

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

REPRESENTATIONS

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

6 Thompson Drive
Cheltenham
Gloucestershire
GL53 0PN

Comments: 13th June 2025

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

12 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 10th June 2025

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

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

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my role as a volunteer supporting the playgroup, I frequently encountered challenges arising from inadequate heating, outdated amenities, and limited outdoor space.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

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

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

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

9 Naunton Lane
Cheltenham
Gloucestershire
GL53 7BN

Comments: 18th June 2025

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

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

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

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

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

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

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

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

1 Orrisdale Terrace
Cheltenham
Gloucestershire
GL53 7HZ

Comments: 9th June 2025

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

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

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

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

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

6 Pilford Road
Cheltenham
Gloucestershire
GL53 9AQ

Comments: 24th June 2025

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

14 Hillary Road
Cheltenham
Gloucestershire
GL53 9LD

Comments: 10th June 2025

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

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

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

236 Old Bath Road
Cheltenham
Gloucestershire
GL53 9EG

Comments: 10th June 2025

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

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

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

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

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

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

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

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

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

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

Encouraging active, healthy lifestyles by supporting youth organisations;

Creating inclusive, accessible community spaces for all;

Ensuring sustainable development with minimal environmental footprint;

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

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

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

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

Yours sincerely,

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

Comments: 17th June 2025

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

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

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

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

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

55 Collum End Rise
 Leckhampton
 Cheltenham
 Gloucestershire
 GL53 0PA

Comments: 10th June 2025

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

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

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

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

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

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

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

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

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

77 Moorend Crescent
Cheltenham
Gloucestershire
GL53 0EW

Comments: 12th June 2025

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

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

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

24 Moorend Park Road
Cheltenham
Gloucestershire
GL53 0JY

Comments: 17th June 2025

I strongly support the rebuild of the Scout hut.

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

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

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

The new hut will enable several significant improvements

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

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

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

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

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

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

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

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

2 Thompson Drive
Cheltenham
Gloucestershire
GL53 0PN

Comments: 18th June 2025

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

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

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

159 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 8th June 2025

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

1 . Established community use came first

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

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

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

3 . Limited change in scale, big gain in quality

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

4 . Clear policy compliance and public benefit

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

5 . Highway safety and parking

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

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

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

Conclusion

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

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

2 Pilford Close
Cheltenham
Gloucestershire
GL53 9HA

Comments: 7th June 2025

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

3 Merlin Way
Cheltenham
Gloucestershire
GL53 0LS

Comments: 18th June 2025

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

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

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

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

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

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

Walmer House
32 Bath Street
Cheltenham
Gloucestershire
GL50 1YA

Comments: 2nd June 2025

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

Potential issues include:

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

23 Hall Road
Cheltenham
Gloucestershire
GL53 0HW

Comments: 9th June 2025

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

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

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

14 Pilford Avenue
Cheltenham
Gloucestershire
GL53 9EH

Comments: 6th June 2025

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

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

A Vital Community Asset

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

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

Sustainable and Responsible Development

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

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

Meeting Local and Strategic Planning Goals

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

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

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

- Promoting healthy, active lifestyles through youth engagement and outdoor activities.
- Supporting inclusive communities by providing a welcoming space for children of all backgrounds.

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

- A Long-Term Investment in Our Children

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

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

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

Sincerely,

53 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 11th June 2025

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

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

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

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

11 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 11th June 2025

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

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

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

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

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

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

Flat 2
56 Moorend Park Road
Cheltenham
Gloucestershire
GL53 0JY

Comments: 24th June 2025

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

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

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

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

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

3 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 3rd June 2025

I live at 3 Leckhampton Rise with my wife who has already commented. I wish to confirm my agreement with her objections, and those of my neighbours, with additional observations as follows:

The rear gardens of numbers 1-5 are directly behind the existing scout hut with only approximately 4 feet between our fences and the rear wall. It is proposed that the new building follows the same line making it almost certain that damage will be done to our boundaries and that excavation work will potentially undermine our retaining walls - that drop 5feet into our gardens - possibly causing collapse. Moving the rear wall of the new building back say 4feet would mitigate this risk. There is also the question of the new building being higher as this impacts on our light and view. Moving the building back would at least reduce this problem.

