

Cheltenham Borough Council Planning Committee

Meeting date: 21 August 2025

Meeting time: 6.00 pm

Meeting venue: Council Chamber - Municipal Offices

Membership:

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

Important notice – filming, recording and broadcasting of Council meetings

This meeting will be recorded by the council for live broadcast online at www.cheltenham.gov.uk and <https://www.youtube.com/@cheltenhambc/streams>
The Chair will confirm this at the start of the meeting.

If you participate in the meeting, you consent to being filmed and to the possible use of those images and sound recordings for broadcasting and/or training purposes.

If you have any questions on the issue of filming/recording of meetings, please contact Democratic Services.

Speaking at Planning Committee

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

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

Contact: democraticservices@cheltenham.gov.uk

Phone: 01242 264 246

Agenda

1 Apologies

2 Declarations of Interest

3 Declarations of independent site visits

4 Minutes of the last meeting (Pages 5 - 8)

To approve the minutes of the meeting held on 17th July 2025.

5 Public Questions

6 Planning Applications

6a 25/00380/FUL - Pittville Pump Room, East Approach Drive, Cheltenham, GL52 3JE (Pages 9 - 32)

[Planning Application Documents](#)

6b 25/01013/FUL - 2-20 Grevil Road, 44-64 Orchard Way and 210-228 Arle Road, Cheltenham (Pages 33 - 38)

[Planning Application Documents](#)

6c 25/00637/FUL - 11 Hamilton Street, Charlton Kings, Cheltenham, GL53 8HN (Pages 39 - 80)

[Planning Application Documents](#)

6d 25/00848/FUL - The Nurseries, Kidnappers Lane, Leckhampton, Cheltenham, GL53 0NR (Pages 81 - 94)

[Planning Application Documents](#)

6e 25/00788/FUL - Scout Head Quarters, 207 Leckhampton Road, Cheltenham, GL53 0AL (Pages 95 - 142)

[Planning Application Documents](#)

7 Appeal Update (Pages 143 - 178)

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



Cheltenham Borough Council Planning Committee Minutes

Meeting date: 17 July 2025

Meeting time: 6.00 pm - 6.28 pm

In attendance:

Councillors:

Frank Allen (Vice-Chair), Glenn Andrews, Garth Barnes (Chair), Barbara Clark, Jan Foster, Iain Dobie, Tony Oliver, Dr Steve Steinhardt, Simon Wheeler and Suzanne Williams

Also in attendance:

Chris Gomm (Head of Planning), Michael Ronan (Lawyer) and Lara Daniali (Conservation Officer)

1 Apologies

Apologies were received from Councillor Adrian Bamford.

2 Declarations of Interest

Councillor Barbara Clark declared a personal connection to the applicant of item 6c and confirmed that she would recuse herself from the meeting during the item.

3 Declarations of independent site visits

Councillor Tony Oliver declared that he had visited sites 6a and 6b.

4 Minutes of the last meeting

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

The minutes of the Extraordinary meeting held on 4 July were approved and signed as a correct record.

5 Public Questions

There were none.

6 Planning Applications

7 24/02102/FUL - Foster Court, Mendip Road, Cheltenham, GL52 5DR

The Head of Planning introduced the report as published.

In response to Members' questions, officers confirmed that:

- Whilst it is unlikely that non-residents would try to access the bin area the application before Members' requires this to be a lockable storage area. The case officer is not aware of any issues with vandalism in the existing location. The application aims to tidy up the area and make it secure.
- There is a small area of hard standing at the moment which will be increased and formed of concrete if the application is approved.
- Officers are not aware of the nature of the occupants of the building, but it includes a number of self-contained flats.
- Officers are satisfied that the objector's issues have been addressed but the case officer cannot speak on the objector's behalf. A previous application was withdrawn and the new design has been moved back from the street to reduce the impact on the street scene.

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

- Based on a site visit this will be an improvement on the current situation.
- The changes will prevent rubbish from being blown around.

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

For: 10

Against: 0

Abstain: 0

Voted UNANIMOUSLY to permit the application.

8 25/00325/LBC - Spring Bridge, London Road, Charlton Kings, Cheltenham

The Head of Planning introduced the report as published.

In response to Members' questions, officers confirmed that:

- The application includes a general upgrade to the drainage so should reduce likelihood of blockages to the upstream drainage gulleys to the side of the bridge.

- It is outside the scope of the application for listed building consent to determine when the work will be carried out and this would be difficult to condition as it is a substantial piece of work that may take some time. Gloucestershire County Council Highways have confirmed that the work will require the A40 to be closed and they will need to determine how to mitigate potential traffic issues.

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

- The issue with the bridge has already caused traffic disruption on the A40 during the works over the last year and it is not possible to leave it as it is, so it is important that the application is approved, and the work is carried out.

The matter then went to the vote on the officer recommendation to approve the application.

For: 10

Against: 0

Abstain: 0

Voted UNANIMOUSLY to approve the application.

Councillor Barbara Clark left the meeting.

9 25/00849/LBC - 53 Pittville Lawn, Cheltenham, GL52 2BH

The Conservation Officer introduced the report as published.

There were no questions from Members. The matter then went to Member debate where the following points were made:

- Support the Officer's recommendation as this is a like for like replacement and will be an improvement to the building.

The matter then went to the vote on the officer recommendation to grant the application.

For: 9

Against: 0

Abstain: 0

Voted UNANIMOUSLY to grant the application.

10 Appeal Update

The appeal updates were noted.

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

There were none.

APPLICATION NO: 25/00380/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 3rd May 2025	DATE OF EXPIRY: 28th June 2025
DATE VALIDATED: 3rd May 2025	DATE OF SITE VISIT:
WARD: Pittville	PARISH:
APPLICANT:	The Cheltenham Trust
AGENT:	Evans Jones Ltd
LOCATION:	Pittville Pump Room East Approach Drive Cheltenham
PROPOSAL:	Temporary change of use of land for the siting of a trailer/vehicle as a servery and retention of ancillary mobile toilets and store, plus over-cladding of toilets and store.

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to Pittville Pump Room a Grade I listed building located within the northern section of Pittville Park. Pittville Park is registered park and garden and is also a designated Local Green Space. The site sits within Cheltenham's Conservation Area and forms part of the Pittville Character Area and Management Plan.
- 1.2 During the early stages of the COVID-19 pandemic Cheltenham introduced a short-term relaxation of enforcement for temporary structures. This relaxation was introduced in order to help and support existing businesses and organisations to continue to operate whilst the Government imposed social distancing restrictions. The Cheltenham Trust benefitted from this temporary relaxation and the former Orangery structure for use as a café was erected at the Pittville Pump Room, alongside ancillary toilets and storage.
- 1.3 In June 2023, the Cheltenham Trust submitted an application for the retention of the structures and use as a café for a period of up to 20 months, this application was approved and the café structure, storage container and toilet facilities remained in place for that period. At the end of the 20-month period, the café structure was removed from the site, however the storage container and toilet facilities remain in-situ.
- 1.4 The Cheltenham Trust are now seeking permission for a further temporary consent to allow for the siting of a food trailer/vehicle on the site, with the retention of the ancillary storage and toilet facilities. Over cladding of the storage container and temporary toilet facilities is also proposed as part of the application.
- 1.5 During the course of the application process further details and justification have been sought and provided, and a revised plan has been submitted. The revised plan showing a slight relocation of the food trailer/vehicle in response to the tree officers comments/concerns. All of this is discussed in more detail below.
- 1.6 In the further information provided, the applicant has identified the periods for which the food trailer/vehicle will be sited on the land, this amounts to a total of 24 months across the period, ending in October 2028.
- 1.7 The application is at planning committee as Cheltenham Borough Council are the landowner.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Central Conservation Area
Listed Buildings Grade 1
Principal Urban Area

Relevant Planning History:

24/01008/PREAPP 2nd October 2024 CLO

Future of the Orangery at the Pump Room expiring on 1st November 2024 - Siting of catering van for cafe use and retention of existing storage and toilet facilities in car park. An extension of time on the temporary consent is required.

21/02560/FUL 23rd February 2022 WDN

Installation of 2 no. temporary buildings and associated services for a period of 3 years on existing hardstanding adjacent to the Pittville Pump Room, to comprise a storage unit and public WC unit to be associated with the existing outdoor cafe and associated events.

21/02618/FUL 3rd December 2021 WDN

Proposal to retain the current temporary Orangery structure on a permanent basis

22/00340/LBC 22nd April 2022 GRANT

Various repairs works

22/01439/FUL 21st October 2022 REF

Temporary change of use of land for up to two years for the siting of an orangery structure to be used as a cafe and the siting of ancillary toilets and storage facility

23/00372/FUL 16th June 2023 PER

Temporary change of use of land for up to 20 months for the siting of an orangery structure to be used as a cafe and the siting of ancillary toilets and storage facility (Revised submission to 22/01439/FUL)

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 8 Promoting healthy and safe communities

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

SL1 Safe and Sustainable Living

GI1 Local Green Space

GI2 Protection and replacement of trees

GI3 Trees and Development

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD8 Historic Environment

SD9 Biodiversity and Geodiversity

SD14 Health and Environmental Quality

INF1 Transport Network

Supplementary Planning Guidance/Documents

Cheltenham Climate Change (2022)

Central conservation area: Pittville Character Area and Management Plan (July 2008)

4. CONSULTATIONS

See appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	31
Total comments received	11
Number of objections	10
Number of supporting	1
General comment	0

- 5.1 Letters were sent to 31 neighbouring land users, two site notices were displayed and an advert was published in the Gloucestershire Echo. In response, 10 letters of objection and one letter of support has been received. The comments have been summarised, but are not limited to the following:

5.2 Objections

- Impact on the designated heritage assets
- Lack of a need for further café facilities in this location
- Lack of detail with regards to a permanent solution
- Impact on trees
- Impact on neighbouring amenity – noise and pollution
- Visual impact

5.3 Support

- Previous café use of benefit to the area and was well used by residents and visitors

6. OFFICER COMMENTS

6.1 The site and its context

6.2 As already noted in the introduction to this report, the application site relates to the Pittville Pump Room, which is a Grade I listed building located within the northern part of Pittville Park which is a registered park and garden. The site also falls within Cheltenham's Central Conservation Area and Pittville Character Area.

6.3 The proposed food trailer/vehicle would be sited on an area of hardstanding to the west of the Pittville Pump Room, with the toilet block and storage container retained in its current location, further north and towards the rear of the building. The toilets are contained within a moveable structure and the storage facility comprises of a shipping container.

6.4 In terms of the wider context, the surrounding development is predominantly made up of residential dwellings. The properties to the north of West Approach Drive consist of detached and semi-detached properties, all but one of these are Grade II listed, to the south are two large, detached buildings which consist of residential flats, one of which is locally listed. On East Approach Drive the properties to north of the highway are detached, some of which are locally listed, and properties to the south of the highway are made up of two storey terraced properties, all located within the conservation area. Within the wider area and park, further café uses are present.

6.5 Pre-application advice

6.6 This application follows a formal pre-application where the LPA were asked to give their view/comments on options for the Pittville Pump Rooms and a café offering. The options presented and advice sought was with respect to the retention of the former orangery structure for an extended period, and the siting of a vintage trailer. In summary, officers raised concerns regarding the further retention of the orangery building and suggested this would not be supported. With regards to the siting of a vintage trailer, officers suggested this could be supported on a temporary basis but was not appropriate as a permanent or long-term solution. Officers advised that detailed information and justification for any future planning application would be required and encouraged the applicant to consider options to improve the visual appearance of the ancillary buildings by use of cladding, boundary enclosure and soft landscaping should an application be submitted.

6.7 Determining Issues

6.8 The key considerations of this application are impact on heritage assets, design, public benefits, impact on neighbouring amenity and highways related matters.

6.9 The proposal

- 6.10 The application proposes the siting of a food trailer/vehicle on an area of existing hard standing to the west of the Pittville Pump Room, this food trailer would be used as a servery to allow a café function to run from the site. The ancillary buildings to the rear of the site would be retained to enable the café use to operate, this includes a shipping container for storage and separate toilet facilities. Works proposed within the application also includes the over cladding of these ancillary buildings in timber.
- 6.11 The applicant is again seeking consent for a temporary period and not as a permanent proposal. As originally submitted, the applicant was seeking consent for a 4-year period. However, following concerns/comments raised by officers, this has since been amended, and the applicant is now seeking consent for a lesser period. The time frames proposed by the applicant would mean that a food trailer could be sited on the land for up to 24 months across a 3-year period, this period ending on 31st October 2028. The periods of time the trailer could be on site are 1st January 2026 - 31st October 2026, 1st April 2027 - 31st October 2027 and 1st April 2028 - 31st October 2028.
- 6.12 The exact specification of the proposed food trailer/vehicle is not provided, however, details and images within the supporting information suggest the idea would be to use something similar to an Airstream trailer, converted to serve food and drink. An example image is provided at fig 4 of the original planning statement. The applicant has also stipulated some maximum vehicle/trailer dimensions and has confirmed their agreement to these being included by way of condition. The maximum measurements for the vehicle/trailer are 8.2 metres in length, 3.1 metres in width and 3 metres in height.
- ### 6.13 Impact on heritage assets
- 6.14 The application site has a particularly sensitive location, the proposed development affects a number of designated heritage assets including the setting of the Grade I listed Pump Room, the Grade II registered park and garden, the conservation area in which it sits and a number of listed buildings that surround it.
- 6.15 Policy SD8 of the JCS relates to the historic environment and 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.
- 6.16 As required by the NPPF paragraph 212, *‘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’*. Furthermore, paragraph 213 of the NPPF states that *‘any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.’*
- 6.17 Concerns and objections to the application have been raised by Cheltenham's Conservation Officer, Historic England, the Civic Society and it in letters of representation from the public. The full/detailed consultee comments can be read in the appendix at the end of this report and all public comments can be read in full on the council's public access webpages.
- 6.18 Cheltenham's senior conservation officer acknowledges that this proposal would have a lesser impact on the designated heritage assets than that of the former Orangery structure by virtue of its smaller size, nevertheless they remain of the view that the proposals would be harmful to the setting and therefore the significance of the Grade I listed building. The officer acknowledges that the proposed timber cladding of the ancillary structures will offer a degree of visual mitigation but considers it would still be visually distracting and therefore remains harmful. The conservation officer concludes the level of harm would be less than substantial and further suggested that there was a lack of justification for the 4-year time period originally sought. Historic England raise similar issues and concerns and are also of

the view that the proposal would result in unacceptable harm to the buildings setting and significance and consider that a permanent solution should come forward for discussion.

- 6.19 The Cheltenham Civic Society have reviewed and objected to the application. They raise concerns over the submission of a further temporary permission and lack of detail to demonstrate what the long-term proposals for the site would be in order to justify the proposal.
- 6.20 Having fully acknowledged the heritage concerns, officers considered there to be a general lack of suitable and necessary information and justification to support the application. Officers queried the 4-year time period being sought and identified the lack of a detailed action plan/programme delivery which would support the proposal for a long-term solution. Furthermore, there was also no progress update on the action plan that was presented for the last application, or any explanation as to why a long-term solution has not been developed during the previous 20-month temporary consent period previously approved. It was also unclear in the information what the responsibilities of the Cheltenham Trust is for the upkeep and maintenance of the Pump Rooms itself. In response to these comments further supporting information has been provided.
- 6.21 The additional information provides more detail and information to assist officers in the considerations of the application and gives a better understanding/justification of the proposal. However, the identified harm to the designated heritage assets as a result of the proposed works remains and the proposal is unacceptable in heritage terms.
- 6.22 **Public benefits**
- 6.23 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.
- 6.24 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.
- 6.25 The supporting planning statement and further information provided identifies that The Cheltenham Trust is a non-profit organisation that manages five venues in Cheltenham which are owned by Cheltenham Borough Council, one of these being the Pittville Pump Rooms. It is identified that Cheltenham Trust is the lead provider of culture, heritage, sport leisure and entertainment and as such is responsible for sustaining these venues as well as contributing to the towns local and visitor economy.
- 6.26 The supporting planning statement identifies that the former café offering provided clear financial benefits which has helped make the ongoing operation of Pittville Pump Rooms a viable venue. The applicant suggests that the café offering received a positive response from the public, highlighting that the previous application was supported by a petition in favour of its retention.

- 6.27 Further information from the applicant highlights what the Cheltenham Trusts responsibilities are towards securing the long-term future of the Pump Rooms. It is suggested that the income from the café use will help support the ongoing operations at the Pump Rooms to ensure it remains as a positive asset from Cheltenham residents and visitors to enjoy.
- 6.28 The applicant acknowledges that there are already café offerings within the park, and in response to the comments/concerns regarding the need for a further café in this location, the applicant suggests that there is unmet demand by users of the park, with queues often seen at these other cafes. They also believe that the demand for a further offering was clearly demonstrated by the success of the former orangery café before its removal.
- 6.29 The applicant acknowledges that this proposal is not a suitable long-term solution but the applicant considered it necessary in order to allow the ongoing offerings of the Pump Rooms and all that the Cheltenham Trust offer through events in order to secure its long term viability.
- 6.30 Whilst all of the above 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.
- 6.31 Impact on heritage assets versus public benefits test**
- 6.32 Public benefits have been identified by the applicant, further detail and additional information regarding the benefits that are associated with the café have been provided during the course of the application and in response to officer's comments. The further detail and level of this information has enabled officers to better understand the extent of public benefits that the income from the café use is currently providing. In addition to the clear economic benefits which results in re-investment in the town, there are social benefits associated with the café in providing a place for Cheltenham residents and visitors to enjoy social gatherings within the setting of one of Cheltenham's most well-known listed buildings and registered park and gardens.
- 6.33 Concerns regarding the impact of the orangery on the various designated heritage assets, most notably the setting of the Grade I listed building have been raised by a range of consultees and local residents. In particular, the council's senior conservation officer and Historic England identify the level of harm as being 'less than substantial'; officers agree with this conclusion. 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.'
- 6.34 Whilst officers acknowledge that the structures will result in harm, and that the siting of these structures is not an appropriate long-term solution, the identified public benefits are considered to be of value to Cheltenham residents and visitors and therefore must be carefully considered. Given the temporary consent period, with the structures being fully removable from the site without any loss of historic fabric, officers are of the view that, on balance, the public benefits do outweigh the less than substantial harm to the designated heritage assets.
- 6.35 Impact on neighbouring property**
- 6.36 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. The Local Authority will consider matters such as potential loss of light, loss of privacy, loss of outlook, noise disturbances and overbearing impact. Policy SD14 of the JCS and Cheltenham Plan Policy SL1 require development not to harm the amenity of adjoining neighbours.

- 6.37 Due to the position of the proposed vehicle/trailer, the ancillary storage container and toilet facilities within the site and their relationship with nearby neighbouring land users, officers do not consider there would be any unacceptable loss of light, loss of outlook, overbearing impact or loss of privacy to any nearby residents.
- 6.38 Concerns are raised by some local residents, specifically with regards to noise and disturbance from the café use and associated deliveries. The properties that have the most potential to be impacted by the development are those properties directly to the west of the site located on West Approach Drive, this includes the properties known as Park Gate and Chaseley Lodge, which are approximately 30 metres away.
- 6.39 The proposed use will require deliveries to the site, and the toilet facilities will need servicing, all of which could give rise to noise and disturbance to nearby residents. Officers also acknowledge that the facilities will generate general noise and disturbance from day to day operations and from a potential increase in visitors. It is however also acknowledged that this is a public park/gardens whereby the number of visitors is unrestricted.
- 6.40 Officers consider that whilst the use may generate some level of noise and disturbance, the proposed operating hours, which are the same as those used for the previous orangery facility, are not considered to be unreasonable. These being Monday – Friday 09:30 – 17:00, Saturdays 09:30 – 19:00 and Sundays 09:30 – 17:00. A condition to restrict operating hours to these times is recommended. In addition, a further condition is recommended which would restrict the hours for deliveries and servicing of the facilities to certain hours, these being Monday – Friday 07:30 to 18:00, Saturdays 08:00 – 13:00 and never on Sundays and bank holidays. These conditions reflect those imposed on the previous approval for the orangery.
- 6.41 With the conditions in place, officers are of the view that the development would not give rise to unacceptable amenity implications and the development would comply with Cheltenham Plan policy SL1 and JCS policy SD14.
- 6.42 **Access and highway issues**
- 6.43 Adopted JCS policy INF1 sets out that planning permission will only be granted where the impact of the development is not considered to be severe.
- 6.44 Gloucestershire County Council as the Local Highways Authority has been consulted on this application and their detailed comments can be read above. No objection has been raised and they conclude that the development does not result in an unacceptable impact on highway safety or result in a severe impact on congestion. The proposal is therefore considered to be compliant with adopted JCS policy INF1.
- 6.45 **Sustainability**
- 6.46 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.
- 6.47 In this instance the development is for a temporary structure and is proposed for a temporary period, this therefore means there is little opportunity to include specific low carbon technologies.
- 6.48 **Trees**
- 6.49 A number of trees are located within close proximity of the development, the council's tree officer has therefore been consulted. The tree officer raises concerns with specific regard to an existing Strawberry Tree which is in close proximity to the proposed location for the food trailer. Due to presence of lower-level limbs, concerns are raised by the tree officer

with regards to the impact on this tree and potential pressures for future pruning works. In response a revised plan has been submitted which shows a minor relocation of the area for the proposed vehicle/trailer, which would move it away from this tree. The tree officer considers this revised location to have addressed their concern regarding impact on this Strawberry Tree. It is noted that this new location would move the vehicle/trailer to an area within the sphere of influence of the Lime tree, however, due to the height of the lowest branches, the siting of the trailer in this location should not result in any conflict. The proposal is now considered to comply with Cheltenham Plan Policy GI2.

6.50 Biodiversity Net Gain and ecology

- 6.51 The Councils ecologist has reviewed the application, no specific comment or concerns have been received. The proposed works does not impact a priority habitat and impacts less than 25 square metres of on-site habitat and 5 metres of on-site linear habitats such as hedgerows and as such the statutory 10% biodiversity net gain is not required.

6.52 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 It is quite clear that from a heritage perspective the proposed siting of a food vehicle/trailer and the retention of the associated ancillary buildings, as proposed, is harmful to the designated heritage assets, in particular the setting of the Grade I listed Pittville Pump Rooms. As such, the proposal fails to comply with the relevant policies in this regard. However, with the level of harm to the designated heritage assets being ‘less than substantial’, the requirement of the NPPF, is that this harm should be weighed against the public benefits of the proposal.
- 7.2 Public benefits have been identified and are discussed in the comments above, as such, officers have weighed these benefits against the identified harm to the designated heritage assets. Overall, it is officers view that given the temporary period of time for the siting of the food trailer/vehicle and retention of the ancillary buildings, with no direct loss of historic fabric as a result of the works and the public benefits identified, on balance, officers consider the public benefits in this instance do outweigh the less than substantial harm. It is however clear that this development is not appropriate/acceptable as a long-term solution and any future applications for longer periods, or similar temporary proposals will be resisted.

- 7.3 In terms of all other material planning considerations, the application is considered to be acceptable in terms of impact on neighbouring amenity, impact on trees, sustainability, highway safety, biodiversity net gain and ecology.
- 7.4 Having considered all of the above, on balance, officer recommendation is to support the application subject to conditions.
- 7.5 Officers consider conditions necessary that control the temporary time period for the consent and subsequent removal of the structures, a condition which stipulates the maximum size for the food trailer/vehicle and the submission of its exact details. Further conditions restrict the operating hours, servicing and delivery times and requires the proposed cladding of the ancillary buildings to take place prior to the first beneficial use of the café.

8. CONDITIONS / INFORMATIVES

- 1 The food trailer/structures hereby permitted and listed below shall be removed from the site and the land restored to its former condition on or before 31st October 2028.

- a) Food trailer/vehicle
- b) Ancillary toilets and storage facility

Reason: The permanent siting of these temporary buildings/structures on this site will have a detrimental impact on the designated heritage assets, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017) and in the interests of the special architectural and historic qualities of the listed building, having regard to adopted policy SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

- 2 The food trailer/vehicle hereby permitted shall not be sited, stored or used on the land outside of the following periods:

1st January 2026 - 31st October 2026
1st April 2027 - 31st October 2027
1st April 2028 - 31st October 2028

Reason: The permanent siting of these temporary buildings/structures on this site will have a detrimental impact on the designated heritage assets, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017) and in the interests of the special architectural and historic qualities of the listed building, having regard to adopted policy SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

- 3 The size of the food trailer/vehicle shall not exceed 8.2 metres in length, 3.1 metres in width, and 3.0 metres in height, and prior to the siting of any such food trailer/vehicle on the land, details/specification of the trailer/vehicle shall have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of design and impact on the designated heritage assets, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 and SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

- 4 Prior to the siting and first beneficial use of the food trailer/vehicle, the proposed external cladding works to the toilet and storage block, as shown in drawing number 16369 1-4 shall be completed.

The cladding shall not be applied, unless in accordance with a physical sample panel showing the final material finish, which shall have first been made available to view on site and approved in writing by the Local Planning Authority.

Reason: In the interests of design and impact on the designated heritage assets, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 and SD8 of the Joint Core Strategy (2017), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

- 5 No customers shall be served from the food trailer/vehicle outside of the following hours, without express planning permission:

Monday to Friday : 09:30 to 17:00

Saturday: 09:30 to 19:00

Sunday / Bank holiday 09:30 to 17:00

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

- 6 Deliveries, collection of waste and servicing of the temporary toilets shall only take place during the following hours:

Monday to Friday : 07:30 to 18:00

Saturday: 08:00 to 13:00

Never on Sundays / Bank holiday

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

Consultations Appendix

Tree Officer - 6th August 2025

The updated proposal, moving the canteen trailer away from the Arbutus is welcomed by the Trees Section. It will now be in the sphere of the influence of a lime tree and, while this may be a source of seasonal debris and potentially honeydew, it is at least a larger tree with more space beneath it to accommodate the trailer. It should be noted that the Trees Section will resist any calls for pruning this tree due to conflict arising from such seasonal debris or other conflict arising from the placement of the trailer in the sphere of the lime tree.

Tree Officer - 25th July 2025

The Evans Jones response to the previous Trees Officer comment is noted.

Previous trees officer comment referred not to the impact of the root protection area of the tree, but to the anticipated necessary significant pruning of the adjacent high value strawberry tree as well as on going nuisance that tree would cause if a semi-permanent structure is situated underneath it's crown.

The proposed footprint of the airstream trailer is shown to be under the canopy of the only strawberry tree in Pittville Park and one of only a handful in Cheltenham. The limbs of the tree grow at an acute angle over the parking area. The height of the lowest branch work is approx. 2 metres above ground and the proposed trailer will not fit under the tree unless significant pruning is undertaken to the tree which would reduce its amenity and its visual enhancement of the adjacent Pumprooms.

The previous orangery was not located under the canopy of this tree.

A strawberry tree (*Arbutus unedo*) is an unusual species of evergreen broadleaved tree, native to SW Ireland but nowhere else in Great Britain and Ireland. This particular tree is fully mature.

The tree produces much tree "litter" during/after the annual flowering period (many panicles of small white flowers) and subsequently 1-2cms diameter "strawberry" fruit. The fruit are soft and "mushy". To locate a large shiny trailer under the canopy will make the shiny surface dirty and sticky.

The trailer should be moved away from the existing site constraint (this tree). This is in accordance with paragraphs 5.2 and 5.3 of BS 5837 (2012) - Trees in relation to Design, Demolition and Construction-Recommendations. BS5837 (2012) is within Local Plan Policy G13 "Development which would cause permanent damage to trees of high value will not be permitted".

Tree Officer - 27th May 2025

The vending trailer should be moved out of the sphere of influence of the strawberry tree to the north. With this minor amendment to the scheme, the Trees Section has no objections.

Cheltenham Civic Society - 21st May 2025 – OBJECT

Pittville Pump Room is one of only five grade I listed buildings in Cheltenham. Although this is proposed as a temporary solution, we have had nearly five years of 'temporary' structures. Neither the proposed servery nor the camouflaged loos are of a design that is fitting for such a setting. They could only be permitted if there is a credible timetable for preparing and implementing a permanent solution.

We recognise the need for the Trust to generate an income, and the café was a resource that was much appreciated by residents and visitors, but this scheme is deficient in itself and merely defers - yet again - the decision about a permanent solution. Such a solution should take a comprehensive look at the whole area around the Pump Room, including the land behind it; and should look at how to house some of the proposed uses within the building.

Gloucestershire Centre For Environmental Records - 13th May 2025 Report available to view in public access

The Gardens Trust - 27th May 2025

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of Pittville Park, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. Pittville Park was originally a garden laid out between 1825 and 1842 designed by Richard Ware for Joseph Pitt. The gardens were created in order to provide walks for those using the Pittville Pump Room or living on the estate and, in 1913, the Marle Hill Annexe was incorporated into the grounds to form Pittville Park.

We have considered the information provided and liaised with our colleagues at The Gloucestershire Gardens and Landscape Trust and, on the basis of this, we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals. However, if you have any further queries, please contact us at this email address, and we would be grateful to be advised of the outcome of the application in due course.

Building Control

7th May 2025 - This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

Heritage And Conservation - 6th August 2025

The revised block plan indicates the siting of the Airstream-style trailer to be in position April - October. The design of the caravan trailer is an iconic design, makes a design statement and will be visually very obtrusive. I feel measures/options to mitigate its impact should be considered in addition to the natural softwood boarding in a 'hit and miss' configuration to the WCs and storage container.

If we are minded recommending approval, I recommend the following condition as there is very little/no detailed information regarding the screening. For example, the softwood needs to be protected from rot – how ? I feel it should be stained to 'toned down' the lightness of the timber proposed.

Suggest condition:

Prior to the commencement of works a sq. metre of boarding/screening panel shall be located on site (adjacent to the host structure) for the local authorities written approval.

Heritage And Conservation - 30th May 2025

Description of site and proposal

The Grade I listed Pittville Pump Room is located with Pittville Park (Grade II listed Park & Garden) within Pittville Conservation Area. In this context, collectively it is one of the most important and significance clusters of designated heritage assets within Cheltenham

This application seeks the temporary change of use of land for the sitting of a trailer /vehicle as a servery and retention of ancillary mobile toilets and store plus the over-cladding of toilets and store.

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

The current arrangement was granted temporary planning permission in 2021 with the intention to develop a permanent provision within the Pump Room and the subsequent removal of the existing temporary arrangement. It is unfortunate no such long-term solution has come forward during the intervening four years.

While this is a temporary solution in providing a continuing catering facility for the Pump Rooms, the location and appearance of the structures do, collectively result in significant harm to the setting and therefore significance of the Grade I listed building. The proposed timber screening will offer a degree of visual mitigation but may be visually distracting in itself with the appearance of the temporary structures being visible over the screening.

A substantial part of the interests and significance of the Pittville Pump Room lies in its physical form, architectural interest and historic importance.

Conclusion and Recommendation

The proposed boarding to the existing temporary WC and storage structures attempts to mitigate the visual impact. However, it does not reduce the harm to the setting of the Grade I listed building.

The proposal will cause considerable (but less than substantial) harm to the character and appearance of the Pittville Pump Room and the Park.

It is my understanding there are other similar facilities within the grounds of the park. The NPPF requires local authorities to weigh up the public benefits of any harm to the character or setting of any heritage assets by a proposal. In my view, any public benefits are very limited due to similar services on offer to the public. In addition, the experience of visitors to the Pump Room may be compromised due to the prominence of the proposal located so close to the main entrance and principal elevation of the building. However, the rental use and visitor attraction of such facilities will generate income to the heritage asset's upkeep.

There is a lack of robustness and justification for the four-year extension of time. I do not support the four-year extension of time due to the continuing harm on the character and setting of the heritage assets identified as they are contrary to the legislation and policies highlighted above. However, I feel a 1-2 two-year extension of time should be considered and may offer a pragmatic temporary solution and will significantly mitigate the protracted nature of the harm being caused as identified above.

