

The Vineyard, Berkeley St. 22/00728/LBC

Proposal: Repair works to parapet wall
(regularisation).

Site location plan













Key planning matter(s):

- The impact of the work on the significance of the listed building.

From: [REDACTED]

Sent: 14 November 2022 11:46

To: Councillor Paul Baker <cllr.paul.baker@cheltenham.gov.uk>; Councillor Garth Barnes <cllr.garth.barnes@cheltenham.gov.uk>; Councillor Glenn Andrews <cllr.glenn.andrews@cheltenham.gov.uk>; Councillor Adrian Bamford <cllr.adrian.bamford@cheltenham.gov.uk>; Councillor Bernard Fisher <cllr.bernard.fisher@cheltenham.gov.uk>; Councillor Paul McCloskey <cllr.paul.mccloskey@cheltenham.gov.uk>; Councillor Emma Nelson <cllr.emma.nelson@cheltenham.gov.uk>; Councillor Tony Oliver <cllr.tony.oliver@cheltenham.gov.uk>; Councillor John Payne <cllr.john.payne@cheltenham.gov.uk>; Councillor Diggory Seacome <cllr.diggory.seacome@cheltenham.gov.uk>; Councillor Simon Wheeler <cllr.simon.wheeler@cheltenham.gov.uk>; Councillor Stephan Fifield <cllr.stephan.fifield@cheltenham.gov.uk>; Councillor Barbara Clark <cllr.barbara.clark@cheltenham.gov.uk>; Democratic Services (CBC) <democratic.services@cheltenham.gov.uk>

Subject: Objection to the proposed development at Oakhurst Rise (22_00112_OUT)

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

Dear Planning Committee

We are writing to object to the proposed development at Oakhurst Rise (22_00112_OUT)

Last month we moved into our house Coversdown on Birchley Road which adjoins the field which is the proposed site of the development. Since moving into the property we have been amazed by the variety and extent of the wildlife which has its home in the field. There are numerous woodland animals (a large number of badgers, foxes and different varieties of bats) and an incredible number of different birds including rare and endangered species such as song thrushes which nest in the hedge between our house and the field. There are also many beautiful deer which use the hedgerows between the field and Oakhurst Rise as their home and place to rest during the day. In addition to the wildlife, there are wonderful old trees and ancient hedgerows which together create a unique and unspoilt natural ecosystem.

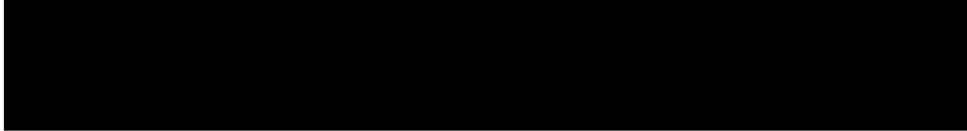
We are incredibly saddened that this beautiful local wildlife site is at threat of destruction through the building of the proposed houses and the associated infrastructure. The catastrophic loss of native plant and animal populations could never be repaired. Further, we don't believe the developer's proposed mitigations come close to properly addressing these issues. We ask the committee members to please consider how it is essential to preserve natural sites such as this for our children and for future generations and to not compound the local climate emergency that is part of a global loss of our most precious habitats.

During the enquiries that we made when purchasing our property, the Trustees of the Battledown Estate made clear to us that there is no right of access over the Battledown Estate for anyone looking to access land that does not fall within the estate itself (which the field does not). There can therefore never be public access to the field via our property (the only right of access being for maintenance of the field by its owners). Accessing the field via Oakhurst Rise is clearly not suitable given the narrow roads/impact on the owners of properties on that cul de sac (as well as the destruction of the hedgerows mentioned above) and therefore the submitted development plan is fundamentally flawed.

Finally, we want to flag our concerns about the proposed location of a number of the houses in the proximity of our property. The proposed development includes the building of buildings which would look straight into our windows and block light and views. They also threaten the large oak tree adjacent to our drive which is subject to a TPO.

