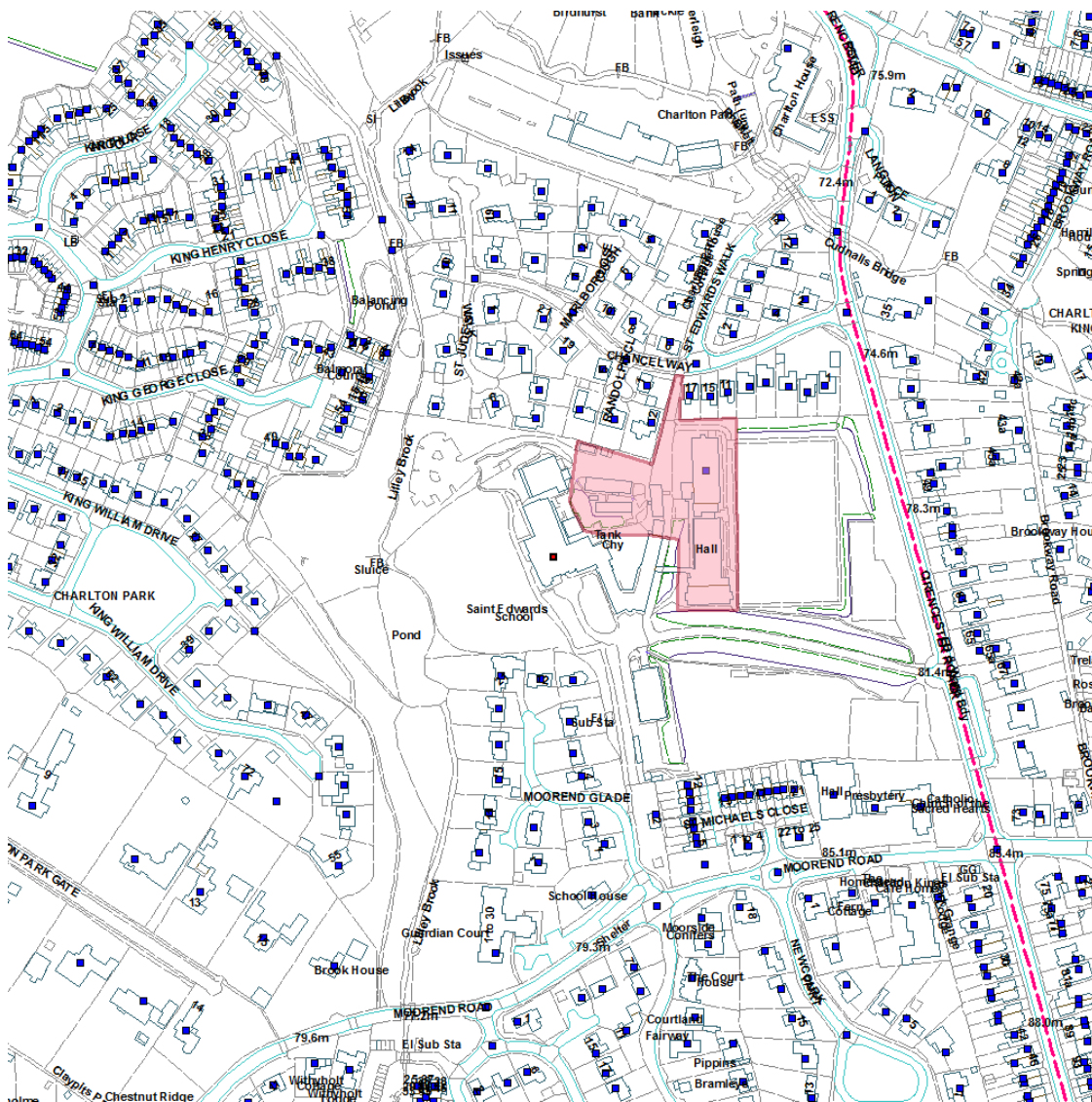


APPLICATION NO: 24/01599/FUL		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 27th February 2025		DATE OF EXPIRY: 24th April 2025
DATE VALIDATED: 27th February 2025		DATE OF SITE VISIT:
WARD: Charlton Park		PARISH: Charlton Kings
APPLICANT:	Alpha Schools	
AGENT:	Agent	
LOCATION:	St Edwards School Cirencester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

