



Cheltenham Borough Council Planning Committee

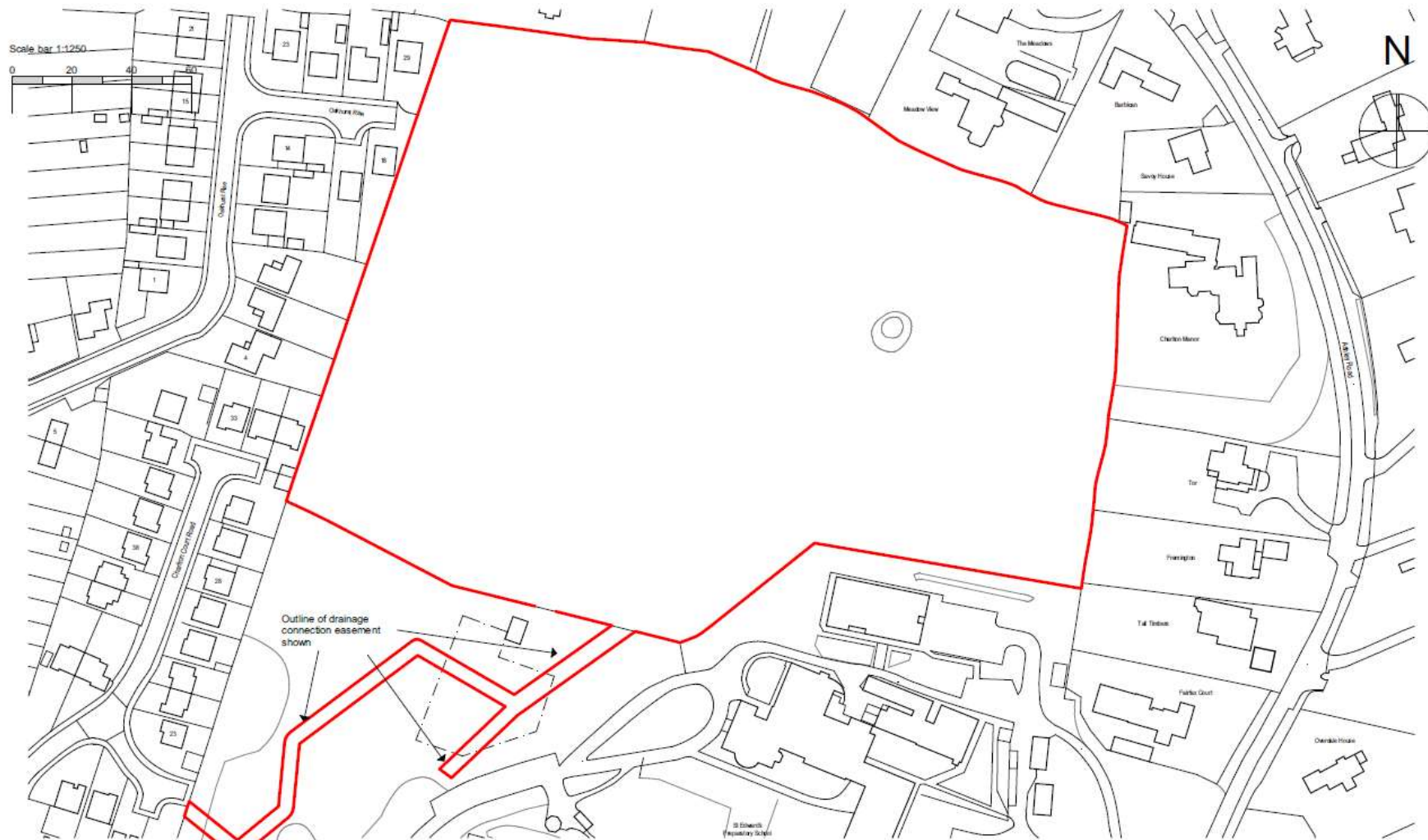
September 2020 – 14:30

Land Adjacent to Oakhurst Rise

20/00683/OUT

Outline application for 43 dwellings including access, layout and scale with all matters reserved for future consideration.

Site location plan



Application No: 20/00683/OUT

View towards site from within school grounds



View of the site from within school grounds



View from within site – looking south adjacent to eastern boundary



View from within site looking south-west adjacent to eastern boundary



View from within site looking north-west adjacent to eastern boundary



View from within site looking towards eastern boundary (Charlton Manor)



Aerial Photo



Access Via Oakhurst Rise



Previously refused scheme for 90 dwellings – 17/00710/OUT



Previously refused scheme for 69 dwellings – 18/02171/OUT (appeal scheme)