I cannot understand why the new building needs to be approximately 65% larger than the existing. The application states that no additional use of the building is intended, but I find this very hard to believe. My concern is that this large new building will be used as a

functions centre with increased foot fall, traffic and noise to the detriment of neighbouring residents. If not then why does it have to be any larger than the existing building? From what I can gather the proposed new building is vastly larger than most other scout huts. The plans for a new hut for 43rd Bristol Scouts are a case in point. This can be viewed online:

Hut Design - 43rd Bristol Scout Group

Traffic is already a considerable problem as there are no parking facilities for visitors to the hut. Visiting vehicles park dangerously on the road at the foot of Leckhampton Hill presenting a hazard to descending traffic. Also, by parking right up to our road entrance they obstruct the view of resident's vehicles attempting to leave further increasing the hazard. Alternatively, some visitors to the scout hut often trespass using our private car park and our private road to turn around, which is not permissible or acceptable. Increased use of the new building will exacerbate this serious problem and is an accident waiting to happen.

It seems inconceivable that the rubble and new materials can be removed/delivered using the footpath without causing damage. The footpath is the only access to the hut and is currently used by small vehicles associated with the hut to reach a limited parking area at the front of the premises. Whether use of this access is legal is itself questionable, but it is certainly not adequate to facilitate traffic required for the proposed new build.

Noise from the hut has been a constant problem. It is anticipated that the new building will have better soundproofing. However, if the proposed skylights at the rear of the building are to remain then they need to be unopenable otherwise this will be compromised.

I consider this application to be both complex and controversial and as such think it should be considered by the monthly planning committee as mentioned in your letter of 16th May. I have spoken with a local councillor regarding this. I believe that a site visit by committee members to validate the objections made would be helpful.

16 Southcourt Drive
Cheltenham
Gloucestershire
GL53 0BT

Comments: 10th June 2025

The Leckhampton Scout hut has provided an amazing space for children to take part in Scouting for generations. My son is a member of the group and loves the opportunity to meet other children, learn new skills and take part in adventures. Without the hut, none of this would be possible.

The hut is becoming increasingly dilapidated and needs a thorough overhaul. It's clear to those of us who see it up close that a rebuild, not a revamp, is needed - and will in the long run be the more cost effective approach.

This enhancement will improve the experience of the current users and ensure that future generations of local children can enjoy it too. Replacing it must also be a benefit to the environment, since the draughty building leaks heat terribly.

Please lets make this a facility that the community can be proud of and show support to the young people of the area!

16 Southcourt Drive
Cheltenham
Gloucestershire
GL53 0BT

Comments: 10th June 2025

I would like to show my support for the scouts hut . My son has been going for over 8 years and I have seen his confidence grow from the place and the team that run it . The hut fireworks is a highlight in our family calendar.

The hut whilst functioning could be updated this would allow for more children to benefit and to ensure that it is compliant with modern standards

125 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0DQ

Comments: 9th June 2025

The concerns of those who Object could be (and perhaps were) equally raised in respect of the original Leckhampton Views development 10 years ago. The Scout Hut considerable predates the Leckhampton Views development and the arrival of the latter should not prejudice the use of the former. I understand there are concerns about the execution of the building works and these must be seriously and sensitively addressed to the local residents by the relevant contractors.

The Scout Hut is considerably out of date and urgently needs replacing. I am aware that capacity constraints of the Hut have limited the ability of local children to join (often having to travel further to neighbouring organisations). My youngest son has been on the waiting list since birth. It needs to respond to the modern demands of a diverse and vibrant local community, while remaining true to the founding tenants of the Scouts organisation. The role the Scout Hut plays in the Leckhampton community cannot be understated. I have watched my son progress through Beavers, Cubs and Scouts at the Scout Hut. He has learned vital life skills and the effect on the development of his resilience, community-mindedness and maturing attitude has been outstanding.

There are valid concerns raised in respect of parking and Leckhampton Hill road traffic/speed. I endorse these, but they are not problems associated with the Scout Hut. The residents of Leckhampton Views need to be mindful that they have contributed to road use in the area as much as everyone else who now lives here. I experience the same problem during nursery and primary school drop offs (being a resident proximate to

those facilities). We should all strive to walk more but the issue of speed down the hill and traffic congestion generally is one for the Council to consider and address.