CBC Ecologist - 14th May 2025

No Comment

Historic England - 22nd May 2025

Full report available to view in public access

Summary

While this is a proposed temporary solution in providing a continuing catering offer for the Pump Rooms, the location and form of the temporary structures would still result in unacceptable harm to the building's setting and therefore significance. We advise that this harm is minimised and more importantly, that a permanent solution comes forward for further discussion.

GCC Highways Planning Liaison Officer - 2nd June 2025 –

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

The justification for this decision is provided below.

The proposed development has no impact on a vehicular access, relocates the existing pedestrian access and has no detrimental impact on the highway.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained

The Highway Authority therefore submits a response of no objection.

This page is intentionally left blank

APPLICATION NO: 25/00380/FUL		OFFICER: Mr Ben Warren
DATE REGISTERED: 3rd May 2025		DATE OF EXPIRY : 28th June 2025
WARD: Pittville		PARISH:
APPLICANT:	The Cheltenham Trust	
LOCATION:	Pittville Pump Room East Approach Drive Cheltenham	
PROPOSAL:	Temporary change of use of land for the siting of a trailer/vehicle as a servery and retention of ancillary mobile toilets and store, plus over-cladding of toilets and store.	

REPRESENTATIONS

Number of contributors	11
Number of objections	10
Number of representations	0
Number of supporting	1

1 Croft Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LD

Comments: 3rd June 2025

The previous glass framed cafe was extremely well received by local who used the park & the re-introduction of a temporary portable trailer would be a great benefit to the local area. It would be a lovely opportunity for people to have refreshments in the portico of the Pump Room, within the grounds of such a wonderful historic building.

I would like to point out that the application only states that the mobile cafe will be similar to an Airstream, so there is no definite plan for a shiny metal cafe as sighted in the press. This reporting is inflammatory & is detriment to the application.

20 Cakebridge Road
Cheltenham
Gloucestershire
GL52 3HJ

Comments: 27th May 2025

Another temporary eyesore spoiling our grade 1 listed building?! The building already serves as a café at times with toilet facilities etc. What exactly is the permanent solution?

Chaseley Lodge
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 27th May 2025

Page 24

Unfortunately we were unable to access this application via public access. We live directly adjacent to the pump rooms at Chaseley lodge, in west approach drive. Our main comments are as follows:

1) Given there are already three cafes in the Pittville Park vicinity, there is no need for a fourth.

2) the Pump rooms are a grade 1 listed building and should be protected from any unsightly additions.

I would be grateful if you could consider the above when you debate and consider this application.

Yours sincerely

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 27th May 2025

In the previous applications and at planning meetings as justification for a Temporary Moveable Café Cheltenham Trust maintained that the West Colonnade of the Pump Room was not an important elevation and that the café would not blight the architecture as viewed from the main southern perspective.

In fact the West Colonnade is a very important elevation.

West Approach Drive, an avenue of Grade 2 villas is the main approach to the Pump Room leading off from the principal North/South road leading through Cheltenham, Evesham Road

As such it is the approach of the majority of the tourist buses and minivans as East Approach Drive is narrow.

This view is all that race traffic and visitors going up Evesham Road will see of Cheltenham's iconic building.

At the end of this street and obscuring at least 3m of the West Colonnade Cheltenham Trust wish to place a gigantic burger style fast food structure for at least 4 years.

This would bring the siting of a "temporary" moveable structure as a café to 7 years including the previous offering.

The Trust maintain that they need this time to work out how to have a café inside the Pump Room although they have one every race week and I would imagine rearranging the chairs when it is used otherwise for a concert/wedding is not that demanding.

From my house I can see inside the Pump Room 24/7 and it is seldom occupied.

To be seen and advertise itself is why Cheltenham Trust want this building in front of the West side of the Pump Room rather than around the back which is the least attractive aspect and furthest away from public view and neighbouring buildings.

Even on this side they are planning to cover up the shipping container toilet with wooden planking to reduce the visual damage to this Grade 1 building.

The site plan is not accurate showing the trailer in the actual Strawberry tree which has the main trunk less than 2m from the ground.

The exact dimensions (8.2m) show that a bespoke building has already been obtained and is larger than the site plan illustration.

Placing the café container at the extreme North East side of the West Colonnade, as per plan, would require cutting off a main trunk or killing a beautiful Strawberry tree.

Page 25

Without this the 3 m wide and 8.2 m long structure would be 3m south of the site and obscure much more of the Colonnade than the site plan shows.

It would also be 3m closer to Parkgate (incorrectly labelled as Lorraine house) so 6m from my house which is not even mentioned in the application.

In the planning statement it is written that these extra 4 years will give the Trust time to work out a long term plan for a café which may be inside the main building or on the North side adjacent to the toilets.

Why don't Cheltenham Trust now place the proposed café on the North side of the building where it is furthest away from any neighbours and causes the least visual damage to the Pump Room ? That's the position of a café in the long term plan.

No consideration or even mention of the Pump Room's neighbours is in the planning document.

The proposed plan will have the west side of the café 6m from my house.

When similar fast food portable food and drink sheds were in place in race weeks I had to complain to environmental health 3 times due to the noise and this building is going to be very much closer and there 7 days per week for 7 months per year.

There are a number of pertinent questions

Is this structure just a giant billboard advertising food and drink sold beside the Pump Room.

The Pump Room kitchens used for the last café and for events are only 3 m away from the building so why is this even necessary

Unless the Strawberry tree is severely cut back the structure cannot be placed as on the site plan so will it in fact be much further across the West Colonnade than shown and also closer to Parkgate House.

Is temporary moveable a suitable annotation for cafes that will have been there for 7 years and a way of circumventing planning laws allowing any similar building plan in Cheltenham if this is permissible even beside the iconic building after which Cheltenham is named

#Permitting this structure for 7 months per year is in breach of the Schedule 2,Part 4,Class BB of the General Permitted Development Order.

This allows food and drink from mobile removeable structures in the curtilage of listed buildings for at most 120 days per annum.

This proposed café will be in situ for 210 days which is almost double the permitted time in Statutory Government Planning legislation.

#The proposed shed with outdoor cooking will cause severe noise and permeate the whole West side of the Pump Room and its neighbours with unpleasant smells.

Is piped music also to be played ?

So noise and air pollution.

#There are 3 other permanent cafes in Pittville Park so why is the West Colonnade of Cheltenham's most important Grade 1 building to be visually harmed by a giant burger van other than to advertise and make some money for Cheltenham Trust who are tasked with preserving and managing the Pump Room not degrading it.

19 Redlands Drive
Southampton
SO19 7DA

Comments: 21st May 2025

I strongly object to the planning application (25/00380/FUL) seeking permission for the change of use of land for the siting of a mobile café, retention of portable toilets and retention of a storage container at Pittville Pump Room in Cheltenham.

I have several reasons for my objection to this proposal, as follows.

1. Eyesore: Since the Pump Room is a Grade 1 listed building of national and local importance and sited within a Grade 2 listed park, one of the finest treasures in Cheltenham, having any type of café and associated toilets and storage bins sited beside the Pump Room area would be an eyesore and a travesty of the Regency heritage of the site. I note that the application envisions the addition of tables and chairs in front of the mobile café, further adding to its ugliness. Moreover, the American-style funfair burger-bar design proposed, at a length of nearly 30 feet, champions the eyesore concept further. It would destroy the splendour and indeed the reason serious visitors come to the site. Collectively, the unsightly structures would also block the view to the western aspect of the Pump Room which, despite comments in the application, is a prominent face to this historic and landmark building. The Eyesore view has been supported by Historic England in a previous version of such an application by the Cheltenham Trust.

2. Repeat flawed application: As indicated in the current application, there has been a long series of previous applications by the Cheltenham Trust to house café facilities in the grounds of this historic building. Whilst such a facility was granted for the COVID years, the more recent full application (22/01439/FUL) was rejected by virtue of the harm imposed on the heritage site by the scale, form, design and siting of the development. There followed long delays in compliance, failure to rid these structures from the site. I find the latest application a further attempt at avoiding the spirit of the planning decision and the historic site should be returned to its natural splendour.

3. Probably Illegal: According to Schedule 2, Part 4, Class BB of the General Permitted Development Order, the provision of moveable structures within the curtilage of listed buildings for drinking establishments or the sale of food and drink should not exceed 120 days per annum. The proposal for the café-van, toilets and daily sale of food and drinks is for 7 months (214 days) and so is clearly not compliant with the Development Order. For this reason alone, the application should be rejected.

4. Detrimental to local environment and neighbourhood: As with the previous Orangery, the local roads (especially Western Esplanade and Eastern Esplanade) will become clogged with inappropriate parking, the noise and disturbance to local neighbours will be excessive and unfair. I found this throughout the time that the Orangery was present.

5. Overlong duration: The café is planned to be provided on the Pump Room site for the duration of 4 years, until the lease of the Cheltenham Trust with responsibility for the Pump Room expires in 2029. And this extended period is pitched as an opportunity to assess the viability of a café prior to seeking a permanent placing, either within the Pump Rooms or to the rear of the Pump Rooms. Why such a long time for the Trust to make a decision?! I suspect that the real reason for the proposal is for the Trust to advertise itself and to make money by whatever means possible. I see this as a stalling tactic, to take advantage of their position and hoodwink the Council.

6. Unnecessary café: Why is there a need for a café and toilets at this historic site when there are 3 other permanent cafes in Pittville Park already? The Council need to realise their planning responsibility to provide services and facilities in a measured and reasonable manner and not flood this treasured historic site with unnecessary food outlets.

1 Church Lane
High Street
Prestbury Cheltenham
Gloucestershire
GL52 3AP

Comments: 28th May 2025

The Cheltenham Trust are still trying to get a food unit at the side the pump room, A grade two listed building the last temporary food unit they had put up was refused planning ,So should this one be refused, As was said before the pump rooms are under used get your act together Cheltenham Trust none of the neighbors round the pump rooms wants it, I object to this food unit

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 29th May 2025

The previous structure - the cafe - was built despite objection from the community and was only supposed to be there on a temporary basis. It was there for 4 years and planning permission was requested to make it more permanent and again objected to, at the time. Now, planning permission has been requested for a burger truck and I feel that despite this latest effort the previous objections from the community are still valid.

The truck would take up valuable open space, would look entirely out of place in front of the pump room facade and the unwanted cooking smells would be a nuisance to local homeowners, events being held in the pump room and people walking by. This is no way an appropriate area for a burger truck to be sited.

CLIFTON
PITTVILLE CIRCUS ROAD
CHELTENHAM
GL52 2QH

Comments: 23rd May 2025

I continue to strongly object to the ongoing proposals by Cheltenham Trust to transform the surrounding area of the Grade 1 listed Pump Room into a trailer park. This saga has dragged on for years, with repeated applications-each of which has either been withdrawn or rejected-failing to address the concerns of local residents.

As I mentioned in my previous objection, there is ample space within the Pump Room itself to facilitate the desired developments, as demonstrated by Bath City Council in their own successful adaptation of the Pump Rooms. I would urge the Cheltenham Trust to visit Bath's site and take notes on how to run a café effectively, ensuring the history and character of the space are respected while also offering a welcoming environment for the public.

The continued pursuit of this ill-suited plan feels disconnected from the needs of the local community and the heritage value of the site. I strongly encourage the Trust to rethink

their approach and focus on solutions that are more in line with the unique nature of this historic area.

Fernmoor
Tommy Taylors Lane
Cheltenham
Gloucestershire
GL50 4NP

Comments: 2nd June 2025

I have supported the provision of a cafe at the Pump Room for many years, for the benefit of local residents and visitors and to generate funds for the Cheltenham Trust, but not to the detriment of the finest building in Cheltenham. The Pump Room is Grade 1 listed and the park Grade II listed, the only public park and garden in Gloucestershire awarded Green Heritage Site Accreditation (an award supported by Heritage England). The proposed position of the trailer obstructs the view of the west elevation of the Pump Room and can be seen from the park, a structure totally alien to the setting. As customers will only be purchasing their drinks and food from the trailer and taking it to their seats under the portico it could be positioned in the car park adjacent to the path to the east side of the portico. Suitable signage could direct customers to the trailer. It is suggested that the trailer is needed to test the viability of a cafe - the Cheltenham Trust has been running one at the Pump Room for 4 years, surely they have the data by now!

The Cheltenham Trust have stated in their previous planning applications for a temporary cafe that they are working on a permanent solution which they again state in this application - but no evidence of this has been produced.

13 Rotunda Terrace
Montpellier Street
Cheltenham
Gloucestershire
GL50 1SW

Comments: 28th May 2025

I strongly object to this application.

The pumprooms is a grade 1 listed property and bolting on a toilet block and burger style fast food van on the west side will degrade the building.

As previously mentioned why not facilitate the cafe within the pumprooms ? This will also reduce the noise pollution such amenities cause.

Flat 2/2
16 Minerva Street
Glasgow
G3 8LD

Comments: 30th May 2025

My family home is in Pittville and I visit the Pump Room frequently.

Page 29

I object to this enormous "temporary moveable café" harming the important West Colonnade of the iconic Grade 1 listed Pump Room, and which Cheltenham Trust plan to have in place for 4 years until 2029. Including the last temporary moveable café, this will result in a café in place for 7 years.

Is temporary moveable a way to circumvent a proper planning application so that everyone in Cheltenham who wants a structure for 7+ years can use the annotation? Does anything go if this fun fare fast food shack can be placed across the iconic colonnade at the end of the main vehicular approach to the building after which Cheltenham is named? It is a completely unnecessary structure and only there to advertise the café, a giant billboard. The Pump Room kitchen used in the café removed last year is only 9 feet away. The photograph on page 3 of the planning statement shows how appallingly ugly the previous café and toilet were against the beautiful architecture of the Pump Room.

Why is the café not positioned on the less important north elevation alongside the portable toilets if this is the Trust's long term plan? Better still, why not use the Pump Room building itself which is used as a café in race week and is empty with the blinds drawn every time I visit it?

It was a great relief to see the previous structure removed and for everyone to enjoy the restored view and peace of the Pump Room and park. One of my friends was put off the idea of getting married here at the time as she felt the beautiful venue was ruined by the greenhouse. It must all be an awful and disruptive eyesore for any of the local residents. Please treat this historical venue with respect, the proposed idea would be a terrible mistake.

This page is intentionally left blank

APPLICATION NO: 25/01013/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 11th July 2025	DATE OF EXPIRY: 5th September 2025
DATE VALIDATED: 11th July 2025	DATE OF SITE VISIT:
WARD: St Peters	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Adapt Architects Ltd
LOCATION:	Evens Block 2 - 20 Grevil Road Cheltenham
PROPOSAL:	Proposed external wall insulation to 5 storey blocks : 2-20 Grevil Road, 44-64 Orchard Way and 210-228 Arle 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 proposed external wall insulation to three separate, five storey blocks of flats. One of the buildings is located on the corner of Princess Elizabeth Way, Orchard Way and Russet Road and consists of flats 44 – 64 Orchard Way. Another building is located on Grevil Road, close to the junction with Arle Road and consists of numbers 2 – 20 Grevil Road, and the third building fronts on to Princess Elizabeth Way and consists of numbers 210 – 228 Arle Road. All of the sites are located within a residential area, and none fall within the conservation area.
- 1.2 The application is at planning committee as Cheltenham Borough Council is the applicant and landowner.
- 1.3 Members will likely recall other recent applications for similar external insulation works to other buildings within the Council's ownership, this application is a continuation of these works to improve council housing stock across the borough.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area

Relevant Planning History:

None Relevant

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

None

5. PUBLICITY AND REPRESENTATIONS

- 5.1 The application was advertised by way of site notices displayed at each site. No comments have been received in response to this neighbour notification process. In addition, within the support design and access statement, it notes how pre-submission

consultation was undertaken with residents, but no comments were received in response to this 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 three separate buildings, each consisting of residential flats over five storeys. Each building is reasonably prominent in their respective street scenes, and each sitting amongst buildings that vary in size and design. Buildings in the immediate surrounding context generally include a mix of two storey semi-detached and terraced properties, as well as blocks of flats of varying heights. The external facing material of each of the subject buildings is roughcast render. The Arle Road and Grevil Road buildings are mainly painted in cream/white, with the ground floors painted in an orange/red colour. The building on Orchard Way has a different visual appearance with the building finished in painted vertical panels in grey and white.
- 6.7 The supporting statement explains that the existing external wall insulation of these buildings is proposed to be replaced to ensure that the properties meet current building regulations. These works also provide an opportunity to improve the thermal performance of the flats, as well as an opportunity to consider alternative colour finishes.
- 6.8 In terms of design and finish, the proposed works would result in the elevations of the buildings having a brick slip detail at ground floor with a smooth rendered finish for the upper floors. Whilst the facing materials would be the same for each of the buildings, the colour palette for the render would vary across the sites.
- 6.9 Properties in the immediate context vary in material finish, and include the use of red brick and render, as such, the proposed materials are considered to be acceptable and in keeping in this context. The brick slip material specifications have been provided and are considered acceptable. A relevant compliance condition has been recommended.
- 6.10 In terms of sustainability, officers welcome the introduction of external insulation which will improve the thermal performance of the properties, the works therefore comply 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 works will have no harmful impact on neighbouring amenity and no letters of representation or concerns have been raised in response to the consultation process.

Other considerations

6.14 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.

- 3 The Brick Slips products shall be applied in accordance with the product details below:

Orchard Way - 15mm DBA686-Blended-Stock 686

Grevil Road and Arle Road - 15mm DBA685-Dark-Red-Multi-Stock 685

unless otherwise in accordance with details that shall have first been submitted to and agreed 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).

INFORMATIVES

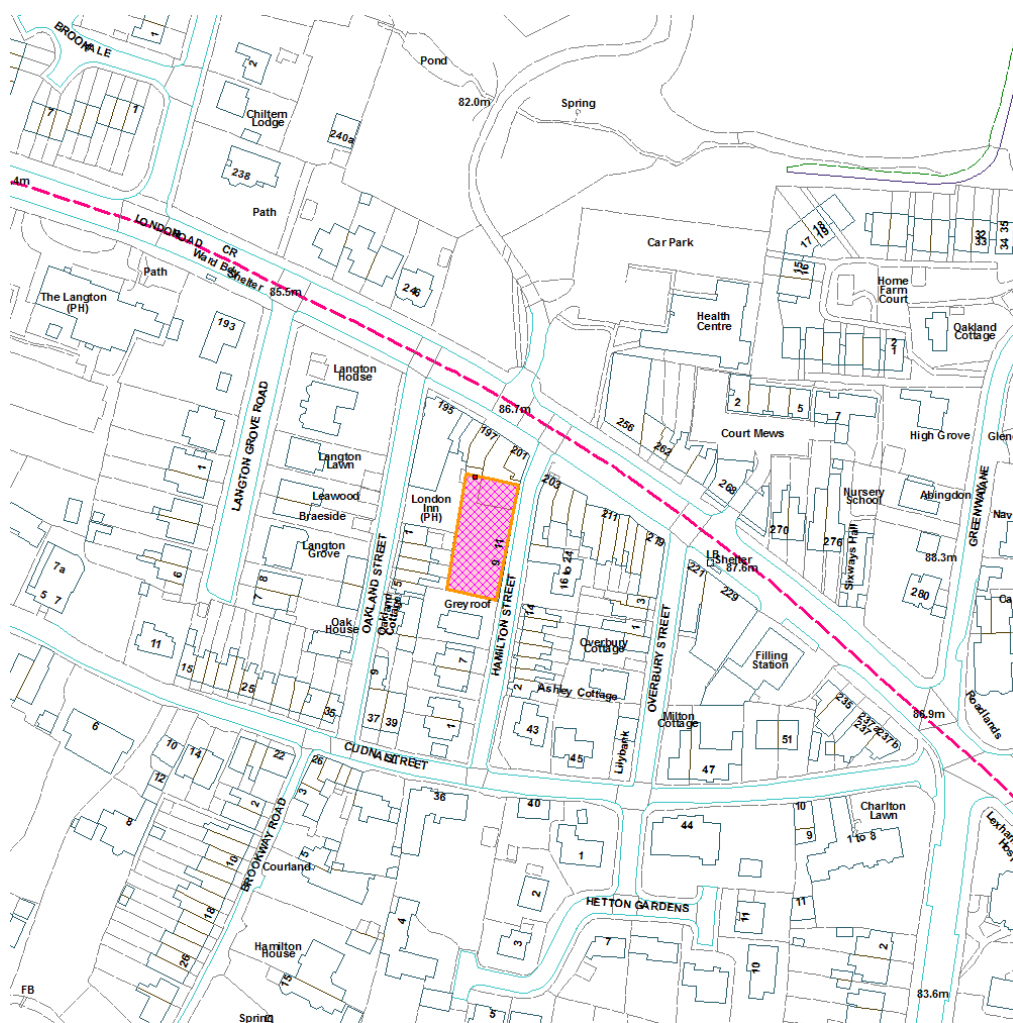
- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions 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.

APPLICATION NO: 25/00637/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 17th April 2025		DATE OF EXPIRY: 17th July 2025 (extension of time agreed until 22nd August 2025)
DATE VALIDATED: 17th April 2025		DATE OF SITE VISIT:
WARD: Charlton Kings		PARISH: Charlton Kings
APPLICANT:	Cape Homes (Hamilton Street) Ltd	
AGENT:	BHB Cheltenham Ltd	
LOCATION:	11 Hamilton Street Charlton Kings Cheltenham	
PROPOSAL:	Change of use, refurbishment and alteration of the existing building (Class E) to create 12no. apartments (Class C3).	

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is located on the western side of Hamilton Street, which connects through from Cudnall Street to the south, to London Road (A40) to the north. The site is wholly located within the Principal Urban Area (PUA) and Flood Zone 1, with a small part of the site falling within the Six Ways neighbourhood centre. The site is also located outside of, but adjacent to, the Cudnall Street conservation area, and in proximity to the London Inn, a grade II listed building dating from c1834.
- 1.2 To the rear, the site backs onto Oakland Street, which runs parallel to Hamilton Street, and falls within the conservation area; views of the rear of the building are available from Oakland Street.
- 1.3 The footprint of the existing building now covers the entire site at ground floor, having been altered and extended over the years, with a more limited footprint at first floor. Externally, the building is faced in a mix of brick and render, with a rendered facade to the street, beneath a mix of pitched and flat roofs. The building is in a relatively poor state of repair and currently detracts from the area. The site is devoid of any landscaping.
- 1.4 The building currently benefits from Class E business use and the Planning Statement that accompanies the application states that the site has been in a commercial use throughout its lifetime.
- 1.5 The application proposes the change of use, refurbishment and alteration of the existing building to create 12no. apartments (7no. one bed and 5no. two bed).
- 1.6 An earlier application (ref. 24/01638/FUL) for the demolition of the existing buildings and the erection of 7no. dwellings was withdrawn by the applicant prior to determination.
- 1.7 This application is before the planning committee due to an objection from the parish council; the objection principally relates to the lack of any parking provision for the development.
- 1.8 Members will have/had the opportunity to visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area
Smoke Control Order
Neighbourhood Centre

Relevant Planning History:

24/01638/FUL

WITHDRAWN

26th March 2025

Erection of 7no. dwellings off Hamilton Street following demolition of existing buildings and associated works.

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2024 (NPPF)

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land

Section 12 Achieving well-designed places

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

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan 2020 (CP) Policies

EM2 Safeguarding Non-Designated Existing Employment Land and Buildings

D1 Design

BG1 Cotswold Beechwoods Special Area Of Conservation Recreation Pressure

SL1 Safe and Sustainable Living

GI2 Protection and replacement of trees

GI3 Trees and Development

Adopted Joint Core Strategy 2017 (JCS) Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD8 Historic Environment

SD9 Biodiversity and Geodiversity

SD10 Residential Development

SD11 Housing Mix and Standards

SD12 Affordable Housing

SD14 Health and Environmental Quality

INF1 Transport Network

INF2 Flood Risk Management

Supplementary Planning Guidance/Documents

Development on Garden Land and Infill Sites in Cheltenham (2009)

Cudnall Street Conservation Area Character Appraisal and Management Plan (2009)

Cheltenham Climate Change (2022)

4. CONSULTATIONS

See Consultations Appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent to 32 neighbouring properties, a site notice was posted, and an advert published in the Gloucestershire Echo.
- 5.2 In response to the publicity, 29 representations have been received in objection to the proposals.
- 5.3 The representations have been circulated in full to members, the main concerns relate to:
 - Lack of parking provision / highway safety
 - Increased pressure on local services
 - Design / proposed materials / out-of-keeping
 - Noise
 - Overdevelopment
 - Impact on light and privacy
 - Impact on conservation area

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The main considerations when determining this application relate to the principle of a change of use to residential; design, layout and impact on the historic environment; sustainability and climate change; access, parking and highway safety; flooding and drainage; affordable housing and vacant building credit; neighbouring amenity; ecology and biodiversity net gain; and recreational impacts on the Cotswold Beechwoods Special Area of Conservation.

6.2 Principle

6.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for development must be determined in accordance with the development plan, unless material considerations indicate otherwise. This is reiterated in paragraph 48 of the National Planning Policy Framework (NPPF) which also highlights that decisions on applications should be made as quickly as possible.

6.2.2 For Cheltenham, the development plan comprises the saved policies of the Cheltenham Borough Local Plan Second Review 2006 (CBLP) wherein those policies are consistent with the NPPF, adopted policies of the Cheltenham Plan 2020 (CP) and adopted policies of the Tewkesbury, Gloucester and Cheltenham Joint Core Strategy 2017 (JCS). Material considerations include the NPPF, and Planning Practice Guidance (PPG).

6.2.3 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development which in decision-taking means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i) *the application of policies in [the] Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

Loss of existing employment use

6.2.4 CP policy EM2 seeks to safeguard non-designated land and buildings currently or last in B class employment uses, or Sui Generis uses that exhibit characteristics of traditional B class uses.

6.2.5 In this case, the existing use now falls within Class E and is therefore not captured by policy EM2; the principle of a change of use to a use other than for employment purposes is therefore acceptable.

Proposed residential use

6.2.6 In Cheltenham, the housing policies (those most relevant to this application) are out-of-date as the Council is currently unable to demonstrate a five-year supply of deliverable housing sites (the latest published figure in January 2025 being just 2.52 years), and the 'tilted balance' in favour of granting permission is therefore engaged.

6.2.7 Notwithstanding the housing policies being out-of-date, as previously noted, the application site is sustainably located within the Principal Urban Area, wherein JCS policy SD10 (and the NPPF) supports new housing development on previously developed land. The site is also located within a largely residential area.

6.2.8 Moreover, throughout the NPPF, emphasis is given to new development optimising the potential of the site; policy SD10 also requires new residential development proposals to *"seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network."*

6.2.9 The proposed development would result in the welcome provision of an additional 12no. housing units in this highly sustainable location and make a valuable contribution to the borough's housing stock; a matter that carries significant weight in the determination of this application.

6.2.10 As such, officers are satisfied that the general principle of a change of use of the site for residential purposes in this location is acceptable. That said, as per above-referenced NPPF paragraph 11(d), it is still necessary to assess whether other policies within the NPPF that protect areas or assets of particular importance (in this case, habitats sites and designated heritage assets) provide a strong reason for refusing the development proposed; or the adverse impacts of supporting the proposals would significantly and demonstrably outweigh the benefits, when assessed against NPPF policies taken as a whole.

6.3 Design, layout and impact on the historic environment

6.3.1 Chapter 12 of the NPPF places great emphasis on the importance of design in decision making, and states at paragraph 131 that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.

6.3.2 Paragraph 135 of the NPPF requires decisions on planning applications to ensure that new developments *"will function well and add to the overall quality of the area...; are visually attractive...; are sympathetic to local character...including the surrounding built environment...whilst not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place...; optimise the potential of the site...; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users"*.

6.3.3 Local design requirements are set out in CP policy D1 and JCS policy SD4, with all new development required to adequately reflect principles of urban and architectural design, to complement and respect neighbouring development and the character of the locality, and to avoid causing harm to the architectural integrity of the building or group of buildings, or the unacceptable erosion of open space around the existing building.

6.3.4 Additional guidance of some relevance to this application can be found in the Council's SPD relating to development on garden land and infill sites, which sets out that various elements combine to create the character of an area and include grain, type of building, location of buildings within the block or street, plot widths and building lines. The SPD at

paragraph 3.5 states that *“Responding to character is not simply about copying or replicating what already exists in an area...but must also allow a place to evolve in a manner which is appropriate...”*.

6.3.5 In addition to the above, JCS policy SD8 requires designated heritage assets and their settings to be conserved and enhanced as appropriate to their significance and is consistent with paragraph 210 of the NPPF that sets out the various factors that local planning authorities should take into account when assessing applications. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires special regard to be given to the desirability of preserving the setting of listed buildings.

Design and layout

6.3.6 The general scale and massing of the building will be maintained, but its external elevations much improved; particularly the front elevation which will present a more visually attractive and sympathetic façade to the street scene. The Planning, Design and Access Statement (DAS) that accompanies the application sets out that the refurbished building has been *“arranged to look linear, fronting Hamilton Street, with private rear gardens backing on to the external garden/amenity space associated with The London Inn and rear gardens/outbuildings to residential properties on Oakland Street”* and that *“The flats will be arranged in a single block form”*. The retention of the stepped form of the existing building, which steps down to single storey to the south, will ensure that a suitable relationship with the adjacent bungalow is maintained. The overall height of the building will be reduced.

6.3.7 The materials used in the external elevations will comprise white smooth render, wood effect cladding board, and Anthracite grey standing seam cladding, with Anthracite grey aluminium/uPVC windows and doors, fascias, and surrounds. All new infill brickwork will match existing. The palette of materials proposed is considered to be appropriate in this context and largely reflects the variety of materials evident elsewhere within the street, resulting in an in-keeping, but more contemporary, visual appearance to the building.

6.3.8 Four of the ground floor flats will benefit from modest outdoor amenity spaces at the rear and, although no on-site car parking is proposed, adequate refuse and recycling, and cycle storage is proposed. The bin store is integral to the building and accessible from the highway.

Historic Environment

6.3.9 From a heritage perspective, given the poor visual appearance of the existing building, and the similar scale and massing of the building as proposed, officers are wholly satisfied that the character and appearance of the adjacent conservation area will at the very least be conserved, but undoubtedly significantly enhanced. The haphazard nature of the existing building, having been added to over the years, will be consolidated and, aesthetically, the building will sit more comfortably within the street scene. The building is in clear need of upgrading. For similar reasons, the proposed development will only have a very limited impact on the setting of the grade II listed London Inn, and will not cause harm to its significance.

6.3.10 Even if one were able to attribute harm to the proposed development, officers are satisfied that it could only amount to ‘less than substantial’ harm and when weighed against the public benefits of the proposal, in accordance with NPPF paragraph 215, any less than substantial harm to the designated heritage assets would be far outweighed by the benefits of the scheme given the significant shortfall in housing land supply within the borough.

6.3.11 As a whole, officers are therefore satisfied that the proposed development is acceptable in term of design and any heritage impacts.

6.4 Sustainability and climate change

6.4.1 In addition to the afore-mentioned design policies, JCS policy SD3 requires new development to be designed and constructed to maximise the principles of sustainability; with development proposals required to “*demonstrate how they contribute to the aims of sustainability*” and “*be adaptable to climate change in respect of the design, layout, siting, orientation...*”.

6.4.2 JCS paragraph 4.4.11 goes on to advise that:

Before considering the use of renewable energy technologies the design of a development should first identify measures to reduce overall energy demand. This can include choice of building fabric and construction techniques, optimising solar gain, natural lighting and ventilation to reduce the need for space heating and/or cooling and lighting. Secondly, the design should include measures to use energy more efficiently such as increasing levels of insulation in walls, floors and roofs and improved air-tightness.