Proposed Site Plan



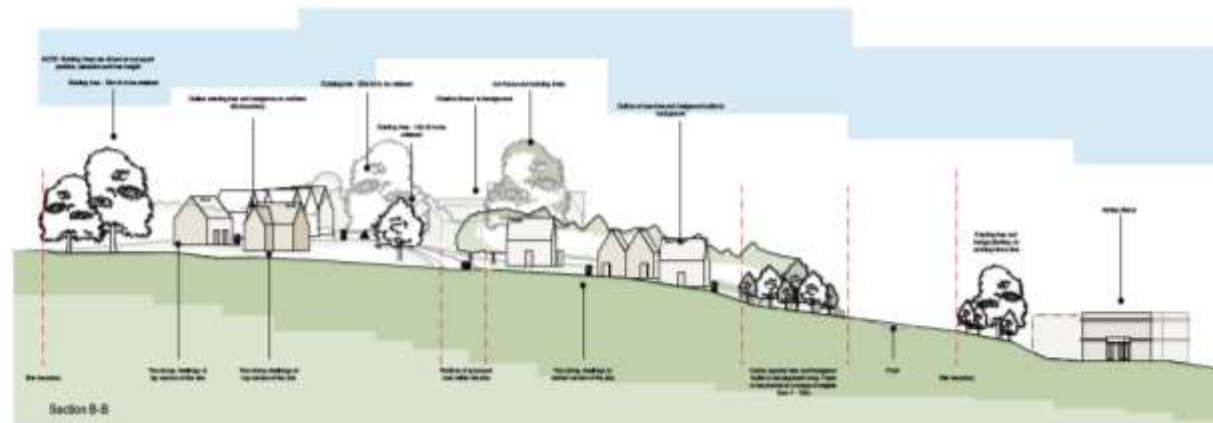
Proposed building scale plan



Proposed affordable housing distribution



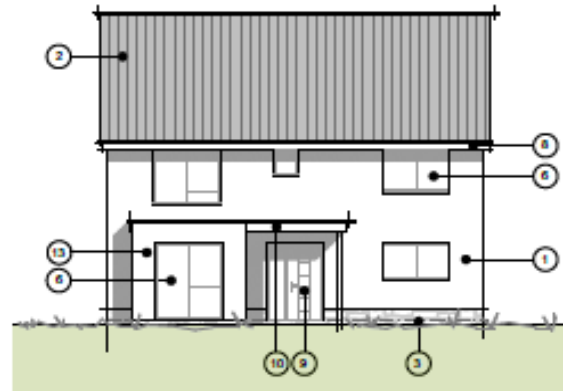
Sections through site



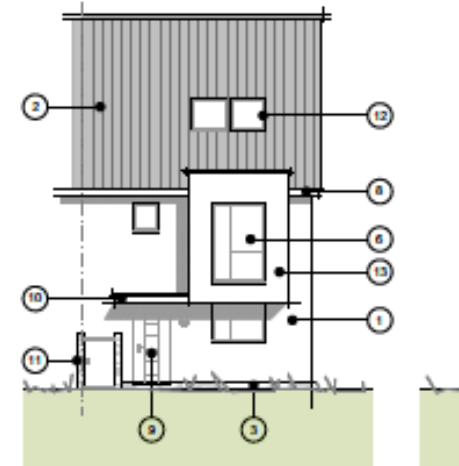
Indicative potential house types



Side / Front Elevation
Dy (Dyrham) House Type



Front Elevation
Te (Telbury) House Type



Front Elevation
H (Highbury) House Type

Key Planning Matters

- Principle of development
- Impact on Historic Environment
- Impact on Trees and Hedgerows
- Wildlife and Biodiversity
- Access and Highway safety
- Landscape and visual impact
- Drainage and Flooding
- Design and layout
- Impact on Neighbour amenity
- Affordable Housing and other obligations

Summary of recommendation

Officers conclude that the benefits of the scheme outweigh the harms. The development is in accordance with the development plan and the lack of a 5 year housing land supply means the 'tilted balance' should be applied. Therefore in line with advice contained in the NPPF the development should be approved.