We do recognise the need for new properties in Gloucestershire, including those that are affordable. However, we must ensure that the sites that are chosen do not destroy our irreplaceable natural ecosystems or cause unreasonable loss of amenity to those living adjacent to the developments. We ask the committee to please take these concerns into account and to not allow this development.

Many thanks



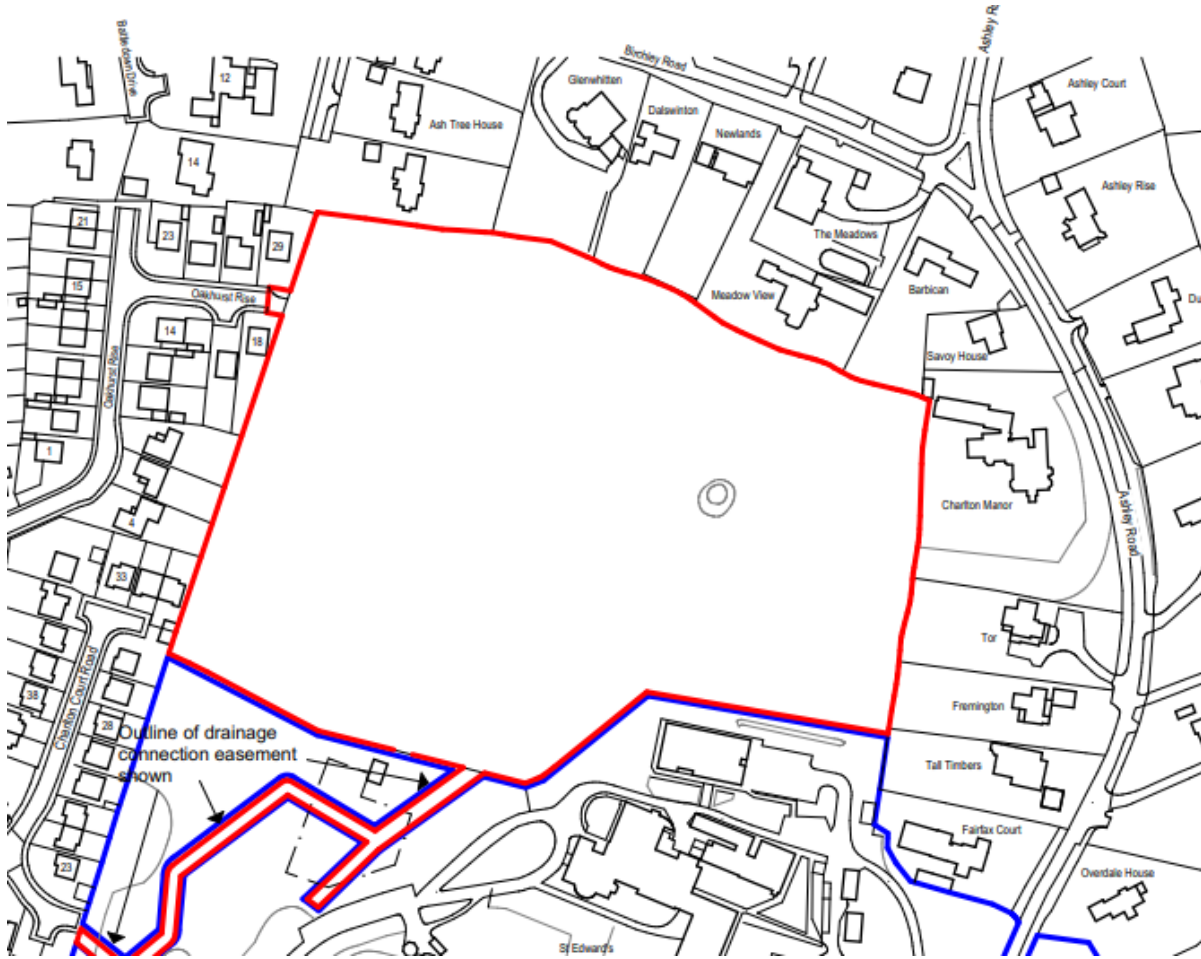
Land adjacent to Oakhurst Rise

22/00112/OUT

Outline application for residential development
of 25 dwellings – access, layout and scale not
reserved for subsequent approval.