6.4.3 In 2019, Cheltenham declared a Climate Emergency and committed to becoming a carbon neutral council and borough by 2030; the Climate Change SPD was subsequently adopted in 2022 which provides guidance on how applicants can successfully integrate a best-practice approach towards climate change and biodiversity in to all new development proposals.

6.4.4 The policy and SPD reflects advice within the NPPF at paragraph 161 which requires the “*planning system to support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change.*”

6.4.5 In this case, the application is supported by a Climate Change Checklist which sets out the measures that will be incorporated into the proposed development. Whilst the measures are limited due to the constrained nature of the site, and the retention and conversion of the existing building, the checklist confirms that high efficiency heating is proposed that will be supported by roof mounted solar PV panels, and all hard surfaced areas will be permeable.

6.4.6 As such, whilst limited, the measures are considered to be an adequate response to climate change matters, and sufficient to demonstrate compliance with policy SD3, the SPD, and the NPPF.

6.5 Access, parking and highway safety

6.7.1 JCS policy INF1 advises that planning permission will be granted only where the impacts of the development are not severe. The policy also seeks to ensure that all new development proposals provide safe and efficient access to the highway network; and provide connections to existing walking, cycling and passenger transport networks, where appropriate. The policy reflects advice set out within Section 9 of the NPPF at paragraphs 115-117; paragraph 115 a) requiring sustainable transport modes to be prioritised taking into account the sites location, and paragraph 117 highlighting the need to:

a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use...

6.7.2 From a highways perspective, the access, parking and highway safety impacts associated with the proposed development have been assessed by the Highways

Development Management Team (HDM) at the County Council, and their full comments can be read in the consultations appendix.

6.7.3 On initial review of the application, HDM raised concerns in relation to car parking, and suggested that the density of the scheme be reduced to no more than 9 units, appropriate to the road frontage available. Concerns were also raised in relation to access to the bin store on collection day, and the doors to the bin store opening out over the footway.

6.7.4 The applicant subsequently entered into discussions with HDM and following the submission of revised plans to show bi-folding doors to the bin store, HDM no longer object to the proposals.

6.7.5 With regard to access to the bin store, HDM accept that the *“plans as submitted rely on the drivers of vehicles parking on the highway not parking over a dropped kerb as laid out in the highway code”* and that whilst *“This may lead to inconvenience to occupiers and drivers...it will not lead to unacceptable reduction in highway safety or severe impacts on capacity.”*

6.7.5 HDM also now accept the car free element of the development given the highly sustainable location of the site in close proximity to a wide range of shops, services and facilities, and good links to public transport options; which accords with the policy need to prioritise pedestrian and cycle movements, and facilitate access to public transport options. The scheme proposes a total of 17no. secure and covered cycle parking spaces.

6.7.6 Overall, HDM are satisfied that *“there are no justifiable grounds on which an objection could be maintained”*.

6.7.7 It is also important to acknowledge that the existing established Class E use of the building, if fully operational, would undeniably contribute to traffic and parking issues in the local area.

6.7.8 As such, whilst the parking and highway concerns raised in the objections have been duly noted, given the views of HDM, officers are satisfied that the scheme is acceptable on highway grounds. The suggested condition has been attached, together with an additional condition requiring adherence to the submitted Construction Phase & Environmental Management Plan.

6.6 Flooding and drainage

6.6.1 JCS policy INF2 states that development proposals must avoid areas at risk of flooding, and seek to minimise the risk of flooding. It goes on to state that new development should, where possible, contribute to a reduction in existing flood risk, and that new development should incorporate Sustainable Drainage Systems (SuDS) where appropriate.

6.6.2 As previously noted in the introduction, the site is located within Flood Zone 1 and in an area at a low risk of surface water flooding; however, as this is an application for major development, the County Council acting as the Lead Local Flood Authority (LLFA) have been consulted.

6.6.3 Having reviewed the Drainage Statement that accompanies the application, the LLFA raise no objection and are satisfied that the proposals are *“not likely to have a significant impact on surface water drainage or flood risk on or around the site.”* The LLFA acknowledge that there are limited opportunities to incorporate Sustainable Drainage Systems given the constrained nature of the site.

6.7 Affordable housing and vacant building credit

6.7.1 JCS policy SD12 requires the provision of affordable housing in new developments. In Cheltenham, outside of Strategic Allocation sites, a minimum of 40% affordable housing is sought on sites of 11 dwellings or more.

6.7.2 In this case, the application proposes 12no. dwellings and therefore policy SD12 is triggered; a policy compliant 40% provision of affordable housing would equate to 5no. affordable units.

6.7.3 Notwithstanding the above, officers are satisfied that the vacant building credit (VBC), an incentive for brownfield development on sites that contain vacant buildings, is applicable on this site. PPG stating that *"Where a vacant building is brought back into any lawful use...the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought"* (Paragraph: 026 Reference ID: 23b-026-20190315).

6.7.4 In this case, the existing floorspace on site equates to 1058 square metres, and the extent of residential floorspace proposed in the development is 879 square metres (a reduction of 179 square metres); as such, when applying VBC, no affordable housing contribution is required in this instance.

6.7.5 The proposed scheme is therefore a 100% open market housing scheme.

6.8 Neighbouring amenity

6.8.1 CP policy SL1 states that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality. CP paragraph 14.4 advising that:

In assessing the impacts of a development including any potential harm, the Council will have regard to matters including loss of daylight; loss of outlook; loss of privacy; and potential disturbance from noise, smells, dust, fumes, vibration, glare from artificial lighting, hours of operation, and traffic / travel patterns.

6.8.2 In this case, officers are satisfied that the proposed development will not cause any undue harm to the amenity of neighbouring residents or occupiers. There are no concerns in relation to outlook or daylight, given that the general scale and massing of the converted building will be unchanged, albeit marginally reduced in height; nor concerns that the development will appear overbearing from any neighbouring property.

6.8.3 Moreover, with regard to privacy and overlooking, the situation will be improved to the rear; with a number of existing openings proposed to be blocked up. Where openings are proposed to be retained at the rear, the windows will achieve a good distance to the boundary and allow for only limited overlooking of the beer garden of the London Inn, or be fitted with a privacy screen.

6.8.4 Additionally, whilst it is acknowledged that some noise and disruption will inevitably occur during the demolition and construction phases of the development, this is not reason to withhold planning permission. The resultant residential use is wholly compatible in this location, and will not result in any significant impact in terms of noise.

6.8.5 With regard to the amenity of future occupiers, officers disagree with the views of the Architects Panel who consider that some of the apartments layouts are compromised and *"offer little in terms of good places to live"* (they do not identify specific areas of concern); nor that the potential for overlooking of the proposed amenity spaces is unacceptable.

6.9 Protected species and biodiversity net gain

6.9.1 JCS policy SD9 seeks to ensure that all development, wherever possible, makes a positive contribution to biodiversity and geodiversity, and that important habitats and species are protected. Where developers are unable to avoid harm to biodiversity, mitigation measures should be incorporated into the design of the development. The policy reflects advice set out within the NPPF at paragraph 193.

6.9.2 A minimum biodiversity net gain (BNG) of 10% is now a statutory requirement for major developments; however, there are some exemptions. In this case, the proposed development falls within the 'De minimis' exemption as the development does not impact an onsite priority habitat; nor impact more than 25 square metres of onsite habitat that has biodiversity value greater than zero or more than 5 metres in length of onsite linear habitat. The biodiversity gain condition therefore does not apply.

6.9.3 Notwithstanding the above, the application has been reviewed by the Council's Ecologist who acknowledges and supports the proposed site plan which includes provision for bird/bat boxes and limited soft landscaping. Additional detail can be secured by condition.

6.9.4 The Ecologist's initial comments in relation to potential for roosting bats within the building have been addressed; and the suggested informative has been attached.

6.10 Cotswold Beechwoods Special Area of Conservation (SAC)

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

6.10.2 Adopted CP policy BG1 states that development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site Network and the effects cannot be mitigated. All development within the borough that leads to a net increase in dwellings will be required to mitigate any adverse effects. Without appropriate mitigation, the proposed development is likely to have a significant effect on the Cotswold Beechwoods SAC (either alone or in combination with other development) through increased recreational pressure.

6.10.3 The Council has undertaken an Appropriate Assessment and considers the measures set out in the abovementioned mitigation strategy to be necessary to provide adequate mitigation to address the impacts of the proposal. The applicant can choose to make a contribution towards the measures in the strategy, or to provide their own bespoke strategies to mitigate the impacts the proposed development will cause.

6.10.4 In this case, the applicant has opted to make the contribution of £673 per dwelling which can be secured via a Unilateral Undertaking (UU); the UU has been completed and payment would be made prior to the issuing of the decision, should permission be granted.

6.11 Other considerations

Waste Minimisation

6.11.1 The application is accompanied by a Site Waste Management and Minimalization Statement which has been reviewed by the GCC Minerals and Waste Policy (MWP) Team who raise no objection in principle. A condition has been imposed which requires the submission of a revised site waste management plan to address the comments made by MWP.

Education and libraries

6.11.2 The GCC Section 106 Officer has confirmed that no contributions towards education or library facilities are required in connection with the proposed development as it does not meet the thresholds.

Public Sector Equality Duty (PSED)

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

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

6.11.4 In this case, having considering the merits of the planning application, this authority is satisfied that the proposed development meets the requirements of the PSED.

6.11.5 Due regard has been had to the nine protected characteristics recognised within the PSED, and officers are satisfied that no-one has been discriminated against in the determination of this application. All representations received in response to the publicity exercise have been duly noted and taken into account.

7. CONCLUSION AND RECOMMENDATION

- 7.1 Decisions on planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 NPPF paragraph 11 sets out that “*a presumption in favour of sustainable development*” should be applied to planning decisions; and, in this case, granting permission unless: the application of NPPF policies that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework taken as a whole, “*having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*”
- 7.3 In Cheltenham, the housing policies (those most relevant to this application) are out-of-date as the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, the latest published figure (January 2025) being just 2.52 years, and as such the ‘tilted balance’ in favour of granting permission is engaged. Whilst the site to which this application relates is not allocated for housing, it is highly sustainably located within the Principal Urban Area, in a predominantly residential area.
- 7.4 For the reasons discussed in the report above, whilst the concerns of the parish council and local residents have been duly noted, officers are satisfied that the proposed development is one that should be supported. The policies within the NPPF that protect areas or assets of particular importance do not provide a strong reason for refusing the development proposed; and there are no adverse impacts arising from the proposals that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

- 7.5 The application is acceptable in terms of design, and its impact on the historic environment, and will result in a significant enhancement to the street scene and wider area. Whilst only limited measures are proposed in response to climate change, due to the constrained nature of the site, officers are satisfied that the measures provide for an adequate response.
- 7.6 The proposed development has been assessed by the GCC Highways Development Management Team who, following discussions with the applicant and revisions to the scheme, raise no highway objection, concluding that *“there are no justifiable grounds on which an objection could be maintained”*. The suggested condition has been attached.
- 7.7 The site is located within Flood Zone 1, and in an area at a low risk of surface water flooding. The application has been reviewed by the Lead Local Flood Authority (LLFA) who raise no objection and are satisfied that the proposals are *“not likely to have a significant impact on surface water drainage or flood risk on or around the site.”* The LLFA acknowledge that there are limited opportunities to incorporate Sustainable Drainage Systems given the constrained nature of the site.
- 7.8 Although the application proposes the creation of 12no. dwellings and would normally require the provision of 40% affordable housing, when applying the applicable vacant building credit, no affordable housing contribution is required in this instance.
- 7.9 From an ecology and biodiversity perspective, the application has been reviewed by the Council's Ecologist who supports the proposed site plan which includes provision for bird/bat boxes and limited soft landscaping. The minimum 10% biodiversity net gain (BNG) now required for major developments is not applicable in this case, as the proposed development falls within the 'De minimis' exemption. The statutory biodiversity gain condition therefore does not apply.
- 7.10 Suitable mitigation towards recreational impacts on the Cotswold Beechwoods Special Area of Conservation (SAC) has been secured.
- 7.11 In addition, no unacceptable harm to the amenity of existing adjacent land users, or future occupiers of the development will be caused.
- 7.12 The proposed re-development of the site would result in the welcome provision of an additional 12no. residential units, and make a small but valuable contribution to the borough's much needed housing stock; a matter that carries significant weight in the determination of this application given the significant shortfall in housing land supply within the borough.
- 7.13 As such, with all of the above in mind, taking into account all of the economic, social, and environmental aspects of the application, and paragraph 11d) of the NPPF, the officer recommendation is to grant planning permission subject to the following schedule of conditions and the payment of the necessary contribution towards recreational impacts on the Cotswold Beechwoods SAC; written agreement has been sought in respect of the pre-commencement conditions:

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 The development shall be carried out in strict accordance with the submitted Construction Phase & Environmental Management Plan (Revision 1, dated 7th August 2024) for the duration of the development process, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery of goods and supplies during the course of the construction works, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policies SD14 and INF1 of the Joint Core Strategy (2017).

- 4 Prior to the commencement of development, a report investigating and assessing the condition of the land in respect of contamination from previous uses shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall determine the extent of any possible contamination and the extent of any remedial work which may need to be undertaken to ensure the safety of future occupiers. Should any mitigation measures be required, the development shall be carried out in strict accordance with the recommended measures.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, having regard to adopted policy SD14 of the Joint Core Strategy (2017). Approval is required upfront to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 5 Notwithstanding the submitted Site Waste Management and Minimalization Statement, prior to the commencement of development, a revised site waste management plan (SWMP) or equivalent shall be submitted to and approved in writing by the Local Planning Authority. The revised SWMP shall identify:

- a) the specific types and amount of waste materials forecast to be generated from the development during site preparation and demolition and construction phases; and
- b) the specific measures will be employed for dealing with this material so as to:
 - minimise its creation, maximise the amount of re-use and recycling on-site;
 - maximise the amount of off-site recycling of any wastes that are unusable on-site; and
 - reduce the overall amount of waste sent to landfill.

In addition, the revised SWMP must also set out the proposed proportions of recycled content that will be used in construction materials. The development shall thereafter be implemented in accordance with the revised SWMP unless otherwise agreed in writing by the Local planning Authority.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures, having regard to adopted having regard to adopted policy WCS2 of the Gloucestershire Waste Core Strategy (2012), and adopted policy SR01 of the Minerals Local Plan for Gloucestershire (2020).

- 6 Notwithstanding the approved plans, 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).

- 6 The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority:

- a) Windows;
- b) Roof lights;
- c) External doors;
- d) Rainwater goods;
- e) Louvred vent panels; and
- f) Privacy screen.

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).

- 7 All doors and windows in the front elevation of the building shall open inwards and not over the highway, and shall be maintained as such thereafter.

Reason: To ensure that the doors and windows when open do not encroach over the highway in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 8 Prior to first occupation of the development, secure and covered cycle storage shall be provided in accordance with the approved plans. The cycle storage shall thereafter be retained available for such use in accordance with the approved details at all times.

Reason: To ensure the adequate provision and availability of cycle parking, so as to ensure that opportunities for sustainable transport modes have been taken up, having regard adopted policy INF1 of the Joint Core Strategy (2017).

- 9 Prior to first occupation of the development, refuse and recycling storage facilities shall be provided in accordance with the approved plans, and provide adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The refuse and recycling storage facilities shall thereafter be retained available for such use in accordance with the approved details at all times.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures, having regard to adopted policy WCS2 of the Gloucestershire Waste Core Strategy (2012).

- 10 Prior to first occupation of the development, bat and bird boxes shall be installed in accordance with the approved plans, and thereafter retained.

Reason: To ensure the development delivers ecological enhancements on site, having regard to adopted policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990.

- 11 Should air source heat pumps (ASHPs) be proposed, prior to their installation, details of the ASHPs shall have first been submitted to and approved in writing by the Local Planning Authority. As a minimum, the details should include acoustic information from the closest noise sensitive receptor (in line with MCS020 assessment) and not just manufacture output levels.

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).

INFORMATIVES

- 1 The applicant/developer is advised that a grant of planning permission does not remove the legal protection afforded to bats and their roosts by Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981. If, during the works, any bats (or signs of bats, such as droppings) are found, an immediate halt should be called on site and a bat worker/ecologist should be consulted to determine if and how the works can proceed lawfully, with or without a mitigation licence.
- 2 Should a survey of the existing building (prior to any work beginning) indicate the presence of any asbestos containing materials, the works to the site will need to be undertaken in accordance with the legislation surrounding asbestos removal and the waste disposed of in a legally compliant manner.
- 3 The applicant/developer is advised that the site is located within a designated smoke control zone. For more information, visit: https://uk-air.defra.gov.uk/assets/documents/reports/cat07/1901291328_Smoke_Control_Web.pdf

Architects Panel*30th June 2025*

Design Concept - The panel welcomes the potential redevelopment of this site into a residential use and therefore have no objection to the principle of this development. However the scheme appears to now be a refurbishment of the existing low quality buildings and we believe a redevelopment scheme could be more acceptable. However, we note from the planning file that there was an earlier application for a redevelopment scheme for 7 new dwellings (REF: 24/01638/FUL) which was withdrawn.

Design Detail - The site is an existing commercial property / properties and the intention is to convert and provide some partial extensions to provide 12 apartments. We do question the viability of the conversion scheme as their appears to be large areas of the existing building which are low quality. It also provides what we believe are compromised apartment layouts and access points which offer little in terms of good places to live. There are also limited amenity spaces with the potential for overlooking from both its immediate neighbours and other development residents.

The elevation treatment would benefit from greater clarity and there are areas on the rear elevation where we are uncertain what is actually happening. A street scene would help to clarify the impact as the building heights do increase and this could have an impact on neighbours.

From a sustainability perspective the report suggests the scheme has been maximised for solar gain, but the current building runs north / south so we question this? The upgrades to the building fabric to meet the energy proposals will also have an impact on GIA. There is then a suggestion that the heating will be by high efficiency heating supported by roof mounted PV. We assume this would be ASHP but we cannot see the external units or the PV on the roof plan / elevations. Comments on home working, ecology and embodied carbon also have very little detail on how this will be achieved?

Recommendation - We believe the principle of change of use could be accommodated but believe the scheme could be improved both for the physical and local impact and the future use of the residents. We therefore believe the current proposal is a missed opportunity in design terms and is not supportable.

GCC Highways Development Management*16th May 2025*

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 recommends that this application be deferred.

The justification for this decision is provided below.

There are existing serious parking concerns on street due to the terraced houses so there will be displacement issues for existing residents. I would suggest that the development has the density reduced to at most 9 units appropriate to the frontage available.

The waste doors open out onto the 0.9m footway which will be obstructed by nose to tail parked cars so large bins won't be able to be emptied.

Perhaps consider possibly lose one space by each entrance door with a 1.5m wide x 3m build out for safety and that way you would only lose 1 space and not need a TRO for servicing.

The Highway Authority therefore submits a response of deferral until the required information has been provided and considered.

5th August 2025

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

The justification for this decision is provided below.

Following discussions with the applicant they have submitted revised plans to address the issues raised. The plans as submitted rely on the drivers of vehicles parking on the highway not parking over a dropped kerb as laid out in the highway code. This may lead to inconvenience to occupiers and drivers but it will not lead to unacceptable reduction in highway safety or severe impacts on capacity.

The car free element of the development is acceptable given the sites location.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

All doors and windows on the front elevation shall open inwards and not out over the highway.

Environmental Health

29th April 2025

In relation to application 25/00637/FUL for 11 Hamilton Street, Charlton Kings, Cheltenham, GL53 8HN, please can the following be added from Environmental Health:

Condition - demolition and construction control:

As detailed in the "Construction Phase & Environmental Management Plan" (prepared by Cape Homes Limited and MHG Limited // dated 07/08/2024), the demolition and construction phase, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times:

Monday-Friday 07:30hrs -18:00hrs

Saturday 08.00hrs - 13:00hrs

Not at any time on Sundays, Bank or Public Holidays.

All other mitigation as detailed in this plan to protect the local area from noise and dust, shall be followed for the duration of the development.

Condition - contaminated land:

The area covered by this proposal is marked as "Warehouses" on historic maps, which could have been used for a huge variety purposes, many of which have the potential to cause the land to become contaminated. Therefore, any application for re-development of the site will be required to produce a report investigating and assessing the condition of the land in respect of contamination from previous use and the proposed future use.

This initial assessment is to check on the extent of any possible contamination and the extent of any remedial work which may need to be undertaken to ensure the safety of future receptors. The contaminated land survey will need to be made available to this department for review and we may at that stage put forward further conditions to ensure recommendations from the survey are adhered to which would mitigate the transfer of any known contamination on human receptors.

Advisory points:

Smoke control zone:

This property is in a designated smoke control zone, please could we make the applicant aware of this and that they will need to comply with the regulations surrounding this area. More information can be found online: https://uk-air.defra.gov.uk/assets/documents/reports/cat07/1901291328_Smoke_Control_Web.pdf

Asbestos:

Should a survey of the existing building (prior to any work beginning) indicate the presence of any asbestos containing materials, the works to the site will need to be undertaken in accordance with the legislation surrounding asbestos removal and the waste disposed of in a legally compliant manner.

Query:

ASHP:

Will an ASHP be utilised at this site? If the applicant decides to install an ASHP - they will need to liaise with the Planning Authority prior to any works starting relating to an ASHP. This is to assess if the ASHP can be installed under PD or not. If it is not covered by PD - the Environmental Health department will require further acoustic information relating to the operation of the pump prior to any works taking place. If the applicant indicates that they will be installing an ASHP, please can we request that we are further consulted by the Planning team.

CBC Ecologist

28th April 2025

The Proposed Site Plan (BHP Architects, March 2025) showing bird/bat boxes and soft landscaping is supported.

The Biodiversity Net Gain exemption statement (BHP Architects, March 2025) is also supported.

Can some more information be provided on the alteration works? It looks like a portion of the building will be demolished to make way for the landscaped area. It would be useful to have more details on what is being removed, because there may be potential for roosting bats in part of the structure depending on its age and condition. Photos will be useful to determine this.

27th May 2025

No need for bat surveys now based on the plans and the photos. I'd like the following advice note to be attached to the decision if approved though:

Advice Note: Bats

A grant of planning permission does not remove the legal protection afforded to bats and their roosts. If, during the works, any bats (or signs of bats, such as droppings) are found, an immediate halt should be called and a bat worker/ecologist should be consulted to determine if and how the works can proceed lawfully, with or without a mitigation licence.

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

Housing Enabling

16th May 2025

Response in documents tab.

GCC Minerals And Waste Policy

14th May 2025

Response in documents tab.

Cheltenham Civic Society

21st May 2025

OBJECT

We support the principle of residential development. However residential use requires more greenspace/ outdoor amenity space.

This proposal is over development of the site. There is already an on-street parking problem in the area, and this will make it worse. The bin store access for residents of the two outer blocks is not satisfactory.

As these latest proposals are no longer set back from the street, the ground floor bedrooms open straight onto the street. Heavy duty frosting would be needed for the ground floor shower windows.

Building Control

28th April 2025

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

Parish Council

13th May 2025

Objection:

As with the previous planning application, the Parish Council welcomes bring the site back into use. However, the Council strongly objected to the proposed development in failing to provide any parking (contrary to the claim made in the Planning Statement that there had been no objection to the lack of parking provision) and an increase from 7 to 12 dwelling will only exacerbate the loss of amenity to both existing and the new residents of these dwellings.

The Planning Statement claims that "the site is in a highly sustainable location close to Cheltenham Town Centre" The centre of Cheltenham is 1.5 miles away. It further states that it is "served by frequent bus services leading to Cheltenham Town Centre, to the west". That is correct. However, to the vast majority of potential residents of working age, unless their employment is in the Town Centre, their first choice of transport will be by car, as it is for the overwhelming majority of working age residents in Charlton Kings.

The Transport Statement is deeply flawed, being highly selective in its analysis to arrive at the desired conclusions. It presents statistics to "prove" that the residents of flats in Cheltenham have a level of car ownership of 0.83 cars per household. This analysis conveniently ignores the fact that the average will include both specific retirement accommodation and social housing, both of which will have significantly lower levels of car ownership. Since this site is not for specific retirement accommodation, social housing or even affordable housing, it is clear that the level of car ownership will be significantly higher than claimed.

It is additionally claimed that the width of Hamilton Street makes it impracticable to provide off-road parking. Since all the dwellings on that side of the Street to the south of the site do have off-road parking, as does Bill Leonard Court immediately opposite, that claim is clearly inaccurate.

In summary, re-development of the site is welcome, but the absence of any parking provision makes the proposed new dwelling of lesser quality, making life harder for those new residents than it need be, as well as for the existing residents of in the area who reside in dwellings built many decades before mass car ownership was even envisioned. Mass car ownership is a fact of modern life and developments should accommodate such.

Gloucestershire Centre for Environmental Records

25th April 2025

Report in documents tab.

GCC Lead Local Flood Authority (LLFA)

12th May 2025

I refer to the notice received by the Lead Local Flood Authority (LLFA) requesting comments on the above proposal. The LLFA is a statutory consultee for surface water flood risk and management and has made the following observations and recommendation.

Flood Risk

The site is in flood zone 1 and is shown to be low risk according to the Risk of Flooding from Surface Water maps.

Surface Water Management

It is being proposed to discharge surface water into the public surface water sewer within Hamilton Street. Considering the constraints on the site will likely prohibit the use of soakaways, there being no watercourses within the site and the site currently draining to this sewer, this would be an acceptable discharge strategy according to the drainage hierarchy. While no formal control of the discharge rate is being proposed, the impermeable area of the site is being reduced through the introduction of gardens, which should help to reduce the discharge rate.

Although minor, there does appear to be some opportunities to provide Sustainable Drainage Systems by using rain gardens to help control and store surface water runoff.

Despite this, the proposal is not likely to have a significant impact on surface water drainage or flood risk on or around the site.

LLFA Recommendation

While the LLFA believes SuDS could be incorporated into the design of the development, the proposal in its current format will not likely have a significant impact on drainage or flood risk on or around the site so have no objections.

NOTE 1: The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency.

NOTE 2: Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

Tree Officer

16th May 2025

While harm to existing trees is an unlikely result of this proposal, it is regrettable that there is scant opportunity for new planting within the proposal. Excepting this, the Trees Section has no objections to the scheme.

GCC Section 106 Officer

8th August 2025

Response in documents tab.

This page is intentionally left blank

APPLICATION NO: 25/00637/FUL		OFFICER: Ms Michelle Payne
DATE REGISTERED: 17th April 2025		DATE OF EXPIRY : 17th July 2025
WARD: Charlton Kings		PARISH: CHARLK
APPLICANT:	Cape Homes (Hamilton Street) Ltd	
LOCATION:	11 Hamilton Street Charlton Kings Cheltenham	
PROPOSAL:	Change of use, refurbishment and alteration of the existing building (Class E) to create 12no. apartments (Class C3).	

REPRESENTATIONS

Number of contributors	30
Number of objections	30
Number of representations	0
Number of supporting	0

27 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HS

Comments: 27th April 2025

Objection is raised in relation to the lack of parking provision within the proposal. Parking is already extremely limited on Hamilton street for residents with no off street parking. Allowing this proposal to go ahead without any additional parking measures presents a risk to the safety of the area with more people likely to park in areas that are unsafe.

39 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HP

Comments: 28th April 2025

Formal Objection to Planning Application for 12 Flats - Hamilton Street, Cheltenham
I strongly object to this application due to insufficient parking provision, increased pressure on local infrastructure, and serious highway safety concerns.

The plan for 12 flats admits that 10+ vehicles are likely yet offers no off-street parking. The suggestion that residents will rely solely on public transport is unrealistic for daily working life, especially in a town where many commute outside Cheltenham.

Planning and Safety Breaches:

National Planning Policy Framework (NPPF), Paragraph 111:

This development would lead to "unacceptable impacts on highway safety" and "severe residual cumulative impacts on the road network". Local streets already suffer from congestion, dangerous parking on corners, and blocked driveways. This proposal would only worsen those issues.

Cheltenham Borough Council Local Plan - Policy SL1 (Safe and Sustainable Living):

This policy requires new developments to avoid "unacceptable harm to the amenity of adjoining land users" and to ensure safe access. The proposal conflicts with this by increasing congestion, reducing parking, and heightening risk for pedestrians and road users.

Manual for Streets (DfT Guidance):

This national guidance stresses that residential streets should not be designed in ways that create conflicts between vehicles and pedestrians, or lead to obstructive parking. The removal of on-street spaces (due to frontage redesign and new EV charging points), combined with no provision for private parking, creates exactly these unsafe conditions.

Gloucestershire County Council's Parking Standards:

For developments of this scale, guidelines typically expect at least 1 space per 1-bedroom flat and 2 spaces for larger flats. This development offers none. Failing to meet these local standards puts additional pressure on streets already suffering from overcapacity.

Additional Concerns:

The previous (now derelict) business had low footfall, so the projected parking need of 12 households far exceeds current levels and is not a like-for-like comparison.

The proposed frontage will remove existing on-street parking, further reducing capacity in an already overstretched area.

Councillor Matt Babbage and others are campaigning for more double yellow lines to improve road safety. While this is welcome, it will further reduce available parking, exacerbating the problems this proposal ignores.

The claim that residents will avoid car ownership is demonstrably false, surrounding streets show clear evidence that car ownership is the norm, even in areas with public transport links.

This application fails that test. The increased demand, reduced capacity, and worsening congestion will only lead to more dangerous parking on corners, pavements, and private driveways, which already occurs regularly in the area.

Approving this application as it stands would represent a clear breach of local and national planning policy, and would prioritise developer profit over community safety, residential amenity, and sustainable infrastructure.

3 Brookway Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HF

Comments: 8th May 2025

I wish to object to the proposed development.

My main concern relates to the lack of provision for parking. The local roads are already dangerously congested with cars parking on pavements, street corners and blocking driveways posing risks to pedestrians and other road users.

High density housing would adversely affect the character of the local area and lead to increased traffic in roads that are already dangerously busy at peak times.

I do not object to the change of use but there must be adequate provision made to accommodate residents cars . It is unrealistic to think that residents would not have a car.

I urge the planning committee to refuse this application.

43 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HL

Comments: 12th May 2025

This revised application for development of the site on Hamilton Street fails to address the objections raised to the previous proposal, and in several respects magnifies the adverse impact of the issues raised. We draw attention to the following specific points:

Highways

The accompanying Transport Assessment fails to make the case that the application meets the requirements of GCC's Manual for Gloucestershire Streets. It also fails to meet condition 2 (a) for change of use under Class MA in relation to the adverse transport impacts of the proposed development.

Policy decisions related to local parking standards for residential and non-residential development should consider the site's accessibility, its mix and type, the availability of and opportunities for public transport, existing local car ownership levels, and that maximum standards should be set. The proposal fails to take account of:

- (i) The impact of the alteration of the building from commercial to residential use. Current commercial use is as an art gallery and event space, requiring only ad hoc use of the 7 existing on street parking spaces along the east frontage of the development. This allows for their use by shop staff and shoppers during the day, and by residents overnight and other times. The proposed development not only increases the number of on street residential parking required but also reduces the existing availability to other users.
- (ii) Cudnall Street and its access roads, including Hamilton Street and Oakland Street, are only wide enough to allow single lane traffic. They are already congested, especially at school and rush hours, and there is frequent parking on double yellow lines at street corners, including the junction between Hamilton Street and London Road, all of which creates a risk for pedestrians as well as road users.
- (iii) GCC guidance requires maximum standards to apply. The standard requirement is for 1 car per single or double bedroom flat. Even if the arguments for reduced car usage for the development are accepted, the applicant acknowledges the need for at least 9 or 10 on-street parking spaces, an increase on the 7 spaces currently available, which will impose additional strain on an already overstretched situation.
- (iv) The provision of a communal cycle rack cannot substitute for the provision of sufficient car parking spaces. The Highways Authority in their previous response proposed a decrease to the number of dwellings below 7 to accommodate cycle access and storage. This does not, as asserted by the applicant, remove the requirement for the current proposal to provide adequate car parking facilities at a level consistent with the

number of single and two-bedroom dwellings, which in the case of the new application is for a substantial increase from the previous 7 to 12.