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

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

The request remains following the submission of revised drawings.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

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

Relevant Planning History:

78/00251/PF 1st June 1978 PER

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

80/00304/PF 11th August 1980 PER

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

83/00289/PF 19th August 1983 PER

Rebuilding Existing Fire Damaged Classroom

83/00436/PF 12th January 1984 PER

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

87/00212/PF 26th March 1987 PER

Erection Of New Boys Changing Room With Showers And Toilets

87/00475/AN 25th June 1987 PER

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

87/00500/LS 25th June 1987 PER

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

87/00723/PC 30th July 1987 PER

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

87/00793/PF 30th July 1987 PER

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

88/00991/PF 25th August 1988 PER

Replacement Of Existing Covered Enclosure For Tractors

88/00992/PF 25th August 1988 PER

Erection Of Covered Enclosure For Tractors (Amended Scheme)

89/00973/PF 28th September 1989 PER

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

89/01201/PF 23rd November 1989 REF

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

89/01213/LA 23rd November 1989 REF

Extension And Alterations

89/01214/LA 26th October 1989 PER

Installation Of Metal Protection Grille To Entrance

89/01393/LA 18th January 1990 PER

Installation Of Guardrails In Addition To Existing Stair Handrails

90/00192/PF 29th March 1990 PER

Erection Of Toilet Block

90/00508/LA 28th June 1990 PER

Extensions And Alterations To Form New Library (Amended Plans)

91/00435/AN 23rd May 1991 PER

Erection Of Flag Pole For Display Of National and School Flag

92/00758/LA 24th September 1992 PER

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

94/00512/PF 23rd February 1995 PER

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

95/00034/LA 23rd February 1995 PER

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

95/00310/PF 25th May 1995 PER

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

95/00616/PO 27th July 1995 PER

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

95/00703/AN 19th October 1995 PER

Replacement Of Existing Signs With New

97/00307/PF 22nd May 1997 PER

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

97/00338/PF 22nd May 1997 PER

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

97/00423/LA 26th June 1997 PER

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

99/50013/FUL 24th November 1999 REF

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

99/50014/FUL 24th November 1999 REF

Formation of parking for 56 cars

00/00558/FUL 31st May 2000 PER

Erection of a classroom block/changing rooms

01/00157/LBC 30th April 2001 GRANT

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

01/00158/FUL 12th January 2007 PER

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

01/01759/LBC 8th January 2002 NOTREQ

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

01/01760/FUL 15th February 2002 PER

Stationing of temporary style building in South West corner of site

02/01096/FUL 11th October 2002 PER

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

02/01242/FUL 11th October 2002 PER

Construction of 2 no. temporary classrooms

03/00040/FUL 21st March 2003 PER

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

03/01350/FUL 10th October 2003 PER

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

04/00203/FUL 19th March 2004 PER

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

04/00206/TEMP 20th April 2004 PER

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

04/00852/FUL 24th June 2004 PER

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

04/00856/LBC 29th June 2004 GRANT

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

04/01739/FUL 22nd December 2004 PER

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

04/02123/LBC 7th March 2005 GRANT

Replacement windows to science block

05/00027/FUL 16th February 2005 PER

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

05/01234/CONDIT 3rd October 2005 PER

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

05/01235/CONDIT 3rd October 2005 PER

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

05/01918/FUL 8th February 2006 PER

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

06/00414/CONDIT 4th May 2006 PER

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

06/00479/CLPUD 2nd May 2006 CERTPU

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

06/00480/LBC 24th October 2006 GRANT

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

06/00803/ADV 19th July 2006 GRANT

New school sign to replace existing

07/01115/FUL 4th October 2007 PER

Alteration to existing entrance wall, new gates and fence

08/01498/FUL 15th December 2008 PER

Proposed retention of CDT building

18/00687/LBC 17th May 2018 REF

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

18/00824/FUL 17th July 2018 PER

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

21/02016/LBC 11th November 2021 GRANT

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

21/02070/FUL 2nd February 2022 PER

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

21/02016/FUL 11th November 2021 PER

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

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 8 Promoting healthy and safe communities