Recommendation: Permit subject to s.106

Site location plan



Google earth image



Previous application layouts



17/00710/OUT – 90 dwellings



18/02171/OUT – 69 dwellings

Previous application layouts

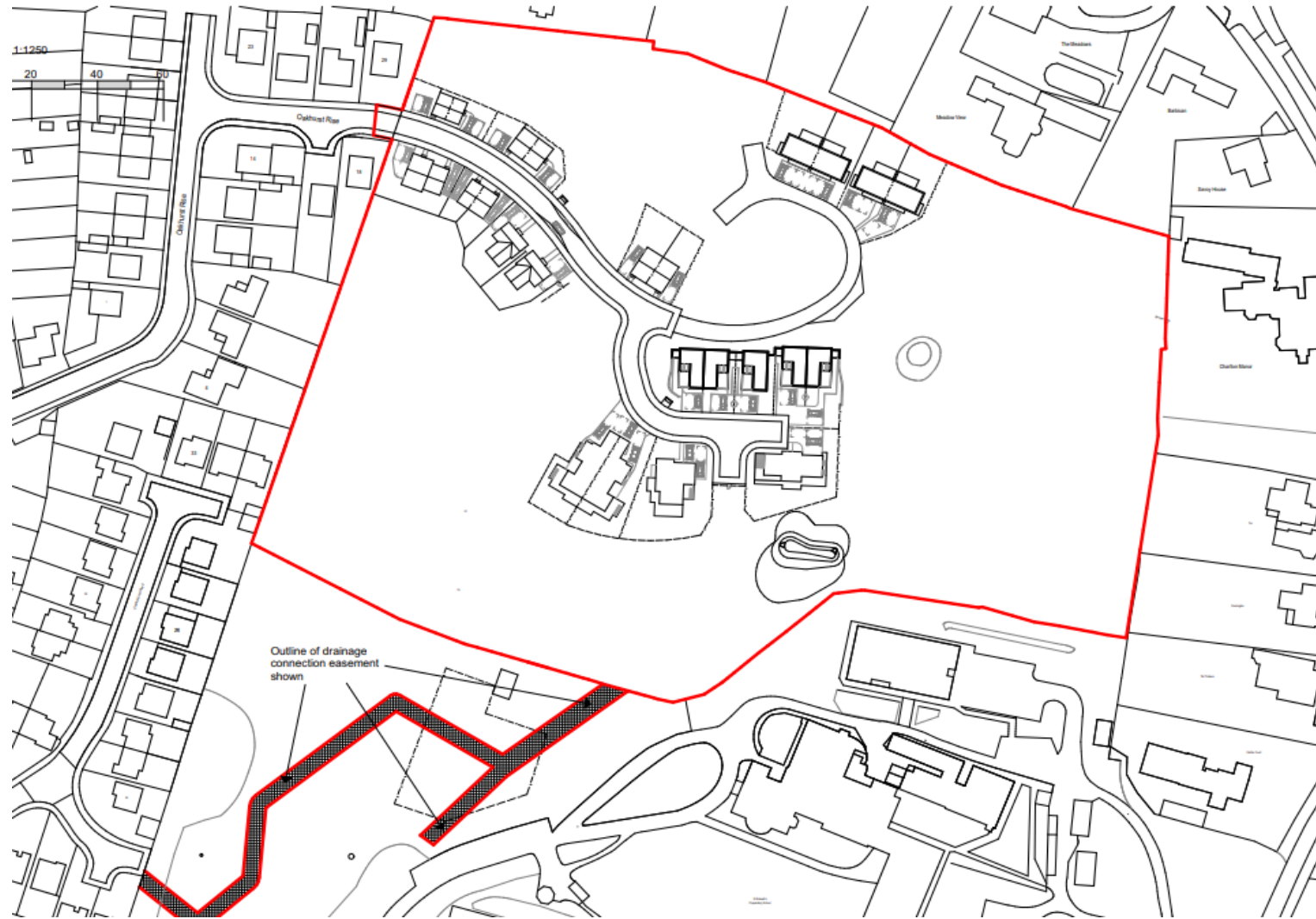


