

Cheltenham Borough Council Planning Committee

Meeting date: 22 January 2026

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

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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 - 16)

To approve the minutes of the meeting held on 18th December 2025.

5 Public Questions

6 Planning Applications

6a 25/01795/LBC - Pittville Pump Room, East Approach Drive, Cheltenham, GL52 3JE (Pages 17 - 20)

[Listed Building Application Documents](#)

6b 25/01826/FUL - 45 Springbank Way, Cheltenham, GL51 0LH (Pages 21 - 30)

[Planning Application Documents](#)

7 Appeal Update (Pages 31 - 58)

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



Cheltenham Borough Council Planning Committee Minutes

Meeting date: 18 December 2025

Meeting time: 6.00 pm - 7.26 pm

In attendance:

Councillors:

Frank Allen (Vice-Chair), Glenn Andrews, Adrian Bamford, Garth Barnes (Chair), Jackie Chelin, Jan Foster, Iain Dobie, Tony Oliver, Dr Steve Steinhardt and Simon Wheeler

Also in attendance:

Tracey Birkinshaw (Director of Planning and Building Control), Ben Warren (Senior Planning Officer), Lucy White (Principal Planning Officer), Simon Aley (Locum Senior Planning Solicitor) and Sam Reader (Tree Officer)

1 Apologies

Apologies received from Councillors Barbara Clark and Suzanne Williams.

Councillor Jackie Chelin acted as substitute and joined the meeting for item 6a.

2 Declarations of Interest

Councillor Tony Oliver declared an interest in item 6b as his family own a commercial property on Tivoli Street. He confirmed that he would recuse himself from the meeting for this item.

Councillor Jackie Chelin recused herself from item 6b, due to her position as Ward Member for the area.

3 Declarations of independent site visits

The following Councillors attended all sites during Planning View:

- Councillor Adrian Bamford

- Councillor Garth Barnes
- Councillor Iain Dobie
- Councillor Jan Foster
- Councillor Tony Oliver
- Councillor Dr. Steve Steinhardt
- Councillor Simon Wheeler

4 Minutes of the last meeting

The minutes of the meeting held on 20 November 2025 were approved and signed as a correct record.

5 Public Questions

There were none.

6 Planning Applications

Following the Chair's approval, the order of the agenda was amended and the applications were considered as follows:

- 1st - 6c) 25/00828/TREEPO - Rear of Mitford Lodge, Tivoli Road, Cheltenham, GL50 2TF
- 2nd – 6a) 25/00780/FUL - Pittville School, Albert Road, Cheltenham, GL52 3JD
- 3rd - 6b) 25/01296/FUL - Prinbox Works, Saddlers Lane, Tivoli Walk, Cheltenham, GL50 2UX

7 25/00780/FUL - Pittville School, Albert Road, Cheltenham, GL52 3JD

The Senior Planning Officer introduced the report as published. She noted the following updates:

- The site layout was revised recently. The revisions are relatively minor tweaks to improve garden sizes and distances between properties. Most of the revised layout drawings have been received but there are still one or two outstanding. Any drawing that shows a layout, whether that be drainage or boundary treatment details for example, needs to be adjusted in terms of the correct layout so that they all tally. If Members are minded to permit this application, once the outstanding drawings are received the officer will inform the Chair and Vice Chair of their submission, and before any decision is issued.

There was one public speaker on the item: the applicant's representative.

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

- The site was part of Pittville School's grounds and became redundant as a playing field, last used in 2009. The site was previously granted planning permission in 2021, but the developer was unable to bring the site forward

due to the site requiring Section 77 approval to dispose of the land to raise capital receipts for a new sports hall. This has subsequently been resolved, and the site has been purchased by Newland Homes. The funds generated from the sale of the land have provided the school with the ability to construct a much-needed new indoor sports hall.

- Planning application was submitted in May 2025 and applicants have worked with officers to agree a scheme that is aesthetically pleasing and is policy compliant.
- The scheme will deliver 58 new homes, 40% of which will be affordable. This is an appropriate density for the site.
- The site is located towards the northern edge of Cheltenham, approximately 1.6km from the town centre and within reasonable walking distance to local services. A regular bus service is also available.
- The site is just over two hectares and is rectangular shape with a narrow treeline section which extends approximately 150m from the site to the west and links with Albert Road.
- Vehicle access will be taken from Broadacre Road. Gloucestershire County Highways have confirmed that this access, along with the internal road layout and associated parking, is acceptable. Pedestrian access will be provided from Albert Road and Cakebridge Road.
- Layout provides good separation distances to existing residential dwellings.
- Ecology and biodiversity and biodiversity enhancements to the site and existing ecology corridors will be retained. Hedgehog highways and bat and bird boxes will be provided within the development, along with new and enhanced tree and shrub planting. Biodiversity net gain will be provided partly on site and partly off site, in line with current legislation.
- On site open space is provided along with S106 contributions for off site play provisions and improvements to Pittville Park. Contributions will also be provided for allotments and the Cotswold Beechwoods SAC, education and libraries.
- Newland Homes is a local house builder based in Gloucestershire and established in 1991. As a sustainable developer they became the first house builder to sign up to the United Nations' Climate Neutral Now pledge, demonstrating commitment to sustainability and striving towards a greener future for all. Completed first zero carbon homes in 2022 in Somerset and build the first zero carbon site in Cheltenham in Leckhampton. Have now completed 225 zero carbon homes, which generate negative amounts of CO₂ from the prime energy required for heating hot water, ventilation and lighting, through the use of highly efficient air source heat pumps, extensive solar PV panels and high levels of insulation. Purchasers have reported that they can run their home on £367 per week, including charging an electric vehicle. Properties also include water butts to harvest water, compost areas in gardens and integrated eco bins – small measures that facilitate changes in consumer behaviour.
- Newland Homes received an award for best high volume new housing development at the Building Excellence Awards in 2025 and a Bee Bold

Award in 2024. These awards highlight the company's outstanding efforts to achieve sustainable homes as well as high standards of design and construction.

- Hope that the committee see the scheme has been well thought out in terms of design and, with the additional sustainability provisions, will enable the provision of much-needed homes in the area, and contribute positively to local house needs.

In response to Members' questions, officers confirmed that:

- The main circular estate road is a herring brick surface with a designated side area for a footpath, which may include a curb line. The detailed road design will go through the Section 38 process. As you come into the site the grey area shown on the submitted drawings will be tarmac that then changes to the proposed brick surface. The road width appears ample for a pedestrian section which we would expect to be made clear to any pedestrian accessing the site. The internal road is designed to be of an adoptable standard.
- Swift bricks have not been specified within the ecological enhancement proposals, but hedgehog tunnels and homes, and bat and bird boxes have been included.

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

- This is a nice development that ticks a lot of boxes councillors have been asking for under the green umbrella. It is relatively low density, relatively similar to local neighbourhoods. Think it has everything going for it and can see no reason to reject the application.
- Particularly pleased to see 40% social and affordable housing. Do not foresee it causing any problems relating to parking due to design. Do wish that more developers would install swift boxes in terms of net gain. Believe this is about as good a plan as you can get on the plot.

The matter then went to the vote on the officer recommendation to permit subject to a S106 obligation.

For: 10

Against: 0

Abstain: 0

Voted UNANIMOUSLY for the officer recommendation to permit the application subject to a S106 obligation.

