our homes.

The over bearing impact of such a high building; the overshadowing of our houses and rear gardens would result in loss of light and privacy. In addition there would be a greater amount of extra light pollution. These aspects plus the increase in noise associated with the high concentration of students in a small area, all contribute to a considerable loss of amenity to ourselves and neighbours.

Thank you for your attention to this matter.

Yours sincerely,

\*\*\*\*\*

3 Randolph Close

**Comments:** 4th November 2024

Additional letter attached.

**Comments:** 30th October 2024

Letter attached.

2 Randolph Close  
Cheltenham  
Gloucestershire  
GL53 7RT

**Comments:** 24th March 2025

Dear Miss Claire Donnelly, Councillor Harvey, and Councillor Baker,  
As the decision on this application approaches, I feel it is crucial to re-emphasize the serious concerns shared by myself and many of my neighbours regarding the proposed development.

In recent times, the neighbourhood has been significantly impacted by increasing levels of noise and light pollution. Despite raising these concerns through documented meetings and emails with St Edward's, the issues persist and, in some cases, have worsened. St Edward's after-hours rental of its facilities for festivals and various non-school events, combined with frequent out-of-hours use of the swimming pool and buildings, has led to substantial disruption during weekends and evenings. Limited, unsupervised parking further exacerbates the problem, and excessive overnight lighting continues to intrude on neighbouring homes.

The proposed development, which will bring approximately 200 teenagers into close proximity with class movements every 45 minutes, will significantly impact our home's amenity. The two-story structure, with its oversized zinc-pitched roof, will heighten noise, lighting, and privacy concerns along with safety issues—issues that cannot be mitigated by any form of shielding. The scale and density of this development will only intensify these ongoing problems rather than address them. The design is not sympathetic to the surrounding area, and the elevated land has not been adequately considered by the architects, making the structure even more overbearing. No trees or hedging are capable of providing sufficient screening, and the development will have a profound and lasting effect on neighbouring properties.

Given the extent of opposition and the significant stress this is causing among residents, I strongly request that this application be rejected. I urge you to visit our homes to witness firsthand the impact this development would have and to fully understand the lay of the land. We need a solution that balances the needs of the school with the rights of those who live here—unfortunately, this proposal does not achieve that.

With kind regards,

\*\*\*\*\*

2 Randolph Close  
Charlton Kings  
Cheltenham  
Glos  
GL53 7RT

**Comments:** 14th November 2024

Dear Claire,

I am writing to reiterate our strong concerns regarding the proposed construction at St. Edward's School. I understand that a request has been made for this application to go to a committee hearing before any approval. Given the significant impact on the amenity of our homes, I would also like to formally request a planning view committee visit our property to fully understand the overwhelming effect this proposal would have on our privacy, light, and overall well-being.

To briefly restate, the proposed structure would significantly impact our homes, diminishing our amenity through considerable loss of light and privacy and additional noise. A site visit is crucial to appreciate the scale of the proposed building and its effects on our living environment.

Thank you for your attention to this matter.

Kind regards,

\*\*\*\*\*

2 Randolph Close  
Chancel Park  
Cheltenham  
Glos GL537RT

**Comments:** 1st November 2024

Letter attached.

**Comments:** 31st October 2024

I hope this message finds you well. I am reaching out to discuss the proposed planning for the new development and to express some concerns about the scale of the project, which seems large and somewhat out of proportion with its surroundings.

We live on Randolph Close, directly behind the school, and our boundary is marked by the old (I Believe) Victorian wall, which we understand originally enclosed the vegetable gardens of the Grade II-listed house. Our concerns primarily relate to potential structural impacts on this wall due to the proposed construction. Additionally, we feel that the size of the development may be out of character, given its proximity to the beautiful historic house, which risks making this an overdevelopment of the area.

Given your position, we hoped you might be able to address our concerns or provide some guidance.

Thank you for your time, and I look forward to hearing from you.

**Comments:** 17th October 2024

To Whom It May Concern,

We write to strongly oppose planning application reference number 24/01599/FUL concerning the development at St Edward's School. This proposal raises several serious concerns regarding privacy, safety, and the welfare of both the neighbouring residents and the students attending the school.

Privacy Invasion:

No meaningful consideration has been given to the privacy of neighbouring homes, which have bedrooms at the rear of the properties. The extreme use of glass, particularly in the atrium housing stairwells, would result in approximately 104 students, changing lessons every 30-45 minutes, having a direct and unobstructed view into several bedroom

windows in our homes. This is deeply inappropriate, as bedrooms are private spaces where occupants, including our teenage children, move between bathrooms and bedrooms in varying states of undress. Allowing students to look into these private areas raises significant privacy concerns for both residents and the students themselves.

### Elevated Land and Light Impact:

The elevated gradient of the school's land makes this issue even more severe. The school grounds are substantially higher than the residential properties, further amplifying the invasion of privacy and the reduction of natural light into our homes. The proposed two-story building, with its dark grey zinc-pitched roof, will have a significant and unsightly visual impact, casting additional shadows and further reducing the light available to us. This is not in line with the current single-story buildings, which have little to no intrusion into the surrounding properties.

### Light Pollution:

Additionally, St. Edward's School has a history of excessive and inconsiderate light usage, with many external lights left on throughout the night for security purposes. This consistent and significant light pollution already disrupts the surrounding neighbourhood, and the proposed development will only exacerbate the problem. With even more glass and a larger building footprint, the increased illumination from the new structure would severely affect the night-time environment, leading to further disturbance for residents. This issue has been ongoing for years, and it is unreasonable to expect the local community to tolerate even greater levels of unnecessary light pollution.

### Inappropriate Design and Overdevelopment:

We also feel that this is an overdevelopment of this particular area of the school, given its close proximity to the neighbouring housing development. The size and scale of the proposed building are excessive for the location, encroaching on residential privacy and well-being. The current small and insignificant single-story structures are discrete and blend into the environment without disturbing the neighbouring homes, whereas this new proposal significantly impacts both the visual and physical landscape. This will increase footfall and significantly more usage of a quieter area of the school and in such close proximity to our homes would have a huge effect on noise levels, changing the orientation of the school. This proposal is not a classroom redevelopment of existing classrooms as the planning suggests, it is a completely new development that will change the area in its entirety.

### Inappropriate Design:

We are particularly concerned that the north-facing atrium and large expanse of windows (at least 18 windows and a glass middle section) are facing residential properties rather than being directed towards the school grounds. The current structures being replaced are discrete, single-level buildings, such as the cafeteria and art block, which do not impose on our privacy. In contrast, the proposed development is far more intrusive and ill-considered.

### Previous Refusal:

It is important to note that a previous planning proposal of much lesser impact was rejected on the same grounds of privacy and light infringement. This current proposal is far more detrimental, and it is alarming that these serious concerns have not been addressed.

### Moral and Welfare Concerns:

There is also a moral issue regarding the welfare of both students and residents. It is highly inappropriate for a school to subject students to such frequent and clear views into private bedrooms, and it is equally inappropriate for residents to have their privacy compromised to such an extent. We believe this aspect of the proposal has been grossly overlooked.

### Conclusion:

## Page 37

In conclusion, we urge you to reject this planning application. The proposed design, with its excessive glass and intrusive sightlines, is highly inappropriate given its proximity to residential properties. It would cause a significant and unwarranted loss of privacy, natural light, and visual amenity for residents, while also raising moral concerns for the welfare of the students. The long-standing issue of light pollution from the school further compounds the negative impact of this development. We are happy to invite representatives to visit our homes and witness first-hand the detrimental impact this proposal would have.

We fully support the need for the school to modernise but believe this proposal is not the right solution. We ask that the developers reconsider the design to prioritise the privacy, safety, and well-being of both the residents and students. Maybe considering a new single story proposal that would be far more acceptable for all concerned.

Yours faithfully,

\*\*\*\*\*

2 Randolph Close, Charlton Kings, Cheltenham. GL53 7RT

1 Randolph Close  
Cheltenham  
Gloucestershire  
GL53 7RT

**Comments:** 7th May 2025

Dear Miss Donnelly,

Thank you for your correspondence dated 1st May 2025 referring to the revised plans for the above planning application. My observations are that the revised plans are only a token gesture and in no way meet the concerns of the Chancel Park residents previously submitted.

It is particularly disappointing that St Edwards School having seen the concerns raised in October 2024 with regard to the traffic problems on site have done nothing to tackle the problems and unauthorised vehicles still use the Chancel Way entrance totally ignoring the No Entry signs and vehicles leaving the site are ignoring the Stop signs and driving straight out into Chancel Way including heavy commercial vehicles.

Yours sincerely \*\*\*\*\*

**Comments:** 5th November 2024

Letter attached.

4, Page 38. Adolph Close

Cheltenham.

REF. No. 24/01599/FUL

GL53 7RT.

23.10.24.

Dear Miss Donnelly,

At present security lights on the building south of the wall from our house shine directly into our bedrooms at night.

We have blinds to block out the bright light.

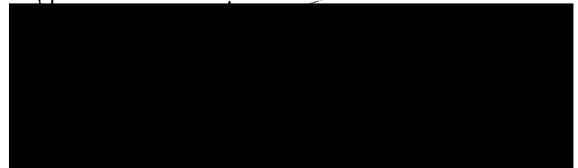
If the buildings are raised to two stories all the rooms of our house will be overlooked.

In other words families living on the north side of this wall will be like gold fish in bowls. All our rooms will be overlooked by classes of pupils (200 or more!)

No privacy in our bedrooms, kitchens and living rooms. We can hardly pull blinds in all our windows!

Surely the new classrooms could be built elsewhere without encroaching on private lives!

Sincerely,



MISS CHAIRE DONNELLY  
PLANNING OFFICER  
CHERTENHAM BOROUGH  
REF. 24/01599/PL

[REDACTED]  
4, RANDOLPH CLOSE.  
CHERTENHAM  
GL53 7RT  
24-10-24  
[REDACTED]

Dear Miss Donnelly,  
as we discussed by  
phone yesterday I enclose comments,  
questions and possible objections to the  
proposed developments at St. Edwards School  
in Chertem Kings in the hope that they will  
be considered and responded to.

Thank you in the hope of your help.

Yours faithfully,  
[REDACTED]

IMPACT OF DEVELOPMENT & GROWTH OF SCHOOL  
AT ST. EDWARDS SCHOOL, CHARLTON KINGS.

1. NOISE

HOW MANY PUPILS ON SITE NOW?

HOW MANY EXTRA PUPILS WILL THERE BE?

2. WILL PUPILS COME & GO BY BUS, CAR, OR WALKING?

3. WHAT WILL THE IMPACT OF GROWTH BE ON TRAFFIC  
& PUPILS WALKING PAST GATE TO CHANCEL WAY?

4. WHAT PARENT OR PUPIL PARKING WILL BE NEEDED?  
PARTICULARLY AT BEGINNING & END OF SCHOOL DAY.  
N.B. STREET SIGN WAS KNOCKED DOWN LAST YEAR.

5. WHAT PARKING ARRANGEMENTS ARE BEING MADE TO  
AVOID PARKING IN CHANCEL WAY & CIRCUMCASTOR ROAD?  
— FOR BOTH PUPILS & PARENTS.

6. WILL TREES BE AFFECTED BEHIND WALL ON SOUTH  
OF SITE WHICH PROTECT RANDOLPH CLOSE?



## TRAFFIC

1. BECAUSE OF PARKING IN CHANCEL WAY SINGLE LINE TRAFFIC IS NORMAL. WHAT MAY BE THE EFFECT OF INCREASED PUPIL & PARENT PARKING?
2. WHAT WILL BE THE AFFECT OF EXTRA DELIVERIES OF GOODS, & REMOVAL OF BINS COMBINED WITH EXTRA PARENT DELIVERIES & PICK UP OF PUPILS?
3. WHAT CONSIDERATION OF PUPIL, PARENT AND RESIDENTIAL DANGERS ON NARROW ENTRANCE & EXIT TO SCHOOL SITE FROM CHANCEL WAY & WITH SINGLE LINE TRAFFIC AT ALL HOURS INCLUDING CHANCEL WAY ITSELF.

