

CHELTENHAM

# Local development framework

NON-RESIDENTIAL LAND  
USE MONITORING REPORT  
IN CHELTENHAM BOROUGH

- **October 2015**



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## **1.0 INTRODUCTION**

- 1.1 This report outlines the supply of land for non-residential land uses to provide an accurate and up-to-date evidence base for Cheltenham Borough Council's Development Plan Documents. Surveys have been carried out annually since 2008 with 2010 being an exception, which monitor all sites with planning permissions for all land uses except for C3 dwellings in the Cheltenham Borough Council's administrative area. A description of the Use Classes is included in 3.2. The status of sites is recorded from the surveys stating if they are completed, under-construction or not started. This report covers the period between 1<sup>st</sup> April 2014 and 31<sup>st</sup> March 2015.
- 1.2 The Council needs to ensure that there is an adequate supply of land and buildings for different businesses and their activities in the Borough. It is also useful for the Council to be aware of schemes for non-commercial facilities such as for health and education. These facilities play an important role in providing special services for the community. Therefore it is important for the Council to monitor development completions and commitments which will be useful to inform the development of the Cheltenham Plan.

### **The NPPF**

- 1.3 National Planning Policy Framework (nPPF) places great emphasis on the role of the economy in pursuing sustainable development, with Sustainable economic development being identified as one of the 12 core planning principles of the nPPF. Local authorities are encouraged to make every effort to objectively identify and then meet the business needs of an area and respond positively to wider opportunities for growth by taking account of the needs of the business community.

### **Employment Supply and Requirement**

- 1.4 Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils have prepared a Joint Core Strategy (JCS) which is a co-ordinated strategy guiding how the three authority areas develop up to 2031 and forms part of the statutory development plan for each of the councils. This is currently being examined by an independent Planning Inspector. The JCS Submission makes provision for delivery of 64 hectares of employment land delivered through strategic sites; 23.4 hectares is allocated at the North-West Cheltenham and South Cheltenham urban extension. During 2015 the Cheltenham Plan consultation included options for establishing an economic strategy for the area. Representations are being analysed and this work will be further progressed throughout 2015/16.

## **2.0 METHODOLOGY**

- 2.1 This report monitors all sites with planning permissions for non-residential land uses. This includes new development of business and employment uses, changes of use and losses through demolition or conversion. The definition for types of development is included in 3.4.

- 2.2 The monitoring covers land and floorspace, in order that it may highlight how much new employment land has been provided as well as any changes in employment floorspace.
- 2.3 No threshold was used for the survey in order to obtain a more comprehensive picture of employment development in the Borough. Extensions to existing buildings have also been monitored along with the recent changes to permitted development rights for office to residential conversions.
- 2.4 Figures in this report are gathered from the online employment land monitoring database which was implemented in early 2006 by Gloucestershire County Council. Since this date, employment data has been maintained and updated annually.

### **3.0 EXPLANATORY NOTES**

- 3.1 Where there is more than one use on a site and only the total floorspace is provided in the planning application, total floorspace is divided by the total number of uses on site (*eg. a site with a total floorspace of 500m<sup>2</sup> and consisting of A1 and B2 use would result in 250m<sup>2</sup> for each use*). This method is also used for area size (*eg. a site with a total area of 1ha and consisting of B2 and B8 use would result in 0.5ha for each use*). Only a small number of those applications do not display the breakdown of use and floorspace. Applicants are encouraged to provide as much detail as possible when submitting applications.
- 3.2 The uses below are recorded under the Town and Country Planning, (Use Classes) 1987 Order, as amended. These uses are all monitored by the Council and are included in this report.

**A1** – Shops

**A2** – Financial & Professional Services

**A3** – Restaurants & Cafes

**A4** – Drinking Establishments

**A5** – Hot Food Take-away

**B1** – business class (offices of a non-financial use, industrial processes and research and development of a light industrial nature)

- B1a – Offices, other than a use within Class A2 (Financial Services)
- B1b – Research and development of products or processes
- B1c – Light industry

**B2** – General Industry other than B1 or B8

**B8** – Storage & Distribution

**C1** – Hotels

**C2** – Residential Institutions

**C4** – Houses in multiple occupation

**D1** – Non-Residential Institutions

**D2** – Assembly & Leisure

**SG** – Sui-Generis

3.3 Class C3 in the Use Classes Order refers to “dwelling houses” which has been excluded from this report. Information on Class C3 can be found in the “Residential Land Availability report”.

3.4 The definition of development is monitored as follows:

**Change of use** – A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one “use class” to another.

**Conversion** – Generally means the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes. This also includes permitted development office to residential conversions.

**Extension** – Comes in the form of single or multi-storey extensions and side or rear extensions.

**Infill** – The development of a relatively small gap between existing buildings.

**New Build** – New buildings, excluding conversions and alterations and extensions to existing buildings.

**Replacement** – A new building replacing one that has been demolished.

**Mixed Use** – Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

3.5 Sections 4 - 8 of this report displays a breakdown of the Use Classes and covers land gained, land loss, commitments and expected losses. This illustrates what has been gained and lost this year and what changes can be expected in the Borough over the next few years.

## **4.0 USE CLASS ORDER A**

### **4.1 Land gained in A use**

Between April 2014 and March 2015, a total of **2.9776ha** of A use land was developed in the Borough. The total amount of A use floorspace created came to **4,742.22m<sup>2</sup>** and from this 2,651.22m<sup>2</sup> was located in the town centre. The majority of the land gain came from A1 as did the floorspace gain.

4.2 2.9776ha (100%) land gained in A use was on previously developed (brownfield) land.

### **4.3 Land loss in A use**

**5183.4m<sup>2</sup>** (or **0.8112ha**) was lost to other uses. The majority of these losses were within A1 and A2. More than half the losses occurred in the town centre which came to 3,347.4m<sup>2</sup>. The majority of the losses from A uses were lost to other A classes or were lost to residential (C3) use.

### **4.4 Commitments for A use**

Committed sites with A use at 1<sup>st</sup> April 2015 have permission for a total of

**4.7513ha** or **22151.19m<sup>2</sup>**. The vast majority of this is within A1 with 3.3829ha or 4,301.33m<sup>2</sup> of which 1,378.93m<sup>2</sup> is within the town centre. A large amount of “A” use continues to be provided at the Gallagher Retail Park, Tewkesbury Road.

**4.5 Expected loss in A use**

The Borough is expected to lose 3977.17m<sup>2</sup> (or 2.7979ha) of A use from unimplemented sites. The majority of the expected losses are within A1 and A2 uses.

**5.0 USE CLASS ORDER B**

**5.1 Land gained in B use**

During 2014/15, **5.13118ha** (or 6993m<sup>2</sup>) of employment land was developed which were all on previously developed (brownfield) land. This has significantly increased from previous years with the amount of total floorspace gained at **6,993.0m<sup>2</sup>**.

5.2 Since mid 1991 a total of **28.8929ha** of employment land has been developed. Net changes since 1991 are shown in Table 1.

**TABLE 1: Employment land completions in Cheltenham Borough from 1991**

Year	1991 - 2005/06	2006/07	2007/08	2008/09	2009/10	2010/11 & 2011/12
<b>Completions</b>	<b>7.6044</b>	0.1356	3.468	1.282	0.6482	5.2829
<b>Losses</b>	<b>21.8828</b>	0.4472	2.13	1.574	0.9403	2.8458
<b>Net Change</b>	<b>-14.2784</b>	-0.3116	1.338	-0.292	-0.2921	2.4371

Year	2012/13	2013/14	2014/15	Total
<b>Completions</b>	2.19	3.1506	5.1312	<b>28.8929</b>
<b>Losses</b>	0.8588	4.6201	6.909	<b>42.208</b>
<b>Net Change</b>	1.3312	-1.4695	-1.7778	<b>-13.3151</b>

### 5.3 Land loss in B use

The amount of employment lost from B class uses came to **20,610m<sup>2</sup>** (or **6.909ha**). The loss was primarily within B1a with 3,175.72m<sup>2</sup> / 1.1151ha. A large proportion of the B class loss comes from the mixed use development at the Spirax Sarco Ltd site on St Georges Road (11,008m<sup>2</sup>) which was lost to a mixed use development, the majority of which is C2 use.

### 5.4 Commitments for B use

Committed sites with employment use at 1<sup>st</sup> April 2014 have permission for a total of **12.2314ha** or **90,664.5m<sup>2</sup>**.

### 5.5 Expected loss in B use

**13,503.1m<sup>2</sup>** or **1.3347ha** of employment is expected to be lost. B1a contributes to nearly half of the expected loss with 8,850.6m<sup>2</sup> or 1.1072ha.

## 6.0 USE CLASS ORDER C

### 6.1 Land gained in C use

There were only a small number of sites that contributed to land gained in C use in 2014/15. However, the total amount of land gained came to **0.995ha** with a total floorspace of **11,622m<sup>2</sup>**. The majority of C use gain came from C2 which consisted of 11,008m<sup>2</sup> or 0.665ha from the Spriax Sarco site at St Georges Road. This development delivered a total of 90 bedspaces. 67 flats self-contained flats have also been delivered, these have been counted within the Housing Land Availability Report.

### 6.2 Land loss in C use

The amount of land lost from C class uses came to **2,335.5m<sup>2</sup>** (or 0.44ha). The loss was primarily within C4 with 1560m<sup>2</sup> / 0.02ha.

### 6.3 Commitments for C use

A total of **3,836.48m<sup>2</sup>** have been permitted for C use with 1,931m<sup>2</sup> of C2 use. The total area size for C use came to 6.0051ha with the majority being in C2 (5.6786ha). However, these applications will only provide an increase of 24 bedspaces expected to be delivered.

### 6.4 Expected Loss of C use

It is expected that **3,408.84m<sup>2</sup>** of C use will be lost which is **2.1248ha** of land. This loss is spread across several smaller sites with a large majority of this loss coming from 77 Queens Road, which is changing from a House in Multiple Occupation for 6 people to 7 people which makes it SG use. (1,560m<sup>2</sup>)

## 7.0 USE CLASS ORDER D

### 7.1 Land gained in D use

During 2014/15 a total of **1,753.7m<sup>2</sup>** was developed for D use with D1 use gaining the majority (1,190.7m<sup>2</sup>). The total area size amounts to **0.3341ha**.

The main sites developed within the D class are Unit 6 The Brewery (319m<sup>2</sup>) and Unit 39 Cheltenham Trade Park (361m<sup>2</sup>).



7.2 **Land loss in D use**  
There has been minimal losses within D class uses with only 400m<sup>2</sup> (0.04ha) lost to other uses.