At this time when we are all deeply concerned about the mental health crisis affecting our children and the siren swan of "staying on screens", we should do all we can to promote the excellent Scouts organisation.

6 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 2nd June 2025

We do not object in principle and welcome the replacement of the current scout hut with a more modern building.

Our concerns primarily regard vehicular traffic both in terms of vehicle access to the site itself (during the build phase and afterwards) and parking.

1. Vehicle access to the site. We echo the concerns detailed in the Comments from 1 Leckhampton Views.

2. Parking. This is of great concern to us as even with the current low level of usage of the Scout Hut vehicles often park on Leckhampton Road right up to the perimeters of the road access to Leckhampton Views. When attempting to pull out it is impossible to see traffic coming down the hill (often very fast) or bicycles (again at great speed). Double yellow lines are an absolute necessity. Leckhampton Views is a road serving 38 properties whereas slightly further downhill the Liddington Close cul-de-sac serving 1 property has double yellow lines!!!

Also we would like it stipulated in the lettings contract for the Scout Hut that Leckhampton Views is a private road and that the road and visitor parking must not be used for parking by anyone using the Scout Hut.

3. Build phase. Prior to the build phase pest control should eradicate all the rats currently living under the existing hut. We echo 5 Leckhampton Views about minimising disruption.

5 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 1st June 2025

Concerns

Why does the building have to be larger than it already is if there is no change of use.

Can the building be a metre or 2 further from our boundary as I am concerned about the retaining wall behind our property being compromised by the build. This would also mitigate the effects of it having to be higher than it is currently.

No room for construction traffic via current pathway without damaging property.

Consider planting to mitigate overbearing view of the back of the building from our houses and at assist with noise reduction.

How will builders prevent damage/ dust/ potentially dangerous materials from entering our gardens during the build?

Traffic concerns as use of the hut already creates dangerous parking.

Alternative plot for a scout hut where safe parking and entry would be available.

Comments: 29th May 2025

Our main concerns would be the dust during the build ending up all over our garden.

Ideally the new hut would be built slightly further from the gardens. The traffic is already troublesome as parking on the road is dangerous when trying to get out of the estate as it blocks the view of traffic.

4 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 2nd June 2025

1. Demolition and Hazardous Materials

There are concerns regarding the safe disposal of the existing building, particularly the potential for asbestos.

2. Structural concerns with regards to retaining Walls and potential damage

All properties in Leckhampton Views have retaining walls which run along the back of the existing Scout Hut within 2m of the hut walls. There is a significant concern that removal of the existing structure and building of the new one including foundations etc could materially impact the stability and structural soundness of the retaining walls. In addition, there is concern with regards the building contractors ability to dismantle the current scout hut and not cause damage to adjacent garden fences belonging to the leckhampton views residences. The distance between the fence and the wall is small, making room for any equipment very limited. Furthermore, the plans should also include the need to further distance the footprint of the building from the leckhampton garden fences, by several metres.

3. Overlooking and Loss of Privacy

The proposed roof windows in the back of the property face directly towards properties in Leckhampton Views, resulting in unacceptable overlooking, safeguarding concerns (for residents and scouts) light pollution and a significant loss of privacy for neighbouring residents. This contravenes privacy principles in planning guidance and fails to respect the amenity of surrounding properties.

4. Usage Intensification - Scout Hut Concerns

We are comfortable with usage of the site for Scouts etc, this has generally been limited to weekday evenings and occasional fundraising events e.g. fireworks. The condition of the building has limited private hire but when this has occurred there is historical precedent for antisocial behaviour, including late-night parties. We would therefore request stringent restrictions on usage - particularly hours of use, serving of alcohol and onsite marshalling.

5. Construction Access and Disruption and hours

The planning application does not address how construction traffic will be managed.

6. Increase in Building Footprint.

Is this necessary given the fact it is to be used for the same purposes as it is currently?
What is the rationale for a larger building?

7. Increased Roof Height and Overshadowing

The increased height of the new roof will have a direct negative impact on adjacent properties by casting additional shade, particularly during winter months. This will reduce natural light and contribute to a darker and less pleasant living environment for properties on Leckhampton Views which are already positioned significantly lower than the existing structure.