8 25/01296/FUL - Prinbox Works, Saddlers Lane, Tivoli Walk, Cheltenham, GL50 2UX

Councillors Oliver and Chelin recused themselves from this item. Councillor Chelin remained at the back of the Chamber until she had spoken in her capacity as Ward Member.

The Senior Planning Officer introduced the report as published.

There were three public speakers on the item: an objector, the applicant's representative, and the ward member.

The objector addressed the committee and made the following points:

- They are a chartered town planner speaking on behalf of the Cheltenham Civic Society. Living in Tivoli he knows the site well and supports the principle of it being used for a new residential development. The existing buildings are unattractive, so redevelopment of the site is an opportunity to provide more and better housing, and to enhance the character and appearance of the Conservation Area.
- Section 72 the Planning (Listed Buildings and Conservation Areas) Act 1990 creates a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The Civic Society objects to this proposal because it does not do that. On the contrary, it wastes an opportunity to make the area more attractive.
- The applicant claims that the scheme shows particular sensitivity to the Tivoli character area but in fact the design completely fails to match the vernacular of the area. The area is quite distinctive as the council's own character assessment explains clearly. Looking at the existing early and mid-Victorian terraces in the area, three features stand out:
 - o scale;
 - o treatment of the street frontage;
 - o style, proportions and materials.
- In terms of scale, while the surrounding streets in Tivoli are two storey artisan terraces, with pitched roofs. This proposal is for a three-storey development, with a flat roof. Though the CGI images are designed to make the third storey almost disappear.
- In terms of the street frontage, the existing houses have small front gardens, with railings to the pavement, but generous back gardens, with plenty of amenity space. None of them have on-site parking or use pavement crossovers or have roof terraces. The proposed houses have on-site parking spaces, which require pavement crossovers, thus privatising some of the on-street parking that others use. The large parking bays create gaping empty spaces opening directly on to the pavement – completely out of character and potentially messy and unsettling. The outdoor amenity space provided is minimal and mean, and in trying to create a bit more, the proposal includes first floor terraces. Not only are they completely out of character, but they will also face directly to the bedrooms of houses across the street, causing intrusive overlooking and noise nuisance that a windowed bedroom would not.
- As for style, the existing terraces look attractive and coherent, through the consistent use of proportions and materials. This proposal ignores these essential features of the Tivoli character area. Instead of stucco they are using "buff-coloured brick, and vertical stack patterns, with vertical timber cladding". Instead of painted front doors there will be "natural timber front doors and garage doors". In addition there are: "Timber louvre panels and balustrades, along with bronze cladding". These currently and temporarily

fashionable materials will create a busy mish-mash that will be wholly out of place in the terraces of the Tivoli character area.

- Good contemporary design responds to its context and improves the area. We can see that in the nearby late 20th century development of Tivoli Mews. It respects the local vernacular, sits comfortably alongside existing buildings and has worn well.
- The Prinbox Works is an interesting site that offers a unique opportunity to improve the coherence of the area, yet the applicant seems determined to create something that sticks out rather than fits in. The design is inappropriate and incongruous. It bears no relationship to Tivoli. It could be absolutely anywhere and so it should be resisted.
- The multiple local objections show that those who know and care for the area, and who would have to live with the scheme, don't like it. It will not age or weather well and will never sit comfortably within its older surroundings. In years to come, people walking through Tivoli will look at it and say – “who on earth allowed this?”.
- We can do better. A contemporary development with a similar number of units, that responds to Tivoli's vernacular, that fits comfortably into the area, that takes its cues from the surrounding materials, proportions and scale, and that respects Tivoli's character - that would truly enhance the Conservation Area. Urge the committee to refuse this application and request a better proposal that adds to the quality of Tivoli.

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

- The officer's report is very comprehensive and clearly sets out all the issues.
- Right from the beginning it was clear to the developers that the main considerations for this redevelopment scheme would be:
 - o The impact on the conservation area
 - o The impact on the amenity of neighbouring residents
 - o The tree, and
 - o Parking.
- Cheltenham-based architects Coombes Everitt have quite rightly spent a considerable amount of time designing and refining this scheme and are pleased to see that officers have concluded it would result in a significant betterment to the site and its surroundings and would not preserve but in fact enhance this part of the conservation area.
- The site is in a tightly knit built-up area with existing residential properties on all 4 sides. Officers have explained in detail in their report how the proposal is compliant with policies with regards neighbouring amenity, especially bearing in mind what's on site at present and what already has permission.
- Applicant was keen to ensure retention of the tree, especially as this is the only tree within the public realm in this specific part of Tivoli. The applicant has therefore taken advice from a local arboriculturist, and the council's trees officer is satisfied with what is proposed.
- With regards to parking, helpful to explain the engagement the applicant has had with both ward councillors prior to the submission of the application. The first meeting took place in February at the same time the permitted development prior approval application was being determined. The applicant's wish to redevelop the site was discussed and it was agreed that any scheme

would consider a comprehensive strategy for the adjoining streets to try to address ongoing residents' concerns with indiscriminate parking resulting in narrowing of carriageways. Following this meeting local transport consultants Rappor were engaged by the applicant. At the following meeting in July, Rappor's recommendation to introduce a Traffic Regulation Order (TRO) to improve access for emergency and refuse vehicles was explained to both ward councillors. This meant implementing double yellow lines along the southern side of Tivoli Walk. A total of 10 on-street spaces would be lost as a result of the proposed development.

- The application was submitted mid-August but, prior to this, a letter was delivered to over 50 local residents and emailed to both councillors explaining the proposed TRO. However, it soon became clear within the first few weeks of the application that the majority of the residents responding to the council's consultation were not happy about the loss of on-street parking. Following discussions with planning and highway officers, it was agreed to remove the TRO element from the scheme. By doing this, only 3 on-street spaces are to be lost and all 6 proposed dwellings will have 2 off-road spaces each, as well as secure cycle storage.
- Unfortunately, the applicant is not in a position to solve the residents' existing parking frustrations in Tivoli but we do feel the proposal reaches a satisfactory compromise solution whilst enabling the provision of 6 much-needed homes in this highly sustainable location.

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

- Called the application into the planning committee owing to the level of disquiet with the plans which centred largely around the design of the buildings and the implications for parking, plus concerns around the impact of the building work itself, as well as links to the drainage infrastructure. On the latter points, I note that the planning officer's report is heavily conditioned, which is welcome.
- The developer reached out early on to ward councillors, to understand the context of the area, and they also wrote to the residents. Ward councillors also sent a letter to residents to ensure they had seen the plans, and many of them then came to one of the monthly drop-ins, just round the corner from the site. This was the most well attended drop in event they have held.
- The ward councillors mentioned to the developer the likely issues with parking, and the issue of egress from Sadlers Lane because of cars parking too close to the corners on Tivoli Walk. It was interesting to see the outcomes of the review that was commissioned which included the proposal to introduce extra double yellow lines. This is one of the elements that has been changed, following feedback from objectors, in order to reduce (although clearly not eliminate fully) the concerns about parking. Having followed up with the traffic engineers at Gloucestershire County Council, understand that a permit scheme, which some people are suggesting, will not solve the parking difficulties in Tivoli as the issue is with the number of cars owned by the residents, and, indeed, could potentially make things worse.
- This still leaves considerable concern about the design of the new buildings which the expert objector has outlined in more detail. Suffice it to say, as with many others in the area, have always felt the Prinbox Works were out of

place, if not ugly (whilst appreciating that aesthetics are very personal). It's true to say that elements of the design have been amended to deal with concerns about privacy and light but the fact remains that many people, including an architect who lives down the street, see it as a missed opportunity to meld a more sympathetic contemporary design into the existing Victorian street scene.