7.3 **Commitments for D use**  
**7,394.5m<sup>2</sup>/ 7.3482ha** have been permitted for D use. Sites with the largest gain will result from Cheltenham Ladies College, Malvern Road (3,788m<sup>2</sup>) and several smaller sites.

7.4 **Expected loss in D use**  
**3,455.94m<sup>2</sup> (0.365ha)** is expected to be lost. The majority of expected losses coming from Reset Health and Fitness, Unit 1 St Georges Place Car Park (1,275m<sup>2</sup>).

## 8.0 USE CLASS ORDER SG

8.1 **Land gained in SG use**  
A total of **3124.2m<sup>2</sup> (1.0152ha)** was developed between 2014/15. 7 Sites have been completed with the majority of this at 77 Queens Road (as mentioned in paragraph 6.4) (1560m<sup>2</sup>).

8.2 **Land loss in SG use**  
215m<sup>2</sup> (**0.04ha**) was lost from SG use to other uses.

8.3 **Commitments for SG use**  
A total of **1,995.29m<sup>2</sup>/0.4003ha** have been permitted for SG use.

8.4 **Expected loss in SG use**  
It is expected that **6,024m<sup>2</sup> (0.4706ha)** will be loss from SG use. The largest expected loss came from 1 College Lawn (4,767m<sup>2</sup>) which will be change of use to residential.

## 9.0 OTHER COMMITMENTS

9.1 Other commitments that have not been included in Table 5 (commitments) are Local Plan allocations and Civic Pride projects. These are shown in Table 7. Information on type of uses at these sites is unknown.

## 10.0 MONITORING REQUIREMENTS

10.1 Gloucester City, Cheltenham Borough and Tewkesbury Borough Councils have prepared a Joint Core Strategy (JCS) which is a co-ordinated strategy guiding how the three authorities develop up to 2031 and forms part of the statutory development plan for each of the councils. Upon adoption, the JCS will set out the strategic requirements for employment land up to 2031 across the three authorities. Under Policy E1 within the JCS submission version, the strategic requirement for employment land within Cheltenham Borough is 23.4ha.

10.2 The current employment land supply position is outlined in table 2.

**TABLE 2 – Non-residential land use DEVELOPED between 1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015**

Use Class Order	All Completion		Completed in town centre	
	Floorspace (m <sup>2</sup> )	Area Size (ha)	Floorspace (m <sup>2</sup> )	Area Size (ha)
<b>A-Class</b>				
A1	1790	2.7	50.72	0.005
A2	117	0.019	739	0.04
A3	184	0.015	1527.5	0.1286
A4	0	0	144	0.02
A5	0	0	190	0.05
<b>A-Class Total</b>	<b>2091</b>	<b>2.734</b>	<b>2651.22</b>	<b>0.2436</b>
<b>B-Class</b>				
B1	148	0.143	0	0
B1a	2908	0.71718	0	0
B1c	3760	4.25	0	0
B2	177	0.021	0	0
<b>B-Class Total</b>	<b>6993</b>	<b>5.13118</b>		
<b>C-Class</b>				
C1	399	0.29	215	0.04
C2	11008	0.665	0	0
C3	500	0.05	0	0.11
<b>C-Class Total</b>	<b>11907</b>	<b>1.005</b>	<b>215</b>	<b>0.15</b>
<b>D-Class</b>				
D1	472	0.07	718.7	0.0711
D2	563	0.193	0	0
<b>D-Class Total</b>	<b>1035</b>	<b>0.263</b>	<b>718.7</b>	<b>0.0711</b>
<b>SG</b>				
SG	2997	0.988	127.2	0.0272
<b>SG Total</b>	<b>2997</b>	<b>0.988</b>	<b>127.2</b>	<b>0.0272</b>
<b>Grand Total</b>	<b>25023</b>	<b>10.12118</b>	<b>3712.12</b>	<b>0.4919</b>

**TABLE 3 – Non-residential land LOSS between 1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015**

Use Class Order	All Completions		Completed in town centre	
	Floorspace (m <sup>2</sup> )	Area Size (ha)	Floorspace (m <sup>2</sup> )	Area Size (ha)
<b>A-Class</b>				
A1	3950.4	0.5627	2682.4	0.4491
A2	1016	0.1105	448	0.087
A3	144	0.036	144	0.036
A5	73	0.102	73	0.102
<b>A-Class Total</b>	<b>5183.4</b>	<b>0.8112</b>	<b>3347.4</b>	<b>0.6741</b>
<b>B-Class</b>				
B1a	3175.72	6.8575	1318.72	6.7832
B1b	138		0	0
B1c	716	0.0215	0	0
B2	16386		0	0
B8	195	0.03	0	0
<b>B-Class Total</b>	<b>20610.72</b>	<b>6.909</b>	<b>1318.72</b>	<b>6.7832</b>
<b>C-Class</b>				
C1	250	0.05	0	0
C2	525.5	0.37	0	0
C4	1560	0.02	0	0
<b>C-Class Total</b>	<b>2335.5</b>	<b>0.44</b>	<b>0</b>	<b>0</b>
<b>D-Class</b>				
D1	400	0.04	0	0
<b>D-Class Total</b>	<b>400</b>	<b>0.04</b>	<b>0</b>	<b>0</b>
<b>SG</b>				
SG	215	0.04	215	0.04
<b>SG Total</b>	<b>215</b>	<b>0.04</b>	<b>215</b>	<b>0.04</b>
<b>Grand Total</b>	<b>28744.62</b>	<b>8.2402</b>	<b>4881.12</b>	<b>7.4973</b>

**TABLE 4 – Commitments for non-residential land use at 1<sup>st</sup> April 2015**

Use Class Order	Floorspace (m <sup>2</sup> )					Area (ha)				
	Commitments	Not Started	Under Construction	Not Started Town Centre	Under Construction Town Centre	Commitments	Not Started	Under Construction	Not Started Town Centre	Under Construction Town Centre
<b>A-Class</b>										
A1	4301.33	3393.2	908.13	918.8	460.13	3.3829	3.1851	0.1978	0.167	0.0425
A2	1238.96	261	1085.96	107	1085.96	0.3033	0.0451	0.2665	0.0188	0.2665
A3	6717.2	6711.9	141.3	6485.9	141.3	0.4303	0.3905	0.05	0.3785	0.05
A4	5086.9	5086.9	0	5019.9	0	0.4691	0.4691	0	0.1752	0
A5	4806.8	4874.8	0	4686	0	0.1657	0.1793	0	0.1562	0
<b>A-Class Total</b>	<b>22151.19</b>	<b>20327.8</b>	<b>2135.39</b>	<b>17217.6</b>	<b>1687.39</b>	<b>4.7513</b>	<b>4.2691</b>	<b>0.5143</b>	<b>0.8957</b>	<b>0.359</b>
<b>B-Class</b>										
B1	69760	69760	0	35	0	6.8835	6.8835	0	0.0035	0
B1a	18998.64	18128.64	870	564.5	0	4.4369	4.3966	0.067	0.1359	0
B1c	1167	1167	0	0	0	0.305	0.305	0	0	0
B2	738.86	738.86	0	0	0	0.226	0.226	0	0	0
B8	1374.2	1374.2	0	1275	0	0.38	0.38	0	0.13	0
<b>B-Class Total</b>	<b>92038.7</b>	<b>91168.7</b>	<b>870</b>	<b>1874.5</b>	<b>0</b>	<b>12.2314</b>	<b>12.1911</b>	<b>0.067</b>	<b>0.2694</b>	
<b>C-Class</b>										
C2	1931	44	1887	0	0	5.6786	4.7	0.9786	0	0
C3	1785.88	704.9	1080.98	0	628.98	0.3065	0.12	0.1865	0	0.0365
C4	119.6	119.6	0	0	0	0.02	0.02	0	0	0
<b>C-Class Total</b>	<b>3836.48</b>	<b>868.5</b>	<b>2967.98</b>	<b>0</b>	<b>628.98</b>	<b>6.0051</b>	<b>4.84</b>	<b>1.1651</b>	<b>0</b>	<b>0.0365</b>
<b>D-Class</b>										
D1	1724.4	1184.4	540	470.4	540	0.2289	0.2074	0.0215	0.136	0.0215
D2	5670.1	5191.1	479	550	479	7.1193	6.8893	0.23	0.0649	0.23
<b>D-Class Total</b>	<b>7394.5</b>	<b>6375.5</b>	<b>1019</b>	<b>1020.4</b>	<b>1019</b>	<b>7.3482</b>	<b>7.0967</b>	<b>0.2515</b>	<b>0.2009</b>	<b>0.2515</b>
<b>SG</b>										
SG	1995.29	1691	304.29	165	304.29	0.4003	0.3638	0.0365	0.0238	0.0365
<b>SG Total</b>	<b>1995.29</b>	<b>1691</b>	<b>304.29</b>	<b>165</b>	<b>304.29</b>	<b>0.4003</b>	<b>0.3638</b>	<b>0.0365</b>	<b>0.0238</b>	<b>0.0365</b>
<b>Grand Total</b>	<b>130836.16</b>	<b>120431.5</b>	<b>10716.66</b>	<b>20277.5</b>	<b>3639.66</b>	<b>31.0783</b>	<b>28.7607</b>	<b>2.3764</b>	<b>1.3898</b>	<b>0.6835</b>