8. Parking and Access to and from the Private Estate

The existing parking and access situation during Scout Hut events is already problematic, as cars sometimes obstructing the entrance to our private estate and using the residents parking area. Additional development and usage will exacerbate this issue, increasing the risk of accidents and inconvenience for residents.

Within the technical note in reference to the local highway network, number 2.4, the authors make the point "the road is subject to 30mph speed limit throughout". Although this is true, traffic rarely adheres to that speed limit coming off Leckhampton Hill onto Leckhampton Road, with the majority of the traffic coming down the hill at considerably greater speeds than 30 mph. My point being, that when cars are parking up Leckhampton Road right outside Leckhampton Views Estate, for Scouts to drop off and pick up, it creates a serious hazard due to these cars blocking the view of the road when leaving the estate. The hazardous nature is exacerbated with vehicles exceeding the speed limit, which is frequent. I suggest data is collected and research undertaken to ascertain better knowledge on the traffic speed on Leckhampton Road/Leckhampton Hill, rather than making gross assumptions.

10. Lighting Pollution

Any external lighting (not visible on the plan) should be carefully managed to protect neighbouring properties from light pollution. This was an issue when Leckhampton Views and Rise were constructed due to Bats living around the site; hence the low level of lighting vs traditional street lighting.

3 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 30th May 2025

1. No road access for removal and construction. Currently the footpath only used by walkers etc. Bollard is currently never raised to prevent vehicle access, which it should be.

2. Need assurance re the safe removal of materials including asbestos.
3. Proximity of construction work near our boundary.
4. Would need assurance re the working hours. I would consider 8am to 5pm weekdays acceptable.
5. There will be considerable increase in traffic at foot of hill and road. No designated parking indicated.
6. Concerns re increased use of new build. Historically have been late night parties with drug abuse and children's parties at weekends. I would consider curfew of 10pm.
7. Increase in noise pollution which is already a problem.
8. New build is considerably larger. What is the necessity for this if usage is the same?
9. Roof is higher. Light during winter months is already compromised.
10. Increase in light pollution from skylight windows and external lighting.

Whilst I accept that the current building is not fit for purpose, I am opposed to the new build for all the above reasons.

2 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 2nd June 2025

2 Leckhampton Views, Cheltenham, GL53 0AR (objections)

I live at No 2 Leckhampton Views and will be directly impacted by the proposed redevelopment of the Scout Hut and, although, a new building will look a lot better, I have significant reservations as to the following:

. The extra height which they state is minimal, from my point of view, actually will be significant. The eaves will be approximately 13.5" higher and the apex will be 5.5" higher, this will considerably impact on my light, especially in the winter months and especially as our gardens are considerably lower than the building, as quoted in the planning letter by some 3metres. Why does the building need to be higher and larger if as stipulated "the intensity of its use will not increase". Within the Planning letter the two storey building which was granted in 2014, I believe was before Leckhampton Views was built so that comparison is not relevant and indeed misleading.

. There will be three roof windows on the south side facing our houses. At present quite often the lights are left on all night, resulting in light pollution into our bedroom windows. It does not stipulate that these windows will not be openable and is it necessary to have windows on the north side as there appears to be plenty of windows on the south side. Should windows on the north side be necessary, then I suggest they are opaque for privacy and safeguarding issues.

. It is stipulated that the soundproofing on the proposed new build will be greatly improved. This will not make any difference when the scouts have outdoor activities which is the case in the summer months and with a new building I find it unbelievable that its usage will remain the same, as mentioned in the covering letter from Planning "the intensity of its use will not increase". The Planning Letter also states that the "net effect is

that whilst the building will be larger, the impact will be much the same or less because they will move more of the outdoor activity away". Away to where, another location, or all inside the building? This vague statement needs clarification.

. Within the Planning Proposal it states that the intensity of its use will not increase, so we should be told how much the building is used presently for day, evening, weekend use and outdoors. In addition, are there any other groups that use it at present and, if so, the frequency. I note that the application is purely for scout activities.

. It is not clear or obvious to me from the proposed plans, the distance between our fence and the north face of the proposed building. What is the distance between our fence and the north facing wall of the proposed building? As the proposed building is materially higher, why can't it be positioned further away from the residents fence. Furthermore, there could be structural damage to our retaining wall.