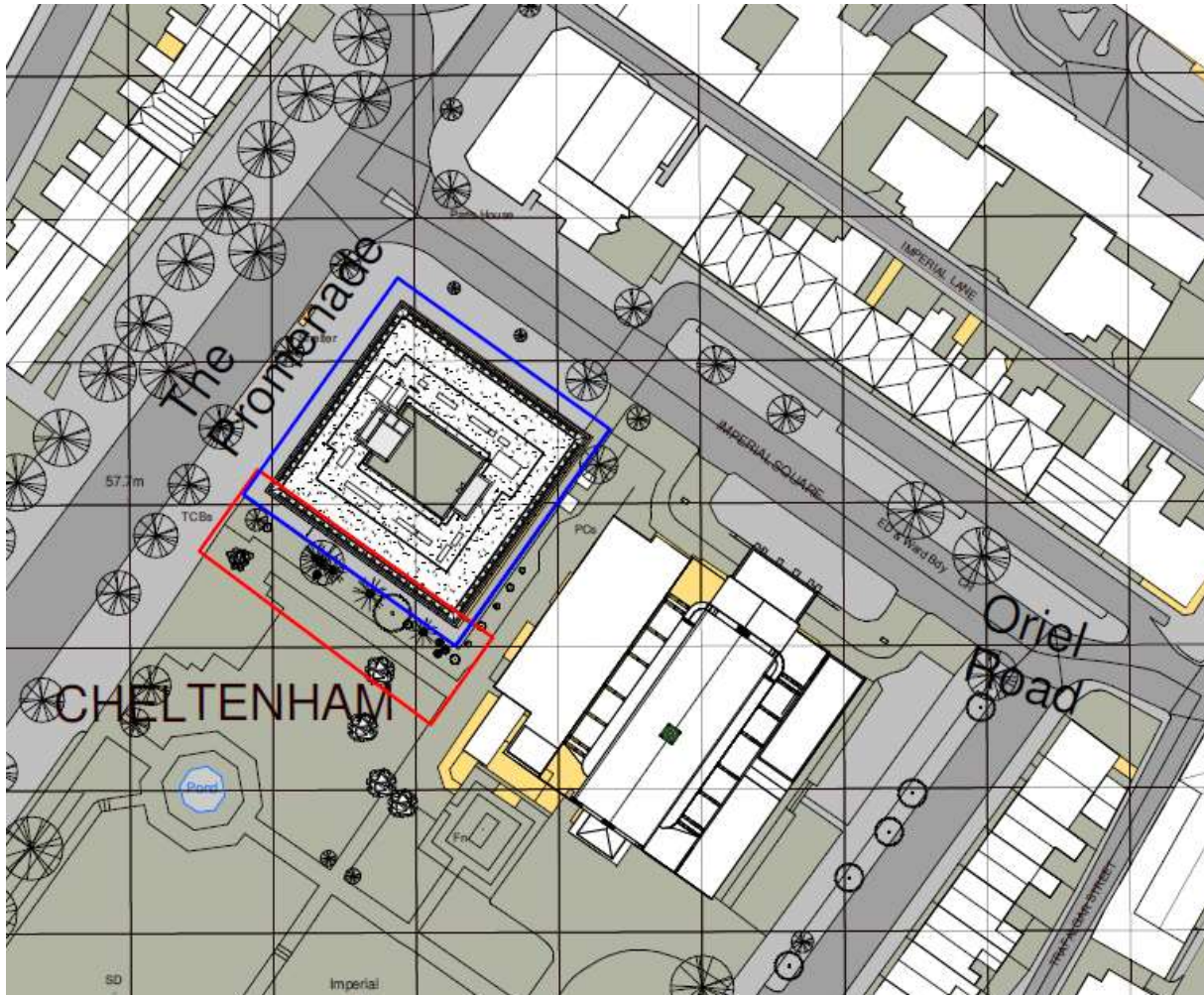
The recommendation is therefore to approve the application subject to the conditions set out in the report and the provision of a s.106 legal agreement.

The Quadrangle, Imperial Square

20/01223/CONDIT

Variation of condition 2 (approved plans) on planning permission ref. 19/01436/FUL to allow for minor material changes to the approved public realm improvements scheme, under Section 73 of the Town and Country Planning Act 1990