Design

In assessing the proposed change to residential use, Policy SD4 from the JCS and Policy D1 of the Cheltenham Plan applies. To meet these policies, the development should respond positively to and respect the character of the site and its surroundings, enhance local distinctiveness, and address the urban structure and grain of the locality. The proposal to create a rectangular block of flats with a flat roof is out-of-keeping with the urban structure and grain of the locality, which incorporates the London Inn, a listed building to the north-west; traditional shop fronts on Six Ways; individual dwellings with off street parking facilities opposite; and Victorian terraces in the Cudnall Street Conservation Area which adjoins the site.

Developments should also feature appropriate scale, type, density and materials to be visually attractive and sympathetic to the local character. The proposed mix of materials, including black anthracite panels and grey aluminium windows, are unsympathetic both to the local character of the neighbouring properties and to the adjoining conservation area.

Impact of noise on residents

Development under Class MA (MA.2. (2) (d) requires the impact of noise from commercial premises on the intended occupiers of the residential development to be assessed in determining the appropriateness of the conversion. The comments of the London Inn on the potential detrimental impact on residents in response to the previous application are even more relevant in this case due to the proposed increase in the number of residents affected.

23 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HS

Comments: 11th May 2025

I wish to object to the proposed development of 12 flats on Hamilton street.

Parking issues: taking into account we are already full to capacity with parked vehicles. Regardless of who will occupy the flats, cars will be a feature either now or the near future. There appears to be gaps between fact and the reality of what is proposed. For example Deep space has been closed for many months. Has this left sufficient parking space at any time of the day? Not at all!

Has under ground parking been considered with provision for 24 cars?

Additional traffic: would only make a Congested situation over all these roads, even worse. Over 100 additional vehicles come through during the "rush hour" in the morning, from Cirencester road to the London road and visa versa. We sat and monitored this for two weeks. Witnessing dangerous driving on a big scale: speeding, using the pavement as an additional lane and disregarding pedestrians.

Page 63

Until the issues raised above are sorted out I can see no sense in adding to them. It would be putting the general public at even bigger risk. Private parking would be the only way forward. But where would this go?

322 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YJ

Comments: 21st May 2025

I object to the scale of this development. A single story bungalow and maximum of four units similar to Bill Leonard Court, sited opposite would be a more acceptable use of the site and satisfy local demand. The plan submitted could create difficulties accessing local businesses in a currently thriving area.

5 Oakland Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HR

Comments: 8th May 2025

I am objecting to this proposal on the grounds that there has been no consideration of parking for the new dwellings. The current situation without the addition of 12 additional households, is increasingly dangerous and unsustainable. The assumption made in the proposal that lack of parking would discourage car ownership is misguided, as evidenced by the number of cars currently owned by residents of the area without off-street parking.

As a household with 2 very young children, the parking situation is becoming increasingly frustrating and the current high volume of 'through traffic' is dangerous and worrying. The proposal would only add to this situation.

As mentioned in other comments, I don't disagree with the site being developed and new homes being built, but it seems completely unreasonable that any new homes would not have off-street parking.

4 Oakland Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HR

Comments: 8th May 2025

Dear Sir/Madam,

I would like to object to the current plans for the residential development of the Deep Space Works on Hamilton Street in Charlton Kings. Included in this letter are both my objections relating to items which directly affect my property and to items which affect the

general well being of the area and my neighbours. Whilst I recognise the need for housing and the benefits to the local community from investment, I deeply believe that any development should enhance the local area for current and future residents.

Light, privacy and security

I am concerned that the proposed development on the site of Deep Space Works on Hamilton St is significantly taller than the current building. The additional height will reduce the amount of available sunlight to the rear aspect of my property, this will be especially noticeable in the winter months, when we (residents of Oakland St) already struggle for sunlight, particularly in the mornings. This updated application (25/00637/FUL) also has the development directly on the property line; this would further reduce both the light and security for those of us living on Oakland St compared to the application made in October of last year.

The height of the proposed development will afford the new residents a direct view, not only into my bedroom, but may also offer a view into my kitchen and bathroom through the associated skylights. The switch from commercial to residential properties will also mean there are far more people to the rear of our properties during all times of the day, rather than being restricted to working hours, as is currently the case.

I do see in the updated application the plans propose to retain the existing boundary wall. This is a welcome addition from the previous application but it does not completely alleviate my concerns about privacy and security.

Parking and traffic

The transport note (doc ref C24054/TN02) used to support the application in October 2024 stated that 14 parking spaces are recommended for a development of 7 dwellings. The transport note (doc ref C24054/TN03) submitted in support of this application (25/00637/FUL) states that only 12 parking spaces are recommended for the revised application of 12 dwellings, there seems to have been a breakdown of logic between the 2 transport notes.

Both notes argue that any new demand for on-street parking from the proposed residential properties will be offset against a reduction in demand from Deep Space Works, and therefore the proposed development will not materially change the parking situation. The report also states that the fact that the development will not provide provision for parking may reduce the level of car ownership.

I believe the above arguments to be fundamentally flawed. There is currently space for only 7 on-street parking spaces adjacent to the proposed development site on Hamilton St, which is well below the updated and reduced MfGS recommendation of 12 parking spaces. In addition 7 available spaces for the proposed development assumes the best case scenario in which all 7 spaces are available for parking because all 7 have previously been used routinely by Deep Space Works, which I do not believe to be the case.

The claim that if the proposed development does not provide parking spaces then people will not own cars is not supported by the 2021 census data, as quoted in the transport note, which states that properties in this area have on average 1.3 cars per household, despite parking already being a significant challenge in all of the surrounding streets.

It is my opinion that the proposed development should be redrawn to include allocated off-road parking, and to meet the current legal requirement for developments with associated parking to have access to an EV charging point.

In addition to my concerns on parking, I also have concerns on the additional traffic this development will add to the area. There is already a significant problem with people using Cudnall St and the surrounding streets as cut throughs and rat runs, this is especially apparent during the "school run", an additional 12 vehicles moving in the area, will further increase the risk of a serious accident.

Aesthetics

Cudnall St and the surrounding streets contain an eclectic range of house and property designs with a long and complex history. Any addition to the area should sympathetically enhance the area individually and as a whole. The proposed development feels clunky in its design, especially with the proposed vertical cladding, which also raises a fire safety concern. This revised proposal more so than the previous, feels as if its sole concern is to maximise the number of properties which can be placed on the site to maximise profits at the expense of all other considerations.

Sustainability

There have been improvements to the sustainability made in this revised application with the addition of PV panels, bird and bat boxes. I would like to see this taken further still, at a minimum rain water harvesting should be included, this is currently being supported and subsidised by Severn Trent water.

Site waste management plan - asbestos roofing

The lean to at the south of the existing property, adjacent to Greyroof is constructed of asbestos cement sheeting, something which appears to have been overlooked again in the site waste management plan.

In summary, I believe there are a number of issues around the current proposals for the residential development of the Deep Space Works on Hamilton St. I believe many of these could be ameliorated by reducing the number of proposed dwellings to 3-4 properties. This would allow for off street parking for the remaining properties, allow for the inclusion of EV charging, it would reduce the number of additional vehicles in the area, would go some way to protecting the privacy of the houses on Oakland St and it would allow more light to the rear of the properties on Oakland St.

3 Oakland Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HR

Comments: 5th May 2025

My objection is very similar to why I objected to the previous application. Lack of parking provision for 12 new dwellings and the impact this will have on the already creaking parking situation in both Hamilton street Oakland Street and all the surrounding areas . Also the impact this proposal will have on the general infrastructure of this area . I'm not objecting in principle to dwellings being built just not so many!!

1 Oakland Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HR

Comments: 11th May 2025

We feel that 12 flats will be over development for the area, whereas fewer dwellings with allocated off road parking would be more suited.

This leads us onto our main concern which is parking and the danger of speeding cars to our young family. Often cars are parked on the double yellow lines meaning visibility is reduced, Oakland, Hamilton and cudnall street are used as rat runs daily. The speed of which some cars race through the streets in hope of not meeting another vehicle is a big problem. often residents are having to park on neighbouring streets or on the main road proving that parking is limited in the area. The idea that 12 more dwellings would not impact parking in the area is incredibly flawed, many households have cars rather than rely on public transport and the spaces in which the application states they would be using are often already used by current residents who have nowhere else to park.

Comments: 11th May 2025

We feel that 12 flats will be over development for the area, whereas fewer dwellings with allocated off road parking would be more suited.

This leads us onto our main concern which is parking and the danger of speeding cars to our young family. Often cars are parked on the double yellow lines meaning visibility is reduced, Oakland, Hamilton and cudnall street are used as rat runs daily. The speed of which some cars race through the streets in hope of not meeting another vehicle is a big concern, often residents are having to park on neighbouring streets or on the main road proving that parking is limited in the area. The idea that 12 more dwellings would not impact parking in the area is incredibly flawed, many households have cars rather than rely on public transport and the spaces in which the application states they would be using are often already used by current residents who have nowhere else to park.

5 Hamilton Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HN

Comments: 29th April 2025

The addition of up to 12 or more vehicles in Hamilton Street would make the nearby junction with the A40 London Road even more hazardous.

Parking for existing residents in Hamilton Street is already very difficult, the addition of up to 12 or more vehicles would increase the problem exponentially.

6 Hamilton Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HN

Comments: 3rd May 2025

As a resident of Hamilton Street I'm objecting very strongly to the building of 12 residential flats in this street. I objected to a previous planning application for seven town houses on the grounds of insufficient parking. This new application is for 12 flats. - 5 more residences than previously - again without provision for parking. It states that because of local bus links new residents would not need a car and would probably use bicycles!! How ludicrous! Are potential buyers going to have to agree to not owning a car? There is also reference made to the potential use of a nearby car park. This car park is short-term only and used by patients attending the Doctors Surgery and also by shoppers I agree that the present building needs replacing but there must be provision for parking much like that at Bill Leonard's Court in Hamilton Street which has five residences each with their own parking. The previous application for seven townhouses could've been reduced to 5 with residents only parking provision at either end. Alternatively, the present application for 12 flats could be reduced to include the same parking provision.

1 Hamilton Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HN

Comments: 28th April 2025

Given the numerous objections to the previous application, centred on the dire lack of on-street parking and other ongoing traffic headaches in the immediate local area, it seems unfathomable that we are now presented with a plan for even more dwellings without any parking! Where exactly are the new residents going to park their cars? This is a narrow street, plagued by cut through traffic and with motorists already paying scant regard to residents' off- road parking access and double yellow lines at junctions? Many homes in the street and immediate area do not have off-road parking and already struggle to find spaces near their homes.

On another rather mundane but practical issue, we are intrigued by the proposed bin store, shown on the plans to house 3 commercial sized bins, with double doors seemingly opening onto the pavement.

The pavement in the location is barely a metre wide and slopes to meet the kerb, where cars are usually parked bumper to bumper. How will refuse lorries access these bins from the road? Have the added impacts on pedestrians who already have to negotiate bins/refuse from local businesses and badly parked e-scooters, forcing them into the road, even been considered?

Page 68

As stated in our comments on the previous application, we support a sensible redevelopment of this site, but this must enhance the local area and not add to already significant road/pavement safety issues which cause problems on a daily basis.

Oakland Cottage
Oakland Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HR

Comments: 7th May 2025

This location, due to the narrow streets which are already at capacity with parked cars the majority of the time, calls for a much less intensive / aggressive development.

Families are willing to pay a premium to live in the area due to the good reputation of Balcarras so a smaller number of dwellings (smaller than the 7 previously proposed) with adequate parking and outdoor space would make sense and serve new and existing residents much better.

The argument given in the traffic document that people either won't buy the flat if they have a car or will do without a car is unrealistic. The traffic document also states that visitor parking can be accommodated on the surrounding streets which is inaccurate as by early evening it is currently over capacity with residents needing to park several streets away and that's with the current premises being closed.

39 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HP

Comments: 24th April 2025

Formal Objection to Planning Application for 12 Flats - Hamilton Street, Cheltenham

I object to this application on the grounds of insufficient parking provision, detrimental impact on local amenity, and highway safety concerns.

The previous application was rightly refused due to inadequate parking. This revised application does absolutely nothing to address those concerns. The proposal admits that 12 flats are likely to generate 10+ cars, the same, if not more than the previously rejected proposal, yet offers no off-street parking. The assumption that future residents will rely on limited bus services is unrealistic, particularly for those commuting to work outside of Cheltenham or during non-peak hours.

The suggestion that residents will not own vehicles contradicts real-world evidence from neighbouring streets, where most households own at least one car, even if they have no off-street parking. According to the National Planning Policy Framework (NPPF) paragraph 111, development should only be approved if it does not result in an unacceptable impact on highway safety, nor a residual cumulative impact on the road

network that is severe. The existing parking pressures already result in dangerous and inconsiderate parking, including on blind corners and across driveways.

Further, the Council's planned installation of 4 electric vehicle charging points very close-by will reduce available on-street parking even more, worsening an already strained situation.

The claim that the former business use caused similar parking demand is misleading. That business had limited footfall and visitors could park at Sixways car park. Residential use brings consistent, long-term parking needs -particularly in the evenings when demand peaks.

This proposal does nothing to mitigate these issues. A reduced number of flats (e.g., 8-9 units) with at least 5-6 off-street parking spaces would be more appropriate and consistent with Cheltenham Borough Council's Local Plan Policy SL1, which requires that new development does not cause harm to the amenity of neighbouring properties and must provide appropriate infrastructure.

Approving this application in its current form would prioritise developer profit over local need, safety, and infrastructure limits. I urge the Council to reject this proposal unless substantial changes are made to address the real and ongoing concerns of local residents.

Politicians Matt Babbage, Angie Boyes and various residents, alongside the Parish Council, have been campaigning for improvements to cut speeding, curb people using the area as a cut through and stop dangerous parking on these streets. Why would there be a campaign ongoing if there were not already a significant problem?

37 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HP

Comments: 8th May 2025

Formal Objection to Planning Application for 12 Flats - Hamilton Street, Cheltenham
Strongly object to this application due to insufficient parking provision, increased pressure on local infrastructure, and serious highway safety concerns.

The plan for 12 flats admits that 10+ vehicles are likely yet offers no off-street parking. The suggestion that residents will rely solely on public transport is unrealistic for daily working life, especially in a town where many commute outside Cheltenham.

Planning and Safety Breaches:

National Planning Policy Framework (NPPF), Paragraph 111:

This development would lead to "unacceptable impacts on highway safety" and "severe residual cumulative impacts on the road network". Local streets already suffer from congestion, dangerous parking on corners, and blocked driveways. This proposal would only worsen those issues.

Gloucestershire County Council's Parking Standards:

Page 70

For developments of this scale, guidelines typically expect at least 1 space per 1-bedroom flat and 2 spaces for larger flats. This development offers none. Failing to meet these local standards puts additional pressure on streets already suffering from overcapacity.

Additional Concerns:

The previous (now derelict) business had low footfall, so the projected parking need of 12 households far exceeds current levels and is not a like-for-like comparison.

The proposed frontage will remove existing on-street parking, further reducing capacity in an already overstretched area.

The claim that residents will avoid car ownership is demonstrably false, surrounding streets show clear evidence that car ownership is the norm, even in areas with public transport links.

This application fails that test. The increased demand, reduced capacity, and worsening congestion will only lead to more dangerous parking on corners, pavements, and private driveways, which already occurs regularly in the area.

Approving this application as it stands would represent a clear breach of local and national planning policy, and would prioritise developer profit over community safety, residential amenity, and sustainable infrastructure.

21 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HS

Comments: 9th May 2025

Parking is a real problem already in this immediate area. New residential units would make it impossible for all to park and cause problems in neighbouring streets. THERE IS NO MORE SPACE FOR ANY MORE CARS .

Milton Cottage
Overbury Street
Charlton Kings Cheltenham
Gloucestershire
GL53 8HJ

Comments: 7th May 2025

am writing to object to the above planning application on the basis that it makes absolutely no allowance for the on street parking that will be required. The creation of 12 apartments will significantly exacerbate already severe parking problems in Hamilton Street, Overbury Street and Oakland street where there is already insufficient parking for current residents. The addition of up to at least 24 more vehicles would place unsustainable pressure on limited street parking. This contradicts Cheltenham Borough Council's policies requiring new developments to provide sufficient parking facilities. To expect the proposed new residents to cycle and bus everywhere is plainly ridiculous. Additionally, the residents of Charlton Kings are already campaigning for a reduction in traffic through the area. This development would significantly increase local traffic volume on roads that barely accommodate existing traffic safely. Bill Leonard Court opposite the

proposed site does have off street parking provided for it's residents so this can be achieved.

These narrow streets make construction traffic access extremely problematic and raise serious concerns about the physical capability of the street to accommodate construction vehicles without increasing risks to pedestrians and existing residents during the construction period.

This proposal represents an overdevelopment of the site that will be out of keeping with the character of the Cudnall street area which largely consists of individual housing. Another consideration that is not covered is how local infrastructure, including roads, drainage, and other utilities will be impacted.

For the above reasons, I believe the proposed development does not comply with the requirements of the Cheltenham Local Plan and I therefore strongly urge the Planning Committee to refuse this application.

17 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HS

Comments: 11th May 2025

The previous planning application was for 7 homes with no allocated parking - this application is for 12 flats in the same location, again with no allocated parking. I support the other comments that note pressure of additional traffic and congestion around parking, potential safety issues with additional traffic to and from the main road and unrealistic expectations of the use of public transport.

If the development could be smaller and incorporate off-street parking for residents that would seem to be a better redevelopment of the space.

3 Hamilton Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HN

Comments: 26th April 2025

I would like to formally object to these planned proposals for 11 Hamilton Street. I have recently moved to Hamilton Street and can already see the issues with parking on the street. Adding a large number of additional vehicles that residents will park on street will completely clog up the street and those surrounding it.

I am an individual who regularly cycles and uses public transport, however, I own a car. I moved to the area because it was outside of town with easy access to cycle but still close to road links for driving for work and into the countryside. I'm sure people moving to the area will have the same needs. People moving to the area will own a car regardless of

having sufficient cycle parking space and public transport access (I am very supportive of keeping sufficient bike storage to encourage more cycling by residents).

It's completely unrealistic to believe people moving to a suburban out of town location to not own at least one car per household. This development would easily add, at the least, 12 new resident cars that would need to park either directly on Hamilton street or the adjacent streets. I'm already aware of residents having to park away from Hamilton street to find space.

The number of dwellings should be reduced and provision for off street parking must be created similar to the dwellings directly opposite the site at Bill Leonard Court where residents off street parking is available. I believe this and providing adequate secure cycle storage is a minimum for this development to be approved and built.

8 Hamilton Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HN

Comments: 25th April 2025

I strongly object to the proposed development of 12 apartments at the site of 11 Hamilton Street. This street is already extremely limited in terms of parking availability, and the plans include no provision for off-street parking. Adding 12 additional residences without any parking solutions will only worsen the current situation, increasing pressure on residents who already struggle to find spaces.

Moreover, Hamilton is frequently used as a cut-through route, which results in higher volumes of traffic than the road was designed to handle. Increasing the number of residents and vehicles will exacerbate safety concerns for pedestrians, particularly children and the elderly.

The application fails to take into account the real-world impact on the existing community, and I urge the planning committee to reject it or request a significant revision that addresses these serious issues.

36 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HG

Comments: 4th May 2025

I object to the planning application submitted on behalf of Cape Homes for seven one bedroom flats and five two bedroom flats on the site of 9/11 Hamilton Street.

My main objection is that there is no provision for car parking which would be generated by such a development. It is unrealistic to think that the occupants of the flats would not have cars.

At present there is parking in front of the existing building. However the proposed development would remove these on street parking spaces.

1 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HS

Comments: 11th May 2025

Dear Sir/Madam,

I am writing to formally object to planning application 25/00637/FUL on the grounds of overdevelopment and the complete lack of parking and loading provision.

1. Lack of Parking and Loading Facilities:

The proposed development includes no dedicated parking spaces and no provision for loading or unloading. This will inevitably result in vehicles stopping on a narrow street that is ill-equipped to accommodate such activity, increasing the likelihood of congestion, obstruction, and potential safety hazards.

The absence of on-site parking will force future residents and visitors to seek parking in the immediately adjacent conservation area. This will place undue pressure on already limited parking resources and negatively impact the amenity and character of the conservation area, which should be preserved for the benefit of the wider community.

2. Impact on Conservation Area

The development site is adjacent to a designated conservation area. According to Cheltenham Borough Council's guidelines, any new development in or near conservation areas must preserve or enhance the area's special character or appearance. The proposed development, by increasing traffic and parking demand, risks detracting from the conservation area's character and public amenity.

3. Overdevelopment Concerns

The proposal for 12 housing units on this site represents a significant increase in density, which may not be in keeping with the surrounding area's character. Overdevelopment can lead to a range of issues, including strain on local infrastructure, loss of green space, and reduced quality of life for existing residents.

4. Traffic and Safety Implications

The claim that 12 new housing units will generate negligible additional traffic is not credible. Increased vehicular movement on a narrow street without adequate parking or loading facilities raises concerns about road safety, accessibility for emergency services, and general traffic congestion.

In light of these concerns, I urge the council to refuse this application.

Yours faithfully,

3 Brookway Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HF

Comments: 11th May 2025

I am writing to express my objection regarding the planning request for 12 properties as listed in planning application 25/00637/FUL, especially regarding the total lack of provision for parking. These are very narrow streets which are already used as go through roads for people seeking a short cut and also for people using the roads to park for ease of access to the nursery school that has recently opened on Copt Elm Rd and those wishing to access the shops on the London rd. There is currently a lack of parking spaces for the residence of the streets covering the environs of Hamilton st and Cudnall st. By allowing this application to go ahead. The already huge parking problem will be hugely exacerbated.

25 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HS

Comments: 9th May 2025

I strongly object to the proposed flats on the basis that it would make an already woeful situation on our local roads much worse. Cudnall Steet and adjacent roads are in a conservation area that suffers from rat running, no parking and traffic congestion that often spills over into road rage on a regular basis. The complete lack of acknowledgement of these issues in this proposal is beyond disappointing. While existing residents continue to try and remedy the situation, granting this application would make matters of parking, congestion & speeding worse. I mention speeding as due to parked cars on our roads (Hamilton, Cudnall, Oakland etc) they effectively become a single lane encouraging motorists to speed through gaps where they have a small opportunity to. Finally I object on the grounds that a block of flats is not inkeeping with the area visually.

18 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HT

Comments: 8th May 2025

I object to this proposal due to inadequate parking provision, increased highway safety risks, and its impact on local amenity.

The revised plan still fails to address key concerns raised in the previously rejected application. With 12 flats likely to generate 10+ vehicles and no off-street parking provided, it's unrealistic to assume residents will rely solely on limited public transport.

Parking in the area is already overstretched, leading to dangerous and obstructive parking. The situation will worsen with the upcoming EV charging bays that reduce street

parking further. The comparison to the site's former business use is misleading- residential demand is consistent and peaks at night when local capacity is lowest.

A smaller-scale development with adequate parking would be more appropriate. I urge the Council to reject this application unless significant changes are made.

12 Brookway Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HB

Comments: 22nd May 2025

I object to the proposal to create 12 flats at 11 Hamilton Street. In my view this is huge overdevelopment of the site, out of keeping with the surrounding streets and neighbouring Cudnall Street conservation area. The lack of any off-street parking provision will add significantly to the already acknowledged serious traffic/parking congestion in the area, which impacts hugely on existing residents. The location of this site, on a narrow residential street, opening onto the major highway which is the A40, means that serious thought and planning need to go into the accommodation of construction vehicles, and ultimately new residents' vehicles - and that is completely lacking in this application. The density of housing proposed squashed into this space, coupled with a lack of garden amenity, represents poor quality accommodation that Cheltenham should reject.

Oakland Cottage
Charlton Kings
GL53 8HR

Comments: 6th May 2025

I am writing to object to the above planning application on the following material planning grounds:

1. Parking Constraints

The proposal to create 12 apartments will significantly exacerbate already severe parking problems in the area. Hamilton Street and surrounding roads already experience insufficient parking for current residents. The addition of potentially 12-24 more vehicles (assuming 1-2 cars per apartment) would place unsustainable pressure on limited street parking.

I note that the application does not appear to include adequate off-street parking provision for the number of units proposed. This contradicts Cheltenham Borough Council's policies requiring new developments to provide sufficient parking facilities.

2. Traffic Impact

The residents of Charlton Kings are already campaigning for reduced through traffic in the area, demonstrating existing traffic concerns. This development would significantly increase local traffic volume on roads that were not designed for such capacity. The narrow streets surrounding Hamilton Street cannot accommodate additional traffic safely. This increased traffic volume presents safety hazards to pedestrians, cyclists, and other road users, particularly given the confined nature of the streets in question.

3. Construction Traffic Concerns

The narrow streets make construction traffic access extremely problematic. As the only viable access would be from London Road, this raises serious concerns about:

1. The physical capability of the street infrastructure to accommodate construction vehicles
2. Safety risks to pedestrians and existing residents during the construction period
3. Noise and disruption to the local community during construction

4. Over-development

The proposal to create 12 apartments represents an overdevelopment of the site, out of keeping with the character of the surrounding area, which primarily consists of lower-density housing. This intensification of use would adversely affect the character of the neighborhood.

5. Infrastructure Pressure

The addition of 12 households would place additional pressure on local infrastructure, including roads, drainage, and other utilities. The application does not adequately address how these increased demands would be mitigated.

For these reasons, I believe the proposed development contravenes multiple aspects of the Cheltenham Local Plan and would have a detrimental impact on the local environment, traffic flow, and residential amenity.

I urge the Planning Committee to refuse this application.

6 Oakland Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HR

Comments: 12th May 2025

I wish to lodge an objection to the above planning application.

I am the owner of 6 Oakland Street which is the road adjacent to Hamilton Street.

The number one focus and dismay of all local residents is the negative impact on roadside parking. A very small number of houses, probably less than ten, in the area have drives whereas the far greater majority of residents have to park on the road. Often finding a space near our properties is challenging. To allow the apartments would make a bad situation spectacularly much worse.

Not one resident I have discussed this matter with is in favour of this application. They all agree it would be a disaster for all of us.

Another consideration is the large number of workers in businesses at Sixways who also park their cars in the area. If they can't park Will they leave their jobs and work elsewhere. What impact will that have on the sixways shopping area? Not a good one that's for sure.

One last comment my neighbours all received written notification from you about the planning applications. On both occasions I didn't which I don't understand their houses adjoin mine.

Please take our needs into account and decline this application.

Kind regards

45 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HL

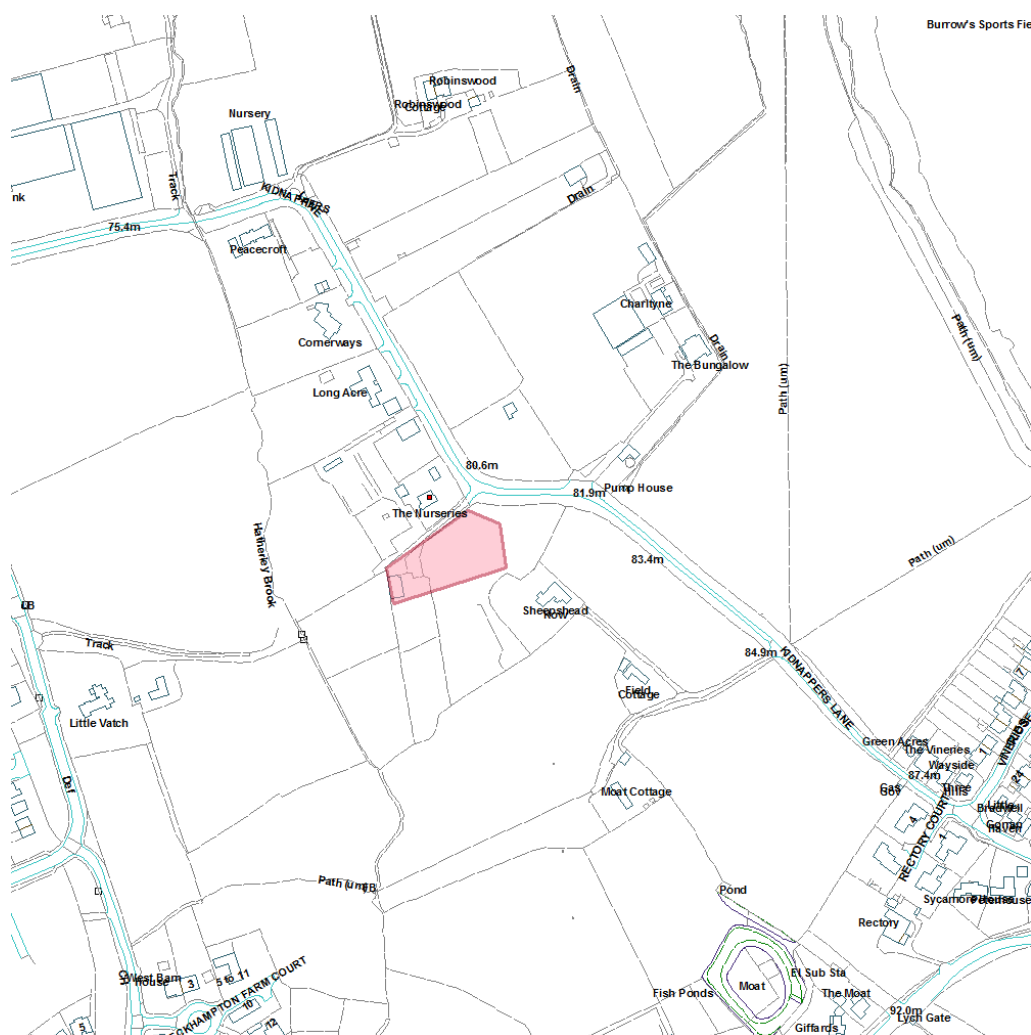
Comments: 24th April 2025

Another ridiculous proposal for overdevelopment of this land. The previous proposal for seven houses with no parking was rejected. Now this proposal has 12 dwellings with no parking. Each apartment having the average of 1.8 vehicles makes this even more ludicrous. Where they these people going to park their cars? The local area is already choked with vehicles, it doesn't need anymore.

This page is intentionally left blank

APPLICATION NO: 25/00848/FUL	OFFICER: Michelle Payne
DATE REGISTERED: 4th July 2025	DATE OF EXPIRY: 29th August 2025
DATE VALIDATED: 4th July 2025	DATE OF SITE VISIT:
WARD: Leckhampton	PARISH: Leckhampton With Warden Hill
APPLICANT:	Mr And Mrs Wiggins
AGENT:	Merlin Land Planning and Development Ltd
LOCATION:	The Nurseries Kidnappers Lane Cheltenham
PROPOSAL:	Demolition and removal of existing stables, barn and hardstanding, and erection of new stable block with hardstanding.

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is located to the south-west of Kidnappers Lane within an area of Local Green Space. The site forms part of a wider parcel of land in the same ownership as The Nurseries to the north.
- 1.2 The applicants are seeking planning permission to demolish and remove an existing stables, storage barn and hardstanding, and erect a new stable block with hardstanding in an altered location. The existing buildings comprise timber and metal sheeting to the elevations with corrugated and plastic sheeting roofs; and are in a poor state of repair, detracting from the area.
- 1.3 The application is before the planning committee at the request of Cllr Horwood who considers *“that development here would be in breach of multiple local and national policies, most obviously Cheltenham Policy GI1 and emerging Neighbourhood Plan Policies LWH3 (as inappropriate development in the Local Green Space) and LWH5 (by blocking a key viewpoint of rural character in the valued landscape).”* Cllr Horwood’s full comments can be read in the Consultations Appendix at the end of the report.
- 1.4 The parish council have objected on the same grounds.
- 1.5 Members will have/had the opportunity to visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Tree Preservation Order

Relevant Planning History:

24/02089/FUL

WITHDRAWN

10th February 2025

Demolition and removal of existing stables barn/hardstanding and erection of new stable with hardstanding – application withdrawn as incorrectly submitted as a householder application.