. Access to and from Leckhampton Views. Planning have stipulated that "the accident record has been reviewed and shows that there is not an issue". As this is apparently not an issue why has a speed-sensitive sign been installed and additionally why are their speed camera checks on that road. Parking outside on Leckhampton Road is already an issue and I think there should be double yellow lines so that visitors to the Scout Hut do not park right up to the end of our entrance road, on both sides to ease access to our private road. Although, the section of the road travelling past the Scout Hut and Leckhampton Views entrance is 30mph, it is quite often not adhered to not only by vehicles but also cyclists who cycle down at such speed they couldn't stop quickly if needed to, this is potentially very dangerous.

. There has been no mention of the timescale for the rebuild, assuming the plans are approved. I live at No 2 and will be directly affected by the noise, dust, trucks delivering supplies and the removal of waste, especially the asbestos roof, etc. The removal of the asbestos roof I realise that only approved companies can remove the asbestos, but how long will it take? I think that all houses that will be affected by this new build must be given a timescale as to how long it will take? This is required because during this time our gardens will practically be out of use during the summer months, both for noise and dust.

. I have significant misgivings about the volume of construction traffic that will have to access the narrow single lane track. In addition, there will inevitably be construction buildings, considerable materials, portaloos, etc on that small site. The car park will be enlarged at the rear with the proposed new build which will allow far more vehicles along the narrow single lane track.

Importantly, I note that the application is solely for scout activities and the inference is that no other organisations or activities will be permitted the use of the hall, although, I understand that is not the case at present.

I realise that the current building is past its best, but I feel this application should be rejected and that planning should seriously consider the crucial concerns which I've raised above.

1 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 1st June 2025

1. Overlooking and Loss of Privacy

The proposed roof windows in the back of the property face directly towards properties in Leckhampton Views, resulting in unacceptable overlooking, safeguarding concerns (for residents and scouts) light pollution and a significant loss of privacy for neighbouring residents. This includes children's bedrooms. This contravenes privacy principles in planning guidance and fails to respect the amenity of surrounding properties.

2. Dual Entry Access and Traffic Flow

The introduction of a dual-entry system will significantly increase traffic along what is currently a quiet footpath. This path runs directly in front of my home and is frequently used by pedestrians, children, cyclists, and horse riders. Increased vehicular access raises considerable safety concerns and fundamentally alters the nature of the pathway, making it less safe and less usable for non-motorists. It will also erode the peaceful character of the area. It is my understanding that it is a criminal offence to drive a mechanically propelled vehicle on a footpath, bridleway or restricted byway without lawful authority (section 34(1), Road Traffic Act 1988). You will be aware that there is no public right to use vehicles of any description over a public footpath. Only Scout personnel and a very limited number of cars currently drive along the footpath as there is no room to turn on the site. There is currently a bollard which is supposed to be replaced to stop vehicle access when the Scout Hut is not in use (although this is rarely replaced). One proposed solution to this would be to introduce a pedestrian access with gate and steps directly from the Leckhampton Road adjacent to the Scout Hut with parking spaces marked on Leckhampton Road.

3. Usage Intensification

Although we have always been comfortable with usage of the site for Scouts etc., this has generally been limited to weekday evenings and occasional fundraising events e.g. fireworks. The condition of the building has limited private hire but when this has occurred there is historical precedent for antisocial behaviour, including late-night parties, and the use of nitrous oxide canisters. An increase in the intensity of use due to the new development risks a resurgence of these issues, causing distress to nearby residents and undermining public safety. We would therefore request stringent restrictions on usage - particularly hours of use, serving of alcohol and onsite marshalling.

4. Construction Access and Disruption

The only access to the site is via the footpath that runs immediately in front of my property. This path is not designed or structurally capable of supporting heavy-duty construction vehicles. Allowing access for such traffic would pose a serious risk to property and pedestrian safety, in addition to causing damage to the pathway and surrounding trees. There is also concern about vibration being caused to buildings by constructions works and the impact on buildings structurally.