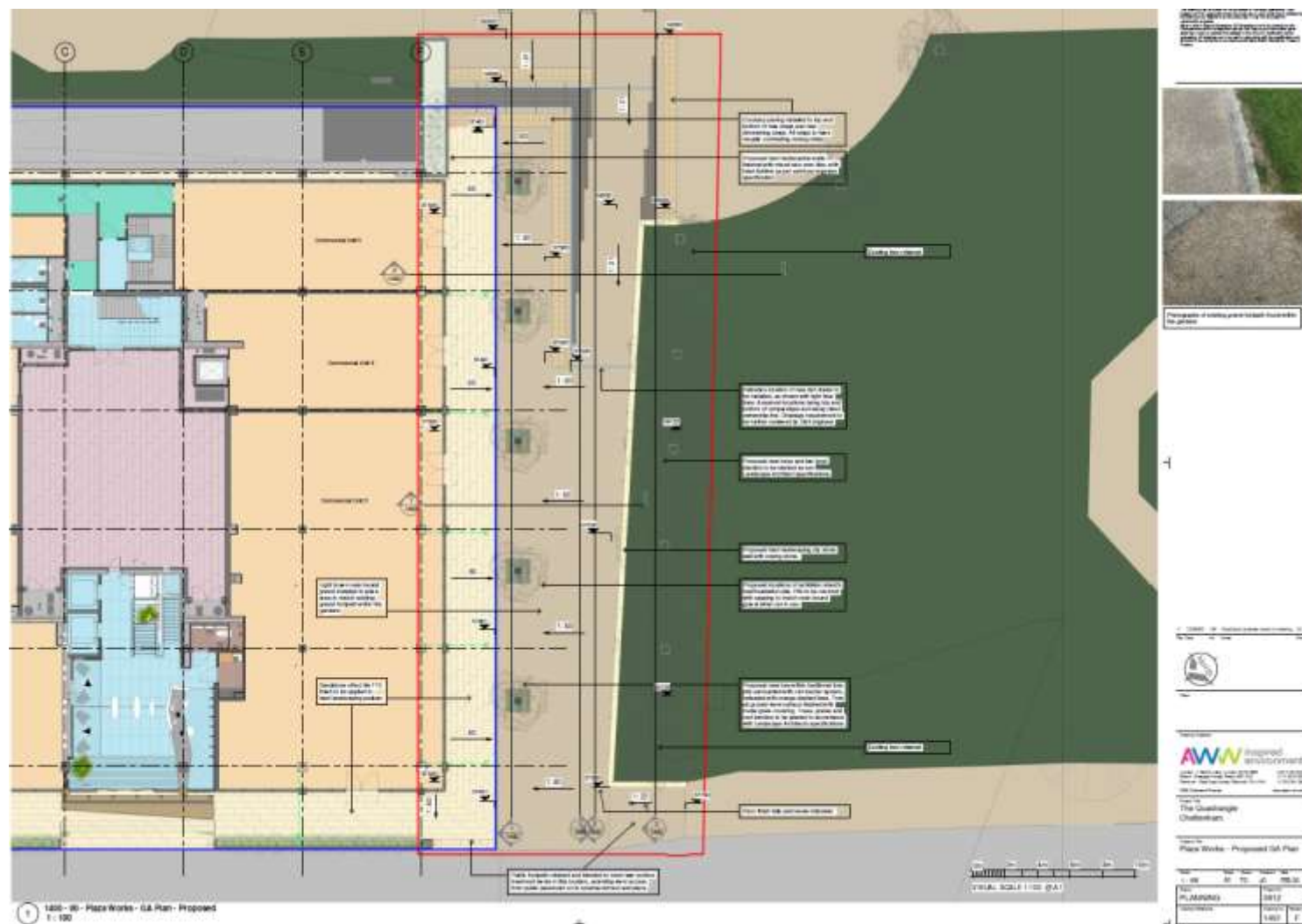
Site location



Client ownership
boundary

Planning
application
boundary

The proposal



Application No: 20/01223/CONDIT

The proposal

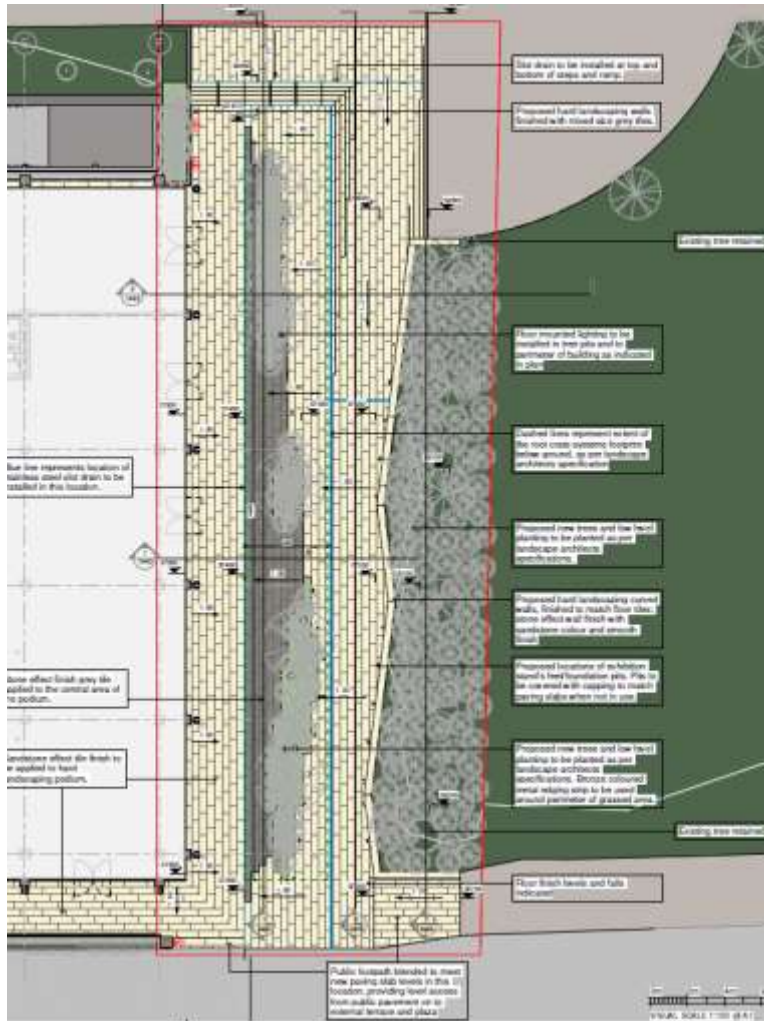


Location of exhibition displays stands

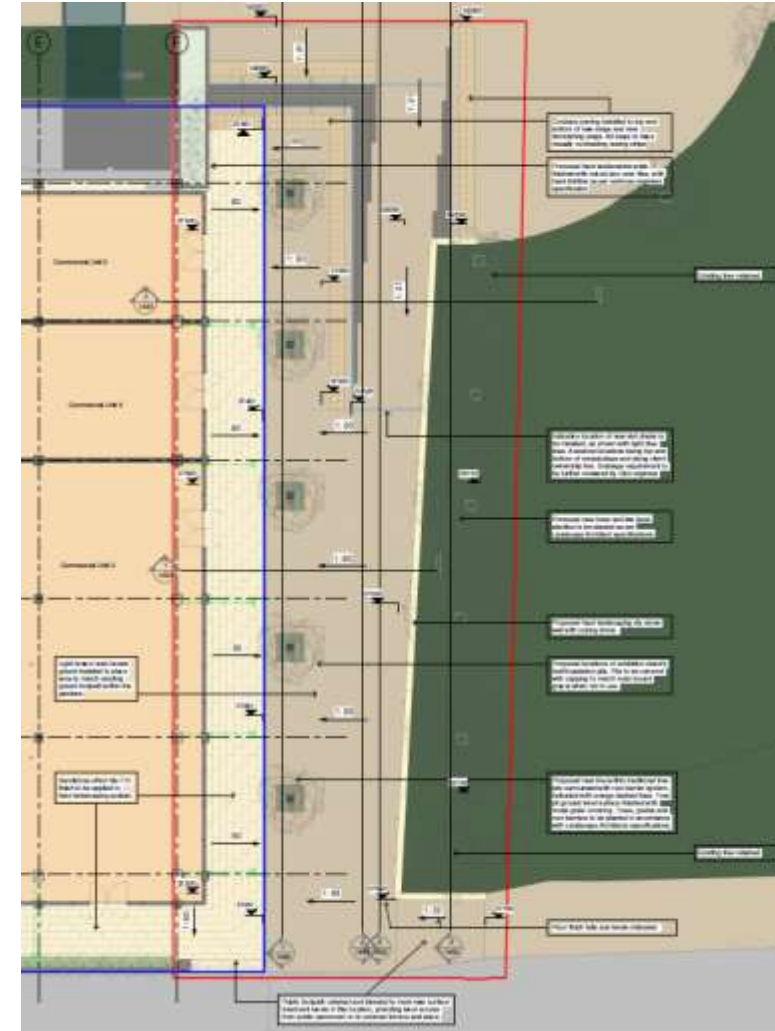


Comparative layouts

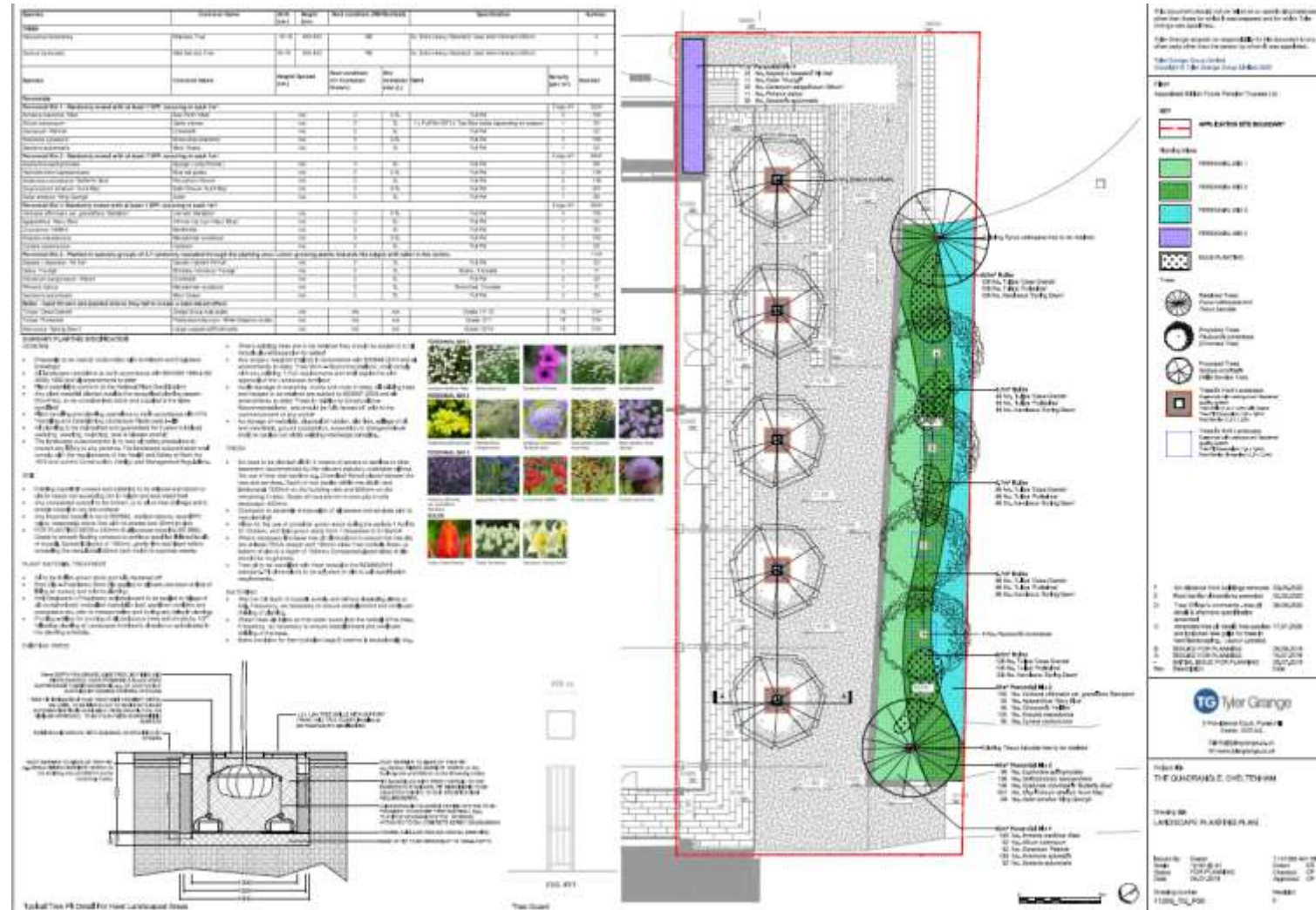
As approved



As proposed



Landscaping plan



Key Planning Matter

The acceptability of the proposed changes as an amendment to the approved scheme in terms of design; the principle of development having been firmly established through the original grant of planning permission which remains extant.