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2024 (NPPF)

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well-designed places

Section 13 Protecting Green Belt land

Section 15 Conserving and enhancing the natural environment

Adopted Cheltenham Plan 2020 (CP) Policies

D1 Design

L1 Landscape and Setting

SL1 Safe and Sustainable Living

G1 Local Green Space

Adopted Joint Core Strategy 2017 (JCS) Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD6 Landscape

SD9 Biodiversity and Geodiversity

SD14 Health and Environmental Quality

INF2 Flood Risk Management

Supplementary Planning Guidance/Documents
Cheltenham Climate Change SPD (2022)

4. CONSULTATIONS

See Consultations Appendix

5. PUBLICITY AND REPRESENTATIONS

- 5.1 A letter of notification was sent to a neighbouring property, Leckhampton Lodge, and a site notice was posted on Kidnappers Lane.
- 5.2 No representations have been received in response to the publicity.

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The key considerations in determining this application relate to Local Green Space; valued landscape; design; and biodiversity net gain. There are no amenity concerns arising from the proposals.

6.2 Local Green Space

6.2.1 Paragraph 108 of the NPPF states that decisions on applications for development within a Local Green Space (LGS) should be consistent with national policy for Green Belts set out in chapter 13 of the Framework (excluding provisions relating to grey belt and previously developed land).

6.2.2 In this regard, NPPF paragraphs 153 – 154 state:

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

6.2.3 Locally, CP policy GI1 advises that development will not be permitted within designated LGS unless there are very special circumstances which outweigh the harm, with particular attention paid to the views of the local community in assessing development proposals.

6.2.4 Policy LWH3 of the emerging Leckhampton with Warden Hill Neighbourhood Plan (LWHNP) is also of some relevance; NPPF paragraph 49 setting out that local planning authorities may give weight to relevant policies in emerging plans, taking into account factors such as the stage of preparation of the plan, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies in the emerging plan to the policies within the NPPF.

6.2.5 Policy LWH3 seeks to strictly limit development within LGS to pathways, signposts, interpretation boards, benches, or other similar forms of development, and is therefore limited in its consistency with the NPPF policies; as such, whilst the LWHNP has been submitted for examination the policy can only be afforded very limited weight at this time.

6.2.6 Given that the proposed stable building will replace an existing structure and associated hardstanding (already within LGS), officers are satisfied that no harm to the LGS, including its openness, would be harmed. The proposed building would adopt a smaller footprint, with a reduced eaves and ridge height (2.5m and 3.9m respectively), and be sited further eastwards to better align with the existing built form along this part of Kidnappers Lane. The removal of the existing stable block and hardstanding following completion of the new stable block can be suitably controlled by way of a condition. As such, it could be said that the openness of the LGS would be improved but, at the very least, preserved.

6.2.7 The proposed development would not be inappropriate development with regard to paragraph 154 of the NPPF as officers are satisfied that it would meet exceptions b) and/or d) – refer to paragraph 6.2.2 above. Exemption d) does not require the replacement building to be located in the same spot.

6.2.8 Overall, officers are therefore satisfied that the proposal will not be harmful to the designated LGS, nor its openness. Regard has also been had to the lack of any local objection.

6.3 Valued landscape

6.3.1 NPPF paragraph 187 requires decisions on planning applications to “*contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes...[and] b) recognising the intrinsic character and beauty of the countryside...*”

6.3.2 JCS policy SD6 also requires development to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being, and have regard to the local distinctiveness and historic character of the different landscapes within the JCS area.

6.3.3 Policy LWH5 of the emerging LWHNP is also of some relevance, albeit assigned very limited weight, and has similar objectives.

6.3.4 In this case, for the same reasons as those set out above in relation to the openness of the Local Green Space, officers are satisfied that the proposals will conserve, even if not enhance, the valued landscape. The building is a one-for-one replacement with a smaller footprint and reduced height, and therefore whilst the replacement building will be in a slightly different location (closer to the highway and more in line with existing built-form) it will not have any significant impact on views, or landscape character.

6.3.5 It should be noted that the character of the surrounding area has significantly changed in recent years as a result of multiple housing developments; not least, the development that is currently taking place to the north of the site.

6.4 Design

6.4.1 Paragraph 135 of the NPPF requires decisions on planning applications to ensure that new developments “*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive...; are sympathetic to local character...including the surrounding built environment...; establish or maintain a strong sense of place...; optimise the potential of the site...; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users...*”.

6.4.2 Local design requirements for development proposals are set out in CP policy D1 and JCS policy SD4 which highlight the need for new development to respond positively to, and respect the character of, the site and its surroundings.

6.4.3 In this case, the simple form of the proposed building is wholly appropriate to its context and for its intended use. Externally, the building will be faced in horizontal timber cladding with a pitched, timber and felt lined, roof. Traditional vertical timber stable doors are proposed to the east facing elevation.

6.4.4 From a climate change perspective, given the scale and nature of the proposed development, there are no real opportunities to incorporate low-carbon technologies on this occasion.

6.5 Biodiversity net gain

6.5.1 JCS policy SD9 seeks to ensure that all development, wherever possible, makes a positive contribution to biodiversity and geodiversity, and that important habitats and species are protected. Where developers are unable to avoid harm to biodiversity,

mitigation measures should be incorporated into the design of the development. The policy reflects advice set out within the NPPF at paragraph 193.

6.5.2 A minimum biodiversity net gain (BNG) of 10% is now a statutory requirement for minor developments (albeit there are some exemptions) and the mandatory biodiversity (net) gain (BNG) condition applies to this development; a Biodiversity Gain Plan will therefore need to be submitted prior to commencement should planning permission be granted.

6.5.3 In response to the Ecologist's query as to why the 10% BNG is to be achieved by the provision of biodiversity units off site on land within the applicant's ownership, and not within the site itself, the applicant's agent has advised that the primary reason is because the applicant's wish to retain the unincumbered ability to exercise and graze horses on the land as they have for many years. Even a small area of enhancement has the ability to impede and complicate as it would require protecting from the activity generated from the PROWs that cross the site. They also don't want the worry of a 30-year management regime. The Ecologist is satisfied with the response.

6.5.4 In addition to the above, in order to ensure ecological enhancements on site, a condition is suggested that requires the provision of 1no. bird box and 2no. bat boxes.

6.5.5 An additional condition is suggested in relation to external lighting to avoid any adverse impact from artificial light on intrinsically dark landscapes, and to avoid any potential impacts on bats.

6.6 Other considerations

Public Rights of Way

6.6.1 There are two public rights of way (PROW) that cross the site, Leckhampton Footpath 8 (CHL9) and Leckhampton Footpath 10 (CHL10), and it is acknowledged that these were not noted on the application form; however, officers quickly became aware of the footpaths and the GCC PROW team were duly consulted and their response forwarded to the agent. PROWs are legally protected and it is an offence to divert or close a PROW, even temporarily, without authority from the County Council. However, the existence of PROWs does not, in itself, provide a reason to withhold planning permission.

6.6.2 In response to the PROW comments, the agent has advised that the beginning of the stable access would be the only surface that crosses the public right of way, and would not limit or prevent access and the infrequent movements onto the proposed stable area would not pose an issue for the owners or the PROW users. They acknowledge that temporary PROW diversions may be required whilst resurfacing takes place.

6.6.3 That said, for the avoidance of any doubt, it is recommended that the PROW comments are copied in full as an informative on the decision notice, should planning permission be granted.

Public Sector Equality Duty (PSED)

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

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.6.5 In this case, having considering the merits of the planning application, this authority is satisfied that the proposed development meets the requirements of the PSED.

6.6.6 Due regard has been had to the nine protected characteristics recognised within the PSED, and officers are satisfied that no-one has been discriminated against in the determination of this application.

7. CONCLUSION AND RECOMMENDATION

- 7.1 With all of the above in mind, officers are satisfied that the proposed development is in accordance with all relevant national and local planning policy, and the recommendation is to grant planning permission subject to the following conditions/informatives; the applicant's agent has agreed to the terms of the pre-commencement condition (condition 3):

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 Prior to the commencement of development, an Ecological Mitigation and Enhancement Strategy (EMES) shall be submitted to and approved in writing by the Local Planning Authority. The EMES shall include details of the provision of 1no. bird box and 2no. bat boxes. The bird boxes must include bricks or tiles for swift and house sparrow. All species boxes should be integral to the building where possible. The location, specification, height and orientation of these features shall be shown on a site plan. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure the development delivers ecological enhancements on site, having regard to policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990.

- 4 Prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a lux level contour plan, and seek to ensure no light spill outside of the site boundaries. The lux contour plan shall show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the pre-existing background light level) of zero lux. The lux contour levels shall be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area) and shall reflect the use of any proposed mitigation, e.g. visors. All external lighting shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid any adverse impact from artificial light on intrinsically dark landscapes and to avoid any potential impacts on bats, having regard to adopted policies SD9 and SD14 of the Joint Core Strategy (2017).

- 5 The existing structures on site shall be demolished and the site cleared within one calendar month of the completion of the replacement building hereby permitted.

Reason: In the interests of the openness of the Local Green Space and landscape character, having regard to adopted policies GI1 of the Cheltenham Plan (2020) and SD6 of the Joint Core Strategy (2017).

INFORMATIVES

- 1 IMPORTANT: BIODIVERSITY NET GAIN CONDITION - DEVELOPMENT CANNOT COMMENCE UNTIL A BIODIVERSITY GAIN PLAN HAS BEEN SUBMITTED TO (AS A CONDITION DISCHARGE APPLICATION) AND APPROVED BY CHELTENHAM BOROUGH COUNCIL.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ('the biodiversity gain condition') that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority; and
- (b) the planning authority has approved the plan in writing.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Cheltenham Borough Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. If the onsite habitats include irreplaceable habitats (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Advice about how to prepare a Biodiversity Gain Plan and a template can be found at: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Information on how to discharge the biodiversity gain condition can be found here: <https://www.cotswold.gov.uk/planning-and-building/wildlife-andbiodiversity/biodiversitynet-gain-bng/>

30-year Habitat Management and Monitoring Plan templates can be found here: <https://publications.naturalengland.org.uk/publication/5813530037846016>

- 2 Advice note: The Biodiversity Gain Plan required under the statutory biodiversity gain condition must outline how a 10% net gain in biodiversity will be achieved (using the statutory biodiversity metric). If off-site biodiversity units are provided on land under the applicant's ownership, evidence that the offsetting site is registered on the Biodiversity Gain Site register will be required, and a legal agreement and Habitat Management and Monitoring Plan (HMMP) to secure the site for BNG and set out who will undertake the biodiversity unit creation, enhancement and management for 30 years must be provided with the Biodiversity Gain Plan.

- 3 Advice note: Lux Levels on natural habitats potentially used by nocturnal species such as bats and badgers, not previously exposed to increased light levels, will receive approximate lux levels of between 0.1 (typical moonlight/cloudy sky) and 10 (sunset) lux 'Bats and Artificial Lighting at Night' ILP Guidance Note update released - News - Bat Conservation Trust. Increasing lux levels in these natural habitats is likely to cause disturbance, therefore the implementation of visors etc. as mitigation is strongly advised.
- 4 The applicant is reminded that there are two public rights of ways (PROW) which cross the site, and no change to the surface of the public right of ways can be approved without consultation with the County Council and there must be no interference with the public right of ways, either during development or once it has been completed, unless: -
 - a) The development will temporarily affect the public right of way; then the developer must apply and pay for a temporary closure of the route to us in Public Rights of Way (preferably providing a suitable alternative route); if any utilities are going to cross or run along a PROW then a section 50 license needs be sought and granted - via GCC Streetworks department. Information regarding section 50 Licenses and an application form can be found at: <https://www.gloucestershire.gov.uk/highways/highways-licences-permits-and-permissions/>
 - b) Important: if the development will permanently affect any public right of way, then the developer must apply for a diversion of the route through the Local Planning Authority (LPA), under the Town and Country Planning Act 1990 (TCPA), as part of the planning application process. Absolutely no development should take place affecting the route of the path prior to the confirmation of a TCPA path diversion order through the LPA. The area Public Right of Way Officer should be consulted as part of this process.

Additionally:-

- a) There must be no encroachment on the width of the public right of way.
- b) No building materials may be stored on the public right of way.
- c) Vehicle movements during construction should not unreasonably interfere with the use of the public right of way by walkers, etc., and the developer or applicant is responsible for safeguarding the public use of the way at all times.
- d) No additional temporary or permanent barriers (e.g. gates, stiles, wildlife fencing) may be placed across the public right of way and no additional gradients or structures (e.g. steps or bridges) are to be introduced on any existing or proposed public rights of way without the consent of the county council.

It is important to note the Definitive Map is a minimum record of public rights of way and does not preclude the possibility that public rights exist which have not been recorded or that higher rights exist on routes shown as public footpaths and bridleways.

Ward Councillor – Cllr Martin Horwood*8th July 2025*

I would like to call in application 25/00848/FUL if you are minded to permit.

Can I also point out that on the public access portal the only constraint listed at the moment is a tree preservation order. This is not correct:

- The development site includes public right of way footpaths CHL9 and CHL10 (so the application form is incorrect in its pedestrian access statement)
- The development is entirely within Local Green Space designated in the current Cheltenham Plan 2020 Policy GI1 and covered by the NPPF. These should prevent development except in 'very special circumstances' (and without the caveats that now apply to Green Belt, according to footnote 45 of the current NPPF). The LGS is now also addressed by emerging Policy LWH3 in the Leckhampton with Warden Hill Neighbourhood Plan (now at examination) which details precisely the very limited kinds of development that are supported within the LGS by the emerging NP.
- The development is also within the area recognised as valued landscape under the NPPF (now paragraph 187) by a succession of inspectors (as detailed in Annex 6 to the emerging Neighbourhood Plan) and covered by Policy LWH5 of the plan. It specifically features in the Lepus Consulting Landscape Character Assessment and Evaluation of Landscape Value which forms Annex 4 of the emerging plan in which it is mapped as potential priority habitat (Figure 7.1) and features as 'Viewpoint 4' in the visual assessment which Lepus describe as having a 'strong rural character with few landscape detractors'.

This also means that the application form statements/tickboxes on pedestrian access (in relation to rights of way) and trees and hedges (in relation to neighbouring landscape character) are wrong.

This represents a test of CBC's commitment to the Local Green Space policy, its recognition of the emerging Neighbourhood Plan policies which should now be given great weight and its recognition of the status of the Leckhampton Fields as valued landscape as well as the Local Green Space.

My planning reasons for call in are that development here would be in breach of multiple local and national policies, most obviously Cheltenham Policy GI1 and emerging Neighbourhood Plan Policies LWH3 (as inappropriate development in the Local Green Space) and LWH5 (by blocking a key viewpoint of rural character in the valued landscape). This also means that the application form statements/tickboxes on pedestrian access (in relation to rights of way) and trees and hedges (in relation to neighbouring landscape character) are wrong.

This represents a test of CBC's commitment to the Local Green Space policy, its recognition of the emerging Neighbourhood Plan policies which should now be given great weight and its recognition of the status of the Leckhampton Fields as valued landscape as well as the Local Green Space.

My planning reasons for call in are that development here would be in breach of multiple local and national policies, most obviously Cheltenham Policy GI1 and emerging Neighbourhood Plan Policies LWH3 (as inappropriate development in the Local Green Space) and LWH5 (by blocking a key viewpoint of rural character in the valued landscape).

Quite apart from the insertion of 'storage' as well as stables on the plan, I would say this development would serve the pretty transparent objective of blocking the viewpoint so that further development can be inserted behind the new stables - there seems no other reason why the stables should move into the foreground of the field or the original stables not simply be modernised. The implication is that this replaces the existing stables but these could then be claimed as brownfield land and developed. The NPPF does allow for facilities in Green Belt

in connection with existing land use and the stables would no doubt be argued as in some way coming within this exemption but even in the context of Green Belt this is qualified by the need to preserve the openness of Green Belt and 'do not conflict with the purposes of including land within it' and in the case of LGS, which has different purposes to Green Belt, these include public use and enjoyment, visual amenity and rural character.

Gloucestershire Centre for Environmental Records

9th July 2025

Report available to view in documents

GCC Public Rights of Way Department

23rd July 2025

This planning application has been forwarded for the attention of the Area Public Rights of Way Officer for further investigation.

They may respond in further detail; however, the following must be strictly observed in all circumstances: -

1) No change to the surface of the public right of way can be approved without consultation with the County Council and there must be no interference with the public right of way, either during development or once it has been completed, unless: -

a) The development will temporarily affect the public right of way; then the developer must apply and pay for a temporary closure of the route to us in Public Rights of Way (preferably providing a suitable alternative route); if any utilities are going to cross or run along a PROW then a section 50 license needs to be sought and granted - via GCC Streetworks department. Information regarding section 50 Licenses and an application form can be found at: <https://www.gloucestershire.gov.uk/highways/highways-licences-permits-and-permissions/>

b) Important: if the development will permanently affect any public right of way, then the developer must apply for a diversion of the route through the Local Planning Authority, under the Town and Country Planning Act 1990, as part of the planning application process. Absolutely no development should take place affecting the route of the path prior to the confirmation of a TCPA path diversion order through the LPA. The area Public Right of Way Officer should be consulted as part of this process.

2) Additionally:-

a) There must be no encroachment on the width of the public right of way.

b) No building materials may be stored on the public right of way.

c) Vehicle movements during construction should not unreasonably interfere with the use of the public right of way by walkers, etc., and the developer or applicant is responsible for safeguarding the public use of the way at all times.

d) No additional temporary or permanent barriers (e.g. gates, stiles, wildlife fencing) may be placed across the public right of way and no additional gradients or structures (e.g. steps or bridges) are to be introduced on any existing or proposed public rights of way without the consent of the county council.

It is important to note the Definitive Map is a minimum record of public rights of way and does not preclude the possibility that public rights exist which have not been recorded or that higher rights exist on routes shown as public footpaths and bridleways.

CBC Ecologist*29th July 2025*

The applicant has shown in their biodiversity metric (All Ecology, February 2025) and their Biodiversity Net Gain Design Stage Report (All Ecology, May 2025) that 10% BNG can be achieved by this application with the provision of biodiversity units off site on land within the applicant's ownership. There does however appear to be space on this site, not allocated for future pasture, on which biodiversity units could in theory be delivered. The BNG report simply states the applicant wishes to provide this off-site on alternative land to the application site. Technically, the LPA cannot refuse this course of action, however there is no justification for why 0 biodiversity units will be delivered and managed long-term on the application site, keeping the benefits derived from them within Cheltenham. One of the 10 BNG 'Good practice principles for development' is "Be transparent: Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders". I'd request more justification for why biodiversity units lost from this development cannot be provided in Cheltenham.

If this course of action is ultimately approved, the application will be subject to the mandatory Biodiversity Gain condition and the 30-year habitat management and monitoring condition. The LPA will also require proof that the offsetting site is registered on the Biodiversity Gain Site register and is secured with a Conservation Covenant between the landowner and a Responsible Body – this must be included in the Biodiversity Gain Plan required under the Biodiversity Gain condition.

30th July 2025

The site is located in a rural area and is not within or directly adjacent to any designated wildlife sites. The site is designated as Local Green Space covered by Policy GI1 in the Cheltenham Plan "Development will not be permitted within a Local Green Space". Should special circumstances be identified which permit this development, the below paragraphs cover ecology comments.

The Preliminary Ecological Appraisal (PEA) (All Ecology, May 2025) appropriately describes the ecological features of the site and mitigation required. Conditions are appended to these comments below addressing some ecology concerns.

The mandatory biodiversity (net) gain (BNG) condition applies to this development; therefore, a Biodiversity Gain Plan must be submitted prior to commencement if this application is approved. The BNG informative must be added to the decision notice of this planning application if it is deemed approved.

The Biodiversity Net Gain (BNG) Design Stage Report and (All Ecology, April 2025) calculates a 10.08% gain in area habitat units, and the trading rules are met. The mandatory biodiversity net gain condition has therefore been met. The Biodiversity Gain Plan required under the statutory biodiversity gain condition must outline how a 10% net gain in biodiversity will be achieved (using the statutory biodiversity metric). If off-site biodiversity units are provided on land under the applicant's ownership, evidence that the land has been registered on the national biodiversity gain sites register, and a legal agreement and Habitat Management and Monitoring Plan (HMMP) to secure the site for BNG and set out who will undertake the biodiversity unit creation, enhancement and management for 30 years must be provided with the Biodiversity Gain Plan. This must be submitted via a condition discharge application to satisfy the mandatory 10% BNG policy.

Conditions**Ecological Mitigation & Enhancement Strategy (EMES)**

Prior to the commencement of the development hereby approved the applicant shall submit an Ecological Mitigation & Enhancement Strategy (EMES). This shall include details of the provision of 1No bird box and 2No bat boxes. The bird boxes must include bricks or tiles for swift and house sparrow. All species boxes should be integral to the building where possible.

The location, specification, height and orientation of these features shall be shown on a site plan. The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Cheltenham Borough Council.

Reason: (1) The Natural Environment and Rural Communities (NERC) Act 2006 (Section 40) obliges the LPA ‘... in exercising its functions, [to] have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’. In order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2024) which states (in paragraph 180) that ‘Planning policies and decisions should contribute to and enhance the natural and local environment...’. And (3) Policy SD9 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (2017) which encourages new development to: “contribute positively to biodiversity and geodiversity whilst linking with wider networks of green infrastructure. For example, by incorporating habitat features into the design to assist in the creation and enhancement of wildlife corridors and ecological steppingstones between sites”.

Lighting Plan

Prior to the commencement of the development hereby approved, details for any proposed external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details. This shall include a lux level contour plan, and shall seek to ensure no light spill outside of the site boundaries. The lux contour plan shall show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the pre-existing background light level) of zero lux. The lux contour levels shall be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area) and shall reflect the use of any proposed mitigation, e.g visors.

Advice note: Lux Levels on natural habitats potentially used by nocturnal species such as bats and badgers, not previously exposed to increased light levels, will receive approximate lux levels of between 0.1 (typical moonlight/cloudy sky) and 10 (sunset) lux ‘Bats and Artificial Lighting at Night’ ILP Guidance Note update released - News - Bat Conservation Trust Increasing lux levels in these natural habitats is likely to cause disturbance, therefore the implementation of visors etc as mitigation is strongly advised.

Guidance: According to paragraph 191 of the National Planning Policy Framework (2024), ‘Planning policies and decisions should... limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’

Reason: To conserve legally protected bats and other nocturnal wildlife complying with the 1981 Wildlife & Countryside Act (as amended).

Parish Council

31st July 2025

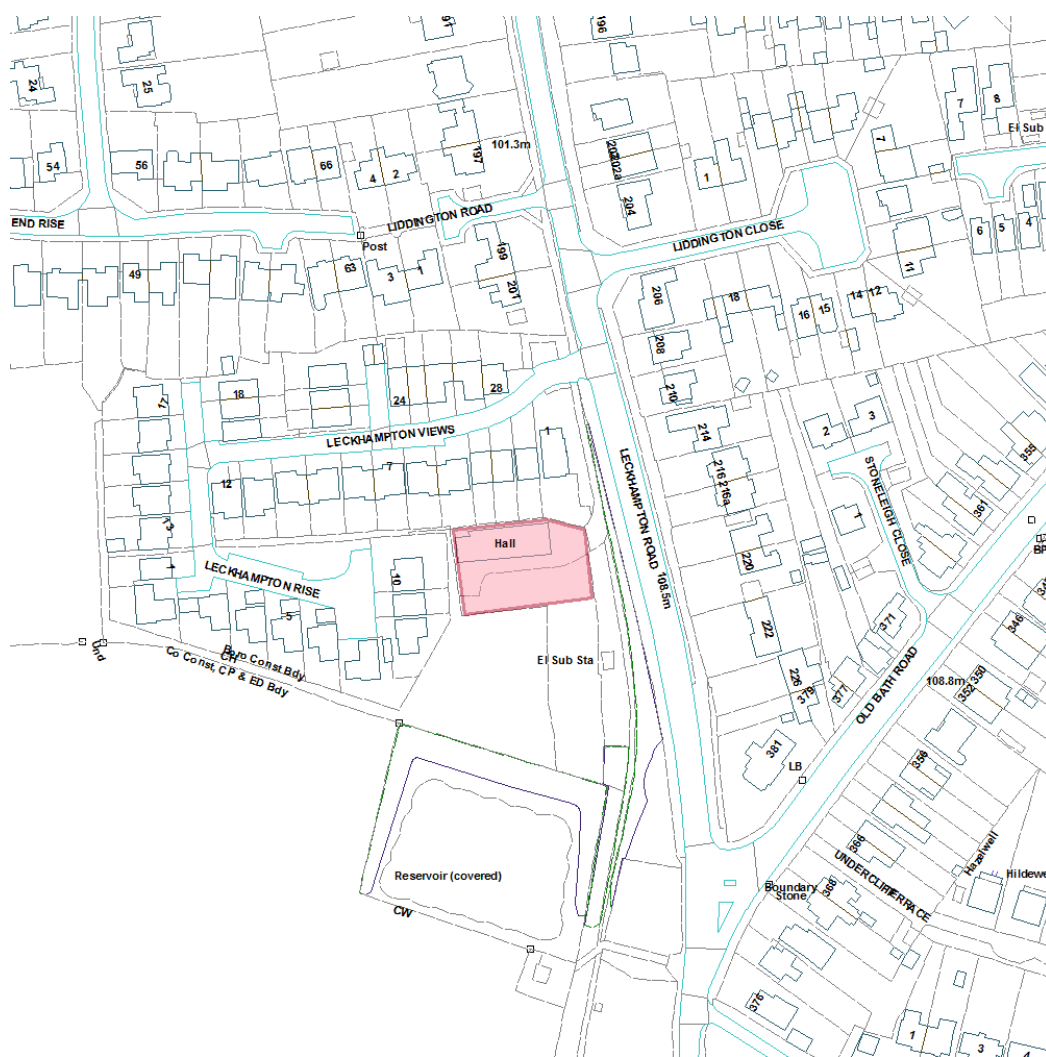
The Parish Council objects to this application, it makes no reference to the historic public rights of way so the application is incorrect. It is also in breach of multiple local and national policies, Cheltenham Policy GI1 and emerging Neighbourhood Plan Policies LWH3 (as inappropriate development in the Local Green Space) and LWH5 (by blocking a key viewpoint of rural character in the valued landscape).

The Parish Council urge that it be rebuilt in its current location.

This page is intentionally left blank

APPLICATION NO: 25/00788/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 16th May 2025		DATE OF EXPIRY: 11th July 2025 (extension of time agreed until 22nd August 2025)
DATE VALIDATED: 16th May 2025		DATE OF SITE VISIT:
WARD: Leckhampton		PARISH: Leckhampton With Warden Hill
APPLICANT:	24th Cheltenham (Leckhampton) Scout Group	
AGENT:	McLoughlin Planning	
LOCATION:	Scout Head Quarters 207 Leckhampton Road Cheltenham	
PROPOSAL:	Erection of replacement Scout Hut.	

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 site comprises a parcel of land on the western side of Leckhampton Road at the foot of Leckhampton Hill, close to the junction with Old Bath Road; and outside of, but adjacent to, the Cotswolds National Landscape (AONB) to the south.
- 1.2 To the north and west, the site lies to the rear of residential properties in Leckhampton Views and Leckhampton Rise. The site is located in Flood Zone 1.
- 1.3 The application proposes the erection of a replacement Scout Hut following the demolition of the existing building. The existing Scout Hut is single storey, and faced in brick with a pitched corrugated sheet roof, and metal framed windows. The existing building is located adjacent to the northern site boundary, with associated hardstanding to the south. Access to the site is via a single-track lane.
- 1.4 The application is before the planning committee at the request of Cllr Horwood for the reasons *“cited by the objectors, namely the proximity to neighbouring properties, the scale of the new building and the risk of overlooking and loss of privacy from the skylights”*; and Members will have the opportunity to visit the site on planning view.
- 1.5 Planning permission for a replacement Scout Hut was previously granted in 2014 (ref. 13/02138/FUL); however, the permission was not implemented and has since expired.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 15m
Principal Urban Area

Relevant Planning History:

05/01413/FUL

PERMIT

15th November 2005

Siting of a steel cargo container on scrub land adjacent to the Scout hut on Leckhampton Road, to be used for the storage of camping equipment

13/02138/FUL

PERMIT

13th February 2014

New Scout Hut for the 24th Cheltenham (Leckhampton) Scouts to replace the existing dilapidated Scout Hut

15/01036/COU

PERMIT

27th August 2015

Change of use from agriculture to recreation use

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2024 (NPPF)

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 12 Achieving well-designed places

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

Section 15 Conserving and enhancing the natural environment

Adopted Cheltenham Plan 2020 (CP) Policies

D1 Design

L1 Landscape and Setting

SL1 Safe and Sustainable Living

GI2 Protection and replacement of trees

GI3 Trees and Development

Adopted Joint Core Strategy 2017 (JCS) Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD6 Landscape

SD7 The Cotswolds Area of Outstanding Natural Beauty

SD9 Biodiversity and Geodiversity

SD14 Health and Environmental Quality

INF1 Transport Network

INF2 Flood Risk Management

INF4 Social and Community Infrastructure

Supplementary Planning Guidance/Documents

Cheltenham Climate Change SPD (2022)

4. CONSULTATIONS

See Consultations Appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

5.1 Letters of notification were sent to 14 neighbouring properties, and a site notice posted. In response to the publicity, 36 representations have been received; 8 in objection, 27 in support and 1 general comment. The comments have been circulated in full to Members but are summarised below.

5.2 The objections relate to:

- Noise and disruption during demolition and construction
- Impact on boundaries and retaining walls
- Proximity to boundary
- Impact on views and light
- Overshadowing
- Increased footprint of building
- Intensification in use
- Access and parking
- Noise from scout hut
- Overlooking and loss of privacy
- Light pollution
- Drainage

5.3 The comments in support of the application highlight:

- The importance of the facility and the positive impact that the scout group brings to the community
- The clear need to replace the existing facility which is no longer fit for purpose, to ensure the facility is available to future generations
- The need to encourage young people to be active and social, and develop essential life skills and forge friendships

5.4 A representation on behalf of the Trustees of Leckhampton Scout Hut also sets out that prior to submission of the application, two consultation events were held. One in September 2022 to which 93 responses were received and helped to form the design brief. More recently, in November 2024, a second consultation included an in-person presentation of the draft plans and an online questionnaire for community feedback, with the plans made

available online. The representation advises that approximately 40 people attended the in-person consultation event, and 10 questionnaire responses were received; with the feedback from this second event used to inform the finalising of the plans prior to submission.

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The key considerations in the determination of this application relate to principle of redeveloping the existing community facility; design; sustainability and climate change; landscape impact; drainage; neighbouring amenity; highway safety; and biodiversity net gain.

6.2 Principle of redevelopment

6.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for development must be determined in accordance with the development plan, unless material considerations indicate otherwise. This is reiterated in NPPF paragraph 48.

6.2.2 For Cheltenham, the development plan comprises the saved policies of the Cheltenham Borough Local Plan Second Review 2006 (CBLP), adopted policies of the Cheltenham Plan 2020 (CP) and adopted policies of the Tewkesbury, Gloucester and Cheltenham Joint Core Strategy 2017 (JCS). Material considerations include the National Planning Policy Framework 2024 (NPPF), and Planning Practice Guidance (nPPG).

6.2.3 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development which in decision-taking means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i) *the application of policies in [the] Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole...*

6.2.4 NPPF paragraph 98 sets out that to provide the social, recreational and cultural facilities and services to meet the needs of the community, decisions on planning applications should guard against the loss of valued facilities and “ensure that established facilities and services are able to develop and modernise, and are retained for the benefit of the community”.