## VISUAL IMPACT.

1. VIEW SOUTH OVER WALL FROM RANDOLPH CHOSE WILL BE SIGNIFICANTLY DAMAGED BY A MULTI STOREY CLASS ROOM BUILDING.
2. PUPILS WILL BE ABLE TO SEE DIRECTLY INTO OUR WINDOWS AT UPPER LEVEL.
3. NATURAL NOISE OF PUPILS & STAFF WILL BE GREATLY INCREASED FOR RESIDENTS IN RANDOLPH CH.
4. WE WILL SUFFER VISUAL IMPACT OF PUPILS & STAFF BEING ABLE TO OVERLOOK OUR GARDEN AND WINDOWS.

3

1. Privacy. NEW SCHOOL WINDOWS WOULD DIRECTLY FACE OUR BEDROOM WINDOWS.

2 OUR VIEWS TO THE SOUTHERN HILLS AND THE SUN WOULD BE PARTLY IMPAIRED.

3. Normal Noise of Pools & Staff Operating AS USUAL WOULD BE BADLY AFFECTED.

AVAILABILITY.

1. THE SCHOOL WOULD REMAIN WITH NATURAL AFFECT THE AMOUNT & NUMBER OF SCHOOL ACTIVITIES ENJOYED IN EVENINGS, AFTER SCHOOL ACTIVITIES SUCH AS GOLFING, MUSIC REHEARSALS, & OTHER EVENING ACTIVITIES ARE INVOLVED EXTRA & AFTER HOURS AND ADOPT

Dear Planning Department Team

Planning Proposal Re 24/01599/FUL

We are writing to oppose the proposed plans for the development of St Edward's school

**Privacy**

This is a major factor and relates to the proposal of the two-storey classroom block which would face the rear aspect of our houses. It would result in an **unimpeded** view particularly into the bedroom areas. The fact that the proposed two storey block is also on higher ground means greater **overlooking** of the adjacent properties. This will also lead to less privacy in our gardens and downstairs living areas.

We should not have to be closing our curtains/blinds. To disregard our privacy will have a negative impact causing much stress and be detrimental to our mental well-being.

The erection of a second storey to the proposed classroom block will also have a substantial impact due to **light pollution**. Even now there are often several lights left on overnight. This is not only security lighting but on occasions internal lights. The light impact will inevitably increase with the addition of a second storey. This would also be very detrimental to our health.

**Noise**

We understand the need to develop and modernise. The school also provides amenities for the community, and we accept the need to develop the gym facilities. However, this is a residential area, and we are already having to tolerate a lot of **noise** coming from the school not only in the day, but also in the evenings and at weekends. The two-storey development will result in a much higher concentration of students in this part of the school. This will mean a much greater volume of noise coming over the boundary wall to our properties.

**Overbearing impact**

The current single storey building is already clearly visible from our bedroom areas. The proposed much larger building with many glass windows, on higher ground and so close to the adjacent houses will undoubtedly create a very **over-bearing impact** on our homes.

Comparing the proposed classroom block elevations with the existing ones, it obviously reveals just how much larger the new classrooms would be. In particular it appears that the height of the building including the new roof would be over 10 metres high.

These factors would exacerbate the sense of being overlooked and dominated, this again having a very negative effect on our mental well-being.

### Traffic / Parking

Since so many extra classrooms are being proposed, this leads onto to our very big concern relating to the traffic from the school onto Chancel Way. It is frankly amazing that there have been no accidents. There have certainly been near misses. Within the past fortnight a car was **coming at speed and nearly failing to stop** as we were coming past the exit. Other people have mentioned similar incidents over the years.

### Grade 2 Star Listed Building Status

We did some research and discovered that the Charlton Park St Edward's School Main building has the above **listed building status**. This was issued on the 22<sup>nd</sup> of April 1950 with the latest amendment on the 26<sup>th</sup> of November 1998.

Clearly the proposed plans will require to be **submitted** to Historic England for approval.

We note that the main building goes back to the eighteenth century. The Curtilage aspect of the surrounding buildings is a **very important part** of the Historic England's listing process. One would assume it would be especially relevant for a **Grade 2 Star** listed estate such as St Edward's.

### Summary

We consider this planning application represents a major re-development at St Edward's. This will result in a much higher concentration of students in this area of the school. It is certain to increase traffic flow and nearby parking. There will be an increase in light pollution with the associated increase in the noise level. The privacy of nearby residents will inevitably be compromised.

We respectfully request that this application should be rejected.



3 Randolph Close  
Cheltenham  
GL53 7RT

Dear Claire.

Thank you for taking the time to speak with me recently regarding our concerns with the proposed development **(24/01599/FUL)** at St. Edward's School, Cheltenham. As we discussed, this development raises major concerns for us personally and also for the pupils, staff, and visitors to the site.

We are concerned about safety. With the school being recently acquired by Alpha Schools, based in High Wycombe, Buckinghamshire, and the architects located in Chelmsford, Essex, it appears that neither party fully understands the gravity of this design or the impact it will have on the proposed area and the surrounding neighbourhood.

Given our familiarity with the school grounds, this project will be an overdevelopment, especially in an area that currently serves as a busy passageway for school deliveries in large commercial vehicles and waste lorries and thoroughfare to the school's main car park. The plans outline several new classrooms for up to 200 students and staff. With lessons changing every 30-40 minutes, students would exit this new building directly into a thoroughfare that is frequently used by vehicles and deliveries. Among these vehicles are those of student drivers, many of whom are only 17, newly licensed, and regularly pass through or park in this area.

With the addition of these classrooms and also the plan to extend the leisure facilities in this direct area, it would most certainly bring a significant amount of people to a busy traffic area and during pick up drop off it could lead to accidents and also traffic chaos.

Our homes on Randolph Close are separated from the school grounds by historic boundary walls, just a few feet from the proposed development site. The scale of this construction would overlook and dominate our property and those of our neighbours, significantly impacting our privacy. The proposal places this development on the highest point of St. Edward's grounds, replacing older, unobtrusive single-story temporary buildings currently spread across the area. This is not simply a replacement of 2 low-occupancy, single-story (temporary) classrooms. Instead, it suggests a substantial two-story construction with Zinc Grey pitched roof becoming one building over the top of what was the two old single story temporary buildings dwarfing the two existing structures, designed to accommodate over 200 people. This scale will unavoidably impact the amenity of the neighbourhood to an environmentally unacceptable level and does not respect either the local development or the setting of St. Edward's Grade II\* listed main house.

Previous additions to the St' Edward's School site over the decades have been sympathetically placed in lower areas as shown below, also below are some images of the current single-story buildings they propose to demolish and their current height in relation to the homes on Randolph Close.

**Main School buildings showing how low most of school is.**



**Most Recent Building (The Canopy) sympathetically lower due to the land lie.**



**Looking back towards Randolph Close homes as is today with single story classrooms.**



**Current gap between the temporary classrooms set for demolition.**



**As it is, our views from bedrooms at rear of our homes looking at roofs of single-story temporary classrooms.**





Please see some of the recent pictures showing the area and some of the parking congestion in the proposed area as it currently stands.



Thank you once again for your time and consideration, and we hope our concerns will be carefully reviewed as part of this process. Please note we would welcome a visit and for you to come to our home and view all the above in person.

With Kind regards

Dear Planning Department Team

**Planning Proposal Re 24/01599/FUL**

In addition to our previously submitted objection, we wish to reemphasise the following points:

We strongly request that the proposed development of the classroom extension be reviewed. The building of a two-storey block plus high roof will create a truly overbearing impact upon the near bye houses. From the plans it appears this block will be more than ten metres high. This would be like putting an office block directly behind our homes.

We are extremely disappointed that such a radical change has not been previously discussed between the school and the residents most affected.

Regarding the Grade 2 star Charlton Park status, we wish to know as to whether the mandatory heritage assessment has been made.

[REDACTED]

3 Randolph Close

1 Randolph Close  
Chelton Kings  
Cheltenham GL53 7RT

Miss Claire Donnelly  
Building Planning Dept.  
Cheltenham Borough Council  
P.O. Box 12  
Municipal Offices  
Promenade, Cheltenham GL50 1PP

2nd November 2024

Dear Miss Donnelly,

Proposed Civil Work at St. Edwards School

REF. NO 24/01599/FUL

Please find this my second letter identifying my concerns of the above application. The first one which was posted 1st Class Mail on the 28th October 2024 I am advised has not been received by your department apparently "lost in the post".

With reference to the planning application my principle concern is the safety issues with the schools traffic. This particularly applies to the entrance to the school in Chancel Way where the school authorities have clearly demonstrated their inability to control both the commercial and private traffic using this entrance.

Signs at the entrance indicate that it should only be used by commercial vehicles but private vehicles totally ignore the "No Entry" sign. When leaving the site both commercial and private vehicles regularly ignore the "Stop" sign before entering Chancel Way resulting in many near misses, but which presents every possibility of a serious accident.

Before planning permission is granted the school should be required to demonstrate they have the ability to safely control traffic at this entrance. Serious consideration needs to be given to making a condition of agreeing permission that the school implements a one way traffic system for both commercial and private vehicles on the grounds of safety.

Yours sincerely



With reference to the recent comment in support of the proposed development, please see the below images from our homes taken early morning before 7am. To note that the proposed build takes the below illuminated buildings to two stories with significantly more windows, light pollution is one of many issues that we will have with the proposed development.







PLANNING OFFICER,  
CHERTONHAM BOR. CO.  
P.O. Box 12

PROMENADE.  
CHERTONHAM.  
Gh 50 1 PP.

Page 56

CHERTONHAM  
Gh 53.


Gh 53 7 RT

3-3-25.



Dear Head of Planning,

- Thank you for your letter dated 27. Feb 25 with a reference no. 24/01599/Fur. As you suggest I add the four following points for consideration.
1. My wife will be 92 in July and is a wheel chair. I will be 91 in August.
  2. We sit out in our back garden facing south.
  3. Even with our garden wall we will be over looked by the double height school windows - as will our bed rooms.
  4. Noise may well be a nuisance - perhaps in both day and evening.

Thank you in hope of your consideration  
Yours Sincerely,  




**Reference 24/01599/FUL Rebuild of classroom block and gym building**

**Date 6<sup>th</sup> May 2025**

Dear Miss Claire Donnelly

Thank you for your letter of the 1<sup>st</sup> May.

We remain extremely distressed re this proposal.

The key factor remains the overall height. A reduction of 1.8 metres will have minimal impact on the overbearing aspect of the proposed build.

May we respectfully request that consideration be given to reducing in part the classroom block to single storey. This means the section of the build bordering our houses.

We have already commented on the noise level, light pollution and the effect on our mental health. These issues remain.

The revised proposals would still result in an incongruous 'Office Block' building adjacent to our properties.

The principal issue is the overbearing height which in the revised plans remains inadequately addressed. Please would you consider a one storey build at least in part? Alternatively, are there no other areas within the grounds which could be used to accommodate extra classrooms?

We therefore respectfully request that the amended plans be revised.

Yours sincerely,



3 Randolph Close  
Cheltenham  
GL53 7RT

Cheltenham

Gn53 7RT.

10.5.25.

Ref. No. 24/01599/FUL

Dear Miss Donnelly thank you for your letter dated 1<sup>st</sup> May 2025.

We appreciate the changes that have been made to the plans but feel they are not. The building will still block out light & of a small reduction in height.

The frosted glass to the north and the class facing south is a help.

However the NOISE from the pupils may be disturbing by day and possibly in the evening.