5. Construction Traffic and Hours

The planning application does not address how construction traffic will be managed. Given the narrowness of the access and proximity to residential properties, there must be strict restrictions on hours of operation and parking (e.g. no work before 8am or after 5pm on weekdays, and none at weekends with no parking on the footpath) to limit disruption. A clear traffic management plan is essential. We would also expect any dust or debris from construction works that falls on to our property and the neighbouring property to be promptly cleared and cleaned.

6. Demolition and Hazardous Materials

There are concerns regarding the safe disposal of the existing building, particularly the potential presence of asbestos in the roof. A full asbestos survey and disposal plan must be carried out and made publicly available to ensure public health is not put at risk during demolition.

7. Increase in Building Footprint

The proposed building represents a substantial increase in footprint, pushing further along the boundary towards our property and those in Leckhampton Rise. This infringes on previously open space, reduces separation distances, and introduces an unwelcome sense of enclosure for neighbours (particularly given the height difference between the scout site and adjoining properties). The building also extends in all directions, resulting in the building encroaching behind my property where there is currently open space. Why does the foot print of the building need to be larger when the use is stated to remain the same?

8. Increased Roof Height and Overshadowing

The increased height of the new roof will have a direct negative impact on adjacent properties by casting additional shade, particularly during winter months. This will reduce natural light and contribute to a darker and less pleasant living environment for properties on Leckhampton Views which are already positioned significantly lower than the existing structure.

9. Parking and Access to Private Estate

The existing parking and access situation during Scout Hut events is already problematic, with cars frequently obstructing the entrance to our private estate and using the residents parking area. Additional development and usage will exacerbate this issue, increasing the risk of accidents and inconvenience for residents.

10. Light Pollution

Any external lighting (not visible on the plan) should be carefully managed to protect neighbouring properties from light pollution. When Leckhampton Views and Rise were built significant restrictions were implemented due to local bats including low level lighting and the building of a 'bat house' - somehow these seem to no longer be an issue according to the planning report?

11. Structural concerns re Retaining Walls

All properties in Leckhampton Views have retaining walls which run along the back of the existing Scout Hut within 2m of the hut walls. There is a significant concern that removal of the existing structure and building of the new one including foundations etc. could materially impact the stability and structural soundness of the retaining walls.

12. Heat Pumps/ Air Conditioning

I do not know if it is the intention to install such systems, but if this is proposed, we would expect the associated plant and machinery to be positioned away from the residential properties.

13. Drainage

I would ask that all drainage proposals be properly considered. Any storm water shedding from the Scout Hut should be directed away from the residential properties.

In summary, although we support the intent and understand the desire to replace the existing building, the proposed development would have a materially harmful impact on residential amenity, safety, and the local environment. I urge the Planning Committee to reject this application or, at a minimum, require substantial modifications and enforceable conditions to mitigate the concerns raised above.

32 Pilford Avenue
Cheltenham
Gloucestershire
GL53 9EH

Comments: 14th June 2025

As a parent of three children, all of which attend (or will attend) the 24th Cheltenham (Leckhampton) Scout Group, I am writing to express my support for this proposed development of a replacement Scout Hut. The Scout Group and Hut is an important asset to our local community providing a much needed space for young people to learn new skills and socialise outside of home. The existing Scout Hut has served our community for many decades, but it is now outdated and no longer fit for purpose. The proposed replacement represents a vital investment in the future of our young people and the wider Leckhampton community. As a local resident and active participant in the life of this neighbourhood, I believe this development aligns strongly with Cheltenham Borough Council's planning objectives, particularly those relating to community infrastructure, youth engagement, and sustainable development. I hope the council recognise these benefits and approves the new Scout hut in order to provide continued benefit to young people for many years to come.

22 Charlton Lane
Cheltenham
Gloucestershire
GL53 9DX

Comments: 7th June 2025

I support this application. My son has had significant benefit over the years from his attendance at Explorers at the current hut. The facilities are aging and need modernising. The current application allows these much needed works to be done so that Leckhampton scouts can continue making their significant positive contribution to our community.

16 Liddington Close
Cheltenham
Gloucestershire
GL53 0AH

Comments: 19th June 2025

I am writing to express my strong support for the proposed development of a new Scout Hut for 24th (Leckhampton) Cheltenham Scout Group. This project is vitally important, not only for the local Scouting Community and the improved facilities it will provide, but also with the broader aim of improving children's wellbeing, safety, and development in today's rapidly changing world.