6.2.5 In addition, within the JCS, the background to policy INF4 at paragraph 5.5.1 acknowledges that “bringing people together and providing opportunities for social and physical activity... facilities contribute to quality of life, health and well-being in the area.”

6.2.6 In this case, the application proposes the retention of the site by the Scouts and the provision of a new replacement hut to provide a facility that better meets their needs and improves the quality of provision; thereby prolonging the use of the site as a community resource.

6.2.7 The covering letter which accompanies the application sets out that the existing building is beyond its serviceable life. Indeed, as noted in the introduction, planning permission for a replacement building was previously granted in 2014, the need to replace the building being recognised at that time.

6.2.8 The general principle of erecting a replacement scout building at this location is therefore fully supported; subject to the material considerations discussed below.

6.3 Design

6.3.1 Paragraph 135 of the NPPF requires decisions on planning applications to ensure that new developments “*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive...; are sympathetic to local character...including the surrounding built environment...; establish or maintain a strong sense of place...; optimise the potential of the site...; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users...*”.

6.3.2 Local design requirements for development proposals are set out in CP policy D1 and JCS policy SD4 which highlight the need for new development to respond positively to, and respect the character of, the site and its surroundings.

6.3.3 The proposed replacement hut will be similarly located within the site, albeit adopt a larger, L-shaped, footprint. The long axis to the building will sit adjacent to the northern site boundary (on a similar footprint to the existing building) with its shorter axis sitting adjacent to the western boundary.

6.3.4 Externally, the building will be faced in vertical timber effect cladding, with a standing seam zinc roof, and dark grey powder coated aluminium windows, doors, roof lights, fascias and downpipes; and officers are satisfied that the general design approach and simple palette of materials will ensure a high quality building, appropriate to its primary use. There is no doubt that the replacement building would provide for a significant enhancement of the site, and the facilities provided.

6.3.5 As a whole, officers therefore consider the design and layout of the building to be acceptable and in accordance with relevant design policies.

6.4 Sustainability and climate change

6.4.1 In addition to the aforementioned design policies, 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 “*be adaptable to climate change in respect of the design, layout, siting, orientation...*” The policy reflects advice set out at section 14 of the NPPF.

6.4.2 The Cheltenham Climate Change SPD provides guidance on how applicants can successfully integrate a best-practice approach towards climate change and biodiversity in all new development proposals.

6.4.3 In this case, although this application is not supported by a Sustainability Statement, the covering letter that accompanies the application sets out that “*The building will utilise solar PV and air-source heat pump technology as part of a drive to reduce operating costs and improve environmental performance.*”

6.4.4 Such measures, whilst limited, are welcomed and are considered to be an adequate response to climate change matters, commensurate with the scale of development proposed, and sufficient to demonstrate compliance with policy SD3, the SPD, and the NPPF.

6.5 Landscape impact

6.5.1 As previously noted, the site is located outside of, but adjacent to, the Cotswolds National Landscape (AONB) and it is therefore necessary to consider any potential landscape impacts. NPPF paragraph 189 requires great weight to be given to conserving and enhancing landscape and scenic beauty in National Landscapes.

6.5.2 JCS policies SD6 and SD7 seek to ensure that all developments consider the landscape and visual sensitivity of the area in which they are to be located or which they may affect, with proposals within the setting of the AONB required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals are also required to be consistent with the policies set out in the Cotswolds National Landscape Management Plan.

6.5.3 In this case, whilst the proposed replacement building will adopt a larger footprint than the existing building, it will continue to be read in the context of the neighbouring residential development and will not extend as far south as the properties in Leckhampton Rise.

6.5.4 As such, given the restrained design approach, the single storey nature of the building, and the simple palette of external facing and roofing materials proposed, officers are satisfied that the proposal will not have any harmful impact on the scenic beauty of, or views into or out of, the AONB.

6.5.5 The Cotswolds National Landscape Board, whilst consulted, have advised that as the site is located within the Principal Urban Area and outside of the AONB, the application does not reach the Board's thresholds and therefore they have not commented on this occasion.

6.6 Drainage

6.6.1 JCS policy INF2 Local Plan Policies UI2 and UI3 requires redevelopment proposals to ensure that flood risk is not increased on site or elsewhere, and to incorporate Sustainable Drainage Systems (SuDS) where appropriate.

6.6.2 A Drainage Strategy Technical Note submitted in support of the application has been reviewed by the Council's Flood Risk and Drainage Engineer who requested that the report be amended to address some ambiguity regarding surface water discharge; and it is anticipated that the updated report will be received in advance of the planning committee meeting. An update to the committee will be provided in this regard.

6.7 Neighbouring amenity

6.7.1 CP policy SL1 states that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality. CP paragraph 14.4 advising that:

In assessing the impacts of a development including any potential harm, the Council will have regard to matters including loss of daylight; loss of outlook; loss of privacy; and potential disturbance from noise, smells, dust, fumes, vibration, glare from artificial lighting, hours of operation, and traffic / travel patterns.

6.7.2 In this case, whilst the objections to the proposal have been duly noted, officers are satisfied that the proposed development will not cause any undue harm to the amenity of neighbouring residents. There are no concerns in relation to outlook or daylight given the relationship between the site and existing development, nor concerns that the development will appear overbearing from any neighbouring property. Although the site sits at a higher level than the properties in Leckhampton Views, the limited increase in the height of the

eaves (approximately 500mm) and ridge (118mm) will not materially alter the existing situation; the properties benefit from 13m long gardens.

6.7.3 In addition, officers are satisfied that no loss of privacy or overlooking will occur as a result of the development. The roof lights are set within the roof, well above eye-level, and as such will not afford views out of them towards the neighbouring properties. It is also important to note that there are a number of windows in the rear of the building as existing, which are not proposed in the replacement building. As such, it could be said that the situation will be improved. Additionally, the same could be said in relation to noise; given that there are a number of windows in the rear of the building as existing, it is not considered necessary to impose a condition requiring the rooflights to be kept closed. The overall level of soundproofing in the replacement building will be improved. It is also not considered reasonable or necessary to impose conditions in relation to hours of use etc., the site currently has an unfettered use and although the replacement building is larger, the use is not changing. In addition, Environmental Health have confirmed that there are no noise complaints on record for the premises.

6.7.4 That said, some noise and disruption during the demolition and construction phases of the development is inevitable and can be reasonably expected; however, this is not reason to withhold planning permission. An informative has been attached which sets out the accepted hours for construction which are 7.30am to 6pm Monday to Friday, and 8am to 1pm on Saturday, with no working on Sundays and Bank/Public Holidays.

6.7.5 In response to the queries raised by Environmental Health, the applicant's agent has advised the plant room will accommodate switchgear and a hot water tank. With regard to hiring/renting out the hall to external parties, the Scouts would continue to look to do so as they do now, but the agent highlights that any external events require event licences from the Council in any case.

6.7.6 The comments/concerns in relation to the retaining wall have also been duly noted; however, there is no reason to suggest that it will be compromised as a result of the development. The building will not sit any closer to the northern site boundary, and structural detail falls outside the remit of the planning application.

6.8 Highway safety

6.8.1 JCS policy INF1 advises that planning permission will be granted only where the impacts of the development are not severe. The policy also seeks to ensure that all new development proposals provide safe and efficient access to the highway network; and provide connections to existing walking, cycling and passenger transport networks, where appropriate. The policy reflects advice set out within Section 9 of the NPPF at paragraphs 115-117.

6.8.2 From a highways perspective, the application and accompanying Technical Note has been reviewed by the County Council's Highways Development Management team who raise no objection, acknowledging that *"The proposed development is a replacement for an existing facility and is therefore unlikely to significantly change the traffic associated with the site."*

6.8.3 The access to the site is not changing, and any existing parking issues should not be exacerbated as a result of the development.

6.8.4 For the demolition and construction phases of the development, a condition is suggested which requires the submission of a Construction Method Statement for approval prior to the commencement of works.

6.9 Biodiversity net gain

6.9.1 JCS policy SD9 seeks to ensure that all development, wherever possible, makes a positive contribution to biodiversity and geodiversity, and that important habitats and species are protected. Where developers are unable to avoid harm to biodiversity, mitigation measures should be incorporated into the design of the development. The policy reflects advice set out within the NPPF at paragraph 193.

6.9.2 A minimum biodiversity net gain (BNG) of 10% is now a statutory requirement for minor developments; however, there are some exemptions. In this case, the proposed development falls within the 'De minimis' exemption as the development does not impact an onsite priority habitat; nor impact more than 25 square metres of onsite habitat that has biodiversity value greater than zero or more than 5 metres in length of onsite linear habitat. The biodiversity gain condition therefore does not apply.

6.9.3 Notwithstanding the above, in order to ensure biodiversity gains and ecological enhancements on site, conditions have been imposed which require the submission of details relating to soft landscaping, and the provision of 1no. bird and 1no. bat box. The informatives suggested by the Ecologist have also been attached.

6.10 Other considerations

Trees

6.10.1 There are a number of trees within and adjacent to the site, and the Trees Officer was therefore asked to review the application. The Trees Officer raises no objection but suggests that a construction exclusion zone be marked out on site to prevent storage/spillage of materials, ground/root compaction etc. within the Root Protection Areas of retained trees; an informative has been attached in this regard.

Public Sector Equality Duty (PSED)

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

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

6.10.3 In this case, having considering the merits of the planning application, this authority is satisfied that the proposed development meets the requirements of the PSED.

6.10.4 Due regard has been had to the nine protected characteristics recognised within the PSED, and officers are satisfied that no-one has been discriminated against in the determination of this application. All representations received in response to the publicity exercise have been duly noted and taken into account.

7. CONCLUSION AND RECOMMENDATION

7.1 Decisions on planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

- 7.2 NPPF paragraph 11 sets out that “*a presumption in favour of sustainable development*” should be applied to planning decisions; and, in this case, granting permission without delay.
- 7.3 For the reasons discussed in the report above, on balance, these proposals are considered to be acceptable. Officers consider the scale, massing and general design of the replacement building to be appropriate in this context, and are satisfied that no significant harm will be caused in terms of landscape impact, drainage, neighbouring amenity, and highway safety.
- 7.4 The concerns raised by local residents have been duly noted and officers acknowledge that there will undoubtedly be some impact resulting from the proposals, particularly during the demolition and construction phase; however, this is not reason to withhold planning permission.
- 7.5 The recommendation therefore is to grant planning permission subject to the following schedule of conditions; written agreement has been sought in respect of the pre-commencement conditions:

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 Prior to the commencement of development, including demolition, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to throughout the development process and shall, where necessary:
- i) specify the type and number of vehicles expected during the construction of the development;
 - ii) allocate space for the parking of vehicles for site operatives and visitors;
 - iii) allocate space for the loading and unloading of plant and materials;
 - iv) allocate space for the storage of plant and materials used in constructing the development;
 - v) specify the intended hours of construction;
 - vi) specify measures to control the emission of noise, dust and dirt during construction;
 - vii) provide for wheel washing facilities; and
 - viii) specify the access points to be used and maintained during the construction phase.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery of goods and supplies during the course of the construction works, having regard to adopted policy INF1 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the works could have an unacceptable highway impact during construction.

- 4 Prior to the commencement of development, a soft Landscape Plan, including a planting schedule to demonstrate that the proposal will achieve gains in biodiversity, shall be submitted to and approved in writing by the Local Planning Authority. The development

shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development delivers measurable biodiversity gains on site, having regard to policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990. Approval is required upfront because the details are an integral part of the development and its acceptability.

- 5 Prior to the commencement of development, an Ecological Mitigation and Enhancement Strategy (EMES) shall be submitted to and approved in writing by the Local Planning Authority. The EMES shall include details of the provision of 1no. bird box and 1no. bat box. The bird boxes must include bricks or tiles for swift and house sparrow. All species boxes should be integral to the building where possible. The location, specification, height and orientation of these features shall be shown on a site plan. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure the development delivers ecological enhancements on site, having regard to adopted policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990.

- 6 Prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a lux level contour plan, and seek to ensure no light spill outside of the site boundaries. The lux contour plan shall show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the pre-existing background light level) of zero lux. The lux contour levels shall be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area) and shall reflect the use of any proposed mitigation, e.g. visors. All external lighting shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid any adverse impact from artificial light on intrinsically dark landscapes and to avoid any potential impacts on bats, having regard to adopted policies SD9 and SD14 of the Joint Core Strategy (2017).

- 7 Prior to installation, details of the proposed air source heat pump (ASHP) shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, the details should include acoustic information from the closest noise sensitive receptor (in line with MCS020 assessment) and not just manufacture output levels.

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).

INFORMATIVES

- 1 The applicant is advised that a grant of planning permission does not remove the legal protection afforded to bats and their roosts under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981. If, during the works, any bats (or signs of bats, such as droppings) are found, an immediate halt should be called and a bat worker/ecologist should be consulted to determine if and how the works can proceed lawfully, with or without a mitigation licence.
- 2 If works are proposed within the nesting bird period (March to August inclusive), nesting bird checks should be completed by a suitably qualified ecological consultant to ensure

that no breeding birds would be adversely affected or disturbed. Where checks for nesting birds are required, they should be undertaken no more than 48 hours prior to the removal of vegetation. If nesting birds are found, a 5m buffer zone should be implemented and works should not be carried out in that area until the chicks have fledged.

- 3 It is strongly recommended that a construction exclusion zone be marked out on site prior to the commencement of development to prevent the inappropriate storage/spillage of materials, ground/root compaction etc. within the Root Protection Areas of retained trees.
- 4 The applicant is advised that the accepted hours of construction are 7.30am to 6pm Monday to Friday, and 8am to 1pm on Saturday, with no working on Sundays and Bank/Public Holidays; and to be mindful of noise when deliveries arrive at the site.
- 5 Should a survey of the existing building (prior to any work beginning) indicate the presence of any asbestos containing materials, the works to the site will need to be undertaken in accordance with the legislation surrounding asbestos removal and the waste disposed of in a legally compliant manner.

Gloucestershire Centre for Environmental Records*27th May 2025*

Comment available to view in documents tab.

Cotswolds National Landscape Board*19th May 2025*

Thank you for consulting the Board on this application. Having reviewed the application, as the proposal is for a replacement hut and the site is located within the PUA and outside of the CNL boundary, it does not reach the Board's thresholds and as such the Board will not be submitting comments on this occasion.

Building Control*21st May 2025*

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

Parish Council*30th May 2025*

The Parish Council have no objection to this application provided the following conditions are in place:-

- a. restrictions on vehicle access is limited to official vehicles, and the bollard is reinstated
- b. a comprehensive construction method statement to include reasonable working hours given the surrounding residential development
- c. appropriate time limits on usage given its close proximity to residential development

CBC Ecologist*11th June 2025***Soft Landscape Plan**

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

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

Reason: to comply with the revised National Planning Policy Framework (NPPF, 2024). The NPPF states in paragraph 180 (d) on page 50 that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity..." and in paragraph 185 (b) "To protect and enhance biodiversity and geodiversity, plans should...identify and pursue opportunities for securing measurable net gains for biodiversity".

Ecological Mitigation & Enhancement Strategy (EMES)

Prior to the commencement of the development hereby approved the applicant shall submit an Ecological Mitigation & Enhancement Strategy (EMES). This shall include details of the provision of 1No bird and 1No bat box. The bird boxes must include bricks or tiles for swift and house sparrow. All species boxes should be integral to the building where possible. The location, specification, height and orientation of these features shall be shown on a site plan. The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Cheltenham Borough Council.

Reason: (1) The Natural Environment and Rural Communities (NERC) Act 2006 (Section 40) obliges the LPA '... in exercising its functions, [to] have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. In order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2024) which states (in paragraph 180) that 'Planning policies and decisions should contribute to and enhance the natural and local environment...'. And (3) Policy SD9 of the Gloucester, Cheltenham and

Tewkesbury Joint Core Strategy 2011-2031 (2017) which encourages new development to: "contribute positively to biodiversity and geodiversity whilst linking with wider networks of green infrastructure. For example, by incorporating habitat features into the design to assist in the creation and enhancement of wildlife corridors and ecological steppingstones between sites".

Nesting Birds

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

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

Advice Note: Bats

A grant of planning permission does not remove the legal protection afforded to bats and their roosts. If, during the works, any bats (or signs of bats, such as droppings) are found, an immediate halt should be called and a bat worker/ecologist should be consulted to determine if and how the works can proceed lawfully, with or without a mitigation licence.

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

Trees Officer

12th June 2025

The Trees Section has no objections to this proposal. However, it would benefit the scheme to demark a construction exclusion zone on additional / revised drawings. This would prevent inappropriate storage / spillage of materials, ground / root compaction etc of retained trees.

Reason: to protect the amenity value of trees as per Policy GI3 of the Cheltenham Plan.

GCC Highways Development Management

17th June 2025

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

The justification for this decision is provided below.

The proposed development is a replacement for an existing facility and is therefore unlikely to significantly change the traffic associated with the site.

The application is accompanied by a Technical Note that details the likelihood that the development will not result in a severe impact on the highway network or an unacceptable reduction in highway safety and the contents of that document have been considered and are accepted.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

Before any part of the development hereby authorised in brought into beneficial use that parking and turning area shall be hard surfaced and positively drained to a suitable outfall and once brought into use shall be maintained as such thereafter.

Flooding and Drainage

5th June 2025

There is some ambiguity in the drainage strategy technical note regarding the surface water discharge as paragraph 3.7 mentions a combined sewer. The report should be clearer so that the proposed drainage strategy can be accepted for planning.

The following comments on the drainage strategy also apply, but these are technical matters that can be addressed through a SUDS condition at a later stage if this is preferred by the applicant:

The areas used to calculate pre and post development runoff need to be consistent. The contributing catchments and area of proposed permeable paving should be defined on the drainage plan.

The default CV values are not appropriate as only the impermeable area is being modelled. The value should be closer to 1.

An exceedance surface water route plan for blockages or flows greater than the design rainfall event should be submitted and agreed, identifying flow routes that minimise risk to people and property.

Environmental Health

9th June 2025

In relation to 25/00788/FUL Scout Head Quarters, 207 Leckhampton Road, Cheltenham, please see the below from Environmental Health.

Environmental Health Conditions:

No development shall take place, including any works of demolition, until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- 24 hour emergency contact number
- hours of operation
- parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction)
- routes for construction traffic
- locations for loading / unloading and storage of plant, waste and construction materials
- method of prevention of mud being carried onto highway - measures to protect vulnerable road users (cyclists and pedestrians)
- any necessary temporary traffic management measures - arrangements for turning vehicles
- arrangements to receive abnormal loads or unusually large vehicles - methods of communicating the construction management plan to staff, visitors and neighbouring residents and businesses
- waste and material storage
- noise controls and mitigation
- details of demolition and controls for this
- control measures for dust and other air-borne pollutants
- measures for controlling the use of site lighting whether required for safe working or for security purposes.

Whilst the department values the climate benefits of air source heat pumps (ASHP), noise emissions have to be considered. Therefore, in order to appropriately assess this application, the Environmental Health department would require further acoustic information relating to the operation of the ASHP. This would involve the acoustic information from the closest noise sensitive receptor (in line with MCS020 assessment) and not just manufacture output levels. As an advisory, the MCS assessment provides a useful starting point, but shall the department deem necessary after review, further acoustic information may also be required.

For the construction phase to be kept within the times of work as follows: 07:30 - 18:00 Monday - Friday and 08:00 - 13:00 Saturdays with no works to take place on a Sunday or Bank Holiday and to be mindful of noise when deliveries arrive at the site.

Advisory:

Should a survey of the existing building (prior to any work beginning) indicate the presence of any asbestos containing materials, the works to the site will need to be undertaken in accordance with the legislation surrounding asbestos removal and the waste disposed of in a legally compliant manner.

Queries:

The layout plans show the room labelled 'plant room', please could further detail be provided to what this will include.

Is there any external lighting proposed for the new site? If so, please could further details of the lighting scheme be provided.

Is it the applicants intention to rent/hire this area out to external parties?

This page is intentionally left blank

APPLICATION NO: 25/00788/FUL		OFFICER: Ms Michelle Payne
DATE REGISTERED: 16th May 2025		DATE OF EXPIRY : 11th July 2025
WARD: Leckhampton		PARISH: LECKH
APPLICANT:	24th Cheltenham (Leckhampton) Scout Group	
LOCATION:	Scout Head Quarters 207 Leckhampton Road Cheltenham	
PROPOSAL:	Erection of replacement Scout Hut.	

REPRESENTATIONS

Number of contributors	37
Number of objections	8
Number of representations	1
Number of supporting	28

6 Thompson Drive
Cheltenham
Gloucestershire
GL53 0PN

Comments: 13th June 2025

I wish to confirm my support for the erection of the replacement Leckhampton's scout hut. As the father of a former Leckhampton Cub Scout I saw first hand the positive impact that the scout group can bring to young people and to wider community. With an improved facility, the group would be able to contribute even more strongly to the young people of Leckhampton.

12 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 10th June 2025

I wish to express my support for the planning application 25/00788/FUL, which seeks to replace the existing Scout Hut. The current structure, having served the community for many years, is dilapidated and no longer fit for purpose. It requires extensive refurbishment to meet modern standards, particularly regarding essential sanitary and kitchen facilities, ensuring accessibility and functionality for all users.

The Scout Hut has been a longstanding asset to the local community, supporting the activities of the 24th Cheltenham (Leckhampton) Scout Group as well as a variety of other community organisations. Its value as a communal space cannot be overstated, fostering personal development, social engagement, and educational enrichment for many generations.

My personal association with the Scout Hut dates back to when my children attended a playgroup operating within the facility. In my role as a volunteer supporting the playgroup, I frequently encountered challenges arising from inadequate heating, outdated amenities, and limited outdoor space. These persistent deficiencies underscored the urgent need for a modern replacement to ensure that future users, both within scouting and the broader community, can benefit from a safe and well-equipped environment.

I recognise the concerns of residents in Leckhampton Views regarding light impact and minimal loss of privacy. However, it is pertinent to note that the Scout Hut preceded the development of Leckhampton Views, and similar objections were raised by residents of Column End Rise when that housing development was approved. Despite the significantly greater impact on existing properties at that time, the development proceeded, demonstrating that such concerns can be reasonably managed while allowing essential community facilities to flourish.

Additionally, discussions surrounding traffic and speeding concerns in the area should be addressed separately, as these are not directly attributable to the Scout Hut. Speeding is a prevalent issue along Leckhampton Road, particularly between Pilley Crescent and the Old Bath Road Junction, where hazardous overtaking manoeuvres frequently occur. The introduction of a permanent speed enforcement mechanism, such as a fixed speed camera at the base of the hill, could serve as an effective deterrent for vehicles entering the 30mph zone while also discouraging excessive acceleration uphill.

I am in support of this planning application, recognising the indisputable benefits that a modern Scout Hut would provide to the local community. While effective management of construction-related traffic must be ensured to minimise inconvenience to nearby residents, the positive impact of this redevelopment far outweighs any temporary disruptions. This project represents a significant enhancement of community infrastructure, ensuring the continued provision of an inclusive and functional space for current and future generations.

9 Naunton Lane
Cheltenham
Gloucestershire
GL53 7BN

Comments: 18th June 2025

I am writing in full support of the plans to replace the scout hut.

It is a well-loved community resource that has served generations of children in the area. My son attends Beavers at the 4th Cheltenham (Leckhampton) Scout Group and has grown in confidence and enthusiasm for outdoor activities since he joined. Our daughter will join as soon as she is old enough.

We have also attended birthday parties, charity events, and baby groups at the hut; all of which are key parts of children's social development and our sense of community as a family.

Unfortunately, the hut is long past its best and needs to be replaced in order to continue serving the community for generations to come.

We want to encourage young people to be active and social. Having a purposefully designed, warm and safe community building is essential to meet that ambition. The new hut will provide exactly that.

Having such a facility is also important for the wider Leckhampton community. We seem to be building more and more houses in the area and our existing community spaces need to be updated to support that growth.

I sympathise with the residents of Leckhampton Views as nobody likes living next to a building site. I would however comment that the scout hut has been there long before the houses on Leckhampton Views, which were themselves a building site a few short years ago.

The temporary inconvenience of building works is a small price to pay for a community resource that will support our area for years to come.

1 Orrisdale Terrace
Cheltenham
Gloucestershire
GL53 7HZ

Comments: 9th June 2025

My son has been part of the Scout community at Leckhampton for many years now - the Scout hut in Leckhampton is such a vital part of the community - forging friendships that last for years. And equipping the children with vital life skills that they don't get in school.

The Scout hut has been sub standard for many years and is long over due being brought up to date to give the children the facilities they deserve. It is often so damp I worry about the effect this could have on any children with asthma or similar.

The properties surrounding the site were built long after the Scout hut - so any residents of the Rise knew they were moving to a site where there would be both noise from children and traffic.

I agree there can be traffic problems - but this is due to the speeds at that point on Leckhampton Road as it is so dangerous with traffic coming down the hill so fast. Often in the evening the Rise is so quiet, almost deserted- drop off does not effect anyone. I would ask the residents would they rather a child killed on the Leckhampton Road or their parents drop off in the Rise. I would add so many people have electric cars - noise is minimal and most children are local so cycle or walk.

Fundamentally the Scout hut has been there for 60 years and Scouts have been in Leckhampton for over 100 years. A vast majority of Leckhampton residents have benefited from it. Leckhampton Rise has only been there since about 2018 - a mere 7 years - so purchasing a home here should have been about embracing the wider community - and their local Scout hut. Otherwise it would have been wise to live elsewhere.

6 Pilford Road
Cheltenham
Gloucestershire
GL53 9AQ

Comments: 24th June 2025

The scout hut is a long established vital community asset albeit in need of modernisation. Our children and subsequently grandchildren have used the facility for judo classes and cubs/scout activities. It is vital that this amenity is retained. There has been much local development without the necessary infrastructure and community resources to invest in and provide for all age groups but particularly our young people. I applaud the vision of the scout hut trustees in the challenge of upgrading this property for ongoing community use.

14 Hillary Road
Cheltenham
Gloucestershire
GL53 9LD

Comments: 10th June 2025

The Scout Hut is a well used valuable asset to the local community and is well overdue significant modernisation of the facilities that have been in this location for much longer (since 1915) than the adjoining Leckhampton View.

The Hut is an extremely valuable community asset, that provides young people with crucial source of socializing, learning and education.

As a result it has my full unreserved support for a long overdue upgrade to ensure it can continue to provide a valuable resource to the community and for the premises to remain to be fit for purpose, safe and energy efficient for the foreseeable.

236 Old Bath Road
Cheltenham
Gloucestershire
GL53 9EG

Comments: 10th June 2025

As a parent of three children, I've had the privilege of seeing first-hand the tremendous value the 24th Cheltenham (Leckhampton) Scout Group brings to young people in our area. My eldest son benefited greatly from his time in Beavers, Cubs, and Scouts. My daughter attended the pre-school that previously operated from the same site, and my youngest is currently a member of the Scout Group. I am writing to express my strong support for the proposed redevelopment of the Scout Hut.

The existing building has undoubtedly served the community well over the years. Yet, from the moment our family first stepped inside, it was clear that the facility, while

functional, was outdated and lacking in several key areas. The inadequacy of the heating and the condition of the toilets, in particular, make it evident that the space is no longer fully fit for purpose. A new, modern building would not only address these shortcomings but would represent an important and necessary investment in both our young people and the wider Leckhampton community.

It's been suggested that this project aligns closely with Cheltenham Borough Council's planning priorities, especially in the areas of youth engagement, community infrastructure, and sustainability. I believe that is absolutely the case. But more than that, it's important to remember that the Scout Hut is far more than just a structure-it's a place where children and teenagers learn, grow, and find community. It provides a safe and inclusive space where they develop essential life skills, form lasting friendships, and grow in confidence.

My own children have gained enormously from their experiences in Scouting-whether through learning leadership, teamwork, outdoor skills, or environmental awareness. These are not just useful skills; they are formative experiences that help shape resilient, responsible young adults.

The proposed new Scout Hut would ensure that these opportunities remain available to future generations. With improved access, up-to-date facilities, and a larger capacity, the new building would be able to accommodate the increasing demand from families in our area. At present, I understand that waiting lists are so long that some parents are advised to register their children from birth. This clearly highlights the need for greater capacity.

Importantly, the plans for redevelopment show a careful, balanced approach to community needs. The site remains dedicated to community use, and the proposal is designed to avoid increasing traffic or pressure on parking. Concerns around parking are longstanding but unrelated to the proposed improvements. Furthermore, the design is sensitive to the surrounding area and includes appropriate measures for drainage and waste management.

The project also mirrors the values of Scouting itself-particularly its commitment to environmental responsibility. The proposed building will allow the Scout Group to continue promoting sustainability and care for nature, now in a setting that reflects those same principles.

Cheltenham Borough Council's planning framework rightly encourages the development of facilities that support community wellbeing. This project does precisely that. It will enrich the area's infrastructure, provide more opportunities for children and young people, and improve quality of life for families like mine.

The redevelopment also fits well with several of the Council's wider aims, including:

Encouraging active, healthy lifestyles by supporting youth organisations;

Creating inclusive, accessible community spaces for all;

Ensuring sustainable development with minimal environmental footprint;

And, most importantly, making a long-term investment in the lives of local children.

As a parent, I see every week how much Scouting adds to my children's lives. It gives them a sense of purpose, structure, and belonging. While the current building holds many memories, it can no longer support the thriving and growing Scout Group it houses. Replacing it is not a matter of luxury-it is a clear and necessary step forward.

This is a rare chance to invest in a facility that will serve the community for decades to come. It represents thoughtful planning, deep community engagement, and a real commitment to nurturing the next generation.

I respectfully urge the Council to approve the application and support the continued growth of Scouting in Leckhampton. Our children-and our community-will benefit greatly from it.

Yours sincerely,

24th Cheltenham (Leckhampton)
Scout Group Trustees
207 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AL

Comments: 17th June 2025

As the Trustees of Leckhampton Scout Hut we would like to offer a response to a number of the concerns that have been raised in relation to this application. First and foremost, we would like to emphasise that it is our absolute commitment to operate in a transparent manner, and to ensure that the development and on-going operation of the Scout Hut is informed by, and considerate of, the needs of all of our neighbours. To that end, we have run two consultation events as part of the development of this proposal. The first of these was launched in September 2022 when we had 93 responses to an online questionnaire, which helped to inform our design brief.

Our second consultation in November 2024 included an in-person presentation of our draft plans and an online questionnaire for community feedback. Our plans were made available online so anyone could provide feedback. Approximately 40 people attended the in-person consultation event, and we had 10 questionnaire responses. We used feedback from this second event to inform the finalising of our plans prior to submission.

We are sensitive to the concerns raised in some of the planning portal responses. At the same time, we welcome the many supportive comments. We offer the following points in response to some of the issues raised:

- Our Existing and Proposed Sections drawing shows that the increase in height of the new building is approximately 150mm maximum. We have worked hard to minimise any change in height resulting from the new development.
- We understand concerns regarding the roof skylights. However, due to the height and angle, only the sky will be visible from inside the hall. Moreover, the existing rear-facing windows-currently seven-are not included in the new design, which further protects privacy.