The owner should build a new classroom & gym elsewhere on the site where it is not inconvenient neighbours.

Sincerely,



### Officer Report

<b>APPLICATION NO:</b> 25/00315/FUL	<b>OFFICER:</b> Mr Ben Warren
<b>DATE REGISTERED:</b> 13th March 2025	<b>DATE OF EXPIRY:</b> Eot 27 <sup>th</sup> May 2025
<b>DATE VALIDATED:</b> 13th March 2025	<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Oakley Ward	<b>PARISH:</b> Prestbury
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	Adapt Architects Ltd
<b>LOCATION:</b>	5 Cheviot Road Prestbury Cheltenham
<b>PROPOSAL:</b>	External wall insulation to properties with rendered finish, at 5 and 6 Cheviot Road, 2,13,14,15,16,23,25,27,31,32,42,50,51,55,56, Pennine Road.

**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 seeks consent for the addition of external insulation to number 5 and 6 Cheviot Road and numbers 2,13,14,15,16,23,25,27,31,32,42,50,51,55,56, Pennine Road.
- 1.2 The application is at planning committee as Cheltenham Borough Council is the applicant and the landowner.
- 1.3 Members will likely recall applications for these same works to other properties in the town that have been at planning committee recently. This application is a continuation of the councils upgrading works to the housing stock across the town.
- 1.4 An extension of time has been agreed with the applicant's agent in order to allow for the application to be considered at planning committee.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Principal Urban Area

### **Relevant Planning History:**

None

## 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

**Parish Council** – 5<sup>th</sup> May 2025

No Concerns

**Building Control** – 24<sup>th</sup> April 2025

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 application was advertised by way of 4 site notices. No letters of representation have been received in response to this neighbour notification process.

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

- 6.2 The main considerations in relation to this application are the design, the impact of the proposal on neighbouring amenity, and sustainability.

### 6.3 Design and sustainability

- 6.4 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.’
- 6.5 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 homes through the inclusion of various technologies and features.
- 6.6 The application proposes the addition of external insulation to a number of residential properties owned by the Council in Cheviot Road and Pennine Road. The properties that are the subject of this application are two storey semi-detached dwellings with pitched roofs and are finished in render and metal cladding. The proposed insulation has a depth of approximately 150mm and will therefore nominally increase the footprint of these properties.
- 6.7 The supporting statement explains that an external insulation system has been selected instead of an internal insulation system in order to minimise disruption to residents. It is also noted that this option will reduce the risk of potential damp and mould problems in the future. In addition, the statement highlights that these works will help Cheltenham Borough Council meet its target to be net carbon zero by 2030 and that the project is being supported by the Governments Social Housing Decarbonisation Fund.
- 6.8 In terms of design and finish, the works would result in the main elevations of the properties being finished in render. It is important to note that in some instances the proposed insulation is only proposed on one half of a pair of semi-detached properties.
- 6.9 Properties of a similar form and design in the local area have already been refurbished and modernised and are now fully rendered, as such, the proposed change in design as a result of the addition of insulation and rendered finish will be in keeping with the design and character of properties in the area.
- 6.10 In terms of sustainability, officers welcome the introduction of external insulation which will improve the thermal performance of the properties and therefore complies with the aims and objectives of Cheltenham’s Climate Change SPD.

#### **6.11 Impact on neighbouring amenity**

- 6.12 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.
- 6.13 The proposed external insulation has a depth of approximately 150mm and therefore will only marginally increase the projection of the external walls of the properties. This alteration will have very limited impact on neighbouring amenity and will not result in any harmful loss of light or loss of outlook. Due to the nature of the works, no concerns are raised regarding privacy.
- 6.14 No letters of objection or concerns regarding the proposed development have been received in response to the neighbour consultation process.

#### **Other considerations**

#### **6.15 Public Sector Equalities Duty (PSED)**

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.

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, the proposed works are considered to be acceptable in terms of design and impact on neighbouring amenity and accords with Cheltenham’s Climate Change SPD in terms of sustainability. 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.

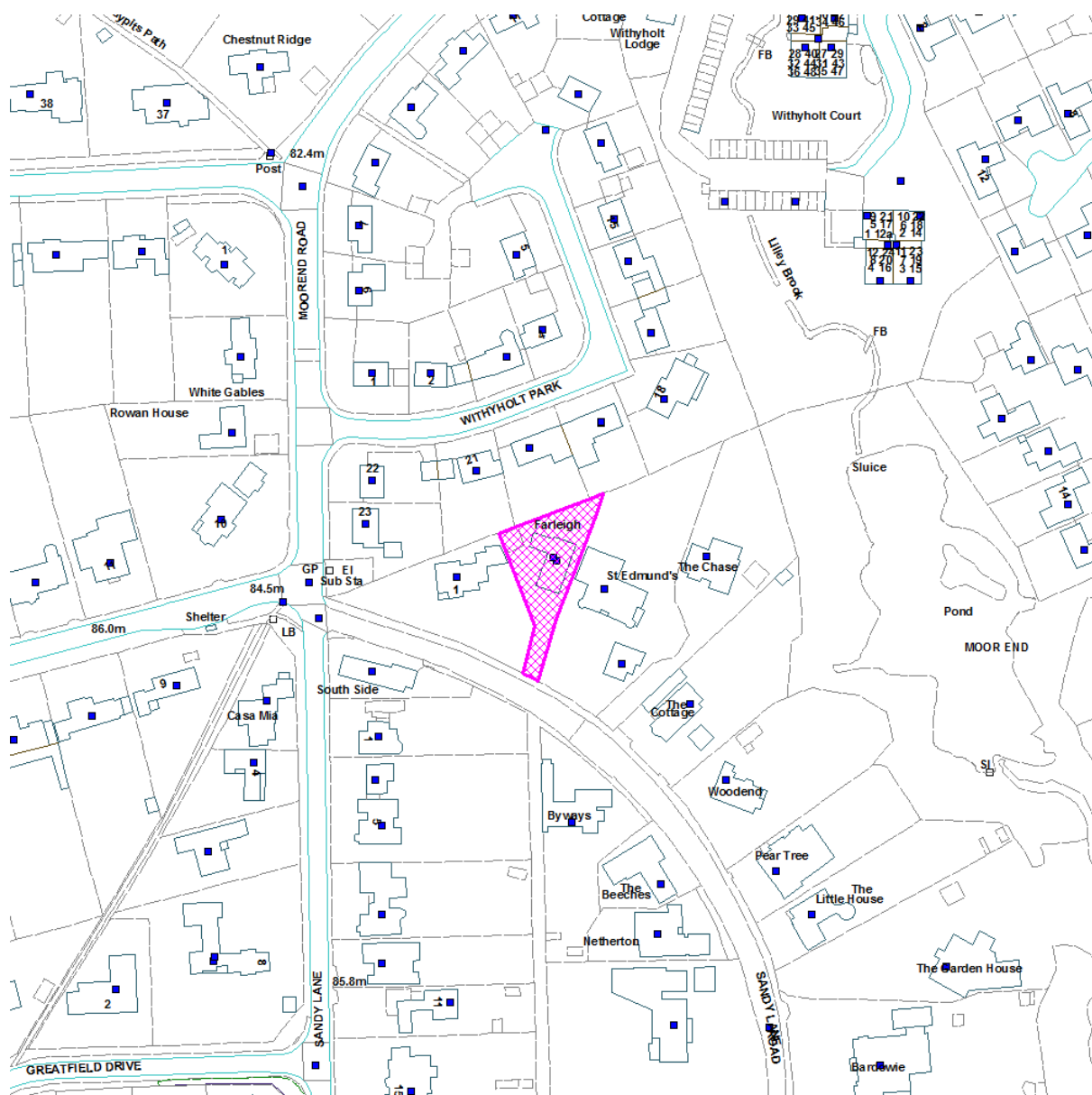
Reason: For the avoidance of doubt and in the interests of proper planning.

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<b>APPLICATION NO:</b> 25/00457/FUL	<b>OFFICER:</b> Mrs Victoria Harris
<b>DATE REGISTERED:</b> 20th March 2025	<b>DATE OF EXPIRY:</b> 15th May 2025 <b>Extension of time:</b> 23rd May 2025
<b>DATE VALIDATED:</b> 20th March 2025	<b>DATE OF SITE VISIT:</b> 6th May 2025
<b>WARD:</b> Charlton Park	<b>PARISH:</b> Charlton Kings
<b>APPLICANT:</b>	Mr And Mrs O'Neill
<b>AGENT:</b>	Edge Architectural and Building Consultants Ltd
<b>LOCATION:</b>	Farleigh Sandy Lane Road Cheltenham
<b>PROPOSAL:</b>	Raising of existing roof to facilitate first floor extension, alterations to existing elevations.

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to Farleigh, Sandy Lane Road within Charlton Kings parish and comprises a detached residential bungalow located within a residential private road. The application property is set back into the site with limited views of the property from the road and therefore is not prominent within the street scene.
- 1.2 The site is located outside the Central Conservation Area.
- 1.3 The applicant is seeking planning permission to raise the roof to create a first-floor level within the new roof. Associated external alterations are also proposed which include new windows and doors, metal clad canopy, render and composite cladding.
- 1.4 Councillor Harvey has requested this application is determined by Committee, for the reasons he has explained in his Ward Councillor comments.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Airport Safeguarding over 45m  
Principal Urban Area  
Smoke Control Order

### **Relevant Planning History:**

**87/01163/PO 17th December 1987 PER**

Land Adj. St Edmunds Cheltenham Gloucestershire - Outline Application For Detached House And Garage

**88/00143/PF 25th February 1988 REF**

Land Adjoining St Edmunds Sandy Lane Cheltenham Gloucestershire - Erection Of 1 Dwelling

**88/00550/PF 26th May 1988 REF**

Land Adjoining St. Edmunds Cheltenham Gloucestershire - Construction Of A Bungalow

**83/01137/PF 27th October 1983 PER**

Erection of dwelling and garage

## 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 Cheltenham Plan Policies**

D1 Design  
SL1 Safe and Sustainable Living

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

SD4 Design Requirements  
SD14 Health and Environmental Quality

**Supplementary Planning Guidance/Documents**

Residential Alterations and Extensions (2008)

Climate Change (2022)

**4. CONSULTATIONS**

See appendix at end of report

**5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>10</b>
Total comments received	<b>3</b>
Number of objections	<b>3</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

**5.1** The application has been publicised by way of letters sent to 10 neighbouring addresses. Following the public consultation period 3 responses have been received from the neighbouring properties at no. 19, no. 20 and 21 Withyholt Park objecting to the proposal.

**5.2** The main objections raised have been summarised below:

- Impact on privacy and visual impact,
- previous two-storey dwelling was refused on the site,
- overdevelopment,
- overshadow and loss of light.

**6. OFFICER COMMENTS**

**6.1 Determining Issues**

**6.2** The application proposes extensions and alterations to the existing dwelling to create a new first-floor level within a new roof; the key considerations for this application are design, impact on neighbouring amenity and sustainable development.

**6.3 Design**

**6.4** Section 12 of the NPPF emphasises the importance of achieving well designed places that are visually attractive and sympathetic to local character and setting. In addition, policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that positively responds to and respects the site and its surroundings.

**6.5** The Council's Supplementary Planning Document: Residential Alterations and Extensions sets out five main design principles. It emphasises that an extension should not dominate or detract from the original building to achieve a level of subservience.

**6.6** The proposed development includes the creation of a first-floor above the existing ground floor, the height of the existing roof will be increased. The roof extension will be increased in two parts; the central gable end ridge height will be increased by 3.2m and the eaves height increased by 800mm, the side wing ridge height will be increased by 1.1m with no increase in eaves height. The ground floor will maintain the reconstructed stone finish and the first floor will have an off-white painted render finish with composite cladding detailing

to the front and grey anthracite colour framed aluminium windows would replace the existing windows.