Councillor Chelin left the meeting.

In response to Members' questions, officers confirmed that:

- The Architects' Panel have reviewed the application and provided a comment. They are supportive of the design approach and scheme but have questioned the scale of the development and whether it is a potential overdevelopment of the site.
- It was originally proposed that the outdoor terraces would serve the 3rd floor but officers felt that spaces on top of the flat roof did not feel appropriate so they have been removed from the application. They now exist in a different context on the 1st floor, not fully enclosed but with an open roof and open sides, and are more akin to a balcony. There will be no terraces on the top of the development.
- Any opening on the external boundaries, including the terraces, are on the road side of the development and will align with the front elevation of terraces around the site, as is the case with the existing building. Whilst there will be an element of overlooking, this will not be different from the current situation.
- Timber cladding is only proposed in the recessed areas of the undercroft parking and is not on the higher levels. As this parking is open the timber will be visible from the street scene but is not a significant part of the development.

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

- One of the things a Member has loved about Cheltenham is how the town has looked after its architecture. Appreciate the comments of the Cheltenham Civic Society but things have changed since Tivoli and other areas were built. Back then there were no cars, homes were heated from coals and fires and windows were kept small to prevent heat loss. These properties provide two parking spaces per unit which he believe will improve the parking arrangement and will certainly not make it worse. To provide these spaces it was not possible for the design to match the style of existing buildings. Things have to change. Not possible to have a rubber stamp of older buildings, just need modern buildings to fit in nicely. The artists' impression shows bigger windows that will let the light in, and the height is similar. Whether the drawing is accurate to show the impact of the third storey is uncertain. Believe the design is cleverly put together and has made reasonable accommodations, it is a sensitive and well-built design that the Member is happy to support.
- Opposite this space are a modern pastiche of genuine and authentic Victorian houses built two years ago, aware that the Cheltenham Civic Society prefer this approach. However, agree with the Architect's Panel that a sympathetic modern style is better than pastiche. Matter of opinion but a lot of architects do agree..

- The site sits within one Member's county division. There are elements of the application that he is pleased with, particularly that the tree will be more prominent. Hope that more trees will be introduced to Tivoli. The provision of two parking spaces per unit is fairly neutral in terms of parking, which is important in this particular area. Whilst the loss of three parking spaces is not great, it is better than losing ten, especially as permit parking is basically impossible in such a tight area. The balcony provision on the first floor and facing the roads is no different than bedroom windows. In balance this is not a bad design given the space limitations and is certainly an improvement on the Prinbox Works themselves.
- Slightly surprised to hear criticism of the scale of the proposal as it feels appropriate. Design is deeply subjective. One of the primary issues is solving the local parking issue. This has a significant impact on the design unfortunately, given the situation believe this is the best compromise so will be voting in favour.

The matter then went to the vote on the officer recommendation to permit subject to a S106 obligation.

For: 8

Against: 0

Abstain: 0

Voted UNANIMOUSLY for the officer recommendation to permit the application subject to a S106 obligation.

9 25/00828/TREEPO - Rear of Mitford Lodge, Tivoli Road, Cheltenham, GL50 2TF

This item was taken first on the agenda. As Councillor Chelin was not present for the start of item she did not take part in the debate or vote.

The Tree Officer introduced the report as published.

There was one public speaker on the item: an objector.

The objector addressed the committee and made the following points:

- Appealing against the proposal to convert the Tree Protection Order (TPO) on the Holm Oak at Mitford Lodge, Tivoli Road, from temporary to permanent.
- Misguided by previous advisers and now understand the process. The tree can be satisfactorily maintained under the arrangements in place for managing trees within the conservation area, without the need for a TPO.
- The trigger for the temporary TPO came about because as 'laypeople' they didn't fully understand the process for the application to undertake remedial work. The advice given at the time was that the application would lead to a conversation and agreement on the detail of the work.
- Do not recall point 4.5 in the officer's comments whereby they were advised against the proposal by original consultants.

- Also refer to point 6.1 of the Conclusion and Recommendation that “despite attempts by the tree officer to negotiate a more moderate approach to the tree, the applicant was unwilling to change their proposal until a TPO was served”. These comments were made directly to previous advisors and the applicants had no knowledge of these attempts. This was no fault of the officers.
- Now understand that the original application was a statement of intent and this can only be declined by the council through the introduction of a TPO. Have since engaged a new professional consultant who has explained the process fully. This has already led to an approved programme of work for the tree which has recently been successfully completed.
- Look forward to working with these professionals along with the council to maintain Holm Oak. In their opinion there is no need for the TPO to be made permanent.

In response to Members’ questions, officers confirmed that:

- If the TPO is agreed, the residents can approach the council’s tree officers if they want to carry out maintenance work. Providing it is acceptable this work would be approved.
- Officially, technically and by the letter of the law all tree works should be submitted to the local authority and approved prior to work commencing. From a procedural perspective there is very little difference from the customer’s experience of submitting a tree works notice if a TPO is present or not. In either case they would need to submit to the council. It is unlikely that the council would prosecute someone for removing epicormic growth without prior notice to the council, as it is unlikely to be in the public interest to do so. Submitting the correct paperwork does not take a lot of energy or time and contractors can do this on the owner’s behalf. There is no fee from the council, it is a small administrative obligation that they notify the council prior to works commencing.

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

- The committee has been here with other trees a number of times. If the applicant has a plan that officers have approved for works, can see no hindrance in there being a TPO in place. The only reason to not have a TPO is so that works can be carried out that are not allowed.
- This is an important heritage tree in Cheltenham, 150-200 years old and predates the building. A TPO is the only legal way to protect it.
- Introducing TPOs on lovely, mature trees is a custodial process. Whilst there has been a lot of misunderstanding hope that can look beyond that and see the TPO is intended to protect the tree. More mature trees in Cheltenham should have TPOs as they are important parts of the landscape.
- Truly stunned when they saw the tree, a magnificent specimen that would not be out of place in Kew Gardens or Westminster. Sure the current house owners’ owe it no ill will but should do all possible to protect it in the future.
- Very impressed with how clear it was to see from the road and from many other properties. It is very much part of the local landscape which has likely been there since there was a much larger house in the area. The landscape that can be seen through this tree and others throughout Tivoli Road tells you about the heritage of Cheltenham, which was once a town within a park.

Likely predates most of the houses in the area. This tree deserves to have a TPO.

The matter then went to the vote on the officer recommendation to confirm the Tree Protection Order without modification.

For: 9

Against: 0

Abstain: 0

Voted UNANIMOUSLY for the officer recommendation to confirm the Tree Protection Order without modification.

10 Appeal Update

Councillor Chelin returned to the meeting.

The appeal updates were noted.