As a parent of 4 children, 3 of whom have been through Beavers, Cubs, Scouts and one through Explorers, i can see the positive effect that having a facility like the Scout Hut brings to children. I have been a Beaver Volunteer Leader for over 6 years and regularly see how engaged, enthusiastic, and happy the Beavers are when they attend sessions at the hut each Wednesday. Having an up to date facility is desperately needed to provide a somewhere where the Beavers, and other Scout Groups, can flourish. Running a Beaver session in the hut, especially during the winter months when we spend a lot of our time indoors, can be difficult with a cramped hall.

Construction Regulations and Safety

The existing building is clearly in need of updating. The replacement of this structure with a modern, purpose-built Scout Hut will allow full compliance with Construction (Design and Management) Regulations (CDM 2015), meaning that any construction works associated with the development will be managed in safe manner. This will provide a safe, secure, and regulation-compliant environment for children and leaders alike. The existing hut was constructed well before the inception of the CDM Regulations, which came into effect in 1994.

Cheltenham Council Net Zero Ambitions

The new development will be a more environmentally friendly, certainly more efficient in minimising heat loss, and more pleasant to use. Noting Cheltenham Borough Council's corporate plan for 2023 - 2027, one of their key priorities is working with residents and communities to help make Cheltenham net zero by 2023. This development would go some way to supporting that priority.

Impact to Residents

I can understand why some residents are concerned over future developments of the hut, however looking at the designs submitted, the result will be far more environmentally friendly, aesthetically pleasing, and safer for all to enjoy. There will be some upheaval for a relatively short period, however any concerns should be alleviated when the new hut comes into use. I live relatively close to the hut and witnessed a similar upheaval with increased construction traffic 10-12 years ago when the current Boo Homes development was taking place, and although introduced some irritation around parking around the

Leckhampton Road/ Liddington Close location, I could see that it was for a limited time only.

Digital Devices

We are increasingly aware of the impact that digital overexposure and screen time have on young people, so having a new facility will not only benefit the existing Scouting Community but also encourage new members to join and be part of a fantastic Scout Group. The mental health and wellbeing of young people is really important and this development will continue to provide a wide range of activities that are not dependent on digital devices.

We are really lucky that the Leckhampton Scout Group has spacious grounds surrounding the hut, and with the new development, will allow continued use of this space for children to reconnect with nature, engage in physical and social activities, and develop resilience, confidence, and teamwork skills-all away from screens and online distractions.

The new Scout Hut will be in place for many years, so we need to think about introducing a facility that is up to date, safe, environmentally friendly and more useable, which will benefit future generations.

9 Naunton Lane
Cheltenham
Gloucestershire
GL53 7BN

Comments: 19th June 2025

Statement in Support of the Development of Leckhampton Scout Hut

As a parent of a young child who attends Beavers at Leckhampton scout hut, I wholeheartedly support the proposed development of this vital community space. The scout hut is more than just a building-it's a place where children like mine learn essential life skills, build friendships, and grow in confidence in a safe and nurturing environment.

Every week, I see the excitement on my child's face as they head off to Beavers. Whether they're learning about teamwork, exploring nature, or simply playing games with their peers, the experiences they gain here are invaluable. The leaders do an incredible job, but the current facilities are outdated and limit the full potential of what they can offer.

Improving the scout hut would not only benefit the children currently attending Beavers, Cubs, and Scouts, but also future generations. A modern, accessible, and well-equipped space would allow for a wider range of activities, better accommodate growing numbers, and serve as a hub for the wider community.

Investing in the scout hut is an investment in our children's development and in the strength of our community.

I acknowledge the concerns of the residents of Leckhampton Views but the scout hut was here long before and surely the long term benefits to many far outweighs the short term inconvenience to a few.

I urge everyone to support this initiative and help create a space that reflects the energy, creativity, and potential of the young people who use it.

16 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 3rd June 2025

I live on the Leckhampton Views estate but my property is not directly affected by the proposed new build.

However I am very concerned at the traffic and parking issues. There have continued to be parking problems with scout hut traffic parking on the main road, often up to and past the access road to Leckhampton Views. Coming off Leckhampton Hill onto Leckhampton Road traffic is regularly seen hurtling down the hill way faster than the 30 mph limit. When scout hut traffic parks on the main road being able to see this traffic coming down the hill is extremely difficult. I would also include some cyclists who also are faster than the speed limit.