Summary of recommendation

Officers are satisfied that the amended scheme is one which is not substantially different from that originally approved; and continues to provide an opportunity to significantly enhance this part of the public realm.

The concerns raised by Art in the Park, and their supporters, have been duly noted and it is acknowledged that they will need to adapt their exhibition to fit in with the revised plaza proposals; however, the planning application must be determined in accordance with the development plan and there is no policy reason to refuse permission. The wider proposals will result in significant improvement to the public realm for the benefit of a number of users all year round.

As such, the recommendation is to grant planning permission for this revised scheme subject to a number of conditions which reflect those imposed on the original decision notice.

4 Moorend Glade and 20/01041/FUL

Proposed single storey and two storey rear extension

Aerial Image and Site Plan



20/01041/FUL

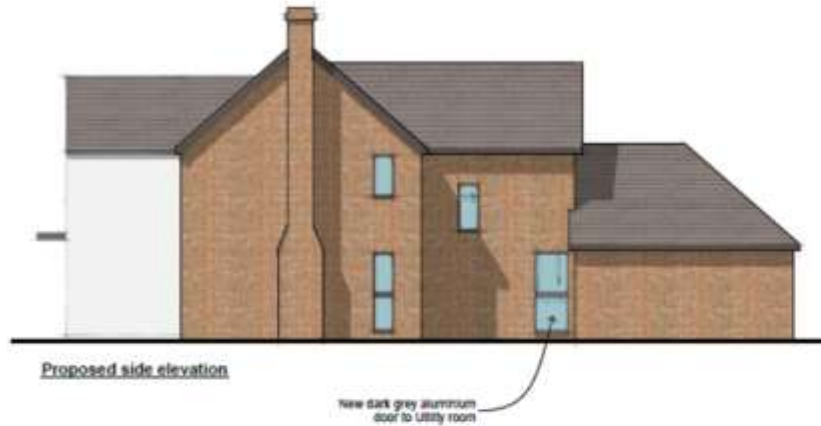
Photographs of the site



20/01041/FUL

Proposed Elevations

Proposed Side
Elevation (Facing
North)



Proposed Side
Elevation
(Facing South)