**TABLE 5: Expected loss for non-residential land use at 1<sup>st</sup> April 2015**

Use Class Order	Floorspace (m <sup>2</sup> )					Area (ha)				
	Total Expected Loss	Not Started	Under Construction	Town Centre Not Started	Town Centre Under Construction	Total Expected Loss	Not Started	Under Construction	Town Centre Not Started	Town Centre Under Construction
<b>A-Class</b>										
A1	1854.37	1414.37	644	907.17	149	2.3123	0.9261	1.41	0.7338	0.08
A2	1628.8	1628.8	0	1594.8	0	0.1806	0.1806	0	0.1696	0
A3	180	0	180	0	90	0.17	0	0.17	0	0.02
A4	176	176	0	176	0	0.035	0.035	0	0.035	0
A5	138	138	0	138	0	0.1	0.1	0	0.1	0
<b>A-Class Total</b>	<b>3977.17</b>	<b>3357.17</b>	<b>824</b>	<b>2815.97</b>	<b>239</b>	<b>2.7979</b>	<b>1.2417</b>	<b>1.58</b>	<b>1.0384</b>	<b>0.1</b>
<b>B-Class</b>										
B1	1356.6	966.53	480	55	300	0.478	0.348	0.13	0.342	0.11
B1a	8850.6	2367.6	6591	1391.6	450	1.1072	0.3531	0.7624	0.1748	0.009
B1c	1156	860.07	206	0	0	0.0136	0.0136	0	0	0
B2	1326.5	1326.5	0	129	0	0.1	0.1	0	0.016	0
B8	813.4	556	257.4	0	0	0.1859	0.00859	0.1	0	0
<b>B-Class Total</b>	<b>13503.1</b>	<b>6076.7</b>	<b>7534.4</b>	<b>1575.6</b>	<b>750</b>	<b>1.8847</b>	<b>0.82329</b>	<b>0.9924</b>	<b>0.5328</b>	<b>0.119</b>
<b>C-Class</b>										
C1	2345.7	1893.7	452	0	0	1.4808	1.478	0.0028	0	0
C2	1063.14	1063.14	0	0	0	0.644	0.644	0	0	0
<b>C-Class Total</b>	<b>3408.84</b>	<b>2956.84</b>	<b>452</b>	<b>0</b>	<b>0</b>	<b>2.1248</b>	<b>2.122</b>	<b>0.0028</b>	<b>0</b>	<b>0</b>
<b>D-Class</b>										
D1	737.7	607.7	130	399.5	130	0.156	0.136	0.02	0.096	0.02
D2	2718.24	2332	386.24	1275	386.24	0.209	0.063	0.146	0.0102	0.146
<b>D-Class Total</b>	<b>3455.94</b>	<b>2939.7</b>	<b>516.24</b>	<b>1674.5</b>	<b>516.24</b>	<b>0.365</b>	<b>0.199</b>	<b>0.166</b>	<b>0.1062</b>	<b>0.166</b>
<b>SG</b>										
SG	6024	5294	730	435	0	0.4706	0.339	0.1316	0.009	0
<b>SG Total</b>	<b>6024</b>	<b>5294</b>	<b>730</b>	<b>435</b>	<b>0</b>	<b>0.4706</b>	<b>0.339</b>	<b>0.1316</b>	<b>0.009</b>	<b>0</b>
<b>Grand Total</b>	<b>30369.05</b>	<b>20624.41</b>	<b>10056.64</b>	<b>6501.07</b>	<b>1505.24</b>	<b>7.643</b>	<b>4.72499</b>	<b>2.8728</b>	<b>1.6864</b>	<b>0.385</b>

**TABLE 6: Local Plan allocations and Civic Pride Sites  
(updated in April 2015)**

Sites	TOTAL Area Size (ha)	Site Description
Land at St. Margaret's Road and Portland Street	1.82	Planning Application determined approval subject to S106 Agreement for mixed use development including 5,792m <sup>2</sup> A1 food store, 739m <sup>2</sup> A1 (other) shops, 19m <sup>2</sup> A2 use and 336m <sup>2</sup> of A3 use with 143 dwellings. However there are outstanding legal issues which will require arbitration (scheduled for Autumn 2015).
Land at St. George's Place/St. James' Square	0.66	Site falls under the Civic Pride Project. 8 dwellings considered and office space. Now in the ownership of Cheltenham Borough Council.
Land at Cheltenham Spa railway station	3.30	This site is now going to be part of the re-generation of Cheltenham Spa Railway, residential use is now unlikely.
Land at Royal Well	1.09	Potential for mixed use development with leisure, retail and residential uses.
<b>6.87ha</b>		

# Appendices

## Notes

For each planning application listed in the attached appendices the following information is provided:

- site reference number
- planning application number
- nature of permission
- site address
- nature of development
- Use Classes Order
- Area size
- Floorspace gained/loss
- Development status

Other abbreviations used are:

- ELA – Employment Land Availability
- LDF – Local Development Framework
- TTWA – Travel to Work Area
- HA – Hectare
- N/S – Not started
- U/C – Under construction
- UCO – Use Class Order
- M<sup>2</sup> – Square metres

## **APPENDIX 1**

**Land gained in Non-Residential land use (completions)  
Between 1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015**



**LAND GAINED: 1st APRIL 2015****ALL SAINTS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
11/01699/COU	13/01/2012	ALS0037E	Worcester House, Pittville Circus Road	0.00	C3	162.50	C2	Change of use from care facility to residential		0.17
13/01384/COU	03/10/2013	ALS0046E	36 Winchcombe Street	190.00	A5	190.00	A2	Change of use from a betting office (Use Class A2) to a Hot Food Takeaway (Use Class A5) plus associated external alterations and car parking at 36 Winchcombe Street and Albion Place, Cheltenham		0.05
14/01126/COU	21/08/2014	ALS0051E	66 Hewlett Road	44.00	A2	44.00	A1	Change of Use of ground floor to A2, internal and external minor changes and associated works (retrospective)		0.004
14/00955/COU	21/07/2014	ALS0052E	29 Winchcombe Street	54.20	SG	54.20	A1	Change of use from gallery to tanning salon		0.0072

**LAND GAINED: 1st APRIL 2015****BATTLEDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
10/01790/FUL	29/02/2012	BAT0003E	J Sainsbury PLC, Priors Road	950.00	SG	0.00		Installation of new 'Pay at Pump' petrol filling station in north of car park comprising erection of canopy structure and 2 no. pumps; alterations to car park layout and extension of car park into former car sales yard; relocation of recycling and trolley bay shelters.		0.815

11/00130/COU	22/12/2011	BAT0007E	Hales Mead Childrens Home, 25 Hales Close	0.00	C3	363.00	C2	Extensions to and change of use from childrens home to provide 10 self contained flats, including alterations to fenestration, doors, parking and waste disposal provision		0.2
14/00224/COU	21/03/2014	BAT0010E	Wishmoor Guest House 147 Hales Road	250.00	D1	250.00	C1	Change of use from C1 (guest house) to D1 (health clinic)		0.05

**LAND GAINED: 1st APRIL 2015**
**CHARLTON KINGS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
13/01907/FUL	18/12/2013	CHK0015E	Charlton Church Post Office 19 Lyefield Road West	500.00	C3	500.00	A1	Change of use from A1 shop (Post Office) to residential use in conjunction with existing flat to form one dwelling.		0.05
13/02085/COU	15/01/2014	CHK0016E	First Floor 235 London Road	0.00	C3	98.00	A1	Conversion of existing first floor salon into self-contained flat with retention of existing studio flat		0.01

**LAND GAINED: 1st APRIL 2015**
**COLLEGE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
09/01226/FUL	28/10/2009	COL0047E	Cheltenham College Playing Fields, Thirlestaine Road	148.00	B1	0.00		Proposed construction of single storey new estates building with pitched roof and single storey extension to CCF Building including minor roof and window alterations. Felling of certain identified (Cat C) trees to facilitate development along with landsca	148	0.143

09/01226/FUL	28/10/2009	COL0047E	Cheltenham College Playing Fields, Thirlestaine Road	38.00	D2	0.00		Proposed construction of single storey new estates building with pitched roof and single storey extension to CCF Building including minor roof and window alterations. Felling of certain identified (Cat C) trees to facilitate development along with landsca	148	0.143
09/01226/FUL	28/10/2009	COL0047E	Cheltenham College Playing Fields, Thirlestaine Road	409.00	SG	0.00		Proposed construction of single storey new estates building with pitched roof and single storey extension to CCF Building including minor roof and window alterations. Felling of certain identified (Cat C) trees to facilitate development along with landsca	148	0.143
09/01476/COU	03/12/2009	COL0048E	26 - 28 Bath Street	0.00	C3	228.00	A2	Change of use of basement from A2 (Financial and Professional Services) to C3 (Residential), forming two basement/ground floor flats; creation of a second floor self contained studio flat and erection of a glazed rear lantern. (Retrospective).		0.016
10/00844/COU	23/04/2010	COL0055E	Unit 5 Exmouth Court, Exmouth Street	40.00	SG	40.00	B1c	Change of use of existing commercial property for use as a dog grooming parlour	40	0.006
10/00780/FUL	05/11/2010	COL0064E	YMCA, 6 Vittoria Walk	399.00	C1	0.00		Erection of new extensions with associated internal and external alterations to the existing Georgian villa, southern wing and Italianate tower to provide replacement YMCA accommodation and community facilities, provision of vehicular parking and bicycle		0.29
13/01148/COU	23/08/2013	COL0087E	Oriel Lodge Oriel Road	164.00	D2	164.00	B1a	Change of use of rear two storey extension from B1 (office) to D2 (gym)	-164	0.01
14/00003/COU	06/02/2014	COL0090E	Stamford House Regent Street	50.72	A1	50.72	B1a	Change of use of ground floor from Use Class B1 (offices) to Use Class A1 (retail)	-50.72	0.005

14/00223/COU	09/04/2014	COL0094E	Ground Floor Oriel Lodge Oriel Road	87.00	D1	87.00	B1a	Change of use from offices to D1 consulting room/office	-87	0.009
14/00448/FUL	28/04/2014	COL0095E	Imperial House 3 Montpellier Parade	0.00	C3	0.00		Change of use from residential with part commercial usage (ref: 03/00082/FUL) to wholly residential (whilst retaining basement flat).		0.11
14/00703/COU	02/07/2014	COL0097E	2A Ormond Terrace Regent Street	144.00	A4	144.00	A3	Retrospective planning permission for change of use from A3 (restaurant and cafe) use to class A4 (drinking establishment). Listed Building Consent for internal alterations		0.02
14/01151/COU	12/08/2014	COL0099E	82 High Street	73.00	SG	73.00	A5	Change of use from hot food take-away to adult gaming centre		0.02
14/01114/COU	15/08/2014	COL0100E	Mothercare Unit 36 Regent Arcade Regent Street	472.00	A3	472.00	A1	Change of Use from A1 to A3. Installation of new shopfront to Regent Street elevation. Installation of Air Conditioning equipment at roof level		0.05
14/01336/COU	29/08/2014	COL0101E	174 High Street	739.00	A2	739.00	A1	Change of use from shop (Class A1) to bank (Class A2)		0.04

#### LAND GAINED: 1st APRIL 2015

#### LANSDOWN

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
11/01199/COU	21/11/2011	LAN0075E	Britannia House, 21 Promenade	0.00	C3	411.00	B1a	Change of use from office to residential accommodation and works to the roof and parapets	-411	0.0042
12/00500/FUL	23/05/2012	LAN0081E	35 St Georges Road	0.00	C3	258.00	A2	Change of use of basement, first floor and second floor from offices to four flats		0.0035

