

## PLANNING COMMITTEE

### Minutes of the meeting held on Monday 18<sup>th</sup> July 2022 at 7.00pm In the Stanton Hall, Church Piece Charlton Kings

**Present** Cllr Grimshaw (Chair), Cllr Gosling (Vice Chair), Cllrs Honeywill & Palmer

**In attendance** There were no members of the public present

**70/22/23** **Recording and filming of meetings.** There were no requests to record or film the meeting.

**71/22/23** **Apologies** Cllrs Hall & Holt

**72/22/23** **Declarations of interest.** There were none

**73/22/23** **Minutes of the previous meeting.** The minutes of the meeting held on 4<sup>th</sup> July 2022 were received, accepted and signed as a correct record.

#### DETERMINATION OF PLANNING APPLICATIONS

**74/22/23** **22/00112/OUT** Land adjacent to Oakhurst Rise Outline application for residential development of 25 dwellings – access, layout and scale not reserved for subsequent approval **Objection**

**It is with regret that the Committee notes that this revision of the application does little to address the objections from the meeting of 07/02/22 (see below).**

**In particular, we repeat:**

**“The access to the site is simply not conducive to access on foot or bicycle. With a view to access to local services, the climb from the bottom of Charlton Court Road to the entrance to the site is 33m, an average gradient of 7% for 475m. At its steepest the gradient is over 12%, or almost 1 in 8. These figures do not include the climb from the bottom of Charlton Court Road to the local facilities at Sixways, or the changes in level within the site.**

**The result of the severity of the climbs means that the site will be accessed almost entirely by private car. The lack of movement other than by car will inhibit social integration with the wider Charlton Kings community and any resident of the development without access to a private car will be very socially isolated. Both in terms of transport and social inclusion, this proposal does not represent Sustainable Development, regardless of the somewhat wishful statements in the Transport Assessment.”**

Cont'd  
22/00112/OUT

Policy HD4 of the Cheltenham Local Plan states a site specific requirement of “safe, easy and convenient pedestrian and cycle links within the site and to key centres”. Similarly, Joint Core Strategy Policy SD4, cl. vii states a development should: “Ensure accessibility to local services for pedestrians and cyclists and those using public transport”. This proposal, with the severe gradients and climbs as detailed above, manifestly fails to provide such pedestrian and cycle links.

We note that the design flaws, as detailed below, in both the foul and surface water drainage, have not been addressed.

Similarly, the site’s status as a Local Wildlife site and the future conflict with badgers’ foraging remain unaddressed.

There is intense pressure on local school places, with some parishioners being unable to get places in the local schools. The Junior School has previously been expanded from a 2 to 3 form entry, but the common areas have not expanded, so there is limited possibility to add further places.

We note and echo the concerns of the GCC Minerals & Waste Planning Authority and Historic England. unanimous decision

75/22/23 22/01153/FUL 26 Bafford Grove C.K. Erection of 2m high wooden fence **Objection:**

The Committee objects to the application as the proposed 2m high fencing on the boundary would be out of keeping with the surrounding area and thus detrimental to the streetscape.

If the proposed fence was set back slightly into the property and screened with hedging / planting, similar to the existing adjacent to the back garden of the property, this objection would be satisfied. unanimous decision

76/22/23 22/01118/LBC Flat 1 Roadlands Greenway Lane C.K. To replace non-period, exterior, shed-style door to basement with period style timber and glazed door in order to protect and preserve the basement of the property **No objection unanimous decision**

77/22/23 22/01219/FUL 17 Newcourt Road C.K. Proposed front porch and single storey rear extension following removal of existing conservatory **No objection unanimous decision**

78/22/23 22/01014/FUL 1 Bank Close C.K. Conversion of garage to additional bedroom with pitched roof above, single storey rear extension, erection of side tandem garage and external alterations to existing dwelling. **Comment:**

The Committee does not in principle object to this application, but notes the neighbour’s concerns and assumes these would be addressed by Building Control if the application is permitted. unanimous decision

**79/22/23**      **22/01221/FUL** St Edmunds Sandy Lane C.K. Erection of detached dwelling with associated works and landscaping **Comment:**

The Committee notes the concerns of neighbours to the north about loss of privacy and ask that the distance from windows of the proposed new dwelling to those of neighbours is checked to ensure it is more than 20m.

On a similar vein, the Committee are led to understand that the existing high hedging to the north of the proposed dwelling is due to be replaced with much lower hedging / fencing. Making the retention of the existing hedging, or its replacement with higher / larger planting than currently proposed, a condition of a consent would help reduce impact on the neighbours. **unanimous decision**

**80/22/23**      **22/01226/FUL** 2 Vineyards Close, C.K. Loft conversion and associated works  
**No objection unanimous decision**

**81/22/23**      **Any Other Business** The Committee discussed building up a report over the year for the Council's Annual Report

The meeting concluded at 19.51

Date of next meeting Monday 1<sup>st</sup> August 2022 7.00pm

Chairman