

APPLICATION NO: 15/02268/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 30th December 2015	DATE OF EXPIRY : 30th March 2016
WARD: All Saints	PARISH:
APPLICANT:	Gallery Estates Limited
LOCATION:	57-59 Winchcombe Street, Cheltenham
PROPOSAL:	Partial demolition and mixed-use conversion to 11no. apartments and commercial/retail unit (Use Classes A1, A2, or B1a) with associated external alterations, fourth floor extension, car parking, cycle and refuse storage

REPRESENTATIONS

Number of contributors	2
Number of objections	2
Number of representations	0
Number of supporting	0

Basement Flat
31C All Saints Villas Road
Cheltenham
Gloucestershire
GL52 2HB

Comments: 20th January 2016

This proposal is an over development of an historic site within the centre of Cheltenham. It destroys the integrity of a building considered by the council and the general public as one of merit.

The scale of the extensions dominates and belittles the importance of a building which has charm and character. The existing building is of a specific type which has possibilities for adaption for a number of uses but the overall size of the proposal is out of context and reflects over development.

The entrance off Winchcombe Street is too small to cope with the number of cars proposed. There are no sight lines and will ultimately result in cars parking over the footpath to come out onto what is a busy road. Exiting and entering cars will need to jockey for position.

The scheme unfortunately is not sensible for the site and I would expect planning officers to reflect the values of the local conservation area and the wider fabric of Cheltenham and either refuse or request substantial alterations.

20 Brizen Lane
Cheltenham
Gloucestershire
GL53 0NG

Comments: 5th January 2016

Apart from being pleased and relieved the application isn't for demolition, there is not very much that is redeeming about the planning application.

The planned parking spaces look like they will require some rather brutal reworking of floor levels, which if so will be damaging to the character of the building.

The levels at the back and side facing on to the courtyard are really important to the history of the building. The rear large room being the former stables and the door heights above ground level for loading the hay and corn etc onto the carts.

There is a brief synopsis of the history of the building and the site here - <http://www.gsia.org.uk/reprints/2002/qi200255.pdf>

Also the penthouse level and added roof height of the shop part of the building will look weird and harm the character and appearance of the central conservation area.

I object to the bin store in the kitchen of the old cafe part of the building and also that the application is seeking uses for that which would prevent it being used as a cafe.

I think the bit earmarked as a bin store has the potential to cause unpleasant smells in the retail unit and also without a kitchen it impedes the opportunity for a cafe there.

Such a use would bring that part of Winchcombe Street to life and provide the opportunity for community to still have access to part of its former art centre.

Also I would like to know what the owners of the building have done to weather proof the building since purchasing it. The roof at the front of the building is sagging and looks like it could collapse if there is delays to doing something with the building.