12/01777/COU	09/01/2013	LAN0090E	Basement, 15 St Georges Road	270.00	D1	270.00	B1a	Change of use from B1 offices to D1 Health and Beauty Salon (Basement area only)	-270	0.0279
12/01940/COU	05/03/2013	LAN0093E	Mark Elliott Furnishings 45 - 47 Clarence Street	500.00	A3	500.00	A1	Change of use of ground floor and lower ground floor from Class A1 (Retail) to Class A3 Restaurant, including alterations to street level frontage		0.025
13/00509/COU	02/08/2013	LAN0100E	Bayshill Lodge Montpellier Street	260.00	A3	260.00	A1	Change of use from A1 to A3		0.01
13/02009/FUL	19/02/2014	LAN0106E	Maple House Business Centre Bayshill Road	0.00	C3	500.00	B1a	Change of use from B1 office space to a single dwelling to include an extension to the rear	-500	0.01
14/00634/COU	14/11/2014	LAN0114E	1 Montpellier Terrace	171.60	A3	171.60	A1	Change of use from an art gallery (class A1) and staff accommodation to restaurant (Class A3) to form an extension to the existing ground floor restaurant		0.03
14/01793/COU	13/11/2014	LAN0115E	Unit 10 The Courtyard, Montpellier Street	42.70	D1	42.70	A1	Change of use from retail (A1) to Podiatry Clinic (D1)		0.0042

### LAND GAINED: 1st APRIL 2015

### PARK

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
11/00916/COU	05/08/2011	PAR0030E	10 Edward Street	0.00	C3	68.00	A1	Change of use of ground floor from hairdressers (A1) to a self contained flat (C3), together with a single storey rear extension		0.04
13/00066/FUL	27/02/2013	PAR0034E	92 Suffolk Road	0.00	C3	377.00	B1a	Change of Use from Office Use (B1) to Residential Use (C3).	-377	0.056

14/00083/COU	26/02/2014	PAR0037E	Ella Hairdressing 10 Great Norwood Street	38.00	SG	38.00	A1	Change of Use from a delicatessen/cafe (use class A1) to a beauty salon (use class sui generis). Internal and external works.		0.004
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### LAND GAINED: 1st APRIL 2015

### PITTVILLE

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
10/01515/COU	11/11/2010	PIT0029E	111 Winchcombe Street	0.00	C3	290.00	B1a	Change of use from Class B1 (Office) to Class C3 (Residential)	-290	0.01
12/00944/FUL	22/08/2012	PIT0035E	1 Portland Place	0.00	C3	30.00	A2	Change of use from bookmakers (A2) to residential (C3)		0.021
13/01957/FUL	20/12/2013	PIT0038E	Camden Villa Clarence Road	0.00	C3	400.00	D1	Change of use from residential care home with ancillary lower ground floor flat to a C3 (a) dwelling house		0.04

### LAND GAINED: 1st APRIL 2015

### PRESTBURY

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
12/01087/COU	30/08/2012	PRE0005E	10 High Street	0.00	C3	60.00	A1	Change of use from shop (hair salon) to three bed dwelling (C3 use)		0.04
12/01733/COU	17/12/2012	PRE0006E	The Old Mansion House, High Street	0.00	C3	310.00	A2	Change of use of ground floor and basement from Use Class A2 (bank) to Use Class C3 (3no. one bedroom apartments and 1no. two bedroom apartment) together with associated external alterations		0.02

**LAND GAINED: 1st APRIL 2015**

**ST PAULS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
11/00955/COU	01/09/2011	SPA0020E	Widdows Motor Parts, Milsom Street	215.00	C1	215.00	SG	Change of use of building to ancillary storage and laundry facilities for hotel		0.04
13/01795/COU	28/11/2013	SPA0025E	Unit 6 The Brewery Henrietta Street	319.00	D1	319.00	A1	Change of use of part of unit from A1 (Retail) to D1 (Dental Surgery) and creation of a new access		0.03
14/00317/COU	09/04/2014	SPA0026E	Widdows Motor Parts Milsom Street	195.00	B1a	195.00	B8	Retrospective application for change of use of part of upper floor from storage to office use involving external alterations including installation of windows and extract vent/flue.	195	0.02

**LAND GAINED: 1st APRIL 2015**

**ST PETERS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
11/00945/FUL	14/09/2011	SPE0015E	29-31 Millbrook Street	186.00	B1a	138.00	B1a	Revised scheme for front block to provide 2x one bedroom and 2x two bedroom flats and commercial unit at ground floor - (revision to approved scheme 10/01496/TIME).	-228	0.00406
11/00945/FUL	14/09/2011	SPE0015E	29-31 Millbrook Street	186.00	B1a	138.00	B1b	Revised scheme for front block to provide 2x one bedroom and 2x two bedroom flats and commercial unit at ground floor - (revision to approved scheme 10/01496/TIME).	-228	0.00406

11/00945/FUL	14/09/2011	SPE0015E	29-31 Millbrook Street	186.00	B1a	138.00	B1c	Revised scheme for front block to provide 2x one bedroom and 2x two bedroom flats and commercial unit at ground floor - (revision to approved scheme 10/01496/TIME).	-228	0.00406
11/00809/REM	09/09/2011	SPE0022E	Spirax Sarco Ltd, St Georges Road	1933.00	B1a	8193.00	B2	Application for reserved matters (Outline approval ref: 08/01143/OUT) for a mixed use development comprising 1933sq.m of B1 offices and a C2 close care retirement centre (comprising 90 bedrooms and 67 flats)	-6260	0.665
12/01798/COU	06/02/2013	SPE0043E	304 High Street	123.90	A3	123.90	A1	Change of use from Retail (A1) to Restaurant (A3)		0.0136
13/00330/COU	08/05/2013	SPE0046E	Unit 6, St Georges Business Park Alstone Lane	177.00	B2	177.00	B1c	Proposed change of use from Class B1/B8 to Class B2 ( General Industry )	-177	0.021
13/00872/COU	12/07/2013	SPE0047E	Unit 39 Cheltenham Trade Park Central Way	361.00	D2	361.00	B1c	Change of use of industrial unit to gym (class D2) (re-submission of application 12/01664/COU)	-361	0.04
11/00809/REM	09/09/2011	SPE0022E	Spirax Sarco Ltd, St Georges Road	11008.00	C2	8193.00	B2	Application for reserved matters (Outline approval ref: 08/01143/OUT) for a mixed use development comprising 1933sq.m of B1 offices and a C2 close care retirement centre (comprising 90 bedrooms and 67 flats)	-6260	0.665
13/01425/COU	18/10/2013	SPE0048E	Bramery House Bramery Business Park Alstone Lane	222.00	B1a	444.00	B1a	Change of use to ground floor to D1 for substance mis-use services, first floor element to remain with B1 use for supporting administrative uses	-444	0.02
14/01435/COU	10/09/2014	SPE0049E	77 Queens Road	1560.00	SG	1560.00	C4	Retrospective application for the Change of use from House in Multiple Occupation (HMO) for 6 persons (Use Class C4) to HMO for 7 persons (Use class Sui Generis)		0.02



13/01425/COU	18/10/2013	SPE0048E	Bramery House Bramery Business Park Alstone Lane	222.00	D1	444.00	B1a	Change of use to ground floor to D1 for substance mis-use services, first floor element to remain with B1 use for supporting administrative uses	-444	0.02
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**LAND GAINED: 1st APRIL 2015**

**SWINDON VILLAGE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Employment (B's)	Area (ha)
11/01429/FUL	03/01/2012	SWV0019E	Spirax Sarco Ltd, Runnings Road	3760.00	B1c	0.00		Proposed warehouse and packing hall	3760	4.25
12/00233/FUL	11/04/2012	SWV0026E	Unit J Gallagher Retail Park, Tewkesbury Road	465.00	A1	0.00		Installation of a mezzanine floor of 465 square metres for non trading purposes		0.05
12/00915/FUL	16/08/2012	SWV0028E	J Sainsburys Plc, Gallagher Retail Park, Tewkesbury Road	142.00	A1	0.00		Construction of new Explore Learn Facility (young persons maths and english tuition centre), accessed from within the store and situated beneath the existing shop front canopy		2.392
13/01181/COU	10/09/2013	SWV0031E	Unit J Gallagher Retail Park Tewkesbury Road	73.00	A2	230.00	A1	Change of Use of units J1, and its curtilage, and J3 from Use Class A1 to Use Class A3 and A2 respectively		0.015
13/01181/COU	10/09/2013	SWV0031E	Unit J Gallagher Retail Park Tewkesbury Road	184.00	A3	230.00	A1	Change of Use of units J1, and its curtilage, and J3 from Use Class A1 to Use Class A3 and A2 respectively		0.015

13/01765/FUL	22/11/2013	SWV0034E	Comet Unit H Gallagher Retail Park Tewkesbury Road	749.00	A1	0.00		Installation of mezzanine floor	0.1
14/00518/FUL	30/05/2014	SWV0038E	PC World, Tewkesbury Road	434.00	A1	0.00		Installation of a mezzanine floor for storage and back of house purposes	0.158

## **APPENDIX 2**

**Commitments for Non-Residential land use between  
1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015**

**COMMITMENTS: 1st APRIL 2015**

**ALL SAINTS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/00748/TIME	06/07/2010	ALS0002E	Former Post Office Vehicle Depot, Carlton Street	86.00	B1a	840.00	B2	6 x residential houses and 2 x offices	0.084	N/S
10/00086/COU	18/03/2010	ALS0027E	HMV (First Floor), 111 - 117 High Street	550.00	D2	47.00	A1	Change of use of part first floor of HMV from ancillary A1 storage space to use Class D2 (Cinema), with ancillary cafe/bar and the installation of a new shop front.	0.0649	N/S
10/01025/COU	27/08/2010	ALS0031E	17 Grosvenor Street	0.00	C3	129.00	B2	Change of use of garage, ground floor storage area, ancillary office and first floor living accommodation into 4no. self contained flats	0.016	N/S
12/00432/FUL	02/11/2012	ALS0042E	109 High Street	440.13	A1	386.24	D2	Alterations and extension, including new facade and extension over the rear car park, to provide retail space on ground and first floors, retail storage at second floor and 7 flats on the third floor and Change of use of D2 space on second floor to A2 off	0.0365	U/C
12/00432/FUL	02/11/2012	ALS0042E	109 High Street	601.96	A2	0.00		Alterations and extension, including new facade and extension over the rear car park, to provide retail space on ground and first floors, retail storage at second floor and 7 flats on the third floor and Change of use of D2 space on second floor to A2 off	0.0365	U/C