- It is the view of our architect that the retaining wall at the back of Leckhampton View's houses would not be affected by these works. We need to maintain access to the back of the scout hut so there will be a significant gap between the new hut and the fence/retaining wall - which we expect will be a larger gap than the one between the fence and the existing building.
- The overall size of the new building is larger than the current hut, which we feel is important for a number of reasons. Firstly, it enables us to better serve our current and future scout members. At present, parents generally need to put their children on our wait list from birth to be assured of a place. Even a modest increase in the numbers we can accommodate in the hut will enable us to better meet local need. Secondly, accessibility is a central principle of the new build. This requires larger corridor areas, a larger kitchen and the inclusion of a higher number of accessible toilets. All of these factors have impacted the size of the new hut, ensuring it is able to better serve the needs of the local community.
- While the hut will remain first and foremost a scouting centre, we do anticipate that the new hut will better serve the needs of the wider community and so it will see higher levels of usage. The enhanced facilities will enable us to support more inclusive youth programmes, and offer space to local organisations who lack suitable venues. We have always been responsive to neighbour concerns in relation to hut usage, and this would continue to be the case with the new hut. Parking at the hut will remain at a minimum (prioritised for scout leaders), and we do not anticipate additional use of the access lane.
- We would expect that there will be a level of disruption during the build, as there would be with any build. We will work proactively with our builders and neighbours during this period to ensure any reasonable concerns are listened to and addressed in a prompt and considerate manner.

55 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 10th June 2025

I support this wonderful opportunity to develop and build a new Scout Hut in Leckhampton.

As well as being a parent of 3 children who attended playgroup at the Scout Hut, Girl Guides, Beaver Scouts, Cubs Scouts, Scouts and many kids birthday parties, I have been a volunteer Beaver Scout Leader for over 14 years at 24th Cheltenham (Leckhampton) Scout Group, so can honestly say through first hand experience that the Scout Hut is a brilliant place, but is long overdue modernisation. It has been talked about many times over the years and I take my hat off to the team of kind hearted volunteers who have given many hours of their time, effort and energy in actioning these exciting plans and raising funds for the proposed updated Scout Hut. The Hut has been hobbling along and being patched up since long before I moved into my house in Collum End Rise, Leckhampton in 2003!

The playgroup (for which my wife was Chairperson) has long since closed, mainly due to falling numbers, I believe due to the state of the building. The proposed new building will not only provide an excellent venue for Scouting and Girl Guiding, but I hope that it would

also encourage and provide space for other organisations such as a playgroup and daytime clubs for all ages - young and old, for many years to come.

The plans have been well thought through. Additional space within the building will be welcomed, if you have ever attended a meeting of 24x 6-8 year olds, or 30x 8-10 year olds at the current Scout Hut, you will know that it can feel cramped. A bigger space will enable us to provide even better and safer activities. A new kitchen area will enable us to provide more cooking activities - I real favourite for the young people and so important to learn about. Heating and power that is more environmentally friendly will not only make the building nicer to be in on cold winter evenings, but more cost effective to run and be welcomed by very eco-conscious young people. A break out room will allow us to run separate groups/multiple activities during our session, or have meetings with parents. A secure office where paperwork and materials can be kept securely will be amazing. Having a larger, easily accessible Store at the end of the building will make life much easier both at weekly meetings and for loading/unloading vehicles when taking kit off to camps etc.

I believe that there have been public consultations in the development of the proposed plans and that many of the local residents worries will be taken on board and disruption minimised during the planned development work. Changes can seem scary and of course there will be some disruption of the norm for a while, but I'm sure it will be for the greater good. Having read some of the objection statements from residents at Leckhampton Views - I do however think that local residents should 'be prepared' to embrace this proposed change. It was not so long ago that the small industrial estate on the grounds of the now Leckhampton Views was demolished and construction work was going on (immediately behind my house) in the building of Leckhampton Views.

The Scout Hut has been at this location, serving the community for many decades - long before Leckhampton Views was even thought about. Residents of Leckhampton Views will have been well aware of the existing Scout Hut building when purchasing their houses. I agree on issues raised regarding parking on Leckhampton Road and believe that the Council should review both no-parking areas and increase measures to reduce the speed of traffic travelling downhill on Leckhampton Road, however these matters have no direct bearing on the proposed development and use of the Scout Hut. Furthermore, many of the Scout Hut users are local and either walk or cycle to the venue.

Scouting began in 1907 by Robert Baden-Powell, It continues across the globe today with over 50 million members, I believe about 500,000 in the UK alone. Through the fabulous work of volunteers, Scouting is able to promote active, healthy lifestyles, friendships, confidence, adventure and fun - great skills for life and so much better than staring at a screen!

With the help of the new proposed premises, Scouts and Girl Guides in Leckhampton will continue this mission, having a positive impact on the young people of today and tomorrow. I hope that the Planning committee will recognise and approve this fantastic proposal to provide a safe, more environmentally friendly facility for Scouting, Girl Guiding and the wider local community.

77 Moorend Crescent
Cheltenham
Gloucestershire
GL53 0EW

Comments: 12th June 2025

I am writing to fully support the proposal for a new scout hut on the Leckhampton site. I am the parent of two active boys, both of which have been involved in Leckhampton scouting since the age of 6. They are now in Scouts (aged 11) and Explorer scouts (aged 15) and their experiences in scouting have given them a love of the outdoors, an active lifestyle and a sense of wellbeing and involvement in their community. This is especially apparent in my older son, who despite the teenage years, has a mature sense of responsibility and healthy interests, both of which scouting has instilled in him.

None of this would have been possible without the community scout hut facility and the amazing outdoor green space it offers, in an area that is continually being developed for housing.

I give my wholehearted support to the proposal to improve this building for future young generations so they can benefit from a first-class facility and grow up to be active and mature members of their community.

24 Moorend Park Road
Cheltenham
Gloucestershire
GL53 0JY

Comments: 17th June 2025

I strongly support the rebuild of the Scout hut.

When I was a teenager the village I lived in came together as a community to fundraise and rebuild our dilapidated scout hut. I have fond memories of how everyone pulled to gather to make it happen.

The new scout hut at Leckhampton could likewise galvanise the community to support the young people for generations to come.

The old scout hut has served admirably but is in serious need of upgrade.

The new hut will enable several significant improvements

Accessible toilets. As the mother of a child with special needs all public spaces should have accessible facilities to ensure inclusivity

Larger kitchen. Our youth of today are growing up in a very different world. The ability to teach them healthy cooking and eating is critical

Infrastructure. Although there are some heaters in the hut, in the winter you need to have a thick puffer jacket to sit in the hall in the evening.

Heat pump : switching to a low emission heat source. Having a local example of a heat pump will help encourage others in the community to adopt them. There are very few in the Leckhampton area so a public facility with one could really help publicise to the wider community.

For those not in scouts it might be hard to understand just how much more than a youth group it is. Supporting children from 6 through to 18 with life skills such as cooking and first aid, community awareness and inclusivity, outdoor activities and crucially respect and protection of the outdoors.

Giving them a safe space to learn, explore and make friends away from school and away from screens. In an era where spending time outside is deemed a key factor in improving mental health, giving young people the confidence and skills to spend time in the great outdoors cannot be understated.

Now more than ever we need to support our future generations and ensure the Leckhampton group has building suitable for coming generations.

Overall, scouting is a critically needed group for the young of today and this scout hut key to delivering scouting and it's benefits locally.

2 Thompson Drive
Cheltenham
Gloucestershire
GL53 0PN

Comments: 18th June 2025

As a parent of two boys who attend Beavers at the Leckhampton Scouts hut, I wholeheartedly support the proposed upgrade of this vital community facility. The Scouts hut plays an essential role in the development and well-being of local young people, and I have seen first-hand how much of a positive impact it has had on my children. Their confidence has grown immensely, thanks to the enriching experiences and dedicated volunteers who make the programme possible.

Despite the significant residential growth in the area, community infrastructure has not kept pace. The current Scouts hut is no longer fit for purpose-particularly in the winter months when outdoor activities are limited. A modernised space would not only enhance the experiences of current users but also expand opportunities for the wider community. Although I sympathise with residents of Leckhampton Views and recognise that change can be distressing, it's important to note that the Scout Hut has been part of this community since the 1960s. This proposed upgrade will remain within the existing footprint, deliberately designed to minimise impact while providing much-needed improvements.

In addition, upgraded facilities would be far more energy-efficient, helping to alleviate the financial pressures of rising utility costs and contributing to a more sustainable future. Investing in this upgrade is an investment in our young people and in the local community.

159 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 8th June 2025

I write in strong support of application 25/00788/FUL - replacement Scout Hut, Bath Road, Cheltenham.

1 . Established community use came first

The Scout Hut has served local young people for decades; Leckhampton Views was later designed around this long-standing facility, and buyers were on notice that the life-expired hut would eventually need replacing. Indeed, the Council approved a two-storey rebuild in 2014 (ref 13/02138/FUL), materially larger than today's single-storey proposal.

2 . Replacing a life-expired, asbestos-roofed hut is essential

The covering letter confirms the present structure is "beyond its serviceable life", built from corrugated sheeting of the type now known to contain asbestos cement. A new building removes that health risk entirely.

3 . Limited change in scale, big gain in quality

The ridge rises by only 14 cm and the eaves by 34 cm-changes measured in centimetres, not metres-yet the new envelope delivers first-class insulation, solar PV and an air-source heat-pump system.

4 . Clear policy compliance and public benefit

The project meets Joint Core Strategy Policies INF4 (community infrastructure) and SD3/SD14 (sustainable, healthy design) and aligns with NPPF paragraphs 96 & 104 by safeguarding and improving valued social infrastructure.

5 . Highway safety and parking

Neighbour comments raise understandable worries about traffic and on-street parking, but the facts show the proposal is already safe and policy-compliant:

- No extra traffic: session sizes stay as they are, so trip numbers won't rise.
- Proven safe access: the single-lane track and forecourt have operated for decades with no hut-related accidents, and Bath Road collision data shows no safety issue.

If the County later decides yellow lines are needed, that's a separate highway-order matter-not a land-use reason to refuse this application.

Conclusion

Granting permission will secure a fit-for-purpose, low-carbon Scout Hut for the next generation, remove asbestos from a children's venue, and do so with only a marginal

change in massing and no demonstrable highway harm. I therefore respectfully urge officers and members to approve the application.

2 Pilford Close
Cheltenham
Gloucestershire
GL53 9HA

Comments: 7th June 2025

The Scout movement is extremely important for children and teenagers to find fulfillment in a safe environment after school, learning new skills incl. taking responsibility! A safe, new hut with modern facilities and more space should be supported by the neighbourhood, even if some inconveniences have to be endured (for a while)!

3 Merlin Way
Cheltenham
Gloucestershire
GL53 0LS

Comments: 18th June 2025

I am writing in support of the development of the Scout hut as it is a vital Community Asset. My son has recently joined the Beavers and has already benefited greatly as he grows in confidence from their inspiring range of outdoor activities and experiences.

The project aligns with the Council's broader strategic goals, including:

Promoting healthy, active lifestyles through youth engagement and outdoor activities.

Supporting inclusive communities by providing a welcoming space for children of all backgrounds.

Encouraging sustainable development with minimal environmental impact and efficient land use.

This development is a necessity to help secure the future generation of Scouting in Leckhampton.

Walmer House
32 Bath Street
Cheltenham
Gloucestershire
GL50 1YA

Comments: 2nd June 2025

We have serious concerns regarding the close proximity of the building work to the adjacent residential development, as significant disruption may be caused to the residents.

Potential issues include:

- Noise from the worksite: Whilst a certain level of noise is to be expected, the residents have a right to quiet enjoyment of their own property. We ask that work be carried out during reasonable hours and by no means during weekends or bank holiday's.
- Dust: We would ask that a full comprehensive dust exposure risk assessment be carried out to ensure any mitigating measures to limit the residential site to the exposure of dust can be put in place prior to the commencement of work.

23 Hall Road
Cheltenham
Gloucestershire
GL53 0HW

Comments: 9th June 2025

I write this as a father to a Cub Scout, a leader in the unit, and a local resident. My children enjoy experiences through scouting that aren't available through other means; those experiences help develop our younger generation into confident capable young adults who desperately need the guidance and structure that comes from Scouts - it gets them away from devices and the negative influences of social media, something we need to encourage more of in this day and age. Without a new hut the existing hut will deteriorate further until the point it can no longer be used, at which point 24th Cheltenham Leckhampton scouts folds. With the new hut we secure scouting for multiple future generations.

As a leader having more space will help make scouting more accessible to children with neurodiversity (14% of school children have some form of diagnosed condition), having more space will allow us to undertake a wider range of activities.

As a local resident I see the positivity that Scouting brings, from scouts on parade at important community events like Fireworks events, Remembrance Sunday parades, through to local initiatives like litter picks. The hut itself can be used by other groups (we currently host Guides and Woodcutters) but the options to host other community-accessible groups is available with a new hut that is designed for that use
IMO the disruption caused by the build will be temporary, the value for the community will live on well beyond our life time. We need it, we need to get behind the ambition.

14 Pilford Avenue
Cheltenham
Gloucestershire
GL53 9EH

Comments: 6th June 2025

As a parent of three boys who all currently attend the 24th Cheltenham (Leckhampton) Scout Group, I am writing to express my wholehearted support for this proposed development of a replacement Scout Hut.

The existing Scout Hut has served our community for many decades, but it is now outdated and no longer fit for purpose. The proposed replacement represents a vital investment in the future of our young people and the wider Leckhampton community. As a local resident and active participant in the life of this neighbourhood, I believe this development aligns strongly with Cheltenham Borough Council's planning objectives, particularly those relating to community infrastructure, youth engagement, and sustainable development. I have particularly appreciated the open and consultative approach that the Scout Committee have taken to this development, and I have personally contributed to both of the public consultations they undertook in developing this proposal.

A Vital Community Asset

The Scout Hut is more than just a building-it is a cornerstone of our community. It provides a safe, inclusive, and inspiring environment where children and young people can develop essential life skills, build friendships, and grow in confidence. My sons have all benefited immensely from their time in Scouts, learning everything from teamwork and leadership to outdoor survival and environmental stewardship. These are experiences that simply cannot be replicated elsewhere.

The proposed new facility will ensure that future generations of children in Leckhampton and surrounding areas can continue to benefit from these opportunities. With improved accessibility, modern amenities, and increased internal space, the new building will be better equipped to meet the needs of a growing and diverse membership. It is worth noting that the current space limitations are such that children need to be on the waiting list from birth to be assured of a place.

Sustainable and Responsible Development

The application demonstrates a thoughtful and responsible approach to development. The site remains in community use, and the proposal does not involve any increase in vehicle traffic or parking demand. The design respects the surrounding landscape and includes appropriate drainage and waste management provisions.

The development's careful consideration of environmental impact reflects the values of the Scout movement itself, which places a strong emphasis on conservation and respect for nature. The new building will allow Scouts to continue promoting these values in a setting that is both functional and environmentally conscious.

Meeting Local and Strategic Planning Goals

Cheltenham Borough Council's planning guidance encourages the enhancement of community facilities and supports developments that contribute to the social wellbeing of

residents. This proposal clearly meets those aims. It strengthens local infrastructure, supports youth development, and enhances the quality of life for families like mine.

Moreover, the project aligns with the Council's broader strategic goals, including:

- Promoting healthy, active lifestyles through youth engagement and outdoor activities.
- Supporting inclusive communities by providing a welcoming space for children of all backgrounds.
- Encouraging sustainable development with minimal environmental impact and efficient land use.
- A Long-Term Investment in Our Children

As a parent, I see firsthand the positive impact that Scouting has on my children's lives. It gives them purpose, structure, and a sense of belonging. The current building, while cherished, is no longer adequate to support the full potential of Leckhampton Scout Group. The proposed replacement is not a luxury-it is a necessity.

This is a rare opportunity to invest in a facility that will serve hundreds of children and families over the coming decades. It is a project that embodies community spirit, forward-thinking design, and a commitment to nurturing the next generation.

I urge the Council to approve this application and help secure the future of Scouting in Leckhampton. Our children-and our community-deserve nothing less.

Sincerely,

53 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 11th June 2025

I live on Collum End Rise and wish to note my support for the new scout hut. It has been a valuable community asset and the replacement will see a building that can support future generations to be healthier and more active.

The scout hut is an existing use on the site and a vital community facility like the scout hut should be celebrated and be a beacon for the local community. Replacing the existing hut with a modern, accessible, inclusive and more sustainable building should be applauded.

In planning terms the layout is logical and follows the original line of the existing scout hut. The design, appearance and materials are sympathetic to the location and a significant improvement on the current building, disabled access is significantly improved and should be encouraged. There is no increase in overlooking or any perceivable loss of privacy or loss of light or overshadowing to any neighbouring properties. When Leckhampton View was constructed there were no 2 to 3 storey building on the site and the scale and proximity to Collum End Rise was considered acceptable. The majority of users are local and the application is supported by a transport assessment. Traffic and noise should be no greater than the current use and there is no impact on listed buildings or conservation areas.

It is a shame that more funding isn't available as the site could accommodate a larger building for more users. To help support the facility and its long-term sustainable future the maximum hours of use should be encouraged. The current scout hut was there before we moved to Leckhampton and will hopefully be there for many years to come.

11 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 11th June 2025

I am the parent of two children who currently attend the 24th Cheltenham (Leckhampton) Scout Group. I am writing to express my strong support for the proposed replacement of the current Scout Hut, given the benefits not just to Scouting but to the wider Leckhampton community.

Leckhampton Scout Group - through its volunteers and facilities - has inspired generations of young people for over 100 years. I have seen my own children gain confidence, life skills, a greater appreciation for nature and the outdoors, and build friendships beyond school and sports groups.

The current hut is long past its 'use by' date: it is dilapidated, increasingly expensive to maintain, has poor green credentials compared to modern buildings, and its physical size and design constrains both Scouting activities, and the numbers of young people who can participate in Beavers, Cubs, Scouts, and other groups who use the hut such as Girl Guides.

The proposed replacement hut represents a rare opportunity to invest in the future of our young people and the wider Leckhampton community. I believe the plans and design demonstrate a thoughtful and inclusive approach to enabling greater community usage, with vastly improved sustainability credentials.

As a local resident for 16 years and active participant in the life of this neighbourhood, I believe this development aligns strongly with Cheltenham Borough Council's planning objectives, particularly those relating to community infrastructure, youth engagement, and sustainable development.

I recognise the stated concerns from Leckhampton Views residents, but believe - as with all construction projects - the vast majority will be temporary and can be effectively mitigated by responsible and professional construction practices.

Flat 2
56 Moorend Park Road
Cheltenham
Gloucestershire
GL53 0JY

Comments: 24th June 2025

I wish to register my strong support for the proposed replacement of the Leckhampton scout hut.

Other supportive comments have already eloquently articulated the limitations of existing building and the opportunity that the rebuild presents to continue to provide a vital community asset for future generations of local children. As someone who used the facilities as a child in the 1970s, and whose children do currently, I can attest to the urgent need to update the facilities.

Whilst I recognise many of the concerns raised by some local residents around traffic, these issues are either unrelated to proposals or will not be impacted by them.

Whilst I also sympathise with residents of Leckhampton Views regarding potential short-term disruption during the construction phase I would reiterate that proposals and approval to rebuild and extend the scout hut pre-date the development of the estate and will have been well known to anyone considering purchasing a nearby property.

I firmly believe that the proposals align to Cheltenham Borough Council's planning objectives, especially as regards community infrastructure, sustainable development and youth engagement and would urge the council to approve the proposal.

3 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 3rd June 2025

I live at 3 Leckhampton Rise with my wife who has already commented. I wish to confirm my agreement with her objections, and those of my neighbours, with additional observations as follows:

The rear gardens of numbers 1-5 are directly behind the existing scout hut with only approximately 4 feet between our fences and the rear wall. It is proposed that the new building follows the same line making it almost certain that damage will be done to our boundaries and that excavation work will potentially undermine our retaining walls - that drop 5feet into our gardens - possibly causing collapse. Moving the rear wall of the new building back say 4feet would mitigate this risk. There is also the question of the new building being higher as this impacts on our light and view. Moving the building back would at least reduce this problem.

I cannot understand why the new building needs to be approximately 65% larger than the existing. The application states that no additional use of the building is intended, but I find this very hard to believe. My concern is that this large new building will be used as a

functions centre with increased foot fall, traffic and noise to the detriment of neighbouring residents. If not then why does it have to be any larger than the existing building? From what I can gather the proposed new building is vastly larger than most other scout huts. The plans for a new hut for 43rd Bristol Scouts are a case in point. This can be viewed online:

Hut Design - 43rd Bristol Scout Group

Traffic is already a considerable problem as there are no parking facilities for visitors to the hut. Visiting vehicles park dangerously on the road at the foot of Leckhampton Hill presenting a hazard to descending traffic. Also, by parking right up to our road entrance they obstruct the view of resident's vehicles attempting to leave further increasing the hazard. Alternatively, some visitors to the scout hut often trespass using our private car park and our private road to turn around, which is not permissible or acceptable. Increased use of the new building will exacerbate this serious problem and is an accident waiting to happen.

It seems inconceivable that the rubble and new materials can be removed/delivered using the footpath without causing damage. The footpath is the only access to the hut and is currently used by small vehicles associated with the hut to reach a limited parking area at the front of the premises. Whether use of this access is legal is itself questionable, but it is certainly not adequate to facilitate traffic required for the proposed new build.

Noise from the hut has been a constant problem. It is anticipated that the new building will have better soundproofing. However, if the proposed skylights at the rear of the building are to remain then they need to be unopenable otherwise this will be compromised.

I consider this application to be both complex and controversial and as such think it should be considered by the monthly planning committee as mentioned in your letter of 16th May. I have spoken with a local councillor regarding this. I believe that a site visit by committee members to validate the objections made would be helpful.

16 Southcourt Drive
Cheltenham
Gloucestershire
GL53 0BT

Comments: 10th June 2025

The Leckhampton Scout hut has provided an amazing space for children to take part in Scouting for generations. My son is a member of the group and loves the opportunity to meet other children, learn new skills and take part in adventures. Without the hut, none of this would be possible.

The hut is becoming increasingly dilapidated and needs a thorough overhaul. It's clear to those of us who see it up close that a rebuild, not a revamp, is needed - and will in the long run be the more cost effective approach.

This enhancement will improve the experience of the current users and ensure that future generations of local children can enjoy it too. Replacing it must also be a benefit to the environment, since the draughty building leaks heat terribly.

Please lets make this a facility that the community can be proud of and show support to the young people of the area!

16 Southcourt Drive
Cheltenham
Gloucestershire
GL53 0BT

Comments: 10th June 2025

I would like to show my support for the scouts hut . My son has been going for over 8 years and I have seen his confidence grow from the place and the team that run it . The hut fireworks is a highlight in our family calendar.

The hut whilst functioning could be updated this would allow for more children to benefit and to ensure that it is compliant with modern standards

125 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0DQ

Comments: 9th June 2025

The concerns of those who Object could be (and perhaps were) equally raised in respect of the original Leckhampton Views development 10 years ago. The Scout Hut considerable predates the Leckhampton Views development and the arrival of the latter should not prejudice the use of the former. I understand there are concerns about the execution of the building works and these must be seriously and sensitively addressed to the local residents by the relevant contractors.

The Scout Hut is considerably out of date and urgently needs replacing. I am aware that capacity constraints of the Hut have limited the ability of local children to join (often having to travel further to neighbouring organisations). My youngest son has been on the waiting list since birth. It needs to respond to the modern demands of a diverse and vibrant local community, while remaining true to the founding tenants of the Scouts organisation. The role the Scout Hut plays in the Leckhampton community cannot be understated. I have watched my son progress through Beavers, Cubs and Scouts at the Scout Hut. He has learned vital life skills and the effect on the development of his resilience, community-mindedness and maturing attitude has been outstanding.

There are valid concerns raised in respect of parking and Leckhampton Hill road traffic/speed. I endorse these, but they are not problems associated with the Scout Hut. The residents of Leckhampton Views need to be mindful that they have contributed to road use in the area as much as everyone else who now lives here. I experience the same problem during nursery and primary school drop offs (being a resident proximate to

those facilities). We should all strive to walk more but the issue of speed down the hill and traffic congestion generally is one for the Council to consider and address.

At this time when we are all deeply concerned about the mental health crisis affecting our children and the siren swan of "staying on screens", we should do all we can to promote the excellent Scouts organisation.

6 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 2nd June 2025

We do not object in principle and welcome the replacement of the current scout hut with a more modern building.

Our concerns primarily regard vehicular traffic both in terms of vehicle access to the site itself (during the build phase and afterwards) and parking.

1. Vehicle access to the site. We echo the concerns detailed in the Comments from 1 Leckhampton Views.

2. Parking. This is of great concern to us as even with the current low level of usage of the Scout Hut vehicles often park on Leckhampton Road right up to the perimeters of the road access to Leckhampton Views. When attempting to pull out it is impossible to see traffic coming down the hill (often very fast) or bicycles (again at great speed). Double yellow lines are an absolute necessity. Leckhampton Views is a road serving 38 properties whereas slightly further downhill the Liddington Close cul-de-sac serving 1 property has double yellow lines!!!

Also we would like it stipulated in the lettings contract for the Scout Hut that Leckhampton Views is a private road and that the road and visitor parking must not be used for parking by anyone using the Scout Hut.

3. Build phase. Prior to the build phase pest control should eradicate all the rats currently living under the existing hut. We echo 5 Leckhampton Views about minimising disruption.

5 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 1st June 2025

Concerns

Why does the building have to be larger than it already is if there is no change of use.

Can the building be a metre or 2 further from our boundary as I am concerned about the retaining wall behind our property being compromised by the build. This would also mitigate the effects of it having to be higher than it is currently.

No room for construction traffic via current pathway without damaging property.

Consider planting to mitigate overbearing view of the back of the building from our houses and at assist with noise reduction.

How will builders prevent damage/ dust/ potentially dangerous materials from entering our gardens during the build?

Traffic concerns as use of the hut already creates dangerous parking.

Alternative plot for a scout hut where safe parking and entry would be available.

Comments: 29th May 2025

Our main concerns would be the dust during the build ending up all over our garden. Ideally the new hut would be built slightly further from the gardens. The traffic is already troublesome as parking on the road is dangerous when trying to get out of the estate as it blocks the view of traffic.

4 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 2nd June 2025

1. Demolition and Hazardous Materials

There are concerns regarding the safe disposal of the existing building, particularly the potential for asbestos.

2. Structural concerns with regards to retaining Walls and potential damage

All properties in Leckhampton Views have retaining walls which run along the back of the existing Scout Hut within 2m of the hut walls. There is a significant concern that removal of the existing structure and building of the new one including foundations etc could materially impact the stability and structural soundness of the retaining walls. In addition, there is concern with regards the building contractors ability to dismantle the current scout hut and not cause damage to adjacent garden fences belonging to the leckhampton views residences. The distance between the fence and the wall is small, making room for any equipment very limited. Furthermore, the plans should also include the need to further distance the footprint of the building from the leckhampton garden fences, by several metres.

3. Overlooking and Loss of Privacy

The proposed roof windows in the back of the property face directly towards properties in Leckhampton Views, resulting in unacceptable overlooking, safeguarding concerns (for residents and scouts) light pollution and a significant loss of privacy for neighbouring residents. This contravenes privacy principles in planning guidance and fails to respect the amenity of surrounding properties.

4. Usage Intensification - Scout Hut Concerns

We are comfortable with usage of the site for Scouts etc, this has generally been limited to weekday evenings and occasional fundraising events e.g. fireworks. The condition of the building has limited private hire but when this has occurred there is historical precedent for antisocial behaviour, including late-night parties. We would therefore request stringent restrictions on usage - particularly hours of use, serving of alcohol and onsite marshalling.

5. Construction Access and Disruption and hours

The planning application does not address how construction traffic will be managed.

6. Increase in Building Footprint.

Is this necessary given the fact it is to be used for the same purposes as it is currently?
What is the rationale for a larger building?

7. Increased Roof Height and Overshadowing

The increased height of the new roof will have a direct negative impact on adjacent properties by casting additional shade, particularly during winter months. This will reduce natural light and contribute to a darker and less pleasant living environment for properties on Leckhampton Views which are already positioned significantly lower than the existing structure.

8. Parking and Access to and from the Private Estate

The existing parking and access situation during Scout Hut events is already problematic, as cars sometimes obstructing the entrance to our private estate and using the residents parking area. Additional development and usage will exacerbate this issue, increasing the risk of accidents and inconvenience for residents.

Within the technical note in reference to the local highway network, number 2.4, the authors make the point "the road is subject to 30mph speed limit throughout". Although this is true, traffic rarely adheres to that speed limit coming off Leckhampton Hill onto Leckhampton Road, with the majority of the traffic coming down the hill at considerably greater speeds than 30 mph. My point being, that when cars are parking up Leckhampton Road right outside Leckhampton Views Estate, for Scouts to drop off and pick up, it creates a serious hazard due to these cars blocking the view of the road when leaving the estate. The hazardous nature is exacerbated with vehicles exceeding the speed limit, which is frequent. I suggest data is collected and research undertaken to ascertain better knowledge on the traffic speed on Leckhampton Road/Leckhampton Hill, rather than making gross assumptions.

10. Lighting Pollution

Any external lighting (not visible on the plan) should be carefully managed to protect neighbouring properties from light pollution. This was an issue when Leckhampton Views and Rise were constructed due to Bats living around the site; hence the low level of lighting vs traditional street lighting.

3 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 30th May 2025

1. No road access for removal and construction. Currently the footpath only used by walkers etc. Bollard is currently never raised to prevent vehicle access, which it should be.

2. Need assurance re the safe removal of materials including asbestos.
3. Proximity of construction work near our boundary.
4. Would need assurance re the working hours. I would consider 8am to 5pm weekdays acceptable.
5. There will be considerable increase in traffic at foot of hill and road. No designated parking indicated.
6. Concerns re increased use of new build. Historically have been late night parties with drug abuse and children's parties at weekends. I would consider curfew of 10pm.
7. Increase in noise pollution which is already a problem.
8. New build is considerably larger. What is the necessity for this if usage is the same?
9. Roof is higher. Light during winter months is already compromised.
10. Increase in light pollution from skylight windows and external lighting.

Whilst I accept that the current building is not fit for purpose, I am opposed to the new build for all the above reasons.

2 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 2nd June 2025

2 Leckhampton Views, Cheltenham, GL53 0AR (objections)

I live at No 2 Leckhampton Views and will be directly impacted by the proposed redevelopment of the Scout Hut and, although, a new building will look a lot better, I have significant reservations as to the following:

. The extra height which they state is minimal, from my point of view, actually will be significant. The eaves will be approximately 13.5" higher and the apex will be 5.5" higher, this will considerably impact on my light, especially in the winter months and especially as our gardens are considerably lower than the building, as quoted in the planning letter by some 3metres. Why does the building need to be higher and larger if as stipulated "the intensity of its use will not increase". Within the Planning letter the two storey building which was granted in 2014, I believe was before Leckhampton Views was built so that comparison is not relevant and indeed misleading.

. There will be three roof windows on the south side facing our houses. At present quite often the lights are left on all night, resulting in light pollution into our bedroom windows. It does not stipulate that these windows will not be openable and is it necessary to have windows on the north side as there appears to be plenty of windows on the south side. Should windows on the north side be necessary, then I suggest they are opaque for privacy and safeguarding issues.

. It is stipulated that the soundproofing on the proposed new build will be greatly improved. This will not make any difference when the scouts have outdoor activities which is the case in the summer months and with a new building I find it unbelievable that its usage will remain the same, as mentioned in the covering letter from Planning "the intensity of its use will not increase". The Planning Letter also states that the "net effect is

that whilst the building will be larger, the impact will be much the same or less because they will move more of the outdoor activity away". Away to where, another location, or all inside the building? This vague statement needs clarification.

. Within the Planning Proposal it states that the intensity of its use will not increase, so we should be told how much the building is used presently for day, evening, weekend use and outdoors. In addition, are there any other groups that use it at present and, if so, the frequency. I note that the application is purely for scout activities.

. It is not clear or obvious to me from the proposed plans, the distance between our fence and the north face of the proposed building. What is the distance between our fence and the north facing wall of the proposed building? As the proposed building is materially higher, why can't it be positioned further away from the residents fence. Furthermore, there could be structural damage to our retaining wall.