I would support painting of double yellow lines to limit parking by the entrance to Leckhampton Views and maybe further up the hill as the road swings down and round from the hill onto Leckhampton Road. I read in another comment that planners state "the accident record has been reviewed and shows that there is not an issue". I would submit that the speed of many vehicles and cyclists creates a higher chance of an accident. Prevention would be best policy here.

Additionally scout hut traffic have used parking spaces on our private estate and it needs to be made clear to users of the scout hut not to use them.

125 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0DQ

Comments: 9th June 2025

The existing Scout Hut has served our community for many decades, but it is now outdated and no longer fit for purpose. The proposed replacement represents a vital investment in the future of our young people and the wider Leckhampton community. As a local resident and parent (my 11 year old is a Scout and has been a Beaver and Cub and my four year old has been on the waiting list since birth), I believe this development aligns strongly with Cheltenham Borough Council's planning objectives, particularly those relating to community infrastructure, youth engagement, and sustainable development. Scouting has never been more vital. Sadly, our children are facing a mental health crisis and in a fast-paced, tech-dominated world, the outlet Scouts offers, especially for teenagers, is incredible and we are so grateful to everyone involved in the movement who gives up their time for free.

The proposed new facility will ensure that future generations of children in (a growing) Leckhampton and surrounding areas can continue to benefit from these opportunities. I believe it is hoped that other Scout groups will be able to benefit from the facilities too - enabling other children, who may not have access to green areas such as the lovely Leckhampton Hill and the Cotswold Way to enjoy it too. With improved accessibility, modern amenities, and increased internal space, the new building will be better equipped to meet the needs of a growing and diverse membership. It is worth noting that the current space limitations are such that children, like my youngest, need to be on the waiting list from birth to be assured of a place. The demand for places has obviously increased because Leckhampton has become a hotspot for residential growth. Within the last ten years we have witnessed and lived with the disruption of considerable housing developments, such as, the Boo Homes Leckhampton Views and Rise housing estate, Redrow, the new "Carbon Zero" homes on Kidnapper's Lane and the further development that is happening near to the High School Leckhampton.

Sustainable and Responsible Development

The application demonstrates a thoughtful and responsible approach to development. The site remains in community use, and the proposal does not involve any increase in vehicle traffic or parking demand. Most children who attend one of the groups live locally and walk to the Hut, sometimes independently. At most, I see about five vehicles parked on Leckhampton Road at drop off and pick-up on a Beavers/Scout night. I know Leckhampton Views residents have raised concerns about the speed of traffic coming down Leckhampton Road and also safety concerns relating to access to their houses - whilst I'm not sure the Scout Hut or proposed development adds much, or anything, to this - I would welcome a 20mph limit on Leckhampton Road generally - especially where we live near the current co-op/nursery setting.

The design respects the surrounding landscape and includes appropriate drainage and waste management provisions. I know residents at Leckhampton Views are concerned about the build, this is completely understandable, I was concerned about the Boo Homes build in 2015. I think it's natural not to want change near to where you live but I've got used to effect the new developments, including Leckhampton Views, have had on the area. If you buy a property next door to a well-established Scout Hut, I think it's reasonable to expect some noise and disruption from the children attending. We live very close to a nursery setting on Leckhampton Road and I personally love the sound of children enjoying the outdoors.

In terms of their concerns about damage to their properties; it is a well established principle at law that any damage would need to be rectified by the party responsible for causing that damage. This being the case, reputable contractors are always at pains to minimise disruption and not cause damage.

Meeting Local and Strategic Planning Goals

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

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

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

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

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

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

A Long-Term Investment in Our Children

As a parent, I see first hand the positive impact that Scouting has on my son's life. It gives children purpose, structure, and a sense of belonging. Indeed, on a recent trip to France, my son encouraged us to look out for ticks, something he had picked up from a Scout meeting - just as well he did as we had 7 of them! They are learning life-skills which aren't always taught at school or by parents. The current building, while cherished, is no longer adequate to support the full potential of Leckhampton Scout Group. The proposed replacement is not a luxury-it is a necessity.

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

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