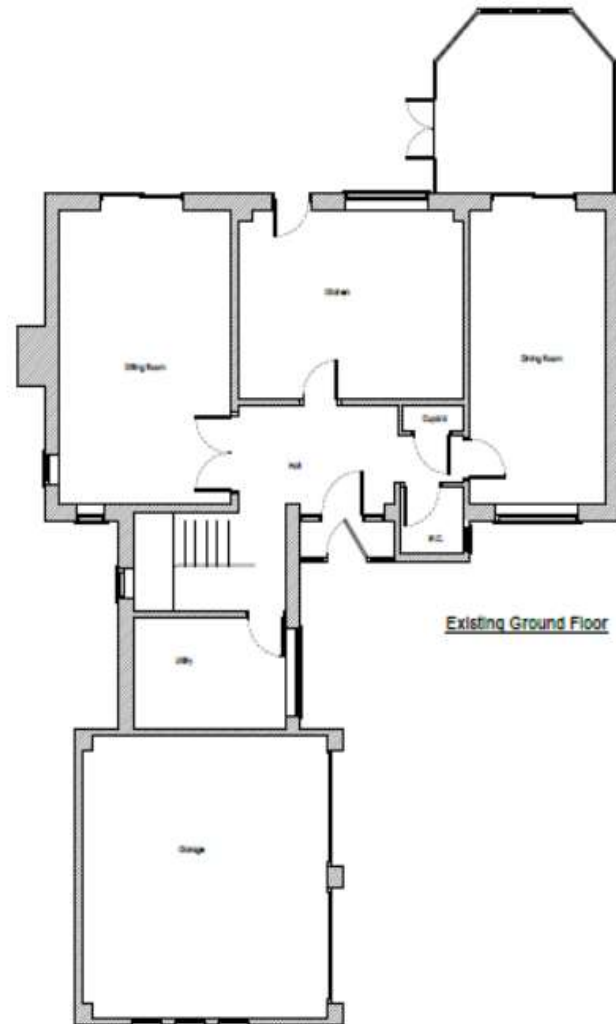


Proposed Rear
Elevation
(Facing West)