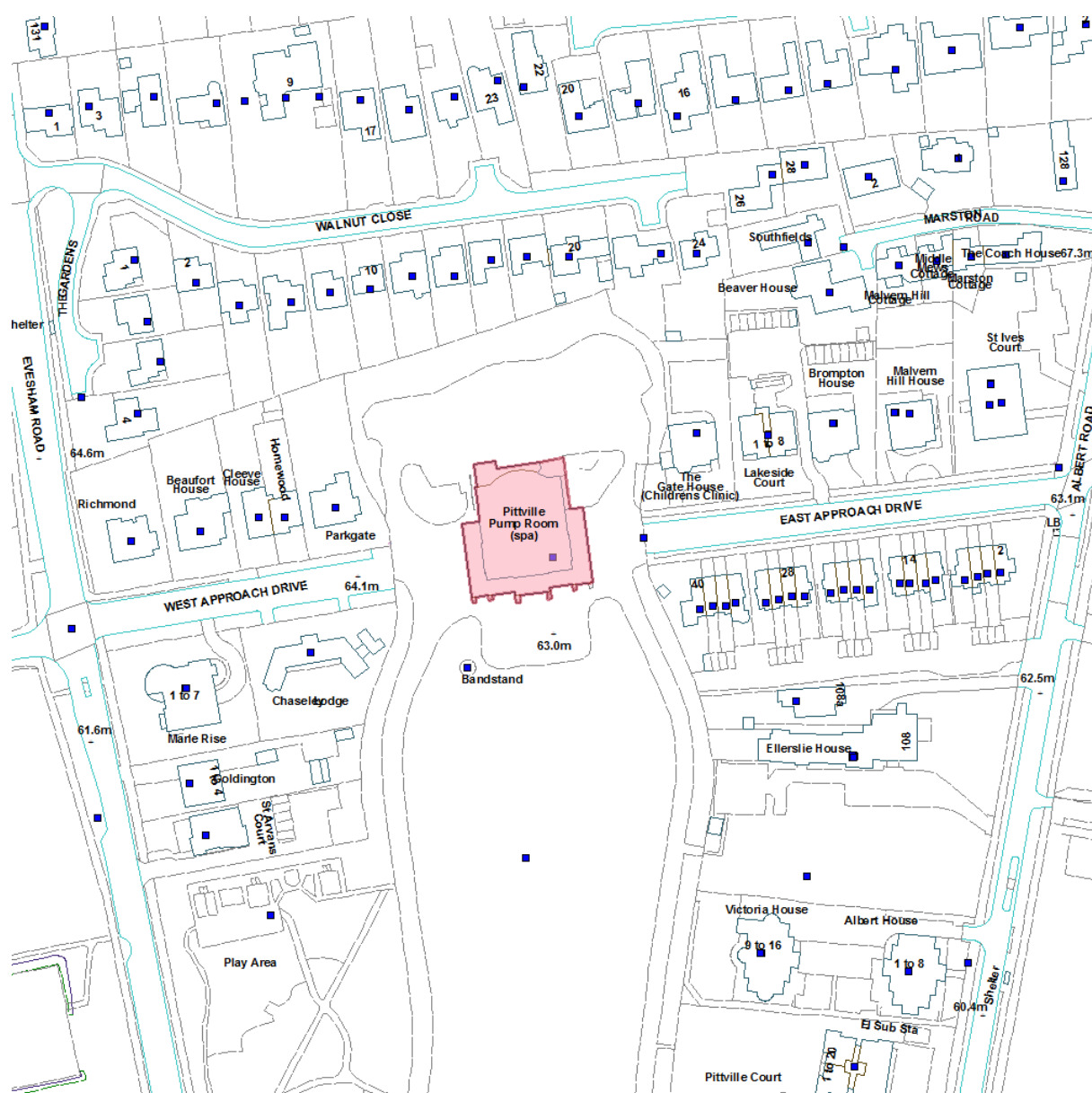
11 Any other items the Chairman determines urgent and requires a decision

There were none.

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APPLICATION NO: 25/01795/LBC	OFFICER: Mr Peter Ashby
DATE REGISTERED: 7th November 2025	DATE OF EXPIRY: 2nd January 2026
DATE VALIDATED: 7th November 2025	DATE OF SITE VISIT:
WARD: Pittville	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	
LOCATION:	Pittville Pump Room East Approach Drive Cheltenham
PROPOSAL:	Reuse and install removed floorboards in several rooms at Pittville Pump Room.

RECOMMENDATION: Grant



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Pittville Pump room was constructed in 1825-30 by the architect John F Forbes. The Grade I listed building is built in the Greek revival style. It is located in a prominent and elevated position within Pittville Park (Grade II Registered Park and Garden) and within Pittville Conservation Area.
- 1.2 The application involves the reuse of the pine floor boards, likely to be 19th or early 20th century, which will be carefully lifted as part of the floor strengthening works to the main hall apse (under approved application 25/00954/LBC). After careful removal, where, where the pine boards are in reusable condition, they will be installed in various rooms within the Pump Room where there are modern finishes such as carpet and sheet vinyl. These floor finishes do not contribute to the overall significance of the building as they are modern and predominantly in a poor condition.
- 1.3 Although the pine floors' current contribution to the overall significance of the Pump Room is relatively low, the reuse of the pine will enhance the character and appearance of the interior rooms effected.
- 1.4 The building is currently operated by the Cheltenham Trust and is used as a venue weddings and events.
- 1.5 It is noted by Historic England on the application 25/00954/LBC (that the proposed removal of the existing floor deck in the main hall and apse to allow for floor strengthening) that "we can confirm that it is very unlikely that the retained floor under the existing (modern) floor boards is original and judging from the underside appearance and board widths is likely to be late 19th or 20th century". By implication, no original historic fabric will be lost.
- 1.6 Once the pine floor boards are removed they will be stored, sanded and prepared for reuse. It is difficult to quantify the amount of pine that will be removed in a reusable condition as they are currently directly under the circa 1990s floor boards. The scope of this application is therefore broad, identifying several rooms which have several modern floor finishes. Areas in very poor condition such as the west staff entrance and staircase, and areas used for events (such as dressing rooms) will be prioritised.
- 1.7 It is proposed that the pine floorboards will be reused and installed in the following rooms:

Ground floor - 1) Staff entrance, foyer and storeroom. 2) Rear storeroom

First mezzanine level – 3) Storeroom and west staircase 4) East staircase

Second mezzanine level – 5) west staircase and dressing rooms 6) east staircase and storeroom.

Upper floor level – 7) west foyer to lift, store room, staircase 8) east foyer and staircase 9) Oval room 10) west room 11) east room 12) balcony

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

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.

03/00867/LBC 1st October 2003 GRANT

Installation of lightning conductor system to BS 6515:1999

03/01162/LBC 21st October 2003 WDN

Refurbishment to box office in foyer. Internal work

03/01163/LBC 21st October 2003 WDN

Installation of modern catering kitchen, re-plastering throughout (no alteration to vent or water routing/waste)

04/00117/LBC 6th April 2004 GRANT

Installation of modern catering kitchen, repairs to plaster. New extract vent at roof level no alteration to water routing/waste

04/00118/LBC 6th April 2004 GRANT

Refurbishment to box office in foyer (all internal work)

25/00380/FUL 22nd August 2025 PER

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.