12/00432/FUL	02/11/2012	ALS0042E	109 High Street	628.98	C3	0.00		Alterations and extension, including new facade and extension over the rear car park, to provide retail space on ground and first floors, retail storage at second floor and 7 flats on the third floor and Change of use of D2 space on second floor to A2 off	0.0365	U/C
12/00432/FUL	02/11/2012	ALS0042E	109 High Street	304.29	SG	0.00		Alterations and extension, including new facade and extension over the rear car park, to provide retail space on ground and first floors, retail storage at second floor and 7 flats on the third floor and Change of use of D2 space on second floor to A2 off	0.0365	U/C
12/01522/COU	28/11/2012	ALS0043E	Berkeley Court, High Street	399.50	B1a	399.50	D1	Change of use from class D1 (non-residential institutions) to B1 (Offices), (Original use B1 (Offices))	0.096	N/S
13/01979/COU	24/12/2013	ALS0047E	145 Hewlett Road	0.00	C3	364.00	C1	Change of use from a guest house to a domestic residence	0.04	N/S
14/00940/FUL	01/07/2014	ALS0048E	Poppins 5 Winchcombe Street	48.00	A3	48.00	A1	Change of use of 7 Winchcombe Street from Use Class A1 (retail) to Use Class A3 (restaurant) in connection with existing restaurant use at 5 Winchcombe Street, installation of new shop front to 5 & 7 Winchcombe Street, and installation of new extraction flue at 5 Winchcombe Street	0.01	U/C
15/00115/FUL	04/03/2015	ALS0053E	9 Berkeley Mews, High Street	38.00	SG	38.00	A1	Proposed change of use to body art studio (sui generis)	0.0038	N/S

**COMMITMENTS: 1st APRIL 2015****BATTLEDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
12/01058/COU	23/08/2012	BAT0008E	264 London Road	30.00	A1		A1	Infill extension to 264 - 266 London Road, and change of use first floor offices to residential	0.0185	N/S
13/02047/COU	30/12/2013	BAT0009E	133 Hales Road	184.70	C3	184.70	C1	Reverting back to residential from residential/ B and B use	0.09	N/S
14/00360/FUL	07/04/2014	BAT0011E	Cheltenham Induction Heating Ltd Saxon Way	30.00	B1c	0.00		Single storey extension and external alterations including cladding	0.035	N/S
14/01419/FUL	25/09/2014	BAT0012E	The Hewlett, Harp Hill, Charlton Kings	53.00	A4	0.00		Single storey side extension and enlarge car park	0.1139	N/S

**COMMITMENTS: 1st APRIL 2015****BENHALL AND THE REDDINGS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/01378/TIME	01/09/2011	BTR0001E	Cheltenham Film Studios, Arle Court, Hatherley Lane	5250.00	B1	0.00		Application to extend the time limit for the implementation of planning permission 05/ 01093/FUL. Extension of existing offices/ studios to provide additional floor space and associated works	0.335	N/S
10/01378/TIME	01/09/2011	BTR0001E	Cheltenham Film Studios, Arle Court, Hatherley Lane	1475.00	SG	0.00		Application to extend the time limit for the implementation of planning permission 05/ 01093/FUL. Extension of existing offices/ studios to provide additional floor space and associated works	0.335	N/S

10/00690/REM	29/07/2010	BTR0003E	Land At North Road West/Grovefield Way	64000.00	B1	0.00		Outline planning permission for B1 industrial uses and the extension to the Arle Court Park and ride facility.	6.4	N/S
12/00091/FUL	30/04/2012	BTR0006E	Former Woodward Diesel Engine Factory Site, Hatherley Lane	2259.00	B1a	0.00		Three storey office building with associated car parking and hard and soft landscaping (part amended proposal to that approved under ref: 10/00252/FUL)	0.31	N/S
12/00097/COU	05/04/2012	BTR0009E	Arle Court Lodge, Gloucester Road	0.00	C3	84.00	B1a	Change of use from offices (use class B1) to single dwelling (use class C3) together with erection of two storey extension and alterations	0.12	N/S
12/01488/FUL	20/09/2013	BTR0012E	Former Woodward International Hatherley Lane	3384.00	B1a	0.00		Erection of 3,384sq.m of office headquarters floorspace (use class B1) (Proposal is an amendment to unit 9 of planning permission 10/00252/FUL)	0.5	N/S

**COMMITMENTS: 1st APRIL 2015**

**CHARLTON KINGS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
09/01676/FUL	08/01/2010	CHK0007E	Charlton Kings Infants School, Lyefield Road East	29.00	D2	26.00	D2	Proposed teaching building following demolition of existing store building.	0.537	N/S

**COMMITMENTS: 1st APRIL 2015****CHARLTON PARK**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
14/00058/COU	07/04/2014	CHP0004E	Public Convenience Coxs Meadow Old Bath Road	46.00	A2	46.00	SG	Change of Use Sui-Generis to A2, including Minor Building works	0.018	N/S
14/01649/COU	23/10/2014	CHP0005E	Diamond Jubilee, Old Bath Road	46.00	A1	46.00	SG	Change of Use from Sui Generis (former public conveniences, Cox's Meadow) to A1 (retail) including minor building works	0.0186	N/S
14/01436/FUL	20/11/2014	CHP0006E	86 Cirencester Road, Charlton Kings	390.00	A1	390.00	SG	Erection of a new convenience store (A1) with associated parking following demolition of all existing buildings on the site (revised scheme following 13/02174/FUL)	0.12	U/C

**COMMITMENTS: 1st APRIL 2015****COLLEGE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
09/00820/COU	29/07/2009	COL0043E	122 High Street	127.00	SG	127.00	A2	Change of use from a bank (class A2) to an adult gaming centre (sui generis).	0.02	N/S
10/00172/COU	24/05/2010	COL0057E	3 Wolseley Terrace	0.00	C3	140.00	B1a	Change of use of offices on the ground, first and second floors to create one self contained residential unit	0.0215	N/S
10/01101/FUL	02/09/2010	COL0059E	4 Regent Street	20.00	A1	0.00		Alterations and extension to rear of existing shop premises	0.006	U/C
10/02026/COU	03/02/2011	COL0068E	8 - 9 Bath Street	150.00	D1	150.00	A2	Change of use from Use Class A2 (overseas estate agency) to Use Class D1 (dental surgery)	0.05	N/S



11/00392/FUL	27/04/2011	COL0071E	White Stuff Limited, 102 - 104 Promenade	392.30	A1	0.00		Erection of ground floor rear extension and shop front alterations	0.04	N/S
11/01603/FUL	05/01/2012	COL0074E	1 College Lawn	0.00	C3	4767.00	SG	Change of use of buildings (1 and 2 College Lawn) to residential and demolition of rear annexe/covered walkway	0.01	N/S
12/01073/COU	08/10/2012	COL0078E	16 Ormond Terrace, Regent Street	150.00	A3	48.97	A1	Change of Use from mixed A1 and C3, to A3 (Restaurants and Cafes)	0.049	N/S
12/01073/COU	08/10/2012	COL0078E	16 Ormond Terrace, Regent Street	150.00	A3		C3	Change of Use from mixed A1 and C3, to A3 (Restaurants and Cafes)	0.049	N/S
12/01306/COU	24/10/2012	COL0079E	Regal House, 61 Rodney Road	0.00	C3	200.00	B1a	Change of use of first floor from offices (Class B1) to 3 self-contained flats (Class C3)	0.005	N/S
12/01894/COU	04/04/2013	COL0079E	Regal House, 61 Rodney Road	0.00	C3	450.00	B1a	Change of use of lower ground and ground floors from offices (class B1) to residential (total of 8 x 1 bedroom flats: Class C3)	0.009	U/C
12/01627/COU	13/12/2012	COL0080E	45 Rodney Road	0.00	C3	120.00	B1	Change of use from Dental Surgery and Offices to create one residential dwelling	0.06	U/C
12/01627/COU	13/12/2012	COL0080E	45 Rodney Road	0.00	C3	130.00	D1	Change of use from Dental Surgery and Offices to create one residential dwelling	0.02	U/C
12/01754/COU	19/12/2012	COL0081E	39 Rodney Road	270.00	D1	90.00	A3	Change of use from Restaurant (A3) and Offices (B1) to Clinic (D1)	0.01075	U/C
12/01754/COU	19/12/2012	COL0081E	39 Rodney Road	270.00	D1	180.00	B1	Change of use from Restaurant (A3) and Offices (B1) to Clinic (D1)	0.01075	U/C

13/00266/FUL	22/05/2013	COL0084E	62 High Street	0.00	C3	89.00	A1	Alterations and extension to roof at the rear to facilitate the conversion of the first floor from retail (A1) to a 2 no. bedroom flat (C3). Alterations to shopfront (including refurbishment of ground floor shop with demolition at the rear).	0.04	U/C
13/00837/FUL	28/06/2013	COL0085E	39 Rodney Road	0.00	C3	90.00	A3	Change of use from restaurant (A3) and offices (B1) to residential (C3)	0.15	U/C
13/00837/FUL	28/06/2013	COL0085E	39 Rodney Road	0.00	C3	180.00	B1	Change of use from restaurant (A3) and offices (B1) to residential (C3)	0.02	U/C
13/01942/COU	18/12/2013	COL0088E	36 Suffolk Parade	34.00	B1	34.00	A2	Change of use from: A2 to B1	0.01	N/S
14/00206/COU	11/03/2014	COL0092E	33 Rodney Road	75.00	D1	75.00	B1a	Change of use from office (B1) to osteopathy and acupuncture clinic (D1)	0.01	N/S
14/00084/COU	31/03/2014	COL0093E	First Floor 18 Regent Street	67.80	D1	67.80	B1a	Change of use from office to D1 use - consultation rooms	0.01	N/S
14/00724/COU	02/06/2014	COL0096E	Alma House Rodney Road	386.00	A1	386.00	B1a	Change of use of building from B1 to A1	0.06	N/S
14/01817/COU	16/12/2014	COL0102E	Willoughby House, 1 Suffolk Square	452.00	C3	452.00	C1	Proposed change of use from hotel to single dwelling with granny annex and associated internal and external alterations. Retention of existing residential annex in outbuilding	0.15	U/C

**COMMITMENTS: 1st APRIL 2015**

**HESTERS WAY**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
09/01863/FUL	17/03/2010	HEW0003E	GCHQ Benhall, Hubble Road	11191.00	B1a	0.00		Erection of two new office buildings (11,162 square metres, total), security building (29 square metres) and decked car park (14,120 square metres). Associated ground works, landscape and public art. Erection and realignment of boundary fences, lighting columns and security camera columns. Alterations to vehicular access on Hubble Road.	3.21	N/S
10/01751/FUL	16/12/2010	HEW0004E	The Umbrella, Orchard Way	14.00	A4	0.00		Erection of a single storey extension	0.18	N/S
12/00576/FUL	23/05/2012	HEW0006E	Cotswold View, Gloucester Road	260.00	B2	0.00		Erection of building following demolition of existing derelict building	0.026	N/S
14/01203/COU	21/08/2014	HEW0007E	40 Newton Road	119.60	C4	119.60	C3	Change of use from residential dwelling to House in Multiple Occupation (HMO) comprising 8 letting rooms	0.02	N/S