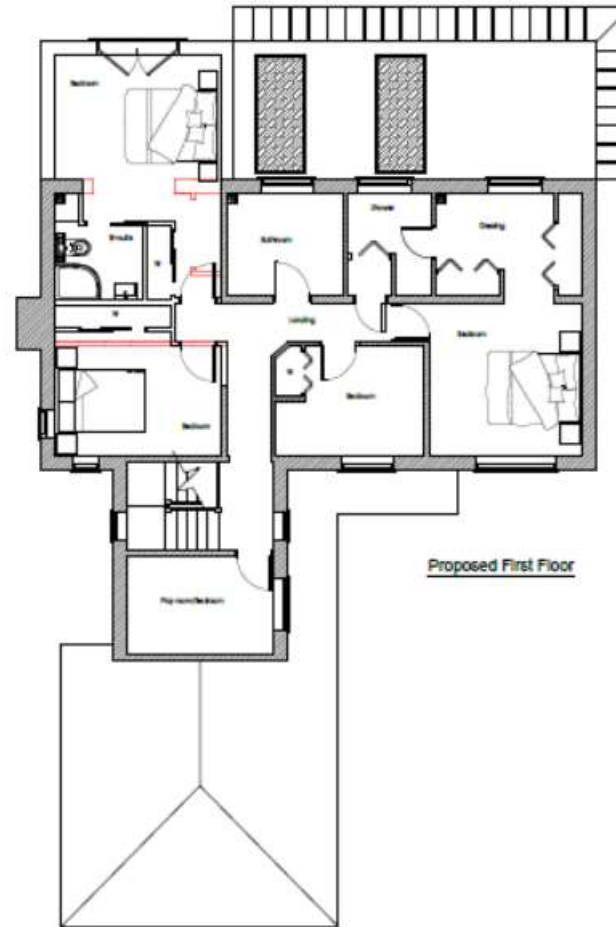
20/01041/FUL

Existing Plans



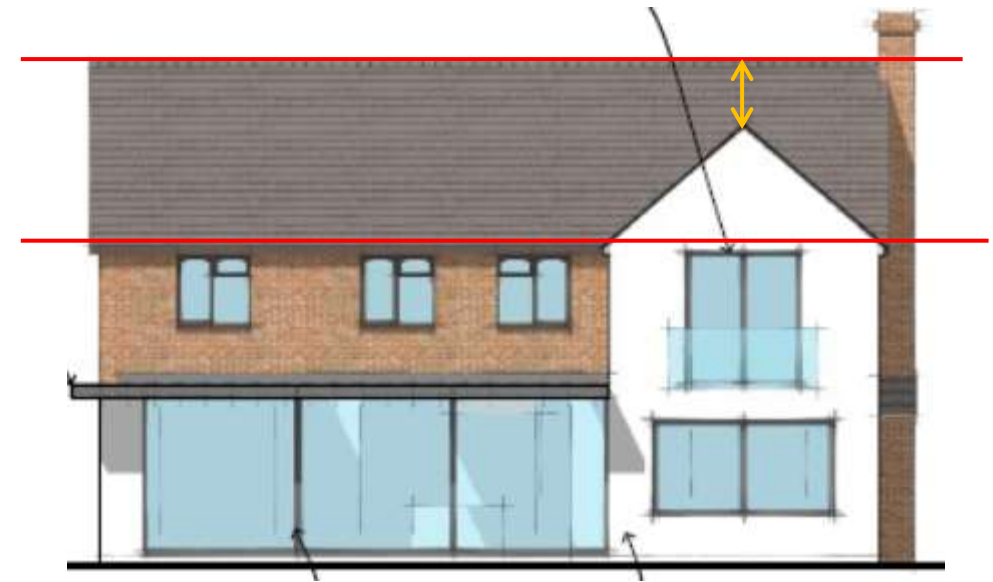
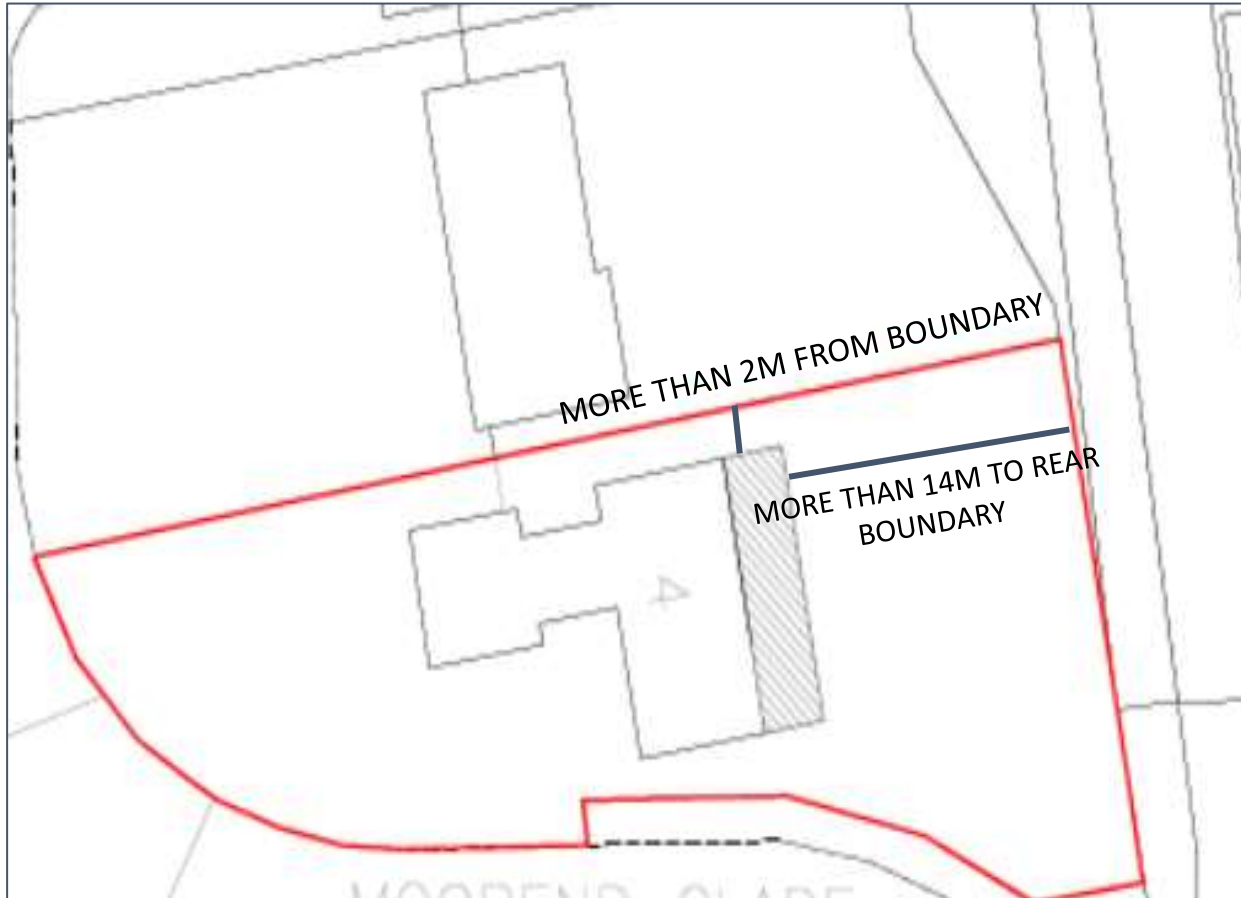
20/01041/FUL

Proposed Floor Plans & Block Plan



20/01041/FUL

Key Planning Matters – Design and Impact on Neighbouring Amenity



LEVEL IN HEIGHT WITH EXISTING EAVES AND NO HIGHER THAN EXISTING RIDGE LINE

20/01041/FUL

Key Planning Matters – Impact on Wider Street Scene



20/01041/FUL

Summary of Conditions

Two conditions have been attached:

- Standard Time Limit
- Development built according to approved plans