25/00954/LBC 13th October 2025 GRANT

Removal of existing deck to the main floor, installation of a new floor deck.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 4 Decision-making

Section 16 Conserving and enhancing the historic environment

Adopted Joint Core Strategy Policies

SD8 Historic Environment

4. CONSULTATIONS

Building Control

2nd December 2025 - No comment.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

5.1 A site notice was posted on 27th November and an advertised was published in the Gloucestershire Echo on the same day.

5.2 No comments were received.

6. OFFICER COMMENTS

6.1 The proposal is a sustainable approach to retain/recycle the existing floor boards within the building and will ensure an improvement to the quality and appearance to several rooms to the Pump Room.

6.2 The proposal will offer a more sustainable option than recycling the pine flooring. Furthermore, the material will be retained inside the Pump Room and will represent a betterment of the existing modern floor finishes that detract to the significance of the building.

6.3 The special character and appearance of interior of the rooms included within this application will be enhanced by the floor boards and removal of the existing inappropriate floor finishes.

7. CONCLUSION AND RECOMMENDATION

7.1 Subject to the discharge of conditions, it is recommended listed building is granted.

8. CONDITIONS

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

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

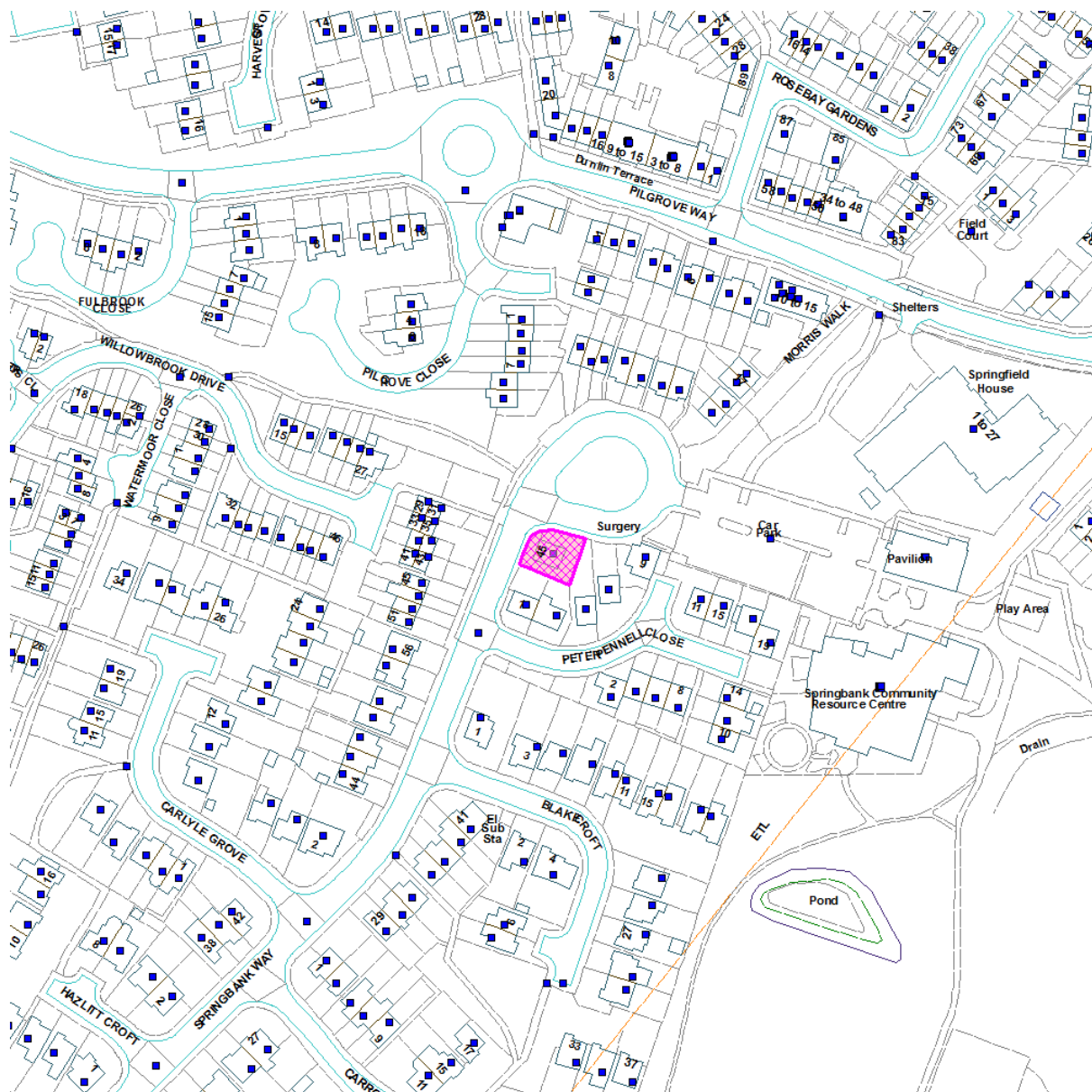
Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of works, a cross-sectional detail (scale 1:5) showing how the change in floor levels will be accommodated under doors openings) shall be submitted to and approved by the Local Planning Authority

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

APPLICATION NO: 25/01826/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 14th November 2025	DATE OF EXPIRY: 9th January 2026/Agreed Extension of Time Until 26 th January 2026
DATE VALIDATED: 14th November 2025	DATE OF SITE VISIT:
WARD: Springbank	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Evans Jones Ltd
LOCATION:	45 Springbank Way Cheltenham Gloucestershire
PROPOSAL:	Replacement dwelling

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 No 45 Springbank Way is a corner plot located on the east side of the road. The bungalow which previously occupied the site was destroyed by fire in 2024. The damaged building was removed but the concrete building slab, access drive and patio are retained. The property is enclosed by a brick wall with a side access and hardstanding that also provided limited off-road parking, due to its narrow width.
- 1.2 The application site is located within Flood Zone 1 and is not within a conservation area.
- 1.3 Surrounding development consists of single storey, semi-detached and detached houses of similar age and architectural style. Properties in this part of Springbank Way face onto a small green.
- 1.4 The application proposes a replacement single storey dwelling.
- 1.5 This application is being determined by the Planning Committee because the property is owned and managed by Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Principal Urban Area
Smoke Control Order

Relevant Planning History:

C24/00004/DS 4th February 2024 CLOSED

Fire / collapsed building following potential gas explosion

C24/00032/DEMO REC

This detached bungalow had a serious fire on 1 February 2024, which left the property effectively flattened/demolished. The work being carried out, is the clearance of the site to just leave the concrete oversite slab.

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change

Adopted Cheltenham Plan Policies

D1 Design
BG1 Cotswold Beechwoods Special Area Of Conservation Recreation Pressure
SL1 Safe and Sustainable Living

Adopted Joint Core Strategy Policies

SD4 Design Requirements
SD10 Residential Development
SD14 Health and Environmental Quality
INF1 Transport Network
INF2 Flood Risk Management

Supplementary Planning Guidance/Documents

Cheltenham Climate Change (2022)

4. CONSULTATIONS

Drainage And Flooding 1

1st December 2025 –

The property is in an area of identified High surface water flood risk (<https://check-long-term-flood-risk.service.gov.uk/postcode>). A flood risk assessment is therefore required to show that the proposed dwelling will be resilient to the design flood event (1 in 100 plus an allowance for climate change). The flood risk assessment also needs to demonstrate the development will compensate for any loss of flood volume that may occur on a level-for-level basis, so it does not increase flood risk elsewhere. A sustainable drainage scheme will also be required although this can be conditioned if preferred.

