

PRESTBURY

P A R I S H C O U N C I L



Planning Committee Monday 15th January 2024 at 1845 Prestbury Pavilion

Invited: Cllr Hamish Breach (Chair), Cllr Cathy Hunt, Cllr Charles Taylor
Cllr Nick Atty, Cllr Peter Whitton, Linda Langrish (lay member),
Bob Stark (lay member)

Minutes

Item No.	Item
23/071	Welcome
23/072	Apologies received : Hamish Breach
23/073	Declarations of interest : none
23/074	Approve minutes of December 2023 meeting : approved
23/075	<p>Applications commented upon online in month prior to meeting today:</p> <p>There have been four applications this month in addition to those on this Agenda.</p> <p><u>Two storey side extension, single storey front and rear extensions and boundary wall</u></p> <p>Planning Application 41 Roman Hackle Avenue Cheltenham Gloucestershire GL50 4RF Ref. No: 23/02102/FUL Outcome: No objection</p> <p><u>Proposed new dormer and roof light to front elevation</u></p> <p>Planning Application 34 Shaw Green Lane Cheltenham Gloucestershire GL52 3BP Ref. No: 23/02096/FUL Outcome: No objection</p>

Alterations to existing dwelling to include single storey rear extension, new front bay, new/replacement windows, and external render; and erection of a new attached dwelling to side

Planning Application

331 Prestbury Road Cheltenham Gloucestershire GL52 3DF

Ref. No: 23/02124/FUL

Outcome: Objection. "The Planning Committee is concerned about the space at the front of the property being reduced, resulting in vehicles being unable to turn around on site as a consequence. This would require vehicles to either reverse out on to Prestbury Road, or block traffic by reversing in. Either of these options is potentially hazardous given how busy Prestbury Road can be, but at this particular location, its proximity to the double mini roundabouts at the Tatchley Lane / Prestbury Road / Bouncers Lane junction makes the risk materially higher.

We would like to see a requirement placed on the development to include adequate space for on site vehicle turning, as is the case with other properties in the immediate vicinity on Prestbury Road, i.e. between Tatchley Lane and Priors Road.

We have no objection to the property development itself, besides this issue, but object on the grounds of Highways concerns at the current time."

Update from Highways (on 12/1/24): "Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 recommends that this application be **deferred**.

The justification for this decision is provided below.

The above application is for alterations to existing dwelling to include single storey rear extension, new front bay, new/replacement windows, and external render; and erection of a new attached dwelling to side at 331 Prestbury Road Cheltenham. Prestbury Road is a Class-B Road and the dwellings will therefore need to have sufficient space to allow for cars to be parked in accordance with the parking standards and to be able to enter and leave the site in a forward gear. I would therefore be grateful if you ask the applicant to provide a dimensioned drawing showing how they intend to provide the necessary parking and turning space so that both dwellings are provided with a safe and suitable access. It would be useful if the drawings could include an AutoTRACK analysis of the parking and turning space.

The Highway Authority therefore submits a response of deferral until the required information has been provided and considered."

	<p><u>Proposed vehicular gates and higher fencing to boundaries</u></p> <p>Planning Application 34 Shaw Green Lane Cheltenham Gloucestershire GL52 3BP Ref. No: 23/02135/FUL</p> <p>Outcome: No objection</p> <p><i>Agreed as accurate</i></p>
23/076	<p><u>Proposed replacement of existing white wooden windows with UPVC sliding sash windows</u></p> <p>Planning Application Flat A The Old Mansion House High Street Prestbury Cheltenham Gloucestershire GL52 3AS Ref. No: 23/01570/FUL <i>Expiry Thursday 25th January 2024</i> Outcome: No objection</p> <p><u>New two storey rear extension. Internal and external modifications and renovations to existing dwelling house.</u></p> <p>Planning Application 9 Noverton Lane Prestbury Cheltenham Gloucestershire GL52 5BA Ref. No: 24/00025/FUL <i>Expiry Wednesday 31st January 2024</i> Outcome: No objection</p>
23/077	Matters for further consideration / future agenda items. : none
23/078	Next meeting: Monday 19 th February 2024 at 18.45