. Access to and from Leckhampton Views. Planning have stipulated that "the accident record has been reviewed and shows that there is not an issue". As this is apparently not an issue why has a speed-sensitive sign been installed and additionally why are their speed camera checks on that road. Parking outside on Leckhampton Road is already an issue and I think there should be double yellow lines so that visitors to the Scout Hut do not park right up to the end of our entrance road, on both sides to ease access to our private road. Although, the section of the road travelling past the Scout Hut and Leckhampton Views entrance is 30mph, it is quite often not adhered to not only by vehicles but also cyclists who cycle down at such speed they couldn't stop quickly if needed to, this is potentially very dangerous.

. There has been no mention of the timescale for the rebuild, assuming the plans are approved. I live at No 2 and will be directly affected by the noise, dust, trucks delivering supplies and the removal of waste, especially the asbestos roof, etc. The removal of the asbestos roof I realise that only approved companies can remove the asbestos, but how long will it take? I think that all houses that will be affected by this new build must be given a timescale as to how long it will take? This is required because during this time our gardens will practically be out of use during the summer months, both for noise and dust.

. I have significant misgivings about the volume of construction traffic that will have to access the narrow single lane track. In addition, there will inevitably be construction buildings, considerable materials, portaloos, etc on that small site. The car park will be enlarged at the rear with the proposed new build which will allow far more vehicles along the narrow single lane track.

Importantly, I note that the application is solely for scout activities and the inference is that no other organisations or activities will be permitted the use of the hall, although, I understand that is not the case at present.

I realise that the current building is past its best, but I feel this application should be rejected and that planning should seriously consider the crucial concerns which I've raised above.

1 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 1st June 2025

1. Overlooking and Loss of Privacy

The proposed roof windows in the back of the property face directly towards properties in Leckhampton Views, resulting in unacceptable overlooking, safeguarding concerns (for residents and scouts) light pollution and a significant loss of privacy for neighbouring residents. This includes children's bedrooms. This contravenes privacy principles in planning guidance and fails to respect the amenity of surrounding properties.

2. Dual Entry Access and Traffic Flow

The introduction of a dual-entry system will significantly increase traffic along what is currently a quiet footpath. This path runs directly in front of my home and is frequently used by pedestrians, children, cyclists, and horse riders. Increased vehicular access raises considerable safety concerns and fundamentally alters the nature of the pathway, making it less safe and less usable for non-motorists. It will also erode the peaceful character of the area. It is my understanding that it is a criminal offence to drive a mechanically propelled vehicle on a footpath, bridleway or restricted byway without lawful authority (section 34(1), Road Traffic Act 1988). You will be aware that there is no public right to use vehicles of any description over a public footpath. Only Scout personnel and a very limited number of cars currently drive along the footpath as there is no room to turn on the site. There is currently a bollard which is supposed to be replaced to stop vehicle access when the Scout Hut is not in use (although this is rarely replaced). One proposed solution to this would be to introduce a pedestrian access with gate and steps directly from the Leckhampton Road adjacent to the Scout Hut with parking spaces marked on Leckhampton Road.

3. Usage Intensification

Although we have always been comfortable with usage of the site for Scouts etc., this has generally been limited to weekday evenings and occasional fundraising events e.g. fireworks. The condition of the building has limited private hire but when this has occurred there is historical precedent for antisocial behaviour, including late-night parties, and the use of nitrous oxide canisters. An increase in the intensity of use due to the new development risks a resurgence of these issues, causing distress to nearby residents and undermining public safety. We would therefore request stringent restrictions on usage - particularly hours of use, serving of alcohol and onsite marshalling.

4. Construction Access and Disruption

The only access to the site is via the footpath that runs immediately in front of my property. This path is not designed or structurally capable of supporting heavy-duty construction vehicles. Allowing access for such traffic would pose a serious risk to property and pedestrian safety, in addition to causing damage to the pathway and surrounding trees. There is also concern about vibration being caused to buildings by constructions works and the impact on buildings structurally.

5. Construction Traffic and Hours

The planning application does not address how construction traffic will be managed. Given the narrowness of the access and proximity to residential properties, there must be strict restrictions on hours of operation and parking (e.g. no work before 8am or after 5pm on weekdays, and none at weekends with no parking on the footpath) to limit disruption. A clear traffic management plan is essential. We would also expect any dust or debris from construction works that falls on to our property and the neighbouring property to be promptly cleared and cleaned.

6. Demolition and Hazardous Materials

There are concerns regarding the safe disposal of the existing building, particularly the potential presence of asbestos in the roof. A full asbestos survey and disposal plan must be carried out and made publicly available to ensure public health is not put at risk during demolition.

7. Increase in Building Footprint

The proposed building represents a substantial increase in footprint, pushing further along the boundary towards our property and those in Leckhampton Rise. This infringes on previously open space, reduces separation distances, and introduces an unwelcome sense of enclosure for neighbours (particularly given the height difference between the scout site and adjoining properties). The building also extends in all directions, resulting in the building encroaching behind my property where there is currently open space. Why does the foot print of the building need to be larger when the use is stated to remain the same?

8. Increased Roof Height and Overshadowing

The increased height of the new roof will have a direct negative impact on adjacent properties by casting additional shade, particularly during winter months. This will reduce natural light and contribute to a darker and less pleasant living environment for properties on Leckhampton Views which are already positioned significantly lower than the existing structure.

9. Parking and Access to Private Estate

The existing parking and access situation during Scout Hut events is already problematic, with cars frequently obstructing the entrance to our private estate and using the residents parking area. Additional development and usage will exacerbate this issue, increasing the risk of accidents and inconvenience for residents.

10. Light Pollution

Any external lighting (not visible on the plan) should be carefully managed to protect neighbouring properties from light pollution. When Leckhampton Views and Rise were built significant restrictions were implemented due to local bats including low level lighting and the building of a 'bat house' - somehow these seem to no longer be an issue according to the planning report?

11. Structural concerns re Retaining Walls

All properties in Leckhampton Views have retaining walls which run along the back of the existing Scout Hut within 2m of the hut walls. There is a significant concern that removal of the existing structure and building of the new one including foundations etc. could materially impact the stability and structural soundness of the retaining walls.

12. Heat Pumps/ Air Conditioning

I do not know if it is the intention to install such systems, but if this is proposed, we would expect the associated plant and machinery to be positioned away from the residential properties.

13. Drainage

I would ask that all drainage proposals be properly considered. Any storm water shedding from the Scout Hut should be directed away from the residential properties.

In summary, although we support the intent and understand the desire to replace the existing building, the proposed development would have a materially harmful impact on residential amenity, safety, and the local environment. I urge the Planning Committee to reject this application or, at a minimum, require substantial modifications and enforceable conditions to mitigate the concerns raised above.

32 Pilford Avenue
Cheltenham
Gloucestershire
GL53 9EH

Comments: 14th June 2025

As a parent of three children, all of which attend (or will attend) the 24th Cheltenham (Leckhampton) Scout Group, I am writing to express my support for this proposed development of a replacement Scout Hut. The Scout Group and Hut is an important asset to our local community providing a much needed space for young people to learn new skills and socialise outside of home. The existing Scout Hut has served our community for many decades, but it is now outdated and no longer fit for purpose. The proposed replacement represents a vital investment in the future of our young people and the wider Leckhampton community. As a local resident and active participant in the life of this neighbourhood, I believe this development aligns strongly with Cheltenham Borough Council's planning objectives, particularly those relating to community infrastructure, youth engagement, and sustainable development. I hope the council recognise these benefits and approves the new Scout hut in order to provide continued benefit to young people for many years to come.

22 Charlton Lane
Cheltenham
Gloucestershire
GL53 9DX

Comments: 7th June 2025

I support this application. My son has had significant benefit over the years from his attendance at Explorers at the current hut. The facilities are aging and need modernising. The current application allows these much needed works to be done so that Leckhampton scouts can continue making their significant positive contribution to our community.

16 Liddington Close
Cheltenham
Gloucestershire
GL53 0AH

Comments: 19th June 2025

I am writing to express my strong support for the proposed development of a new Scout Hut for 24th (Leckhampton) Cheltenham Scout Group. This project is vitally important, not only for the local Scouting Community and the improved facilities it will provide, but also with the broader aim of improving children's wellbeing, safety, and development in today's rapidly changing world.

As a parent of 4 children, 3 of whom have been through Beavers, Cubs, Scouts and one through Explorers, i can see the positive effect that having a facility like the Scout Hut brings to children. I have been a Beaver Volunteer Leader for over 6 years and regularly see how engaged, enthusiastic, and happy the Beavers are when they attend sessions at the hut each Wednesday. Having an up to date facility is desperately needed to provide a somewhere where the Beavers, and other Scout Groups, can flourish. Running a Beaver session in the hut, especially during the winter months when we spend a lot of our time indoors, can be difficult with a cramped hall.

Construction Regulations and Safety

The existing building is clearly in need of updating. The replacement of this structure with a modern, purpose-built Scout Hut will allow full compliance with Construction (Design and Management) Regulations (CDM 2015), meaning that any construction works associated with the development will be managed in safe manner. This will provide a safe, secure, and regulation-compliant environment for children and leaders alike. The existing hut was constructed well before the inception of the CDM Regulations, which came into effect in 1994.

Cheltenham Council Net Zero Ambitions

The new development will be a more environmentally friendly, certainly more efficient in minimising heat loss, and more pleasant to use. Noting Cheltenham Borough Council's corporate plan for 2023 - 2027, one of their key priorities is working with residents and communities to help make Cheltenham net zero by 2023. This development would go some way to supporting that priority.

Impact to Residents

I can understand why some residents are concerned over future developments of the hut, however looking at the designs submitted, the result will be far more environmentally friendly, aesthetically pleasing, and safer for all to enjoy. There will be some upheaval for a relatively short period, however any concerns should be alleviated when the new hut comes into use. I live relatively close to the hut and witnessed a similar upheaval with increased construction traffic 10-12 years ago when the current Boo Homes development was taking place, and although introduced some irritation around parking around the

Leckhampton Road/ Liddington Close location, I could see that it was for a limited time only.

Digital Devices

We are increasingly aware of the impact that digital overexposure and screen time have on young people, so having a new facility will not only benefit the existing Scouting Community but also encourage new members to join and be part of a fantastic Scout Group. The mental health and wellbeing of young people is really important and this development will continue to provide a wide range of activities that are not dependent on digital devices.

We are really lucky that the Leckhampton Scout Group has spacious grounds surrounding the hut, and with the new development, will allow continued use of this space for children to reconnect with nature, engage in physical and social activities, and develop resilience, confidence, and teamwork skills-all away from screens and online distractions.

The new Scout Hut will be in place for many years, so we need to think about introducing a facility that is up to date, safe, environmentally friendly and more useable, which will benefit future generations.

9 Naunton Lane
Cheltenham
Gloucestershire
GL53 7BN

Comments: 19th June 2025

Statement in Support of the Development of Leckhampton Scout Hut

As a parent of a young child who attends Beavers at Leckhampton scout hut, I wholeheartedly support the proposed development of this vital community space. The scout hut is more than just a building-it's a place where children like mine learn essential life skills, build friendships, and grow in confidence in a safe and nurturing environment.

Every week, I see the excitement on my child's face as they head off to Beavers. Whether they're learning about teamwork, exploring nature, or simply playing games with their peers, the experiences they gain here are invaluable. The leaders do an incredible job, but the current facilities are outdated and limit the full potential of what they can offer.

Improving the scout hut would not only benefit the children currently attending Beavers, Cubs, and Scouts, but also future generations. A modern, accessible, and well-equipped space would allow for a wider range of activities, better accommodate growing numbers, and serve as a hub for the wider community.

Investing in the scout hut is an investment in our children's development and in the strength of our community.

I acknowledge the concerns of the residents of Leckhampton Views but the scout hut was here long before and surely the long term benefits to many far outweighs the short term inconvenience to a few.

I urge everyone to support this initiative and help create a space that reflects the energy, creativity, and potential of the young people who use it.

16 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 3rd June 2025

I live on the Leckhampton Views estate but my property is not directly affected by the proposed new build.

However I am very concerned at the traffic and parking issues. There have continued to be parking problems with scout hut traffic parking on the main road, often up to and past the access road to Leckhampton Views. Coming off Leckhampton Hill onto Leckhampton Road traffic is regularly seen hurtling down the hill way faster than the 30 mph limit. When scout hut traffic parks on the main road being able to see this traffic coming down the hill is extremely difficult. I would also include some cyclists who also are faster than the speed limit.

I would support painting of double yellow lines to limit parking by the entrance to Leckhampton Views and maybe further up the hill as the road swings down and round from the hill onto Leckhampton Road. I read in another comment that planners state "the accident record has been reviewed and shows that there is not an issue". I would submit that the speed of many vehicles and cyclists creates a higher chance of an accident. Prevention would be best policy here.

Additionally scout hut traffic have used parking spaces on our private estate and it needs to be made clear to users of the scout hut not to use them.

125 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0DQ

Comments: 9th June 2025

The existing Scout Hut has served our community for many decades, but it is now outdated and no longer fit for purpose. The proposed replacement represents a vital investment in the future of our young people and the wider Leckhampton community. As a local resident and parent (my 11 year old is a Scout and has been a Beaver and Cub and my four year old has been on the waiting list since birth), I believe this development aligns strongly with Cheltenham Borough Council's planning objectives, particularly those relating to community infrastructure, youth engagement, and sustainable development. Scouting has never been more vital. Sadly, our children are facing a mental health crisis and in a fast-paced, tech-dominated world, the outlet Scouts offers, especially for teenagers, is incredible and we are so grateful to everyone involved in the movement who gives up their time for free.

The proposed new facility will ensure that future generations of children in (a growing) Leckhampton and surrounding areas can continue to benefit from these opportunities. I believe it is hoped that other Scout groups will be able to benefit from the facilities too - enabling other children, who may not have access to green areas such as the lovely Leckhampton Hill and the Cotswold Way to enjoy it too. With improved accessibility, modern amenities, and increased internal space, the new building will be better equipped to meet the needs of a growing and diverse membership. It is worth noting that the current space limitations are such that children, like my youngest, need to be on the waiting list from birth to be assured of a place. The demand for places has obviously increased because Leckhampton has become a hotspot for residential growth. Within the last ten years we have witnessed and lived with the disruption of considerable housing developments, such as, the Boo Homes Leckhampton Views and Rise housing estate, Redrow, the new "Carbon Zero" homes on Kidnapper's Lane and the further development that is happening near to the High School Leckhampton.

Sustainable and Responsible Development

The application demonstrates a thoughtful and responsible approach to development. The site remains in community use, and the proposal does not involve any increase in vehicle traffic or parking demand. Most children who attend one of the groups live locally and walk to the Hut, sometimes independently. At most, I see about five vehicles parked on Leckhampton Road at drop off and pick-up on a Beavers/Scout night. I know Leckhampton Views residents have raised concerns about the speed of traffic coming down Leckhampton Road and also safety concerns relating to access to their houses - whilst I'm not sure the Scout Hut or proposed development adds much, or anything, to this - I would welcome a 20mph limit on Leckhampton Road generally - especially where we live near the current co-op/nursery setting.

The design respects the surrounding landscape and includes appropriate drainage and waste management provisions. I know residents at Leckhampton Views are concerned about the build, this is completely understandable, I was concerned about the Boo Homes build in 2015. I think it's natural not to want change near to where you live but I've got used to effect the new developments, including Leckhampton Views, have had on the area. If you buy a property next door to a well-established Scout Hut, I think it's reasonable to expect some noise and disruption from the children attending. We live very close to a nursery setting on Leckhampton Road and I personally love the sound of children enjoying the outdoors.

In terms of their concerns about damage to their properties; it is a well established principle at law that any damage would need to be rectified by the party responsible for causing that damage. This being the case, reputable contractors are always at pains to minimise disruption and not cause damage.

Meeting Local and Strategic Planning Goals

Cheltenham Borough Council's planning guidance encourages the enhancement of community facilities and supports developments that contribute to the social wellbeing of

residents. This proposal clearly meets those aims. It strengthens local infrastructure, supports youth development, and enhances the quality of life for families like mine.

Moreover, the project aligns with the Council's broader strategic goals, including:

Promoting healthy, active lifestyles through youth engagement and outdoor activities.

Supporting inclusive communities by providing a welcoming space for children of all backgrounds.

Encouraging sustainable development with minimal environmental impact and efficient land use.

A Long-Term Investment in Our Children

As a parent, I see first hand the positive impact that Scouting has on my son's life. It gives children purpose, structure, and a sense of belonging. Indeed, on a recent trip to France, my son encouraged us to look out for ticks, something he had picked up from a Scout meeting - just as well he did as we had 7 of them! They are learning life-skills which aren't always taught at school or by parents. The current building, while cherished, is no longer adequate to support the full potential of Leckhampton Scout Group. The proposed replacement is not a luxury-it is a necessity.

This is a rare opportunity to invest in a facility that will serve hundreds of children and families over the coming decades. It is a project that embodies community spirit, forward-thinking design, and a commitment to nurturing the next generation.

I urge the Council to approve this application and help secure the future of Scouting in Leckhampton. Our children-and our community-deserve nothing less.

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

July/August 2025

Address	Proposal	Delegated or Committee Decision	Appeal Type	Anticipated Appeal Determination Date	Reference
The Langton Horse 189 - 191 London Road Charlton Kings Cheltenham Gloucestershire	T1 Beech (nearest hotel building)- Reduce one branch to 2m; T2 Beech (further from building) -Fell and replant	Delegated Decision	Appeal Fast Track Written	n/a	24/02067/TPO

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
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
52 River Leys Cheltenham Gloucestershire GL51 9RY	Erection of a single dwelling, alongside a parking area, private amenity space and landscaping, alterations to a single dwelling driveway and private amenity space.	Delegated Decision	Written representation	n/a	Planning ref: 25/00245/FUL Appeal Ref: 25/00009/PP1
19 Beaumont Road Cheltenham Gloucestershire GL51 0LP	Vehicular access and hardstanding.	Delegated Decision	Written Representation	n/a	Planning ref: 25/00324/CLPUD Appeal ref: 25/00012/PP1
1 Croft Avenue Charlton Kings Cheltenham Gloucestershire GL53 8LF	Erection of building to rear to provide 1no. one bedroom holiday cottage	Delegated Decision	Written Representation	n/a	Planning ref: 25/00655/FUL Appeal ref: 25/00013/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 th July 2023 (rescheduled for 12th July 2023))	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 (New procedure Change now a hearing date is 4th July 2023)	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
---	--	--------------------	---------------------------	------------------	---

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
2 Kingscote Road East Cheltenham Gloucestershire GL51 6JS	Proposed dormer roof extension to existing garage to convert into ancillary bedroom accommodation.	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 12/01703/FUL Appeal Ref:25/00007/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	Appeal Allowed	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).	Delegated Decision	Written Representation	Appeal A Dismissed Appeal B Dismissed	23/01325/ADV and 23/01325/LBC Planning ref: 24/00022/LISTB1 24/00023/ADV1
Little Duncroft Evesham Road Cheltenham Gloucestershire GL52 3JN	Unauthorised building and use	n/a	Written representations (Enforcement)	Enforcement appeal now withdrawn.	Enforcement Ref 24/00103/DCBPC Appeal Ref: 25/00005/ENFAPP

Rotunda Tavern Montpellier Street Cheltenham Gloucestershire GL50 1SX	Air conditioning unit to rear of building and unauthorised canopy	n/a	Appeal Inquiry (date 14 th October 2025) Enforcement notice now withdrawn 02.07.25	Enforcement notice now withdrawn	Enforcement ref: 23/00139/DCUALB Appeal Ref:25/00011/ENFAPP
Calder Greenway Lane Charlton Kings Cheltenham Gloucestershire GL52 6LB	Roofing works for roof for Calder and Crossways flats.	Delegated Decision	Written Representation	Appeal Withdrawn 09.07.25	Planning ref: 24/01798/LBC Appeal Ref: 25/00010/LISTB1
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)	Delegated Decision	Written representation	Appeal Dismissed	Planning Ref: 24/00828/FUL Appeal Ref: 25/00008/PP1
Holly Blue House London Road Charlton Kings Cheltenham Gloucestershire GL54 4HG	Proposed first-floor extension.	Delegated Decision	Written representation	Appeal Dismissed	Planning Ref: 24/01692/FUL Appeal Ref: 25/00003/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 12th August 2025

This page is intentionally left blank

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 Ro	Written	26.09.2024	03.10.2024	31.10.2024	14.11.2024	Allowed	06.06.2025			
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	Dismissed	11.06.2025			
23/01325/ADV	24/00023/ADV1	70 Promenade Cheltenham	Written	04.12.2024	11.12.2024	08.01.2025	22.01.2025	Dismissed	11.06.2025			

This page is intentionally left blank

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	Dismissed	30.07.2025			
24/00103/DCBPC	25/00005/ENFAPP	Little Duncroft Evesham Rd	written	31.01.2025	14.02.2025	14.03.2025	04.04.2025	Withdrawn	16.06.2025			
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	Dismissed	03.06.2025			
24/00828/FUL	25/00008/PP1	44 Springfield Close	HAS	08.04.2025	15.04.2025	n/a	n/a	Dismissed	24.07.2025			
25/00245/FUL	25/00009/PP1	52 River Leys	written	20.05.2025	27.05.2025	24.06.2025	08.07.25					
24/01798/LBC	25/00010/LISTB1	Calder, Greenway Lane	Written	03.06.2025	10.06.2025	08.07.2025	22.07.2025	Withdrawn	09.07.2025			
23/00140/DCUALB	25/000011/ENFAPP	3 Montpellier Street	Inquiry	23.06.2025	07.07.2025	04.08.2025	25.08.2025	Withdrawn	02.07.2025		14.10.2025	
25/00324/CLPUD	25/00012/PP1	19 Beaumont Road	written	03.07.2025	17.07.2025	14.08.2025	04.09.2025					
25/00655/FUL	25/00013/PP	1 Croft Avenue	written	22.07.2025	29.07.2025	26.08.2025	09.08.2025					

This page is intentionally left blank



Appeal Decision

Site visit made on 5 March 2025 by N Manley BA (Hons) MSc

Decision by S Edwards BA MATCP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 July 2025

Appeal Ref: APP/B1605/D/25/3358852

Holly Blue House, London Road, Charlton Kings, Cheltenham, Gloucestershire GL54 4HG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs Snowden against the decision of Cheltenham Borough Council.
 - The application Ref is 24/01692/FUL.
 - The development proposed is described as “Householder application for the addition of a first-floor extension.”
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. A new version of the National Planning Policy Framework (the Framework) was published in December 2024, after the determination of the planning application subject to this appeal. Whilst I have had regard to the revised national policy as a material consideration, planning decisions must still be made in accordance with the development plan unless material considerations indicate otherwise. In this instance, the issues most relevant to the appeal remain unaffected by the revisions to the Framework. I am therefore satisfied that there is no requirement to seek further submissions on the revised Framework, and that no party would be disadvantaged by such a course of action.
4. The site lies within the Cotswolds National Landscape (CNL) which, prior to 2020, was known as the Cotswolds Area of Outstanding Natural Beauty (AONB). In accordance with Section 85 of the Countryside and Rights of Way Act 2000 (as amended), relevant authorities must seek to further the purpose of conserving and enhancing the natural beauty of the AONB. I have considered the appeal on this basis. However, as the Framework refers to National Landscapes, this is the term I have generally used in my recommendation.

Main Issue

5. The main issue is the effect of the proposal on the character and appearance of the surrounding area, including the CNL.

Reasons for the Recommendation

6. Holly Blue House is positioned on the Cotswold Escarpment, which is identified by the Cotswolds National Landscape Management Plan (2023) (CNLMP) as a sensitive area, emphasising that the Escarpment and views to and from it are among the CNL's special qualities. The appeal property is a recently built, substantial detached dwelling within the CNL, featuring a modern design with a flat roof and elevations finished in coursed local stone and black vertical timber cladding.
7. The dwelling is adjacent to an open field crossed by electricity cables. The Cotswold Way National Trail, a public footpath, runs along the site's eastern boundary, lined with vegetation. During my visit, views through the vegetation and across the appeal site remained nevertheless possible from several vantage points, offering clear sightlines to the surrounding landscape. The proximity of the overflow channel connected to the nearby reservoir, whilst visible on the approach to the site from the south, does not alter the overriding rural character and its clear sense of tranquillity. This character can be particularly experienced by users of the Cotswold Way National Trail.
8. The proposal would lead to the creation of an additional storey which, despite being set back from the front and side (west) elevations, would significantly increase the height and bulk of the building. To the front of the site, the setback would ensure that, when standing relatively close to the dwelling, the visual impact of the development remains limited. However, from the Cotswold Way National Trail, the excessive height, bulk and massing resulting from the introduction of this additional storey would be highly perceptible, creating an unduly prominent built form, which would be harmful to the rural character of its surroundings and a landscape of high sensitivity. The development would be particularly detrimental to the experience of receptors using the National Trail, in proximity to the site.
9. Additionally, it is my view that the proposed finishing materials, as set out on the proposed plans, would accentuate the development's bulk, introducing a discordant element that would neither complement the existing building nor reflect the distinctive character of the CNL. As a result, it would appear visually intrusive and incongruous within its rural surroundings. Consequently, it would conflict with the CNLMP, which requires materials to respect local materials and building styles. Furthermore, it has not been demonstrated how the development would conserve and enhance the CNL.
10. The appellant's submissions are supported by photographs, both in winter and summer views, though they are not all taken from the same viewpoints, thus making it difficult to establish meaningful comparisons. Although it has been suggested that the development would not be visible from locations immediately adjacent to the dwelling, and that boundary hedges provide effective screening even in winter, my observations on site revealed otherwise. With the hedgerows and vegetation not in full leaf, the dwelling remained clearly visible from multiple vantage points. As a result, I find that the boundary hedging would not sufficiently mitigate the harm caused by the proposed development, which would remain particularly noticeable from the adjacent public footpath for many months of the year, due to the deciduous nature of the vegetation.

11. The appellant suggests that a fence or wall up to a height of 2 metres could be erected along the boundary using permitted development rights, which would obscure views of the appeal dwelling and the proposed extension. However, given the area's topography, where several nearby public vantage points sit considerably higher than the appeal dwelling, there is no certainty that such a measure would be sufficiently effective in screening the development from the surrounding landscape.
12. My attention has been drawn to several appeal decisions related to proposals within the CNL. In the absence of further details regarding these particular schemes, I cannot be sure that they represent a direct parallel to the appeal proposal, including in respect of scale, location, but also national and development plan policy and legislation. Certainly, they relate to different types of development to the proposal before me. Accordingly, I have given very limited weight to these decisions.
13. I acknowledge that the development would not place excessive demand on local infrastructure and services, and had regard to the fact that the proposal would provide additional accommodation and facilitate home working, reducing car journeys and contributing to the transition to a low-carbon economy. However, these are modest benefits, to which I ascribe limited weight. These benefits are outweighed by the harm that I have identified.
14. For the above reasons, the appeal proposal would cause unacceptable harm to the character and appearance of the surrounding area, and would not further the purpose of conserving and enhancing the natural beauty of the CNL. As set out in paragraph 189 of the Framework, great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.
15. The appeal scheme therefore conflicts with the aims of Policies SD4 and SD7 of the GCTJCS, Policy D1 of the Cheltenham Plan (adopted 2020) and the CNLMP. Amongst other things, these require development to be of scale and use materials appropriate to the site and its setting, conserve and, where appropriate, enhance the CNL, be consistent with the policies set out in the CNLMP, compliment and reflect the character of the landscape and not harm the setting of areas of acknowledged importance. Although it is accepted that Policy SD7 is not as restrictive as the Framework, this does not alter my view that the proposal would fail to conserve the natural beauty of the AONB, and thus conflicts with this Policy.
16. I however find no conflict with Policy L1 of the Cheltenham Plan, which primarily seeks to preserve the setting of Cheltenham and is therefore considered of limited relevance to this appeal.

Conclusion and Recommendation

17. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

N Manley

APPEAL PLANNING OFFICER

Inspector's Decision

18. I have considered all the submitted evidence and my representative's recommendation and on that basis the appeal is dismissed.

S Edwards

INSPECTOR

Appeal Decision

Site visit made on 5 June 2025 by Mr F Bradford BA (Hons)

Decision by Mr A Spencer-Peet BSc(Hons) PGDip.LP Solicitor (Non Practising)

an Inspector appointed by the Secretary of State

Decision date: 23 July 2025

Appeal Ref: APP/B1605/D/25/3363304

44 Springfield Close, The Reddings, Cheltenham, Gloucestershire, GL51 6SF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs Gina Newman against the decision of Cheltenham Borough Council.
 - The application Ref is 24/00828/FUL.
 - The development proposed is the erection of a 1 metre high fence to the side boundaries of the front garden.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. As noted from the appeal documentation and what I have observed on site, a fence has been constructed at the appeal site. Notwithstanding this, I have determined the appeal on the basis of the submitted drawings which accompanied planning application 24/00828/FUL.
4. I have revised the description of development in line with the council's decision notice in order to accurately reflect the extents of the scheme.

Main Issue

5. The main issue with the development is its effect on the character and appearance of the area.

Reasons for the Recommendation

6. Springfield Close benefits from an open and spacious character and appearance. This is achieved through dwellings being set back from the highway and a notable scarcity of boundary treatments.
7. The appeal site is located toward the end of Springfield Close and comprises an end-of-terrace dwelling with front and rear gardens. The front gardens of the properties within the terrace are not separated by any boundary treatments. The appeal property makes a particular positive contribution to the front gardens of the terrace as it allows for long views across the terrace's uninterrupted grassed area.

8. Even with its reduced scale and partial replacement by hedging, the development would be discordant to the immediate context. Although relatively modest in height, the fence would appear visually prominent due to its overall design which results in an incongruous, alien addition to its context. Furthermore, the two-sided enclosure of the front garden would restrict views across the otherwise open gardens of the terrace.
9. I do acknowledge that by virtue of the appeal site's location, that whilst the development would cause harm to the character and appearance of the area, this would be limited to the area of Springfield Close within the immediate context of the appeal dwelling. Nevertheless, the proposed development would result in harm to the open and spacious character of the cul-de-sac. Whilst I have noted the conclusions of the Inspector in relation to a previous appeal at this site, I have assessed this proposal on its own merits.
10. For these reasons, I find harm to the character and appearance of the area and the proposal would therefore conflict with the development plan with specific regard to policies D1 (Design) of the Cheltenham Plan (2020) which, among other things, aims to ensure that development complements and respects the character of the locality; and SD4 (Design Requirements) of the Joint Core Strategy (2017) which, among other things, aims to ensure that new development responds positively to, and respects, the character of the site and its surroundings.
11. The appellant has noted that there are other fences within the area that block the views of properties or are in a state of disrepair. I have not been provided with examples of these. I did however observe on my visit that whilst there are other fences that are taller, they are not located forward of the principal elevations of dwellings and as such do not form a basis for comparison.

Other Matters

12. I have considered the circumstances of the appellant and recognise their motivations for the development. I have had due regard to the Public Sector Equality Duty (PSED) contained in section 149 of the Equality Act 2010 (the Act), which sets out the need to eliminate unlawful discrimination, harassment, victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it.
13. The Act sets out the relevant protected characteristics which includes disability. However, it does not follow from the PSED that the appeal should succeed, and I am also mindful that personal circumstances and ownership of the land can change, but the effect of the development would be permanent. Furthermore, there is no evidence before me to indicate that the effects of the development in relation to the appellant could not be achieved through means without the harm identified above. Informed by the evidence before me, in my view the adverse effects of dismissing the appeal on those with protected characteristics would be proportionate having regard to the harm identified to the character and appearance of the area.
14. I acknowledge the appellant's frustration with the Council's communication and the way in which it handled the planning application. However, in this regard such matters do not impact on the planning merits of the proposal and consequently are not matters that are for my consideration in relation to this appeal.

Conclusion and Recommendation

15. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Finlay Bradford

APPEAL PLANNING OFFICER

Inspector's Decision

16. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

Mr A Spencer-Peet

INSPECTOR

This page is intentionally left blank