Drainage and Flooding 2

2nd December 2025 –

There are no objections provided the following conditions can be attached:

Prior to the commencement of development, the surface water flood risk at the site is assessed and the finished floor level (FFL) of the dwelling is set above the design flood level (1 in 100 plus climate change) with an appropriate allowance of freeboard.

Prior to the commencement of development, a surface water drainage scheme, which shall incorporate Sustainable Drainage System (SUDS) principles in accordance with the national SUDS standards, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposals for maintenance and management. The development shall not be carried out unless in accordance with the approved surface water drainage scheme.

Reason: To ensure flood risk management and sustainable drainage of the development, having regard to adopted policy INF2 of the Joint Core Strategy (2017).

Environmental Health

9th December 2025 –

In relation to the planning application reference 25/01826/FUL for 45 Springbank Way, Cheltenham, GL51 0LH, please can the following be added as proposed conditions from Environmental Health:

Times of work for construction:

Please note that this department will request for the standard condition relating to the permitted days and times of work, including delivery times for the construction phase - this would be 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.

Construction plans:

This proposal relates to the construction of a new dwelling, this will inevitably lead to some emissions of noise and dust which have a potential to affect nearby properties, including residential property. I must therefore recommend that if permission is granted a condition is attached along the following lines:

"The developer shall have a plan for the control of noise and dust from all construction works at the site. The plan should also include controls on these nuisances from vehicles operating at and accessing the site from the highway. Such a plan is to be made available upon request by the Local Planning Authority or by the Environmental Health team in the event of any complaints relating to noise or other issues arising from the site."

Building Control

2nd December 2025 - This application will require Building Regulations approval. Please contact the office on 01242 264321 or buildingcontrol@cheltenham.gov.uk for further information.

GCC Highways Planning Liaison Officer

9th December 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.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

5.1 Letters were sent to 7 neighbouring properties. No representations were received.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The key issues for consideration are the design and scale of the proposed dwelling and their impact on the character and appearance of the locality and amenities of neighbouring land users. The extent to which the proposals address climate change will also need to be considered.

6.3 Design and layout

6.4 Section 12 of the NPPF emphasises the importance of achieving well designed places that are visually attractive and sympathetic to local character and setting. Policy SD4 of the JCS and policy D1 of the Cheltenham Plan (CP) require development to be of a high standard of architectural design that positively responds to and respects the character of the locality and should be of scale, type and materials appropriate to its setting.

6.5 The form, scale, design and general appearance of the proposed dwelling largely reflect that of the previous bungalow and the design approach has been kept simple and in keeping with surrounding development. The roof form is pitched to correspond with the established character of neighbouring properties. The proposed materials palette consists of facing brickwork and a tiled roof covering. Compared to the original dwelling, the building footprint extends further towards the northern site boundary to provide an enlarged living and dining space. This slightly enlarged footprint and altered roof form, compared with the original dwelling, are considered acceptable and should sit comfortably within the staggered building line of this part of the cul-de-sac.

6.6 The main side access to the dwelling is maintained and the width of the side curtilage should be sufficient to provide off-road parking for a small car(s). There are no other changes to the external areas of the site or boundary treatment.

- 6.7** In light of the above assessment, the development is considered acceptable in design, scale and appearance, should sit comfortably within the plot and blend satisfactorily with neighbouring properties, without harm to the character and appearance of the wider street scene. The proposals are therefore in accordance with the objectives of Policies D1 of the Cheltenham Plan and Policy SD4 of the Joint Core Strategy 2017.

6.8 Impact on neighbouring property

- 6.9** Section 12 of the NPPF requires development to create places with a high standard of amenity for existing and future users. Policy SL1 of the Cheltenham Plan advises that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users or the locality. In assessing impact on amenity, the Council will take account of matters including, but not limited to, loss of privacy, loss of light and outlook. The policy is consistent with adopted JCS policy SD14.
- 6.10** The properties with the most potential to be affected by the proposed development are the neighbouring dwellings at 1, 3 and 5 Peter Pennell Close. These properties are all single storey in height. Nos 1 and 3 Peter Pennell Close have windows and doors in their rear elevations and share the southern site boundary of the application site.
- 6.11** As discussed above, the proposed dwelling would remain single storey, incorporating the pitched roof form and general alignment of the original building. There is no discernible increase in ridge height, no rooflights are proposed and the side (south) elevation would include a bathroom window and the main entrance door. Consequently, the development is not expected to result in any significant impact on the amenities of adjacent land users in terms of overlooking, loss of light and privacy or an overbearing appearance.
- 6.12** Notwithstanding the above, to protect the amenities of adjacent land users, a condition has been added to prevent the insertion of rooflights/openings within the south elevation roof slope without the prior written approval of the local planning authority.
- 6.13** It is also noted that no objections were received in response to the publicity exercise.
- 6.14** In light of all the above assessment, officers are satisfied that the proposals meet the objectives of Cheltenham Plan policy SL1 and JCS policy SD14.

6.15 Access and highway issues

- 6.16** There are no proposed alterations to the existing access and off-road parking arrangements. The County Council Highways Development Management team has considered the proposals and raises no objection.

6.17 Sustainability

- 6.18** The Cheltenham Climate Change SPD (2022), sets out a detailed strategy for decarbonising buildings over the next decade. When considering proposals for alterations and extensions there is an opportunity to improve the environmental performance of a building through the inclusion of technologies and features such as photovoltaics, heat recovery, permeable (or minimal) hard surfaces, insulation, non-fossil fuel heating systems (heat pump) and thoughtful kitchen design. This is reflected in Policy SD3 of the JCS.
- 6.19** The revised Planning Statement includes a Sustainability section which sets out the energy efficient and low carbon measures that could be incorporated into the scheme. These include a fabric-first approach to design, high levels of insulation, thermal efficiency and airtightness to minimise heat loss plus the installation of solar panels on the south

facing roof slope and an air source heat pump for domestic space and heating. The building has also been designed to be future proof and resilient to climate change and the proposed works would need to meet current Building Regulations requirements i.e. meet or exceed Part L 'U' values.

6.20 Given the scale of the proposed development, the proposed energy efficient measures are considered to be an acceptable and proportionate response to climate change and the SPD.

6.21 Conditions have been added to secure the installation and retention of the ASHP and solar panels.

6.22 Other considerations

6.23 Flood Risk and Drainage

6.24 The site is located within Flood Zone 1 and therefore at the lowest risk of fluvial flooding. However, the site is located in an area of identified high surface water flood risk.

6.25 The Council's Drainage officer (DO) has reviewed the proposals and initially requested the submission of a flood risk assessment to demonstrate that the proposed dwelling would be resilient to the design flood event (1 in 100 plus an allowance for climate change) and not increase flood risk elsewhere. Following discussion with the DO, the application was subsequently assessed on the basis of it being a replacement dwelling and utilising an existing concrete slab, and a flood risk assessment was not required.