**COMMITMENTS: 1st APRIL 2015**

**LANSDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/00609/COU	18/06/2010	LAN0062E	1 Montpellier Avenue	110.90	A3	110.90	A1	Change of use from Class A1 (retail) to Class A3 (cafe)	0.011	N/S
10/00900/FUL	20/08/2010	LAN0064E	Bayshill Lodge, Montpellier Street	333.90	A4	86.30	A1	Change of use from retail to A4 (wine bar)	0.019	N/S

09/00729/COU	18/11/2010	LAN0066E	Lloyds Bank Plc, Montpellier Walk	1044.00	A3	1044.00	A2	Change of use from A2 bank to A3 restaurant to include internal and external works to include new plant on roof	0.08	N/S
10/01403/COU	22/12/2010	LAN0068E	7 Clarence Parade	0.00	C3	104.00	B1a	Change of use from office (Use Class B1) to 2no self contained flats (Use Class C3)	0.004	N/S
11/01125/FUL	27/10/2011	LAN0073E	Cheltenham Ladies College, Malvern Road	3788.00	D2	681.00	D2	Erection of new sports hall building to provide three indoor tennis courts and ancillary facilities, revised parking and replacement squash court building following demolition of existing squash court building	6.2	N/S
12/00982/COU	17/08/2012	LAN0083E	Clarendon House, 42 Clarence Street	68.80	D1	68.80	B1a	Change of use of ground floor from B1 offices to D1 consulting rooms (4D Imaging Studios)	0.036	N/S
12/01611/FUL	19/12/2012	LAN0089E	Broadleas, 9 Eldorado Road	0.00	C3	561.00	C2	Change of use to single dwelling and construction of a new single storey rear and side extension to provide a dependent annex, garden room and utility areas and a first floor rear bathroom extension following the demolition of existing rear single storey	0.55	N/S
13/00046/COU	07/03/2013	LAN0095E	5 Montpellier Avenue	25.00	A2	25.00	A1	Change of use of vacant ground floor shop (Class A1) to professional and financial services (Class A2)	0.0028	N/S
13/00298/COU	26/04/2013	LAN0096E	Former Upd House, Knapp Road	714.00	D1	714.00	B1a	Change of use from Use Class B1 (office) to Use Class D1 (Natural Parenting Centre)	0.0714	N/S
13/00342/COU	01/05/2013	LAN0097E	25 Imperial Square	0.00	C3	350.00	B1a	Change of use from Class B1 (Office) to Class C3 (Residential)	0.011	N/S
13/00112/FUL	01/05/2013	LAN0098E	Former Site Of 117A St Georges Road	670.00	B1a	0.00		Proposed office block	0.04	U/C

13/01724/COU	29/11/2013	LAN0104E	Montpellier Gardens Lodge Montpellier Walk	93.30	A3	0.00	C3	Change of use from residential (use class C3) into cafe/bistro/deli (use class A3) together with alterations and extensions following demolition of existing garage and lean-to shed (revised part retrospective application following grant of planning permis	0.04	U/C
13/02037/FUL	17/01/2014	LAN0105E	William Burford House 27 Lansdown Place Lane	80.00	B1a	0.00		Internal and external alterations to existing office building including creation of new office floorspace through the in-filling of existing car ports	0.02	N/S
14/00574/COU	22/05/2014	LAN0107E	6 St James Square	108.80	D1	108.80	A2	Change of use from A2 (Citizens Advice bureau) to D1 (dental practice)	0.03	N/S
13/00603/FUL	03/06/2014	LAN0108E	John Dower House 24 Crescent Place	0.00	C3	2721.00	B1a	Change of use from B1 offices to 30no. C3 residential units (1 x 1 bed apartment, 24 x 2 bed apartments and 5 x 3 bed apartments) together with the creation of an additional floor over the modern rear extension, external alterations, and additional car parking spaces, cycle parking and bin storage	0.027	U/C
14/00840/COU	18/06/2014	LAN0109E	Reset Health And Fitness Unit 1 St Georges Place Car Park St Georges Place	1275.00	B8	1275.00	D2	Change use from gym and treatment/changing rooms to warehouse and two office areas. No building work involved. Just removal of partition and general decoration	0.13	N/S
14/00996/COU	07/07/2014	LAN0110E	Primary Colours 57 Montpellier Terrace	208.20	C3	208.20	D1	Change of use from Use Class D1 (day nursery) to Use Class C3 (single dwelling) - no alterations to building proposed	0.02	N/S
14/01174/COU	18/08/2014	LAN0113E	Swallow Bakery The Quadrangle Imperial Square	40.00	A1	40.00	A2	Change of use from A2 office to A1 retail (Ice Cream Parlour) to include new frameless glazed shopfront, fascia sign and retractable awning	0.004	N/S

15/00188/COU	04/03/2015	LAN0116E	7 Royal Well Place	35.00	B1	35.00	C3	Change of use of part of first floor flat to office in association with ground floor use	0.0035	N/S
14/01949/COU	16/12/2014	LAN0117E	7 Montpellier Terrace	138.00	A3	138.00	A5	Change of use of basement, ground and first floors to A3	0.0046	N/S

**COMMITMENTS: 1st APRIL 2015**

**LECKHAMPTON**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
11/01565/FUL	21/12/2011	LEC0006E	Hampton House, 94 Leckhampton Road	255.00	C2	0.00		Proposed rear extension, internal and external alterations (revised scheme to that approved under planning reference 09/01033/FUL)	0.04	U/C
10/01802/FUL	08/02/2011	LEC0011E	Sue Ryder Care Centre, Leckhampton Court, Church Road	44.00	C2	0.00		Erection of a single storey extension to the Day Care Unit	4.7	N/S
13/00270/COU	23/05/2013	LEC0016E	29 Leckhampton Road	0.00	C3	70.00	B1a	Change of use of existing office space (B1) to 2no. residential units (C3) to facilitate reinstatement of whole building to residential	0.04	N/S

**COMMITMENTS: 1st APRIL 2015**

**PARK**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/01096/COU	30/09/2010	PAR0028E	41 Painswick Road	97.14	B1a	97.14	C2	Change of use from student accommodation to B1 - offices	0.01	N/S
13/00439/COU	30/04/2013	PAR0035E	185 Bath Road	82.00	A2	82.00	A1	Change of use of ground floor from A1 (retail) to A2 (financial and professional services)	0.016	N/S

13/00440/COU	30/04/2013	PAR0036E	185 Bath Road	82.00	A3	82.00	A1	Change of use of ground floor from A1 (retail) to A3 (cafe/restaurant)	0.016	N/S
14/00647/COU	02/06/2014	PAR0038E	28 Andover Road	30.80	A1	61.60	A1	Change of use from Class A1 retail premises to a mixed use of Class A1/Class A5, to include retail and hot food takeaway. Installation of extract duct at rear.	0.005	N/S
14/00647/COU	02/06/2014	PAR0038E	28 Andover Road	30.80	A5	61.60	A1	Change of use from Class A1 retail premises to a mixed use of Class A1/Class A5, to include retail and hot food takeaway. Installation of extract duct at rear.	0.005	N/S

**COMMITMENTS: 1st APRIL 2015**

**PITTVILLE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
07/00378/OUT	13/06/2007	PIT0014E	24-28 Sherborne Street	200.00	B1a	340.00	SG	Site re-development to provide 2 x ground floor office (B1a) units with 6 x apartments above following demolition of the existing building on site.	0.027	U/C
11/01821/FUL	21/03/2012	PIT0022E	35 Selkirk Street	0.00	C3	495.00	A1	Change of use of part of the ground floor retail unit (Use Class A1) to form 1no. one bedroom apartment and 1no. two bedroom apartment (Use Class C3)	1.33	U/C
08/01342/FUL	20/08/2009	PIT0023E	Land Adj To Dunalley Primary School, West Drive	1632.00	C2	0.00		Erection of a residential facility for 12 adults with complex disabilities (Use Class C2) and a non residential therapeutic activities centre and associated landscaping.	0.5546	U/C

11/00042/TIME	03/03/2011	PIT0030E	102 Prestbury Road	1137.00	B1c	950.00	B1c	Application for a new planning permission to replace an extant planning permission granted permission on appeal ref APP/B1605/A/07/2041120 (Council reference 06/00989/OUT) for the redevelopment of the site to provide 5 x B1 units, in order to extend the t	0.27	N/S
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**COMMITMENTS: 1st APRIL 2015**

**PRESTBURY**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/01777/COU	07/04/2011	PRE0003E	Prestbury House Hotel, The Burgage	0.00	C3	1033.00	C1	Change of use and subdivision of hotel (Use Class C1) to create 2no. residential dwellings (Use Class C3) and erection of orangery to rear	1.33	N/S
14/00541/COU	16/05/2014	PRE0007E	The Coach House 30 The Burgage	312.00	C3	312.00	C1	Change of use from Use Class C1 (letting rooms) to Use Class C3 (residential) to provide 2no. apartments (revised scheme)	0.01	N/S



**COMMITMENTS: 1st APRIL 2015**
**SPRINGBANK**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
11/01801/TIME	19/01/2012	SPR0004E	The White House, Kingsmead Road		C3	3420.00	B1a	Conversion of The White House, Kingsmead Road, Cheltenham from B1a use into 2no. residential units. Provision of 2no. residential units in adjoining building, together with access for housing and consented Nursing Home.	0.726	U/C

**COMMITMENTS: 1st APRIL 2015**
**ST MARKS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
11/01646/TIME	04/01/2012	STM0010E	88 Tennyson Road	60.00	A1	0.00		Re-building of former shop with flat over (previously demolished due to fire damage), construction of 9 additional new flats, and formation of new vehicular access onto Tennyson Road following demolition of 88 Tennyson Road.	0.12	N/S
13/00110/COU	14/03/2013	STM0016E	Abbeylea Nursing Home 281 Gloucester Road	0.00	C3	405.00	C2	Change of use from residential nursing home to dwelling	0.09	N/S
13/01636/FUL	07/11/2013	STM0017E	Land Between 40 And 42 Edinburgh Place	117.00	A1	0.00		Infilling of pedestrian underpass to create additional A1 (shop) unit	0.01	N/S
13/02136/FUL	30/01/2014	STM0018E	44 Goldsmith Road	51.00	SG	0.00		Change of use of commercial unit to Sui Genus (laundrette)	0.005	N/S