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 16 Conserving and enhancing the historic environment

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD8 Historic Environment

SD14 Health and Environmental Quality

INF4 Social and Community Infrastructure

INF5 Renewable Energy/Low Carbon Energy Development

Cheltenham Plan Policies

D1 Design

SL1 Safe and Sustainable Living

Supplementary Planning Guidance/Documents

The Cheltenham Climate Change SPD (adopted June 2022)

4. CONSULTATIONS

See appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

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

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

6. OFFICER COMMENTS

6.1 Determining Issues

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

6.3 The site and its context

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

6.5 Design and layout

- 6.6 Policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that responds positively to and respects the character of the site and its surroundings. This draws from paragraph 135 of the NPPF which seeks development to add to the overall quality of the area, be visually attractive, sympathetic to local character and create places that are safe, inclusive, accessible, with a high standard of amenity.
- 6.7 Policy SD8 of the Joint Core Strategy requires development to make a positive contribution to local character and distinctiveness, having regard to the valued elements of the historic environment. Section 16 of the NPPF seeks development to consider the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to the asset's conservation.
- 6.8 As set out above, the application proposes two developments; new classroom block and alterations and extensions to the existing gym block.

6.9 Classroom Block

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

6.10 Gym/Swimming Block

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

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

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

6.23 Sustainability

- 6.24 Policy SD3 of the JCS requires development to demonstrate how they will contribute to the aims of sustainability and be expected to be adaptable to climate change in respect of design, layout, siting, orientation and function. The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising buildings over the next decade.
- 6.25 Unfortunately the submission has not included any details or information as to how the building would meet the aims of the Council by way of the inclusion of low carbon features and technologies. The lack of a sustainability statement is unfortunate as it is likely that the development could include sustainable features or building measures.

6.26 Biodiversity Net Gain (BNG)

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

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

6.29 Other considerations

6.30 Waste

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

6.31 Public Sector Equality Duty (PSED)

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

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

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have "regard to" and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

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

7. CONCLUSION AND RECOMMENDATION

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

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

- 7.3 No concerns have been raised with regards to the proposed extensions and alterations to the gym/swimming block; this element remains as submitted.
- 7.4 Taking all of the above into consideration, the proposed extension to the existing gym/swimming pool block and new classroom block are considered to be acceptable and would comply with the relevant policies and guidance for the reasons discussed above.

8. SUGGESTED CONDITIONS

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

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

- 3 No external facing or roofing materials shall be applied unless in accordance with:
a) a written specification of the materials; and/or
b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order), the first floor, north facing windows of the classroom block shall at all times be non-opening and glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

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

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

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

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

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

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

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

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

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

INFORMATIVES

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

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

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

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

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

Consultations Appendix

Historic England

26th March 2025

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

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

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

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

Ward Councillors

20th March 2025

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

Ward Councillors

12th March 2025

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

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

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

Ward Councillors

12th November 2024

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

Heritage And Conservation

21st October 2024

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

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

Conservation Comments

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

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

Building Control

3rd March 2025

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

Heritage And Conservation

1st April 2025

Description of site and proposal

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

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

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

Relevant Legislation, Policies and Guidance

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

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

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

Comments on proposed alterations

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

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

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

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

Conclusion and Recommendation

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

Suggested Conditions

Approval of external materials.

Parish Council

18th March 2025

No objection.

Parish Council

22nd October 2024

No Objection.

Environmental Health

25th October 2024

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

Minerals And Waste Policy Gloucestershire

18th March 2025

Comment available to view in documents tab.