**6.7** The design approach and materials palette would add a contemporary feel to the remodelling and extension of this property. Existing residential development within the surrounding wider area is fairly mixed in terms of age, style and type, and includes both single storey dwellings and two storey dwellings, the surrounding neighbouring properties around the application site are two storey dwellings. It is therefore considered that the principle of a roof extension is acceptable as it would not significantly alter or harm the character or appearance of the wider street scene.

**6.8** With regards to the proposed materials; whilst they are modern in design, that in itself is not reason to withhold planning permission. The application property is set back into the site with limited views of the property from the road and therefore is not prominent within the street scene. Also, the proposed palette of materials has been used in other dwellings along Sandy Lane Road.

**6.9** It is therefore considered that the proposed extensions and alterations are considered to be acceptable and would result in a dwelling that is of an appropriate scale and form for its location. The proposal would comply with the relevant planning policies and guidance in terms of design.

### **6.10 Impact on neighbouring property**

**6.11** Policy SD14 of the JCS and policy SL1 of the Cheltenham Plan require development not to cause unacceptable harm to the amenity of adjoining land users; this echoes section 12 of the NPPF which requires development to be of a high standard of amenity for existing and future users.

**6.12** It is acknowledged that the proposals will impact on a small number of residential properties; however, officers are satisfied that any such impact will not be so detrimental as to warrant a refusal on amenity grounds. The properties that will be most affected are nos. 19, 20 and 21 Withyholt Park and St Edmunds, Sandy Lane Road.

**6.13** In terms of daylight and/or sunlight, and outlook, the proposed development will impact on one window serving a utility room at St Edmunds, Sandy Lane Road. This window is for a non-habitable room and the room also has a door with a window to the rear that will be unaffected. Apart from this window the extension passes the 45° light test set out within the 'Residential alterations and extensions' SPD. It is also noteworthy that the development will not be any closer to the site boundary than existing, the gap between properties will be maintained and the rear elevation is over 24 metres to the rear elevations of the neighbouring properties at Withyholt Park.

**6.14** With regard to overlooking and loss of privacy, no windows are proposed to the rear elevation and a suitably worded condition has been used to ensure any new windows require planning permission. Rooflights are proposed in the north side elevation but will be well in excess of the 10.5 metre minimum distance normally sought to the boundary. 3 rooflights are proposed in the side east elevation that fail the 10.5 metre minimum distance normally sought to a boundary. The large first floor bedroom window could result in overlooking given the position of the neighbouring property and therefore we would suggest this is obscurely glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room that the window serves, this can be secured by way of a suitably worded condition. The other 2 windows will not cause harm given their position within the roof and their relationship to the neighbouring property's side elevation.

**6.15** As such, it is considered that as a result of the development, the amenity of adjoining land users would be suitably protected to accord with the relevant policies and guidance.

### **6.16 Sustainability**

**6.17** Section 14 The NPPF prescribes that the planning system should support the transition to a low carbon future in a changing climate. This is a key theme and objective of the Cheltenham Local Plan. This aim is recognised in Policy SD3 of the JCS, which sets out an expectation that all development should be adaptable to climate change.

**6.18** 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.

**6.19** In this instance a sustainability statement has not been submitted which details key measures, however, that in itself is not reason to withhold planning permission.

### **6.20 Environmental Impact**

**6.21** Whilst records show that important species or habitats have been sighted on or near the application site in the past, it is not considered that the proposed development will have any impact on these species.

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

**6.23** 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.

**6.24** 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.

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

### **6.26 Other considerations**

**6.27** Objectors raised concerns with the loss of a bungalow and an overdevelopment of the site as a result of the development. When determining an application of this type, officers must consider the acceptability of the scheme in terms of design, and impact on amenity and the wider area. As such, the type of dwelling proposed or lost, is not a consideration as there is no policy relating to extensions of existing dwellings. Officers are also mindful of paragraph 125(e) of the NPPF which sets out that planning decision should ‘*support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring*

*properties and the overall street scene, is well- designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.'*

- 6.28** Objectors have referred to a previous refused permission. In 1988 a dwelling was refused on the site. Given the decision was made in 1988, details of the application are unclear, however each application should be assessed on their own merits in line with current policy and guidance.

## 7. CONCLUSION AND RECOMMENDATION

- 7.1** For the reasons set out above, the proposed development resulting in the extensions of the existing bungalow to accommodate a first-floor is considered to be acceptable and would be in accordance with the relevant policies and guidance. The objectors' concerns have been noted and considered throughout the application process, however it is considered that the proposed development is appropriate when assessed against relevant planning policies.
- 7.2** As such, the recommendation is to permit this 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), the large first floor bedroom window within the side east elevation; shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the room that the window serves.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 5 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 shall be formed in the first floor rear elevation; without express planning permission.

Reason: Any further openings require detailed consideration to safeguard the privacy of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy 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.



## **Consultations Appendix**

### **Gloucestershire Centre For Environmental Records**

*1st April 2025* - Report in documents tab.

### **Ward Councillors**

*7th April 2025* - I summarise my reasons.

Please note the planning history which certainly appears to be relevant in refusing this application, whilst each application must be judged on its merits I think previous history an agreement is pertinent as previous, similar application, was refused by the LPA

I think this is over development contrary to the adopted Local Plan as has been stated.

" The conversion of the exiting bungalow to a two-storey building would be totally inappropriate for the area". I agree,

" The plot on which the existing bungalow sits is quite small and the conversion of the bungalow into a two-storey building would be over-development of the plot". Not only do I agree but there is a high demand for bungalows, we should preserve them wherever possible..

" Visual Impact and Loss of Privacy The existing bungalow is approximately just 2.5 meters (8 feet) from the boundary of a our property. A two-storey building would overlook our property and lead to a loss of privacy ((loss of Amenity - Cllr Harvey so again, I agree))

The loss of amenity to a neighbour is the key issue for me here, although the windows in the new upper floor are in a sloping roof it would still be possible to look out of these windows into the neighbours home.

"A two-storey building would overshadow our property and lead to a loss of natural light". I agree, an unacceptable loss of Amenity resulting from a possibly over developed site.

### **Building Control**

*26th March 2025* - This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

### **Parish Council**

*4th April 2025* - No objection.

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<b>APPLICATION NO: 25/00457/FUL</b>		<b>OFFICER: Mrs Victoria Harris</b>
<b>DATE REGISTERED:</b> 20th March 2025		<b>DATE OF EXPIRY :</b> 15th May 2025
<b>WARD:</b> Charlton Park		<b>PARISH:</b> CHARLK
<b>APPLICANT:</b>	Mr And Mrs O'Neill	
<b>LOCATION:</b>	Farleigh Sandy Lane Road Cheltenham	
<b>PROPOSAL:</b>	Raising of existing roof to facilitate first floor extension, alterations to existing elevations.	

## 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>

19 Withyholt Park  
Cheltenham  
Gloucestershire  
GL53 9BP

**Comments:** 9th April 2025

We object to this Planning Application.

Conversion of the property to a two storey building would impact on our privacy as the property is very close to our boundary. The upper floor would be able to look onto our property.

We understand that previous applications were made to build a two storey building and these were not permitted, we cannot see what has changed since that time.

20 Withyholt Park  
Cheltenham  
Gloucestershire  
GL53 9BP

**Comments:** 14th May 2025

1. In comments on her recommendation the Planning Officer has addressed the question of privacy (and proposed materials) but this is only one of many objections. The following additional objections do not appear to have been addressed:

- a. Rejections of previous applications.
- b. Inappropriate conversion to two-storey

c. Overdevelopment of the plot.

d. Loss of natural light.

e. Blocking sunlight

f. Impact on our quality of life

g. Loss of a bungalow. These types of properties are very much in demand.

2. The Planning Officer has said that she has been on site but she has not been to our house or back garden. It is only from our house and garden that one can fully appreciate the negative impact the proposed extension will have. We have therefore requested that the Planning Committee view the application from our property.

3. The Planning Officer has said that the extended dwelling is not two storey. This is misleading as the proposed extension does add a second storey to the bungalow. (A storey is defined as a level or floor of a building, irrespective of whether or not it is in the roof.)

**Comments:** 6th April 2025

We object to this Planning Application for the following reasons:

1) Previous Applications

a) The existing bungalow was built in the grounds of the adjacent house named St Edmunds in Sandy Lane Road.

b) The first application for this development was for a two-storey house. Objections to this were made by neighbours and this application was rejected.

c) The developer then submitted a second application which was for a two-storey "chalet bungalow". Objections were also made to this by neighbours and this application was also rejected.

d) The neighbours then agreed with the developer not to object to a bungalow which was subsequently built.

e) A more recent planning application was submitted by the owners of St Edmunds for a two-storey house in their back garden and this was also rejected.

f) So previous applications for two-storey developments on this plot and the adjacent garden have all been rejected.

g) There has been no change of circumstances to now allow approval of a two-storey building on this plot.

2) Over Development

a) The conversion of the existing bungalow to a two-storey building would be totally inappropriate for the area,

b) The plot on which the existing bungalow sits is quite small and the conversion of the bungalow into a two-storey building would be over-development of the plot.

3) Visual Impact and Loss of Privacy

a) The existing bungalow is approximately just 2.5 meters (8 feet) from the boundary of our property.

- b) A two-storey building would overlook our property and lead to a loss of privacy. Although the windows in the new upper floor are in a sloping roof it would still be possible to look out of these windows into our property.
- c) A two-storey building would overshadow our property and lead to a loss of natural light.
- d) A two-storey building would cast shadows over and block sunlight from our property which will impact our quality of life.

\*\*\*\*\*

21 Withyholt Park  
Cheltenham  
Gloucestershire  
GL53 9BP

**Comments:** 11th April 2025

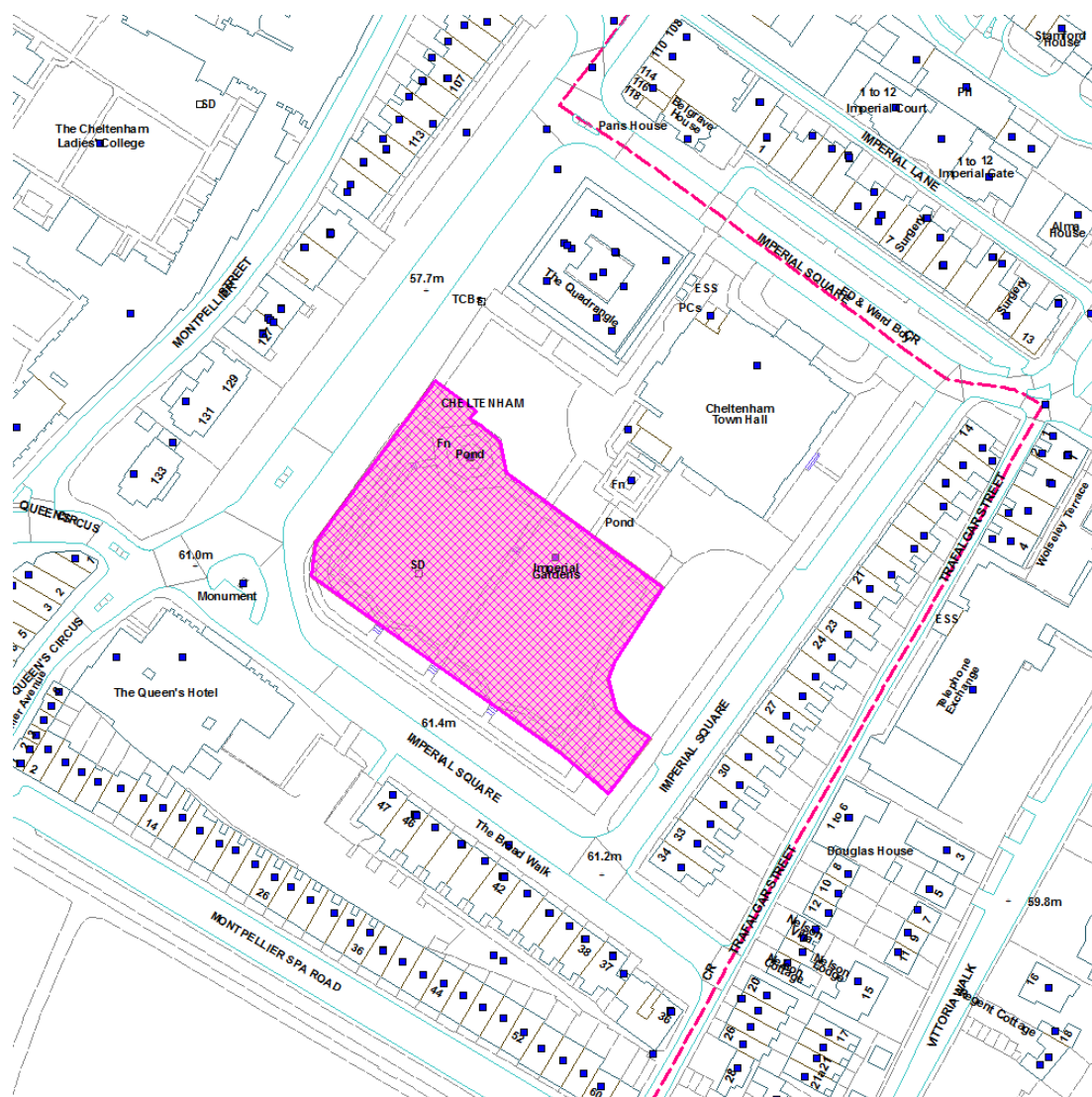
I object to this application for the following reasons:

1. It creates a loss of privacy for its neighbours in all directions.
2. It is over-development of this already crowded area.
3. Taken in conjunction with the recent planning application for a second storey to their garage by the owners of the The Summer House, Sandy Lane Road (next door to Farleigh) the Farleigh application highlights even more the worsening of over-development.

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<b>APPLICATION NO:</b> 25/00577/FUL	<b>OFFICER:</b> Mr Ben Warren
<b>DATE REGISTERED:</b> 7th April 2025	<b>DATE OF EXPIRY:</b> 7th July 2025
<b>DATE VALIDATED:</b> 7th April 2025	<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Lansdown	<b>PARISH:</b>
<b>APPLICANT:</b>	Miss Hannah Ward Cheltenham Borough Council
<b>AGENT:</b>	
<b>LOCATION:</b>	Imperial Garden Promenade Cheltenham
<b>PROPOSAL:</b>	Erection of temporary structures in connection with festivals and special events including an ice rink in Imperial Gardens for a maximum of 75 days for 3 periods being 2025/2026, 2026/2027, 2027/2028 (November-January ) inclusive of rig and de-rig. This is in addition to the current planning permissions for festivals and special events on Montpellier Gardens and Imperial Gardens. (Re-submission of planning permission 22/01200/FUL).

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to the southwestern section of Imperial Gardens, which is a Grade II listed Park and Garden located within Cheltenham's Central Conservation Area and within the Montpellier Character Area. The site is also a registered public green space. A number of listed buildings are located within close proximity of the site, this includes Grade II and Grade II\* listed buildings. The surrounding uses include a range of commercial uses and residential properties.
- 1.2 Planning permission was granted in 2022 under planning ref: 22/01200/FUL for the erection of temporary structures in connection with festivals and special events, and included the use of an ice rink in Imperial Gardens. The permitted ice rink was granted for a maximum period of 75 days (November to January), for 3 separate periods, 2022/2023, 2023/2024 and 2024/2025.
- 1.3 Members may recall a more recent application, planning reference 24/00605/CONDIT, which was approved in July last year. This application permitted the use of a generator, running exclusively on certified sustainably sourced Hydrotreated Vegetable Oil (HVO), as part of a hybrid power set-up alongside the existing electrical infrastructure and a high-capacity mobile battery unit for the 2024/2025 period.
- 1.4 With the original temporary permission (22/01200/FUL) now lapsed, the applicant, Cheltenham Borough Council (CBC), is now seeking planning permission for a further 3 year period for the temporary structures to include the ice rink to cover the 2025/2026, 2026/2027 and the 2027/2028 periods. The proposed power supply in this new application is the same as that approved under application reference 24/00605/CONDIT, and used for 2024/2025 ice rink.
- 1.5 The application is at planning committee as CBC are the applicant.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Airport Safeguarding over 45m  
Conservation Area  
Central Conservation Area  
Core Commercial Area  
Principal Urban Area  
Public Green Space (GE36)  
Smoke Control Order

### **Relevant Planning History:**

**19/01370/FUL 26th November 2019 PER**

Erection of temporary structures including ice rink in Imperial Gardens in connection with festivals and special events for a maximum of 75 days, inclusive of rig and de-rig for 2 periods being 2020/21 (November 2020 - January 2021) and 2021/22 (November 2021- January 2022). In addition to the current planning permission for festivals and special events on Montpellier Gardens and Imperial Gardens

**20/00369/FUL 1st June 2020 PER**

Erection of temporary structures in connection with festivals and special events including ice rink in Imperial Gardens for a maximum of 75 days for one period being 2020/2021 (November 2020 - January 2021) inclusive of rig and de-rig and Christmas Markets on the Promenade for a maximum of 41 days, inclusive of rig and de-rig for a period of 2 periods being 2020 (November - December 2020) and 2021 (November - December 2021) in addition to the current planning permissions for festivals and special events on Montpellier Gardens and Imperial Gardens



**21/01856/FUL 20th October 2021 PER**

Erection of temporary structures in connection with festivals and special events including an ice rink in Imperial Gardens for a maximum of 75 days for 3 periods being 2025/2026, 2026/2027, 2027/2028 (November-January ) inclusive of rig and de-rig. This is in addition to the current planning permissions for festivals and special events on Montpellier Gardens and Imperial Gardens (12/01843/FUL).

**21/02476/DISCON 11th November 2021 DISCHA**

Discharge of condition 3 (noise impact assessment) of planning permission 21/01856/FUL

**22/01117/FUL 19th August 2022 PER**

Erection of temporary structures on pedestrian pavement along Promenade and Imperial Gardens, and long gardens in relation to Christmas markets for a maximum of 41 days for two periods 2022 (November - December 2022) and 2023 (November - December 2023) including set-up and take-down

**22/01200/FUL 28th September 2022 PER**

Erection of temporary structures in connection with festivals and special events including an ice rink in Imperial Gardens for a maximum of 75 days for 3 periods being 2022/2023, 2023/2024 and 2024/2025 (November and January ) inclusive of rig and de-rig, this is in addition to the current planning permissions for festivals and special events on Montpellier Gardens and Imperial Gardens

**23/01324/CONDIT 25th September 2023 PER**

Variation of condition 5 of planning permission 22/01200/FUL, to allow the use of biofuel generators and batteries for the periods 2023/2024 and 2024/2025

**23/01815/DISCON 13th November 2023 DISCHA**

Discharge of condition 5 (power source) of granted permission 23/01324/CONDIT and condition 3 (external generators) of granted permission 22/01200/FUL

**23/01890/DISCON 7th November 2023 DISCHA**

Discharge of condition 4 (Tree Protection Plan) of granted permission 22/01200/FUL

**24/00605/CONDIT 31st May 2024 PER**

Variation of condition 5. (generators) of granted permission 22/01200/FUL. To enable the use of a generator, running exclusively on certified sustainably sourced HVO, in 2024-25, as part of a hybrid power set-up alongside the existing electrical infrastructure and a high-capacity mobile battery unit.

**24/01622/DISCON 25th October 2024 DISCHA**

Discharge of condition 3 (power unit/equipment details) of granted permission 24/00605/CONDIT.

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

**National Planning Policy Framework**

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 6 Building a strong, competitive economy

Section 7 Ensuring the vitality of town centres

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 12 Achieving well-designed places

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

Section 16 Conserving and enhancing the historic environment

**Adopted Cheltenham Plan Policies**

D1 Design

HE1 Buildings of Local Importance and Non-Designated Heritage Assets

SL1 Safe and Sustainable Living

GI1 Local Green Space

GI2 Protection and replacement of trees

GI3 Trees and Development

**Adopted Joint Core Strategy Policies**

SD2 Retail and City / Town Centres

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD8 Historic Environment

SD9 Biodiversity and Geodiversity

SD14 Health and Environmental Quality

INF1 Transport Network

INF5 Renewable Energy/Low Carbon Energy Development

**Supplementary Planning Guidance/Documents**

Central conservation area: Montpellier Character Area and Management Plan (Feb 2007)

Climate Change (2023)

## **4. CONSULTATIONS**

See appendix at end of report

## **5. PUBLICITY AND REPRESENTATIONS**

- 5.1 Direct letters have been sent to 126 neighbouring land users, in addition two site notices have been displayed and an advert has been published in the Gloucestershire Echo.
- 5.2 In response to the neighbour notification process, two letters of objection have been received, the concerns have been summarised but are not limited to the following:
- Use of HVO fuel not a sustainable fuel and not an appropriate alternative to a mains electrical supply
  - Climate Change and environmental impact
  - Unreliable Economic Impact Claims
  - Noise pollution

## **6. OFFICER COMMENTS**

### **6.1 Determining Issues**

- 6.2 The main considerations in relation to this application are the design and impact on heritage assets, impact on neighbouring amenity, sustainability and climate change, public benefits, impact on trees, ecology and highways.

### **6.3 Design and impact on heritage assets**

- 6.4 The application site has a particularly sensitive location and the proposed development would have an impact on the setting of the Grade II listed park itself, as well as an impact on a number of other designated heritage assets, including the setting of various nearby Grade II and Grade II star listed buildings and the wider conservation area. The Council's conservation team, Historic England, The Gardens Trust, The Joint Committee of National Amenities Society and Cheltenham's Civic Society have been consulted on this application. The only responses come from the Council's Senior Conservation Officer and Historic England; these can be read in full in the appendix at the end of this report.

- 6.5 In terms of heritage related policy context, policy SD8 of the JCS states how 'Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance'. Section 16 of the NPPF also echoes the importance of conserving and enhancing heritage assets. Furthermore, NPPF paragraph 212 requires

*'great weight should be given to the assets conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

- 6.6 As the application is for a temporary permission and for temporary structures, exact details of the proposed structure/s have not been provided, however, the applicant confirms that the same supplier will be used and therefore the set up will be similar to the previous years in terms of the scale, form and design. Details and photos of the 2024/2025 set up have been provided and are being considered by officers as the basis for matters relating to design, appearance and impact on heritage assets. Additional information has been provided in response to initial comments from the Council's Conservation Officer; namely, it confirms that the gables of the structure are translucent white PVC, the roof is transparent PVC and the side panels are made from glass. Additional information also confirms that there will be no external lighting, but a freestanding illuminated sign displaying the word 'SKATE' is again proposed to be located outside the facility, facing the highway, but turned off overnight.
- 6.7 In general design terms, the scale, form and appearance of the temporary structures is typical for its function/purpose. It also reflects that of the structures erected for the previous periods and the general design and appearance for other temporary structures erected in the gardens for other festival events. As temporary structures for a reasonably short period of only 75 days in every year, officers raise no concerns with the general design and appearance.
- 6.8 With regards to impact on heritage assets, Historic England offer no bespoke comment on the application, refer the Local Planning Authority to their standing advice and suggest engagement with the LPA's Conservation Officer. Having reviewed the additional information provided, the Council's Senior Conservation Officer acknowledges that the erection of the temporary structures in Imperial Gardens will have an impact on the character and appearance of the conservation area and on the setting of nearby listed buildings. However, they do also acknowledge the temporary period for the proposal and highlight that temporary events and markets are often located in sensitive town centre locations in order to be accessible. The Conservation Officer concludes that there is harm as a result of these proposals, but this would be at the lower end of 'less than substantial' and goes on to recommend approval of the application.
- 6.9 With harm identified, as required by paragraph 215 of the NPPF, this must be weighed against the public benefits of the application.
- 6.10 **Public benefits**
- 6.11 When considering public benefits, the NPPF itself does not define what public benefits are for this purpose. Further guidance is given in the Historic Environment Chapter of the PPG. This refers to anything which delivers the economic, social or environmental objectives of sustainable development described in paragraph 8 of the NPPF. Those objectives are defined in paragraph 8 of the NPPF as follows:-
- (a) Economic - to help build a strong, responsive and competitive economy
  - (b) Social - to support, vibrant and healthy communities
  - (c) Environmental - to contribute to protecting and enhancing the natural, built and historic environment.
- 6.12 The PPG makes clear that the public benefits must flow from the development and must be of a nature or scale that would benefit the public at large but these benefits do not always have to be visible or accessible to the public or to all sections of the public to be genuine public benefits.