14/00186/COU	10/03/2014	STM0019E	34 Edinburgh Place	265.00	B1a	265.00	B8	Change of Use of the vacant first floor areas to B1 Use at units 34-38. Demolition of existing garages to the rear to form a parking area for 12 cars	0.03	N/S
14/01802/COU	26/11/2014	STM0020E	259 Gloucester Road	90.00	A3	90.00	A1	Change of use from A1 (retail) to A3 (restaurant/ café) and A5 (takeaway). Installation of extract flue.	0.0045	N/S
14/01802/COU	26/11/2014	STM0020E	259 Gloucester Road	90.00	A5	90.00	A1	Change of use from A1 (retail) to A3 (restaurant/ café) and A5 (takeaway). Installation of extract flue.	0.0045	N/S

**COMMITMENTS: 1st APRIL 2015**

**ST PAULS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
09/01244/FUL	24/11/2009	SPA0014E	Thomas House, St Margarets Road	55.00	B1a	36.00	A1	Demolition of Thomas House, St Margarets Road & 1 St Margarets Parade and construction of mixed use building comprising commercial unit (classes A1, A2, B1) on ground floor, and 9 one bedroom and 4 two bedroom flats (total 13 flats) at ground, first, second and third floors (revised scheme).	0.0133	N/S
09/01244/FUL	24/11/2009	SPA0014E	Thomas House, St Margarets Road	55.00	B1a	176.00	A4	Demolition of Thomas House, St Margarets Road & 1 St Margarets Parade and construction of mixed use building comprising commercial unit (classes A1, A2, B1) on ground floor, and 9 one bedroom and 4 two bedroom flats (total 13 flats) at ground, first, second and third floors (revised scheme).	0.0133	N/S

09/01244/FUL	24/11/2009	SPA0014E	Thomas House, St Margarets Road	55.00	B1a	55.00	B1	Demolition of Thomas House, St Margarets Road & 1 St Margarets Parade and construction of mixed use building comprising commercial unit (classes A1, A2, B1) on ground floor, and 9 one bedroom and 4 two bedroom flats (total 13 flats) at ground, first, second and third floors (revised scheme).	0.0133	N/S
10/01162/COU	09/09/2010	SPA0016E	311 High Street	125.00	A3	125.00	A2	Change of use from former travel agents/office to Class A3 use (Milkshake bar)	0.01	N/S
11/00238/COU	19/04/2011	SPA0018E	25 Bennington Street	0.00	C3	12.00	A1	Change of use of ground floor A1 use to create an additional self contained unit at ground and basement level (including alterations to fenestration on the front elevation). Erection of a single storey rear extension.	0.03	U/C
11/00514/FUL	08/12/2011	SPA0022E	379 - 383 High Street	64.50	A1	435.00	SG	Construction of a new building for mixed residential and retail use, following the demolition of the existing building	0.056	N/S
11/01782/FUL	13/02/2012	SPA0024E	363 High Street	36.00	A1	0.00		Erection of a part two storey and part single storey rear extension	0.007	N/S
14/01922/COU	08/12/2014	SPA0027E	Unit 5, The Brewery, Henrietta Street	4686.00	A3	0.00		Change of use from A1 (retail) to composite A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and D2 (assembly and leisure) uses at Units 5, 6 and 7 The Brewery.	0.1562	N/S
14/01922/COU	08/12/2014	SPA0027E	Unit 5, The Brewery, Henrietta Street	4686.00	A4	0.00		Change of use from A1 (retail) to composite A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and D2 (assembly and leisure) uses at Units 5, 6 and 7 The Brewery.	0.1562	N/S

14/01922/COU	08/12/2014	SPA0027E	Unit 5, The Brewery, Henrietta Street	4686.00	A5	0.00		Change of use from A1 (retail) to composite A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and D2 (assembly and leisure) uses at Units 5, 6 and 7 The Brewery.	0.1562	N/S
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**COMMITMENTS: 1st APRIL 2015**
**ST PETERS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/01854/FUL	05/04/2011	SPE0011E	Former Excell Eggs Site, 29 New Street	0.00	C3	257.40	B8	Erection of four dwellings and four flats following demolition of existing office/warehouse/storage buildings.	0.1	U/C
10/01322/TIME	05/10/2010	SPE0012E	Fletcher And Hamilton Engineering, Grove Street	202.00	B1a	83.00	B8	Application to extend the time for implementation for a mixed use development of 13 x one and two bed apartments and one office unit with car parking granted permission under reference 07/00803/FUL.	0.07	N/S
09/00013/FUL	16/04/2009	SPE0021E	2 Gloucester Road	484.00	A2	0.00		Mixed use development comprising 188 student bedsits (in cluster flats - C1 use), commercial units on part of ground floor (restricted to A2/B1 use) and a gymnasium/games room within basement floor.	0.23	U/C
09/00013/FUL	16/04/2009	SPE0021E	2 Gloucester Road	479.00	D2	0.00		Mixed use development comprising 188 student bedsits (in cluster flats - C1 use), commercial units on part of ground floor (restricted to A2/B1 use) and a gymnasium/games room within basement floor.	0.23	U/C

09/00484/FUL	23/07/2009	SPE0024E	Mark Baynes Motors, Grove Street	58.00	A1	206.00	B1c	Erection of 3 storey building with 2 storey rear annexe to accommodate 1no. ground floor commercial unit and 5no. residential units following demolition of existing industrial unit.	0.0353	U/C
09/00819/FUL	29/07/2010	SPE0032E	Building to rear of Gas Holder, Arle Avenue	99.20	B8	0.00		Conversion of former gas governor building to storage facility and use of former gas holder site for external storage and for the erection of portable buildings to house offices, meeting room and ancillary accommodation.	0.25	N/S
11/00469/COU	02/06/2011	SPE0034E	304 High Street	0.00	C3	351.00	A1	(No.304) Conversion of retail storage area into 4 self contained flats	0.01	N/S
14/00159/FUL	24/07/2014	SPE0050E	Tesco Stores Ltd, Colletts Drive	17.60	A1	0.00		Erection of a retail concessions pod within the customer car park to provide dry cleaning, key cutting, shoe & watch repair services.	2.4	N/S
14/01503/COU	26/11/2014	SPE0051E	Unit 15 Alstone Lane Trading Estate, Alstone Lane	180.00	D2	90.00	B1	Change of use from B1/B2 industrial unit to D2 Youth Boxing Academy	0.009	N/S
14/01503/COU	26/11/2014	SPE0051E	Unit 15 Alstone Lane Trading Estate, Alstone Lane	180.00	D2	90.00	B2	Change of use from B1/B2 industrial unit to D2 Youth Boxing Academy	0.009	N/S
15/00283/FUL	27/03/2015	SPE0052E	256 Gloucester Road	350.00	B1	350.00	D2	Change of use from D2 to B1	0.035	N/S

**COMMITMENTS: 1st APRIL 2015**

**SWINDON VILLAGE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
13/01654/FUL	21/11/2013	SWV0033E	Rees MOT Testing Ltd Hayricks Wharf Tewkesbury Road	91.00	B1	267.50	B1	Demolition of existing industrial building and erection of replacement building (B1/B2) and associated works	0.1	N/S

13/01654/FUL	21/11/2013	SWV0033E	Rees MOT Testing Ltd Hayricks Wharf Tewkesbury Road	91.00	B2	267.50	B2	Demolition of existing industrial building and erection of replacement building (B1/B2) and associated works	0.1	N/S
13/01620/FUL	22/11/2013	SWV0035E	Unit F1 Gallagher Retail Park Tewkesbury Road	890.00	A1	0.00		Installation of mezzanine floor	0.09	N/S
13/02021/FUL	03/02/2014	SWV0036E	Freedom House Rutherford Way	0.00		0.00		Alterations to existing factory to form vehicle workshop and office accommodation. Installation of 2m high pallasade fencing to provide compound enclosing 2 stacked cabins to provide ancillary office accommodation and miscellaneous storage.	0.19	U/C
14/00523/FUL	19/06/2014	SWV0037E	Gallagher Retail Park Tewkesbury Road	279.00	A1	0.00		Proposed erection of retail warehouse unit on car parking adjacent to Unit K Gallagher Retail Park	0.13	N/S
14/01916/FUL	16/12/2014	SWV0039E	Unit G, Gallagher Retail Park, Tewkesbury Road	328.00	A1	0.00		Reconfiguration of exiting mezzanine floorspace together with an additional 328m2 of floorspace	0.098	N/S
15/00167/COU	24/03/2015	SWV0040E	Unit 14 Kingsditch Trading Estate	464.10	D2	464.10	B1	Change of use of industrial unit to Gym (class D2)	0.0694	N/S
15/00269/FUL	20/03/2015	SWV0041E	Unit 21 Kingsditch Trading Estate	208.00	B2	208.00	B8	Change of use to B2 car repair and servicing	0.1	N/S

**COMMITMENTS: 1st APRIL 2015**

**WARDEN HILL**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
12/00774/TIME	15/06/2012	WAR0001E	62 Alma Road	676.00	A1	0.00		Residential development consisting of 4 houses and 4 flats, demolition of existing shop and lock up garages (revision to previous refusal to include pitched roofs rather than barrelled roofs).	0.128	N/S

### **APPENDIX 3**

Schedule of sites that have resulted in an overall loss of non-residential land  
(this does not include changes of use which remain as non-residential land)

**LAND LOSS: 1st APRIL 2015****ALL SAINTS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)
11/01699/COU	13/01/2012	ALS0037E	Worcester House, Pittville Circus Road	0.00	C3	162.50	C2	Change of use from care facility to residential	0.17

**LAND LOSS: 1st APRIL 2015****BATTLEDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)
11/00130/COU	22/12/2011	BAT0007E	Hales Mead Childrens Home, 25 Hales Close	0.00	C3	363.00	C2	Extensions to and change of use from childrens home to provide 10 self contained flats, including alterations to fenestration, doors, parking and waste disposal provision	0.2

**LAND LOSS: 1st APRIL 2015****CHARLTON KINGS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)
13/01907/FUL	18/12/2013	CHK0015E	Charlton Church Post Office 19 Lyefield Road West	500.00	C3	500.00	A1	Change of use from A1 shop (Post Office) to residential use in conjunction with existing flat to form one dwelling.	0.05
13/02085/COU	15/01/2014	CHK0016E	First Floor 235 London Road	0.00	C3	98.00	A1	Conversion of existing first floor salon into self-contained flat with retention of existing studio flat	0.01