6.26 The DO raises no objection to the proposed development subject to the imposition of a condition requiring the submission and approval of a detailed surface water drainage scheme, incorporating Sustainable Drainage System (SUDS) principles and proposals for maintenance and management. These conditions have been added accordingly.

6.27 With the conditions attached, the development is considered to be acceptable in terms of flooding and drainage, and accords with JCS policy INF2.

6.28 Biodiversity Net Gain

6.29 For applications submitted on or after April 2024, a minimum 10% biodiversity net gain (BNG) is now mandatory for all non-householder development. However, the Biodiversity Gain Requirements (Exemptions) Regulations 2024 set out the circumstances where development is exempted from this requirement. The 'de minimis exemption' applies in circumstances where:

- The development does not impact an on-site priority habitat
- The development impacts less than 25 square metres of onsite habitat and less than 5 metres of onsite linear habitat

6.30 The application site does not contain any priority habitat and the amount of green space on site lost through the erection of the replacement dwelling is less than 25 square metres. The proposed development therefore complies with the requirements of the de minimis exemption and 10% BNG is not required.

6.31 Cotswold Beechwoods Special Area of Conservation (SAC)/Habitat Regulations Assessment

6.32 The application site falls within a zone of influence identified in the Cotswold Beechwoods SAC Recreation Mitigation Strategy (May 2022), due to recreational pressure on the SAC;

which is afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended).

6.33 Policy BG1 of the Cheltenham Plan states that development will not be permitted where it would result, either directly or indirectly, in an adverse effect on the integrity of the European Site Network, unless the effects can 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.

6.34 The application proposes a replacement dwelling of similar size and as such there is no requirement for SAC mitigation on this occasion.

6.35 Public Sector Equality Duty (PSED)

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

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

6.37 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.

7. CONCLUSION AND RECOMMENDATION

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 Policy SD10 of the JCS supports new residential development on previously developed land in the Principal Urban Area. However, where the most relevant policies for determining an application are out-of-date, paragraph 11(d) of the NPPF advises that planning permission should be granted ‘(i) *unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole....*’.

7.3 The Council cannot currently demonstrate a 5 year supply of deliverable housing sites. Consequently, the housing policies of the development plan are considered out of date. and the ‘tilted balance’ in favour of sustainable development is engaged.

7.4 The proposed development achieves a satisfactory standard of architectural design. The form, style and materials of the replacement building closely reflect those of the previous dwelling, ensuring continuity in character. The proposed dwelling would complement neighbouring development in terms of scale and appearance and although the footprint is

slightly larger, the building would not appear overly prominent within the street scene or harm the overall character of the area. There are no identified amenity, flood risk or highway safety concerns. Furthermore, the inclusion of energy efficiency measures represents a positive response to climate change objectives and aligns with the SPD.

7.5 In light of the above, there are clear reasons to justify the granting planning permission. No adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of the proposals. The development therefore accords with relevant local and national policies and guidance, and it is recommended that planning permission be granted subject to the following conditions.

7.6 At the time of writing, officers are seeking the applicant's agreement to the terms of the pre-commencement conditions.

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 Prior to the commencement of development, a surface water drainage scheme, which shall incorporate Sustainable Drainage System (SUDS) principles in accordance with the national SUDS standards, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposals for maintenance and management. The development shall not be carried out unless in accordance with the approved surface water drainage scheme.

Reason: To ensure flood risk management and sustainable drainage of the development, having regard to adopted policy INF2 of the Joint Core Strategy (2017).

- 4 Prior to the commencement of development, the surface water flood risk at the site shall be assessed and the finished floor level (FFL) of the dwelling set above the design flood level (1 in 100 plus climate change) with an appropriate allowance of freeboard. Details of the FFL shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Reason: To ensure flood risk management of the development, having regard to adopted policy INF2 of the Joint Core Strategy (2017).

- 5 Prior to first occupation of the development, secure covered cycle storage shall be provided within the curtilage of the site and thereafter retained for such use 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).

- 6 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).

- 7 During the construction and demolition process, all construction work, including deliveries, shall only take place during the following hours/days:

07:30- 18:00 Monday - Friday

08:00 - 13:00 Saturdays

No works to take place on a Sundays or Bank Holidays

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).

- 8 The developer shall prepare and implement a Construction Management Plan detailing measures to control noise and dust arising from all construction activities on the site. The plan must also include provisions to manage such impacts from vehicles operating within the site and accessing it from the public highway. A copy of the plan shall be made available to the Local Planning Authority or by the Environmental Health team upon request, in the event that complaints relating to noise or other environmental impacts are received.

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 policies SD14 of the Joint Core Strategy (2017).

- 9 Notwithstanding the submitted details, the Air Source Heat Pump(s) (ASHPs) shall be installed in accordance with the Schedule 2, Part 14, Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), unless in accordance with details which shall have first been submitted to and approved in writing by the local planning authority. The details shall include acoustic information relating to the operation of the ASHP(s) and should relate to the closest noise receptors, in line with MCS020 assessment. An ASHP(s) shall be installed prior to first occupation of the dwelling hereby approved and in accordance with details approved. The ASHP(s) shall be retained as such thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of future occupiers and neighbouring properties and to reduce carbon emissions, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020), adopted policies SD3, SD4 and SD14 of the Joint Core Strategy (2017) and guidance set out in Cheltenham Climate Change SPD.

- 10 The dwelling hereby approved shall not be occupied until the proposed solar PV panels have been fully installed for operational purposes and in accordance with the details set out within the revised Planning Statement received on 22nd December 2024. The solar PV panels shall be retained as such thereafter unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of the character, appearance and amenities of the area and reducing carbon emissions, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020), adopted policies SD3, SD4 and SD14 of the Joint Core Strategy (2017) and guidance set out in Cheltenham Climate Change SPD (2022).

- 11 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no additional windows/rooflights shall be formed in the south elevation roof slope without express planning permission.

Reason: Any further openings require detailed consideration to safeguard the privacy of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

INFORMATIVES

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

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

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

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	Dismissed	15.08.2025			
24/01123/OUT	25/00006/PP1	Land opposite Ham Close	written	13.03.2025	20.03.2025	17.04.2025	01.05.2025	Dismissed	12.08.2025			
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	Allowed	29.08.2025			
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/PP1	1 Croft Avenue	written	22.07.2025	29.07.2025	26.08.2025	09.09.2025	dismissed	21.11.2025			
25/00618/FUL	25/00014/PP1	30 Sydenham Road North	HAS	01.09.2025	08.09.2025			dismissed	20.11.2025			
25/00254/FUL	25/00015/PP1	34 Churchill Drive	written	05.09.2025	12.09.2025	10.10.2025	24.10.2025	dismissed	21.11.2025			
25/00998/ADV	25/00016/ADV1	KS Service St Bouncers La	Written	25.09.2025	02.10.2025							
25/00972/FUL	25/00017/PP1	11 Leckhampton Road	HAS	27.10.2025	03.11.2025			Allowed	19.11.2025			

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Application No.	Appeal Ref	Site Address	Appeal Type	Start Date	Questionnaire	Statement	Final Comments	Decision	Date of Decision	Costs Deci	Hearing Date	Costs awarded
25/01756/FUL	26/00001/PP1	6 Townsend Street	HAS	05.01.2026	12.01.2026							

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REPORT OF THE HEAD OF PLANNING ON PLANNING APPEALS

OVERVIEW

The purpose of this report is to provide Members of the Planning Committee with an overview of all planning appeals that have been received by the Council since the previous meeting of the Planning Committee. It further provides information on appeals that are being processed with the Planning Inspectorate and decisions that have been received.