- 6.13 In the supporting information, the applicant identifies a number of benefits associated with the provision of an ice rink to Cheltenham's existing festival and special events offerings, these are largely categorised as:
- Economic benefits
  - Community and social value
- 6.14 In terms of economy, it is acknowledged in the submitted economic impact assessment, that the provision of the ice rink in 2024 cost a total of £371,000, with an income of £307,000, resulting in an overall direct cost to the Council of £64,000 (reduced to £24,000 due to one off funding). Whilst the ice rink facility itself was at a cost to the council, the applicant highlights that this does not take account of the wider economic benefits for businesses operating in the town, as well as the income generated from the council owned car parks. It is suggested that the income generated from the council owned car parks, during the period the ice rink was operational, was approximately £28,000. In addition, the independent economic impact assessment estimates that a total of £1.6 million was spent in Cheltenham over the festive period, with £530,000 of which, being an additional spend only occurred as a result of the ice rink taking place. It is also estimated that 37% of all visitors to the ice rink went on to undertake other activities in Cheltenham, 76% of all visits spent money eating or drinking in Cheltenham and 63% went shopping in local retailers.
- 6.15 With regards to community and social value, in 2024 the ice rink saw approximately 30,000 users and was fully accessible to all, with full access for wheelchair users and specific Relaxed Glide (SEND friendly) sessions provided. The No Child Left Behind Project also provided free tickets for over 500 local people.
- 6.16 The ice rink also provided for local job generation, with 22 local people recruited and trained as ice rink stewards and rink staff. Local businesses were also invited to develop offers and joint promotions for ice rink visitors to encourage combined visits.
- 6.17 It is clear from the submission that there are financial, economic and social benefits generated from the provision of an ice rink facility in the town. Whilst all of these public benefits are duly noted, the requirement of paragraph 215 requires these benefits to be weighed against any harm to the designated heritage assets. This is discussed in the next section of this report.
- 6.18 Impact on heritage assets versus public benefits test**
- 6.19 Clear public benefits have been identified, however concerns regarding the impact of the development on the various designated heritage assets have been raised. As already discussed, whilst being supportive of the application, the Council's Conservation Officer has identified 'less than substantial harm', further suggesting the level of harm being at the lower end of the scale; officers agree with this assessment.
- 6.20 As harm has been identified, paragraph 215 of the NPPF is relevant to the considerations of this application. Para 215 states 'Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.'
- 6.21 Whilst officers acknowledge that the structures associated with the ice rink result in harm to designated heritage assets, clear public benefits have been identified. Officers are mindful that any harm is temporary, for a reasonably short period of 75 days in each period, with no permanent harm to the Gardens itself or to the setting of other heritage assets. As such, officers are of the view that in this instance, the public benefits do outweigh the less than substantial harm to the designated heritage assets. The application is therefore considered to be acceptable in terms of heritage impacts.

**6.22 Impact on neighbouring amenity**

- 6.23 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.
- 6.24 Due to the position of the temporary structures within the site and the relationship with neighbouring land users, no concerns are raised by officers with regards to any unacceptable loss of light, loss of privacy, overbearing impact or loss of outlook.
- 6.25 The main consideration with regards to impact on neighbouring amenity is in relation to noise and disturbance, specifically with regards to the power supply, which in this instance includes a generator, in combination with battery storage.
- 6.26 The Council's Environmental Health Team have been consulted on the application; their full comments can be read in the appendix at the end of this report. No objection is raised to the principle of the proposed power supply, but further details/information, specifically with regards to noise output, is necessary and therefore a condition is suggested. This approach is consistent with the most recent approval for use of a generator with HVO fuel and battery storage. As the applicant has identified that the equipment is sourced through a procurement process, and therefore there could be some variables in the specific plant equipment for each set up, it is recommended that the details are submitted and approved prior to each set up.
- 6.27 The condition would require the submission of the equipment details, noise information and identification of any noise mitigation measures that may be necessary. With this condition in place, the proposed development is not considered to result in any unacceptable impact on neighbouring amenity.

**6.28 Highway considerations**

- 6.29 Gloucestershire Highways as the local highways authority were consulted on this application. No objection has been raised, the proposal is not considered to result in any highway safety implications and therefore is considered to be compliant with JCS policy INF1.

**6.30 Power supply, Climate Change and Sustainability**

- 6.31 As members will be aware Cheltenham adopted the Climate Change SPD in June 2022. The SPD sets out a strategy for decarbonising buildings and other development in order to help Cheltenham meet its target of becoming carbon neutral by 2030.
- 6.32 JCS policy SD3 requires new development to be designed and constructed to maximise the principles of sustainability. Development proposals are required to demonstrate how they contribute to the aims of sustainability and shall be adaptable to climate change in respect of the design, siting, orientation and function of buildings and outside space.
- 6.33 In this instance the development is for temporary structures and is proposed for a temporary period of up to 75 days each year, this therefore means there is little opportunity to include specific low carbon technologies that would usually be sought for permanent buildings/development.
- 6.34 With regards to the power supply, the supporting information explains that the long-term solution for the ice rink power supply is still a wholly electric provision via a National Grid connection, and whilst progress has been made in this regard, in an update from CBC's Director of Finance and Assets, it is noted that this is a complex matter. Following the

further investigation works, they go on to identify that options and quotations for such supply have been provided, further adding:

*'The cost of delivering a dedicated supply for Imperial Square has been estimated to be around £650,000. In addition, there would be ongoing annual supply, maintenance and management costs, which combined with the annual cost of capital, would equate to a total annual cost to the council of around £50,000 per year (excluding the cost of electricity used). We have grave reservations as to whether this represents Best Value for the council.'*

*Subsequently, it has come to light that there may be some surplus capacity in an existing substation adjacent to Imperial Square, something National Grid had previously denied. We are, therefore, looking at a new alternative, utilizing this surplus capacity with existing supplies to the Garden and Town Hall, to see whether this could provide a more affordable route to delivery and deliver value for money.*

*This work remains ongoing and over the next couple of months, we hope to be in a position where every alternative has been identified, costed and considered in order to allow a decision to be made. As such, an alternative power supply is required in order to continue to provide the Ice Rink facility.'*

- 6.35 With the above in mind, with the desire to continue providing the ice rink, the proposed power supply is again a generator fuelled only by HVO, with battery storage, this would be the same provision as that approved in the most recent application in 2024.
- 6.36 Comments in the letters of representation and comments from the Councils Environmental Health Team raise concerns with regards to the use of a generator and the use of HVO as the fuel source. The concerns relate to air quality impact and impact on the environment in terms of climate change and sustainability.
- 6.37 In comments from CBC's Climate Change Officer they say *'Based on data from the 2023 and 2024 events, the battery unit, in conjunction with a trickle feed from the mains supply, is expected to power operations for approximately 21–23 hours per day. The HVO fuelled generator will be required for an estimated 1–3 hours daily. The 2023 ice rink used 12.7% only of the fuel used by the previous rink in 2021. As a combined consequence of the reduced fuel use and lower emissions associated with HVO, the ice rink generated 1.778 tonnes of CO<sub>2</sub>e compared to approximately 139.07 tonnes generated in 2021: a reduction of 98.7%. The 2024 event achieved similar efficiencies, though direct comparisons are limited due to a shorter operating period.'*
- 6.38 The Climate Change Officer goes on to conclude that *'Until there is reliable electricity infrastructure established the use of an efficient, modern (Stage V) generator, combined with the use of battery and Hydrogenated Vegetable Oil (HVO) provides an effective transitional solution.'*
- 6.39 It is clearly acknowledged that the use of a generator is not the ideal situation, and that a mains power supply is the ultimate preferred power supply. It is also clear that investigations into a fully electric power supply are still on going. Without a fully electric mains power supply, the applicant considers the proposed generator use with HVO fuel and a battery unit is an appropriate and effective interim solution, which is supported by the Councils Climate Change Officer.
- 6.40 **Biodiversity Net Gain and Environmental Impact**
- 6.41 The Council's Ecologist has reviewed the application and confirms that the applicant has adequately demonstrated that the Biodiversity Net Gain policy exemption can be applied to this development. The application is therefore acceptable in this regard.

- 6.42 The Council's Tree Officer raises no objection to the application. The application is supported by a tree protection plan, which reflects the measures imposed on the previous permissions, this is acceptable, and a similar compliance condition is recommended.
- 6.43 Whilst records show that important species or habitats have been sighted on or near the application site in the past, it is not considered that the proposed temporary structures will have any impact on these species.
- 6.44 To ensure there is no lasting harmful impact on the gardens in terms of the condition of the land, a condition is recommended which requires the grass to be returned to its former condition (prior to set up), with 2 weeks of de-rig.
- 6.45 *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.

As already discussed above, the proposed ice rink facility is made available to all users, is wheelchair accessible and specific session are provided for certain user groups. As such, this proposal is considered to be acceptable in terms of PSED.

## 7. CONCLUSION AND RECOMMENDATION

- 7.1 With respect to impact on heritage assets, for the reasons discussed, officers consider the less than substantial harm to the heritage assets is outweighed by the public benefits, particularly given the temporary period of use which is sought. As such, the application is considered acceptable in terms of impact on heritage assets.
- 7.2 In terms of impact on neighbouring amenity, and more specifically with regards to noise and disturbance, the proposal is for the same power supply used for the 2023 – 2024 and 2024 – 2025 periods. No objection has been raised by the Council's Environmental Health Officer. Officers are satisfied that the equipment is unlikely to result in any unacceptable impact on neighbouring amenity, however additional information and a noise survey is necessary in order to determine if any mitigation measures, such as an acoustic barrier, is necessary. As such, a suitable condition has been suggested.
- 7.3 In terms of sustainability and climate change, CBC's Climate Change Officer considers the proposed power supply to be a suitable interim solution whilst alternative solutions are further pursued. The supporting information demonstrates that 2023 – 2024 and 2024 - 2025 operations resulted in a significant reduction in fuel consumption and emissions from that of 2021 – 2022 period.

- 7.4 It is also clear that the ice rink provides an important attraction to Cheltenham, available for use by a wide range of people, and contributes to the towns economy, whether this be a facility that directly attracts new visitors/users, or one that supports other facilities and attractions that the town has to offer.
- 7.5 Having considered all of the above, the proposal is considered to be acceptable and the recommendation is to permit the application, subject to the conditions set out below;

### 8. CONDITIONS / INFORMATIVES

- 1 The use of temporary structures including the ice rink in Imperial Gardens in connection with festivals and special events shall be for a maximum of 75 days, inclusive of rig and de-rig for 3 periods being 2025/2026, 2026/2027 and 2027/2028 (November and January).

Reason: The use Imperial Gardens for festivals and special events may detract from the amenity of the locality and impact on neighbouring amenity. The Local Planning Authority wishes to monitor and review these impacts before considering any further applications for a longer period of time.