**LAND LOSS: 1st APRIL 2015****COLLEGE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)
09/01476/COU	03/12/2009	COL0048E	26 - 28 Bath Street	0.00	C3	228.00	A2	Change of use of basement from A2 (Financial and Professional Services) to C3 (Residential), forming two basement/ground floor flats; creation of a second floor self contained studio flat and erection of a glazed rear lantern. (Retrospective).	0.016

**LAND LOSS: 1st APRIL 2015****LANSDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)
11/01199/COU	21/11/2011	LAN0075E	Britannia House, 21 Promenade	0.00	C3	411.00	B1a	Change of use from office to residential accomodation and works to the roof and parapets	0.0042
12/00500/FUL	23/05/2012	LAN0081E	35 St Georges Road	0.00	C3	258.00	A2	Change of use of basement, first floor and second floor from offices to four flats	0.0035
13/02009/FUL	19/02/2014	LAN0106E	Maple House Business Centre Bayshill Road	0.00	C3	500.00	B1a	Change of use from B1 office space to a single dwelling to include an extension to the rear	0.01

**LAND LOSS: 1st APRIL 2015****PARK**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)
11/00916/COU	05/08/2011	PAR0030E	10 Edward Street	0.00	C3	68.00	A1	Change of use of ground floor from hairdressers (A1) to a self contained flat (C3), together with a single storey rear extension	0.04

13/00066/FUL	27/02/2013	PAR0034E	92 Suffolk Road	0.00	C3	377.00	B1a	Change of Use from Office Use (B1) to Residential Use (C3).	0.056
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**LAND LOSS: 1st APRIL 2015**

**PITTVILLE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)
10/01515/COU	11/11/2010	PIT0029E	111 Winchcombe Street	0.00	C3	290.00	B1a	Change of use from Class B1 (Office) to Class C3 (Residential)	0.01
12/00944/FUL	22/08/2012	PIT0035E	1 Portland Place	0.00	C3	30.00	A2	Change of use from bookmakers (A2) to residential (C3)	0.021
13/01957/FUL	20/12/2013	PIT0038E	Camden Villa Clarence Road	0.00	C3	400.00	D1	Change of use from residential care home with ancillary lower ground floor flat to a C3 (a) dwelling house	0.04

**LAND LOSS: 1st APRIL 2015**

**PRESTBURY**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)
12/01087/COU	30/08/2012	PRE0005E	10 High Street	0.00	C3	60.00	A1	Change of use from shop (hair salon) to three bed dwelling (C3 use)	0.04
12/01733/COU	17/12/2012	PRE0006E	The Old Mansion House, High Street	0.00	C3	310.00	A2	Change of use of ground floor and basement from Use Class A2 (bank) to Use Class C3 (3no. one bedroom apartments and 1no. two bedroom apartment) together with associated external alterations	0.02

**APPENDIX 4**

**Schedule of sites with planning permission where an overall loss of non-residential land is expected**  
(this does not include changes of use which remain as non-residential land)

**EXPECTED LAND LOSS: 1st APRIL 2015****ALL SAINTS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/01025/COU	27/08/2010	ALS0031E	17 Grosvenor Street	0.00	C3	129.00	B2	Change of use of garage, ground floor storage area, ancillary office and first floor living accommodation into 4no. self contained flats	0.016	N/S
13/01979/COU	24/12/2013	ALS0047E	145 Hewlett Road	0.00	C3	364.00	C1	Change of use from a guest house to a domestic residence	0.04	N/S

**EXPECTED LAND LOSS: 1st APRIL 2015****BATTLEDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
13/02047/COU	30/12/2013	BAT0009E	133 Hales Road	184.70	C3	184.70	C1	Reverting back to residential from residential/ B and B use	0.09	N/S

**EXPECTED LAND LOSS: 1st APRIL 2015****BENHALL AND THE REDDINGS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
12/00097/COU	05/04/2012	BTR0009E	Arle Court Lodge, Gloucester Road	0.00	C3	84.00	B1a	Change of use from offices (use class B1) to single dwelling (use class C3) together with erection of two storey extension and alterations	0.12	N/S

**EXPECTED LAND LOSS: 1st APRIL 2015**

**COLLEGE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/00172/COU	24/05/2010	COL0057E	3 Wolseley Terrace	0.00	C3	140.00	B1a	Change of use of offices on the ground, first and second floors to create one self contained residential unit	0.0215	N/S
11/01603/FUL	05/01/2012	COL0074E	1 College Lawn	0.00	C3	4767.00	SG	Change of use of buildings (1 and 2 College Lawn) to residential and demolition of rear annexe/covered walkway	0.01	N/S
12/01306/COU	24/10/2012	COL0079E	Regal House, 61 Rodney Road	0.00	C3	200.00	B1a	Change of use of first floor from offices (Class B1) to 3 self-contained flats (Class C3)	0.005	N/S
12/01894/COU	04/04/2013	COL0079E	Regal House, 61 Rodney Road	0.00	C3	450.00	B1a	Change of use of lower ground and ground floors from offices (class B1) to residential (total of 8 x 1 bedroom flats: Class C3)	0.009	U/C
12/01627/COU	13/12/2012	COL0080E	45 Rodney Road	0.00	C3	120.00	B1	Change of use from Dental Surgery and Offices to create one residential dwelling	0.06	U/C
12/01627/COU	13/12/2012	COL0080E	45 Rodney Road	0.00	C3	130.00	D1	Change of use from Dental Surgery and Offices to create one residential dwelling	0.02	U/C
13/00266/FUL	22/05/2013	COL0084E	62 High Street	0.00	C3	89.00	A1	Alterations and extension to roof at the rear to facilitate the conversion of the first floor from retail (A1) to a 2 no. bedroom flat (C3). Alterations to shopfront (including refurbishment of ground floor shop with demolition at the rear).	0.04	U/C
13/00837/FUL	28/06/2013	COL0085E	39 Rodney Road	0.00	C3	90.00	A3	Change of use from restaurant (A3) and offices (B1) to residential (C3)	0.15	U/C

13/00837/FUL	28/06/2013	COL0085E	39 Rodney Road	0.00	C3	180.00	B1	Change of use from restaurant (A3) and offices (B1) to residential (C3)	0.02	U/C
14/01817/COU	16/12/2014	COL0102E	Willoughby House, 1 Suffolk Square	452.00	C3	452.00	C1	Proposed change of use from hotel to single dwelling with granny annex and associated internal and external alterations. Retention of existing residential annex in outbuilding	0.15	U/C

**EXPECTED LAND LOSS: 1st APRIL 2015**

**LANSDOWN**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/01403/COU	22/12/2010	LAN0068E	7 Clarence Parade	0.00	C3	104.00	B1a	Change of use from office (Use Class B1) to 2no self contained flats (Use Class C3)	0.004	N/S
12/01611/FUL	19/12/2012	LAN0089E	Broadleas, 9 Eldorado Road	0.00	C3	561.00	C2	Change of use to single dwelling and construction of a new single storey rear and side extension to provide a dependent annex, garden room and utility areas and a first floor rear bathroom extension following the demolition of existing rear single storey	0.55	N/S
13/00342/COU	01/05/2013	LAN0097E	25 Imperial Square	0.00	C3	350.00	B1a	Change of use from Class B1 (Office) to Class C3 (Residential)	0.011	N/S
13/00603/FUL	03/06/2014	LAN0108E	John Dower House 24 Crescent Place	0.00	C3	2721.00	B1a	Change of use from B1 offices to 30no. C3 residential units (1 x 1 bed apartment, 24 x 2 bed apartments and 5 x 3 bed apartments) together with the creation of an additional floor over the modern rear extension, external alterations, and additional car parking spaces, cycle parking and bin storage	0.027	U/C

14/00996/COU	07/07/2014	LAN0110E	Primary Colours 57 Montpellier Terrace	208.20	C3	208.20	D1	Change of use from Use Class D1 (day nursery) to Use Class C3 (single dwelling) - no alterations to building proposed	0.02	N/S
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**EXPECTED LAND LOSS: 1st APRIL 2015**

**LECKHAMPTON**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
13/00270/COU	23/05/2013	LEC0016E	29 Leckhampton Road	0.00	C3	70.00	B1a	Change of use of existing office space (B1) to 2no. residential units (C3) to facilitate reinstatement of whole building to residential	0.04	N/S

**EXPECTED LAND LOSS: 1st APRIL 2015**

**PITTVILLE**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
11/01821/FUL	21/03/2012	PIT0022E	35 Selkirk Street	0.00	C3	495.00	A1	Change of use of part of the ground floor retail unit (Use Class A1) to form 1no. one bedroom apartment and 1no. two bedroom apartment (Use Class C3)	1.33	U/C

**EXPECTED LAND LOSS: 1st APRIL 2015****PRESTBURY**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/01777/COU	07/04/2011	PRE0003E	Prestbury House Hotel, The Burgage	0.00	C3	1033.00	C1	Change of use and subdivision of hotel (Use Class C1) to create 2no. residential dwellings (Use Class C3) and erection of orangery to rear	1.33	N/S
14/00541/COU	16/05/2014	PRE0007E	The Coach House 30 The Burgage	312.00	C3	312.00	C1	Change of use from Use Class C1 (letting rooms) to Use Class C3 (residential) to provide 2no. apartments (revised scheme)	0.01	N/S

**EXPECTED LAND LOSS: 1st APRIL 2015****ST MARKS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
13/00110/COU	14/03/2013	STM0016E	Abbeydale Nursing Home 281 Gloucester Road	0.00	C3	405.00	C2	Change of use from residential nursing home to dwelling	0.09	N/S

**EXPECTED LAND LOSS: 1st APRIL 2015****ST PAULS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
11/00238/COU	19/04/2011	SPA0018E	25 Bennington Street	0.00	C3	12.00	A1	Change of use of ground floor A1 use to create an additional self contained unit at ground and basement level (including alterations to fenestration on the front elevation). Erection of a single storey rear extension.	0.03	U/C



**EXPECTED LAND LOSS: 1st APRIL 2015****ST PETERS**

Application No.	Date of consent	Site Ref	Address	Net gain (m2)	UCO	Net loss (m2)	UCO	Notes	Area (ha)	Status 2014/15
10/01854/FUL	05/04/2011	SPE0011E	Former Excell Eggs Site, 29 New Street	0.00	C3	257.40	B8	Erection of four dwellings and four flats following demolition of existing office/warehouse/storage buildings.	0.1	U/C
11/00469/COU	02/06/2011	SPE0034E	304 High Street	0.00	C3	351.00	A1	(No.304) Conversion of retail storage area into 4 self contained flats	0.01	N/S