RECOMMENDATION

To note the contents of the report.

Appeals Received

November/December 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
19 Beaumont Road Cheltenham Gloucestershire GL51 0LP	Vehicular access and hardstanding.	Delegated Decision	Written Representation	Not decided	Planning ref: 25/00324/CLPUD Appeal ref: 25/00012/PP1
K S Service Station Bouncers Lane Cheltenham Gloucestershire GL52 5JF	Installation of digital advertising display	Delegated Decision	Written Representation	Not decided	Planning Ref: 25/00998/ADV Appeal Ref: 25/00016/ADV1
6 Townsend Street Cheltenham Gloucestershire GL51 9HD	First floor side extension.	Delegated Decision	Appeal Householder Written	Not decided	Planning ref: 25/01756/FUL Appeal ref: 26/00001/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
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44 Springfield Close The Reddings Cheltenham Gloucestershire GL51 6SF	A wooden 1 metre tall front fence with open slats around front garden with a post sheath on corner to prevent possible damage and reflectors put on posts to add awareness. (Retrospective) Resubmission of 23/01086/FUL	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/01566/FUL Appeal Ref: 24/00008/PP1
Hilltop Stores Hilltop Road Cheltenham	Demolition of existing retail unit and erection of 2no. dwellings (revised scheme following withdrawal of application ref. 22/01728/FUL)	Delegated Decision	Written Representation	Appeal Dismissed Costs Application Dismissed	Planning ref: 23/01137/FUL Appeal ref: 24/00007/PP1

278 Old Bath Road	Dropped kerb to provide access from Kenneth Close, and hard standing to facilitate off street parking (Resubmission of planning ref: 23/00481/FUL)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/02056/FUL Appeal ref: 24/00009/PP1
21 Glebe Road Prestbury Cheltenham Gloucestershire GL52 3DG	First floor side extension to provide additional bedroom and bathroom accommodation, and alterations to existing dormer (revised scheme following refusal of application ref: 23/01186/FUL)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/02033/FUL Appeal ref: 24/00011/PP1
3 Rotunda Tavern Montpellier Street	Retention of temporary canopy structure for two years	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref: 22/01681/FUL Appeal Ref: 24/00002/PP1

1 Coltham Fields Cheltenham Gloucestershire GL52 6SP	Erection of 1no. two storey dwelling on land adjacent 1 Coltham Fields	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/00596/FUL appeal ref: 24/00006/PP1
22 Dinas Road Cheltenham Gloucestershire GL51 3EW	Proposed installation of a static home at rear of property.	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 24/00637/FUL Appeal Ref: 24/00015/PP1
Stansby House The Reddings Cheltenham Gloucestershire GL51 6RS	Erection of 2no. detached dwellings following demolition of existing buildings	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/01538/FUL Appeal Ref: 24/00013/PP1
The Forge, Branch Road, The Reddings	Use of land as a caravan site without restriction as to layout or numbers of caravans. (Revised application to 23/00936/CLEUD)	Delegated Decision	Written representation	Appeal Allowed Costs Appeal Allowed	Planning ref: 23/01678/CLEUD appeal ref: 24/00001/PP1
3 Regent Street Cheltenham Gloucestershire GL50 1HE	Retain existing exterior facade paint colour. (Retrospective)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 24/00271/LBC appeal ref: 24/00014/PP1

78 Hewlett Road Cheltenham Gloucestershire GL52 6AR	Steps to be built from basement level to current garden level, change rear sash window for french doors.	Delegated Decision	Written representation	Appeal A and B Dismissed	Planning Ref: 24/00440FUL and LBC Appeal Ref: 24/00017/PP1 and 24/00018/LISTB1
14 Suffolk Parade Cheltenham Gloucestershire GL50 2AB	Proposed demolition of existing stores and officing at rear of 14 Suffolk Parade, and construction of detached 2 bedroom coach house dwelling (with pedestrian access off Daffodil Street)	Delegated Decision	Written representation	Appeal allowed	Planning ref: 24/00079/FUL Appeal Ref: 24/00016/PP1
60 Severn Road Cheltenham Gloucestershire GL52 5PX	Two storey side extension, loft conversion, and front porch (revised scheme following refusal of application ref. 24/00909/FUL)	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 24/01502/FUL Appeal Ref: 24/00020/PP1

Flat 3 6 Jenner Walk Cheltenham Gloucestershire GL50 3LD	Proposed replacement of existing timber windows with UPVC windows	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 24/00895/FUL Appeal Ref: 24/00021/PP1
3 Pittville Crescent Lane Cheltenham Gloucestershire GL52 2RA	Proposed wooden garden shed, and retention of new boundary fence (part retrospective)	Committee Decision	Written representation (householder)	Appeal Allowed	Planning Ref: 24/00631/FUL Appeal ref: 25/00002/PP1
9 Pumphreys Road Charlton Kings Cheltenham Gloucestershire GL53 8DD	Proposed two storey and single storey rear extension	Delegated Decision	Written representation	Appeal Allowed	Planning Ref: 24/01667/FUL Appeal Ref: 25/00001/PP1
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: 24/01703/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

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.	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref: 24/01123/OUT Appeal Ref: 25/00006/PP1
5 Merriville Gardens Cheltenham Gloucestershire GL51 8JD	Proposed alterations and extensions to existing house (part retrospective).	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref 24/01900/FUL Appeal Ref 25/00004/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	Appeal Allowed	Planning ref: 25/00245/FUL Appeal Ref: 25/00009/PP1

Eldon Villa 11 Leckhampton Road Cheltenham Gloucestershire GL53 0AX	Proposed roof alterations including two dormer windows and first floor rear extension. (Revised application for 25/00476/FUL).	Delegated Decision	Written Representation (Householder)	Appeal Allowed	Planning Ref: 25/00972/FUL Appeal Ref: 25/00017/PP1
Penrose House 30 Sydenham Road North Cheltenham Gloucestershire GL52 6EB	Single storey extension and loft conversion.	Delegated Decision	Written Representation (Householder)	Appeal Dismissed	Planning ref: 25/00618/FUL Appeal Ref: 25/00014/PP1
34 Churchill Drive Charlton Kings Cheltenham Gloucestershire GL52 6JJ	Erection of 2no. 1-bedroom dwellings to the rear of 34 Churchill Drive.	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 25/00254/FUL Appeal Ref: 25/00015/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	Appeal Dismissed	Planning ref: 25/00655/FUL Appeal ref: 25/00013/PP1

REPORT OF THE HEAD OF DEVELOPMENT MANAGEMENT, ENFORCEMENT AND COMPLIANCE ON PLANNING APPEALS AND LEGAL CHALLENGES

LEGAL CHALLENGES

Address	Description	Reference	Reason
Telecommunications Mast Site CLM26627 Lansdown Road Cheltenham Gloucestershire	Installation of 15m pole inc. antennas, ground based apparatus and ancillary development	23/00551/PRIOR	Alleged lack of consideration of health grounds in granting Prior Approval

Authorised By: Chris Gomm 13th January 2026