- 2 The works shall be carried out in accordance with the tree protection plan details received on 4th April 2025. All tree protection measures shall remain in place during the set up (rig) and removal (de-rig) process.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020).

- 3 Prior to the installation or use of any power unit/equipment for each period (2025/2026, 2026/2027 and 2027/2028), full details of the equipment and operations, including noise levels subject to BS4142:2014, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall provide details of the expected noise levels from the proposed plant/equipment installation at the nearest noise sensitive premises and will be undertaken based on the worst case scenario. Should the assessment detail that the proposed plant will exceed the levels as set in BS4142, details of the proposed noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority, prior to the operation of any equipment.

The proposed equipment shall be installed, operated, and maintained in accordance with the details so approved.

Reason: To safeguard the amenities of adjacent properties, having regard to Cheltenham plan policy SL1 and Joint Core Strategy policy SD14.

- 4 The ice rink hereby approved shall only use generators operated by sustainably sourced Hydrogenated Vegetable Oil (HVO) and shall be installed and operated in accordance with the plant specification details, that shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to control the nature of generators to be used and in the interests of sustainable development and the reduction of carbon emissions having regard to Section 14 of the NPPF, adopted policy INF5 of the Joint Core Strategy (2017) and the aims of the Cheltenham Climate Change SPD (Adopted June 2022).



- 5 Within 2 weeks following the removal of all infrastructure associated with the ice rink for each period, the grass area shall be made good and returned to its former condition; this being the condition of the land before the set-up of any works in connection with the temporary structures hereby approved.

Reason: To ensure there is no lasting harmful impact on the gardens or to the design and character of the conservation area, having due regard to Cheltenham Plan Policies (2020) D1 and Adopted Joint Core Strategy Policies SD4 and SD8.

### **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.

## Consultations Appendix

### Environmental Health – 9<sup>th</sup> May 2025

#### Noise:

In line with the previous consent (24/00605/CONDIT), the department would recommend for the below condition to be attached and for this condition to be required to be discharged each year being applied for (25/26, 26/27, 27/28) due to the uncertainty from the procurement process and also due to noise concerns.

Prior to the installation of the generators and chillers, full details of the equipment, including a noise management plan and an acoustic assessment (in line with BS4142) detailing the appropriate acoustic controls shall be submitted to and approved in writing by the Local Planning Authority each year of the consent (2025/2026, 2026/2027, 2027/2028).

#### Air Quality:

This department notes that the original applications for the use of a generator on this site to power the ice rink were made as a short-term measure whilst plans were made and instigated to gain a permanent power supply to power the rink. This supply has not been put in place and the organisers are now applying for a further 3 years of generator use. We appreciate that with the fuel type and battery set up, this is not as impactful on the climate as a diesel powered generator, for example, but we were hopeful that the permanent supply would be installed meaning there would be no further generators.

### Heritage And Conservation - 8<sup>th</sup> May 2025 –

Imperials Gardens are a Grade II listed Park and Garden. In my view the statutory consultees may need to be consulted, including the Historic Gardens Society albeit the planning permission is for a limited period but this needs to be ascertained.

#### Relevant Legislation, Policies and Guidance

Of particular importance is the Planning (Listed Buildings and Conservation Areas) Act 1990 para 16 (2), which requires local authorities to have special regard to the desirability of preserving the special architectural or historic interest of listed buildings and their setting. Para 72(1) requires local planning authorities to pay special attention to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.

The Joint Core Strategy 2017 (JCS) policy SD8 also requires both designated and undesignated heritage assets and their settings to be conserved and enhanced as appropriate to their significance.

A core principle of the National Planning Policy Framework 2024 (NPPF) is for heritage assets to be conserved in a manner appropriate to their significance. Chapter 16, paragraphs 202 - 221 sets out how potential impacts on heritage assets shall be considered. This assessment takes account of the relevant considerations of these paragraphs, including para 203 of the NPPF which requires the significance of heritage assets to be sustained and enhanced and para 212 of the NPPF requiring great weight to be given to the asset's conservation. Also relevant in this instance is para 213 of the NPPF, which requires clear and convincing justification for any harm to, or loss of, the significance of a designated heritage asset and para 215 of the NPPF, which address harm, specifically where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use.

#### Comments on proposed alterations

The erection of the temporary structure will change the character and appearance of Imperial Gardens also the immediate surroundings part of the Central Conservation area. It will

generate more traffic which will impact the character of the area, but this is already a busy and vibrant area during daylight hours.

I note the nature and reasons of the objections submitted but I am also aware the temporary use is to contribute to the celebration of a special festive time of the year for many during which ice rinks, temporary market stools and other seasonal 'street' paraphernalia which are often located in environmentally sensitive residential areas across most inner towns and cities during November and December.

The proposal will represent a lower end of 'less than substantial harm'. However, there will be significant public benefits from local residents frequenting the attraction and for visitors to the who may travel specifically for the ice rink and the collateral economic benefit it will bring to the town centre.

For the above reasons and relevant heritage related policies highlighted, I recommend approval is granted to this application.

### Conditions

Seek clarification if Environmental Health wish to impose a noise restriction limit regarding the music levels within the structure?

### **Climate Change Officer – 12<sup>th</sup> May 2025**

Electrification is the optimal climate solution (with electrical energy purchased from a renewable source) for running the ice rink and Cheltenham Borough Council is continuing to explore this option. Approaches considered to date are either not technically viable or increased costs and delays associated with grid connections are impacting. The latter is increasingly an issue as UK's electricity infrastructure decarbonises.

Based on data from the 2023 and 2024 events, the battery unit, in conjunction with a trickle feed from the mains supply, is expected to power operations for approximately 21–23 hours per day. The HVO fuelled generator will be required for an estimated 1–3 hours daily. The 2023 ice rink used 12.7% only of the fuel used by the previous rink in 2021. As a combined consequence of the reduced fuel use and lower emissions associated with HVO, the ice rink generated 1.778 tonnes of CO<sub>2</sub>e compared to approximately 139.07 tonnes generated in 2021: a reduction of 98.7%. The 2024 event achieved similar efficiencies, though direct comparisons are limited due to a shorter operating period.

Additionally, the project team will continue to ensure the energy source and efficiency for the ice rink over the 3-year period is working towards the corporate key priority of achieving net zero emissions, annually exploring options which can improve emissions level.

Until there is reliable electricity infrastructure established the use of an efficient, modern (Stage V) generator, combined with the use of battery and Hydrogenated Vegetable Oil (HVO) provides an effective transitional solution.

### **Tree Officer - 28<sup>th</sup> April 2025**

The Trees Section has no objections to this proposal.

### **GCC Highways Planning Liaison Officer - 29<sup>th</sup> April 2025**

Response in documents tab.

**Historic England - 14th April 2025**

Thank you for your letter of 9 April 2025 regarding the above application for planning permission. We refer you to the following published advice which you may find helpful in determining the application.

<https://historicengland.org.uk/images-books/publications/guidance-on-temporary-structures-for-events/>

We also suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. If you would like detailed advice from us, please contact us to explain your request.

**CBC Ecologist - 15th April 2025**

The applicant has adequately demonstrated that the Biodiversity Net Gain Policy exemption can be applied to this development. There are no further biodiversity/ecology issues with this development from my perspective.

**Gloucestershire Centre For Environmental Records - 14th April 2025**

Report in documents tab.

**Building Control - 15th April 2025**

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

<b>APPLICATION NO: 25/00577/FUL</b>		<b>OFFICER: Mr Ben Warren</b>
<b>DATE REGISTERED:</b> 7th April 2025		<b>DATE OF EXPIRY :</b> 7th July 2025
<b>WARD:</b> Lansdown		<b>PARISH:</b>
<b>APPLICANT:</b>	Miss Hannah Ward Cheltenham Borough Council	
<b>LOCATION:</b>	Imperial Garden Promenade Cheltenham	
<b>PROPOSAL:</b>	Erection of temporary structures in connection with festivals and special events including an ice rink in Imperial Gardens for a maximum of 75 days for 3 periods being 2025/2026, 2026/2027, 2027/2028 (November-January ) inclusive of rig and de-rig. This is in addition to the current planning permissions for festivals and special events on Montpellier Gardens and Imperial Gardens. (Re-submission of planning permission 22/01200/FUL).	

## REPRESENTATIONS

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

36D The Broad Walk  
Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QG

### Comments: 24th April 2025

In 2012 CBC made a commitment to install permanent power supplies to Montpellier and Imperial Gardens. Seven applications, three cancelled and three completed Ice Rinks later we still have no permanent supplies.

The Planning Committee has on more than one occasion permitted applications for the ice rink with limited time scales on the understanding that permanent power supplies were on the horizon. It would seem they are not.

We now have this application 25/00577/FUL. 13 years on from the initial statement and still no Permanent Power Supplies.

This application is for three years and includes a letter from the director of finance & assets who apparently has grave reservations about a dedicated supply to Imperial Gardens. Why is it even in the pack? The subliminal message seems to be "you are not getting a supply to the gardens but that's OK because HVO is the answer" Well, the truth is, it is not. It was never an alternative, just a convenient stop gap.

This application is light on technical detail concerning the generator and battery pack. "The rink operates using a high-capacity battery system supported by the park's mains electrical feed. A highly efficient, silenced diesel generator is also required but throughout

this project the generator will run exclusively on certified, sustainably sourced Hydrotreated Vegetable Oil (HVO)". No reference to the generator category or emissions. Conveniently, stating "All plant will be subject to procurement exercises which cannot take place without permission from the planning authority, so model spec sheets cannot be provided at the time of writing" avoids identifying the fact that the battery pack will weigh 10 tonnes.

The applications Climate Impact Report (CIAT) is misleading, using questionable data and portraying estimates as fact. The Local Economy and Jobs section is cut and paste from the Ice Rink Report but without the warning that due to the poor response to the survey of just under 1% "means that the data must be treated with appropriate caution". No such caution is used in the compilation of this section. There is not a single reference to the data being estimated. It also omits the one indisputable fact, that the event lost £64,000.

The GHG emission claims are incredibly naive and therefore meaningless. Likewise, the Air Quality section. The data referring to HVO emissions is simply false. I have pointed out over the last four years that the claims made about the benefits are based entirely on theoretical models and I have identified and shared numerous studies and articles that identify the reality of HVO production and its less than reliable certification processes. I also pointed out the effect of HVO on local air quality. CBC have chosen to ignore this significant evidence and rather go with the suppliers theoretical marketing literature. The most recent article from the BBC "UK investigating claims green fuel contains virgin palm oil" was published 9 April 2025, the same week this application was made.

I urge you to read this article:

<https://www.bbc.co.uk/news/articles/cm24n8nej94o>

If you would like to study the original report commissioned by the Netherlands Government and quoted in the BBC report, then use this link:

<https://www.government.nl/documents/reports/2025/03/06/effects-of-hvo-on-pollutant-emissions-of-stage-v-non-road-diesel-engines>

An extract from this report sums it up "The figures show that the UK and EU used about two million tonnes of palm sludge waste for HVO and other biofuels in 2023, based on Eurostat and UK Department for Transport figures. But the data based on well-established UN and industry statistics, suggests the world can only produce just over one million tonnes of palm sludge waste a year".

The Climate Impact Report (CIAT) also claims the impact of the event in Imperial Gardens was barely discernible, which is also incorrect. I am sure you will have noticed the extensive pooling of water in Imperial Gardens during January and February. Several of the flower beds could not be replanted due to waterlogging and it was March before the final two beds were replanted, two months after the event and five months after the beds were emptied. Although the single event in 2024/25 did not on its own cause the compaction it is the continual use of the gardens for events and rotovating to the same depth that causes the compaction (as stated by the Green Space Manager). Using a 10-tonne battery pack, transported over the gardens on an articulated lorry along with a generator (total weight more than 20 tonnes) clearly contributes to the compaction problem. I believe plans to address the compaction problem are in place but as yet it is unresolved.

HVO causes deforestation and destruction of wildlife habitats.

HVO creates local air pollution.

I think it is time to draw a line under this and reject this application.

No Power Supplies - No Ice Rink.

23 Imperial Square  
Cheltenham  
Gloucestershire  
GL50 1QZ

**Comments:** 22nd April 2025

Dear Planning Officer,

I am writing to formally object to Planning Application 25/00577/FUL, which seeks permission for the erection of temporary structures in connection with festivals and special events including an ice rink in Imperial Gardens, for a maximum of 75 days over three periods from 2025 to 2028.

While I appreciate the desire to create a festive atmosphere and encourage winter footfall in town, I believe this particular application raises serious concerns, which I urge the Planning Committee to consider carefully.

### 1. Unreliable Economic Impact Claims

CBC has cited significant economic returns from previous installations of the ice rink. However, the data underpinning these claims originates from a survey with a response rate of under 1%, a figure so low that the authors of the report themselves caution against drawing firm conclusions. Despite this, CBC has presented these estimates as fact-for example, stating that £1.6m was spent in Cheltenham by ice rink visitors, with £530,000 being additional.

This data is not only statistically weak, but also misleading, as it fails to factor in the expenditure that would likely have occurred in town regardless of the rink. The use of such unreliable figures undermines the credibility of the entire economic argument.

### 2. Use of Public Funds and Transparency

The reported cost of £64,000 to Cheltenham residents-offset by a £40,000 grant from the UK Shared Prosperity Fund-is concerning. This is public money that could have supported more enduring, community-benefiting initiatives. Presenting the net figure of £24,000 as the actual cost in ROI calculations constitutes creative accounting and clouds transparency in public finance.

While financial concerns may not fall strictly within the remit of the Planning Committee, the failure to properly address these issues reflects a wider governance issue that residents should be entitled to question.

### 3. Lack of Permanent Infrastructure and Environmental Impact

Despite a 2012 commitment by CBC to install permanent power supplies in the gardens, none exist as of 2025. This has direct consequences: temporary power solutions require generators that rely on HVO fuel. Claims that HVO drastically reduces harmful emissions are questionable.

The application states that HVO results in a 30% reduction in NOx and an 85% reduction in PM compared to diesel, but no sources are cited. Independent research commissioned by the Dutch Government contradicts these figures, indicating minimal difference when Stage V generators (such as those used previously) are involved.

This application effectively treats HVO as a long-term solution, when it was only ever intended as a stopgap. Generator use-regardless of fuel-has a known negative impact on local air quality, which is especially concerning in a residential and public green space like Imperial Gardens.

#### 4. Damage to Green Spaces and Misleading Statements

The Climate Impact Report makes inaccurate claims about garden restoration. It states that flower beds were replanted in early February "regardless of whether the rink takes place or not," yet historically these beds were planted in November-a practice that had to be deferred solely due to the rink.

In 2024/25, two beds were still unreplanted by March due to waterlogging and compaction. The repeated use of heavy vehicles-some exceeding 20 tonnes-over soft garden grounds is not sustainable. The cumulative effect of seasonal events and repeated rotovating is acknowledged by CBC's own Green Space Manager as a key cause of compaction, which remains unresolved.

To claim that "the impact of the event was barely discernible" is demonstrably false.

#### 5. Planning Precedent and Overuse of Imperial Gardens

Granting another three-year application continues a pattern of incremental, cumulative impact on the gardens. Imperial Gardens is a much-loved public space, not a commercial event site. Overuse diminishes its ecological, social, and aesthetic value.

The Planning Committee must consider whether continued seasonal intensification is compatible with the long-term wellbeing of this civic space.

6. Noise Pollution: We live around Imperial square and this event creates continual noise through the day and into the night with both music and the noise of generators.

#### Conclusion

For the reasons outlined-questionable data, suboptimal use of public funds, lack of promised infrastructure, environmental degradation, and misleading information within the application-I respectfully request that this application be refused. Imperial Gardens is an asset to Cheltenham and should not be degraded by a seasonal event which is not in keeping with the surroundings or effective for Cheltenham.

Yours faithfully,



## 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

April/May 2025

Address	Proposal	Delegated or Committee Decision	Appeal Type	Anticipated Appeal Determination Date	Reference

## Appeals being processed

Address	Proposal	Delegated/Committee Decision	Appeal Type	Outcome	Reference
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	Appeal now Withdrawn.	Planning ref: 23/02152/CLPUD Appeal ref: 24/00012/PP1
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

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
Holly Blue House London Road Charlton Kings Cheltenham Gloucestershire GL54 4HG	Proposed first-floor extension.	n/a	Written representations (Householder)	n/a	Planning Ref: 24/01692/FUL Appeal Ref: 25/00003/PP1
Little Duncroft Evesham Road Cheltenham Gloucestershire GL52 3JN	Unauthorised building and use	n/a	Written representations (Enforcement)	n/a	Enforcement Ref 24/00103/DCBPC Appeal Ref: 25/00005/ENFAPP
5 Merriville Gardens Cheltenham Gloucestershire GL51 8JD	Proposed alterations and extensions to existing house (part retrospective).	n/a	Written Representations	n/a	Planning Ref 24/01900/FUL Appeal Ref 25/00004/PP1

Land Opposite Ham Close And Adjacent To Ham Road Charlton Kings Cheltenham Gloucestershire	Outline application for the erection of up to 5no. self build dwellings and associated infrastructure, with all matters reserved for future consideration.	n/a	Written representations	n/a	Planning Ref: 24/01123/OUT Appeal Ref: 25/00006/PP1
2 Kingscote Road East Cheltenham Gloucestershire GL51 6JS	Proposed dormer roof extension to existing garage to convert into ancillary bedroom accommodation.	n/a	Written representations	n/a	Planning ref: 12/01703/FUL Appeal Ref:25/00007/PP1
44 Springfield Close The Reddings Cheltenham Gloucestershire GL51 6SF	Erection of 1 metre high fence to side boundaries of front garden (revised scheme to previously refused application ref. 23/01566/FUL) (retrospective)	n/a	Written Representations (Householder)	n/a	Planning Ref: 24/00828/FUL Appeal Ref: 25/00008/PP1

## 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
Eagle Star Tower Montpellier Drive Cheltenham Gloucestershire	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	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref: 23/01347/CLPUD Appeal ref: 23/00031/PP1
12 Pilford Road Cheltenham	Erection of a Garden Room	n/a	Written Representation (Enforcement)	Appeal Dismissed	Planning ref: 23/00001/DCUA Appeal ref: 23/00025/ENFAPP

Harwood House 87 The Park Cheltenham Gloucestershire GL50 2RW	Proposed replacement of brick boundary wall with an overlap wooden feather-edge fence (retrospective)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref:23/00929/FUL Appeal ref: 24/00010/PP1
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44 Springfield Close The Reddings Cheltenham Gloucestershire GL51 6SF	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	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/01566/FUL Appeal Ref: 24/00008/PP1
Hilltop Stores Hilltop Road Cheltenham	Demolition of existing retail unit and erection of 2no. dwellings (revised scheme following withdrawal of application ref. 22/01728/FUL)	Delegated Decision	Written Representation	Appeal Dismissed Costs Application Dismissed	Planning ref: 23/01137/FUL Appeal ref: 24/00007/PP1

278 Old Bath Road	Dropped kerb to provide access from Kenneth Close, and hard standing to facilitate off street parking (Resubmission of planning ref: 23/00481/FUL)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/02056/FUL Appeal ref: 24/00009/PP1
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
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	Appeal Allowed Costs Appeal Allowed	Planning ref: 23/01678/CLEUD appeal ref: 24/00001/PP1
3 Regent Street Cheltenham Gloucestershire GL50 1HE	Retain existing exterior facade paint colour. (Retrospective)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 24/00271/LBC appeal ref: 24/00014/PP1

78 Hewlett Road Cheltenham Gloucestershire GL52 6AR	Steps to be built from basement level to current garden level, change rear sash window for french doors.	Delegated Decision	Written representation	Appeal A and B Dismissed	Planning Ref: 24/00440FUL and LBC Appeal Ref: 24/00017/PP1 and 24/00018/LISTB1
14 Suffolk Parade Cheltenham Gloucestershire GL50 2AB	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)	Delegated Decision	Written representation	Appeal allowed	Planning ref: 24/00079/FUL Appeal Ref: 24/00016/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)	Delegated Decision	Written representation	Appeal Dismissed	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	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 24/00895/FUL Appeal Ref: 24/00021/PP1
3 Pittville Crescent Lane Cheltenham Gloucestershire GL52 2RA	Proposed wooden garden shed, and retention of new boundary fence (part retrospective)	Committee Decision	Written representation (householder)	Appeal Allowed	Planning Ref: 24/00631/FUL Appeal ref: 25/00002/PP1
9 Pumphreys Road Charlton Kings Cheltenham Gloucestershire GL53 8DD	Proposed two storey and single storey rear extension	Delegated Decision	Written representation	Appeal Allowed	Planning Ref: 24/01667/FUL Appeal Ref: 25/00001/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 13<sup>th</sup> May 2025

Application No.	Appeal Ref	Site Address	Appeal Type	Start Date	Questionnaire	Statement	Final Comments	Decision	Date of Decision	Costs Deci	Hearing Date	Costs awarded
23/01678/CLEUD	24/00001/PP1	The Forge Branch Road	Written	03.01.2024	17.01.2024	06.02.2024		Allowed	19.12.2024	Allowed		
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	Withdrawn	17.02.2025			
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	Dismissed	20.12.2024			
23/00637/FUL	24/00015/PP1	22 Dinas Road, Cheltenham,	Household	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	Allowed	14.07.2025			
24/00440/FUL	24/00017/PP1	78 Hewlett Road	Written	19.09.2024	26.09.2024	24.10.2024	07.11.2024	Dismissed	20.12.2024			
24/00440/LBC	24/00018/LISTB1	78 Hewlett Road	written	19.09.2024	26.09.2024	24.10.2024	07.11.2024	Dismissed	20.12.2024			
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			Dismissed	14.03.2025			
24/00895/FUL	24/00021/PP1	Flat 3, 6 Jenner Court	Written	26.11.2024	03.12.2024	03.01.2024	17.01.2024	Dismissed	26.03.2025			
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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Application No.	Appeal Ref	Site Address	Appeal Type	Start Date	Questionnaire	Statement	Final Comments	Decision	Date of Decision	Costs Deci	Hearing Date	Costs awarded
24/01667/FUL	25/00001/PP1	9 Pumphreys Road	HAS	07.01.2025	14.01.2025	n/a	n/a	Allowed	31.03.2025			
24/00631/FUL	25/00002/PP1	3 Pittville Crescent Lane	HAS	16.01.2025	23.01.205	n/a	n/a	Allowed	27.03.2025			
24/01692/FUL	25/00003/PP1	Holly Blue House	HAS	21.01.2025	28.01.2025	n/a	n/a					
24/00103/DCBPC	25/00005/ENFAPP	Little Duncroft Evesham Rd	written	31.01.2025	14.02.2025	14.03.2025	04.04.2025					
24/01900/FUL	25/00004/PP1	5 Merriville Gardens	HAS	11.02.2025	18.02.2025	n/a	n/a					
24/01123/OUT	25/00006/PP1	Land opposite Ham Close	written	13.03.2025	20.03.2025	17.04.2025	01.05.2025					
24/01703/FUL	25/00007/PP1	2 Kingscote Rd East	HAS	26.03.2025	02.04.2025	n/a	n/a					
24/00828/FUL	25/00008/PP1	44 Springfield Close	HAS	08.04.2025	15.04.2025	n/a	n/a					

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