20/00683/OUT – 43 dwellings



Current application – 25 dwellings

Block Plan



Nolli Plan

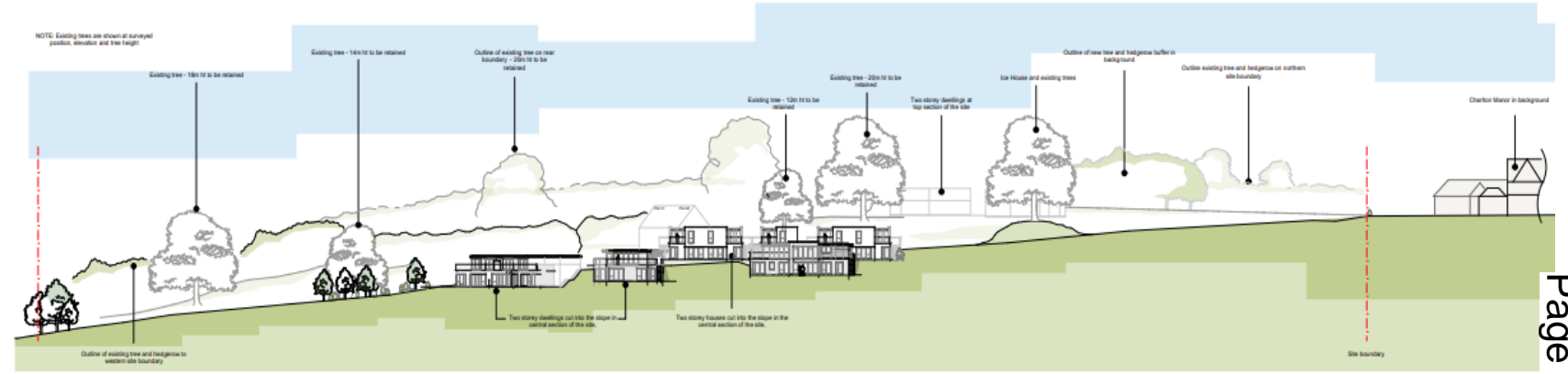


Building scale plan

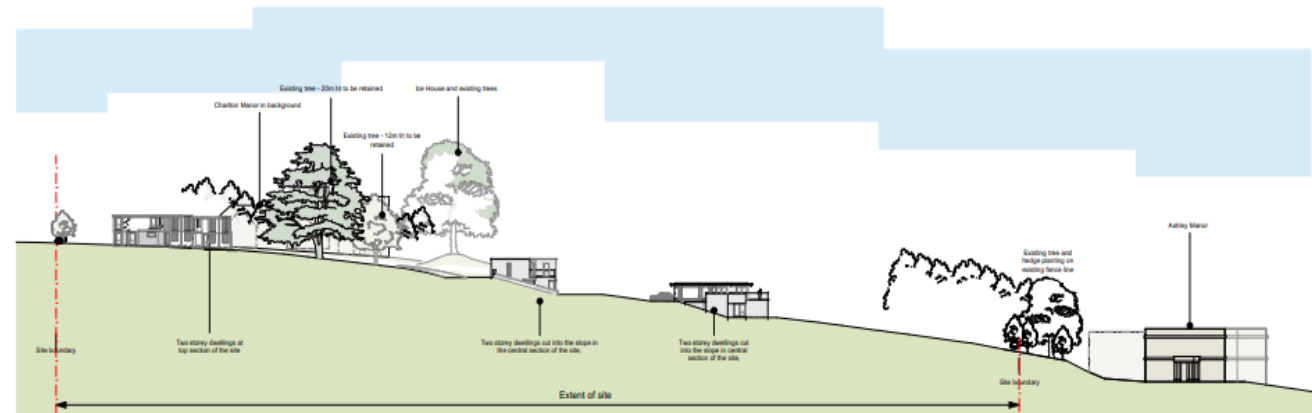


Extent of Development

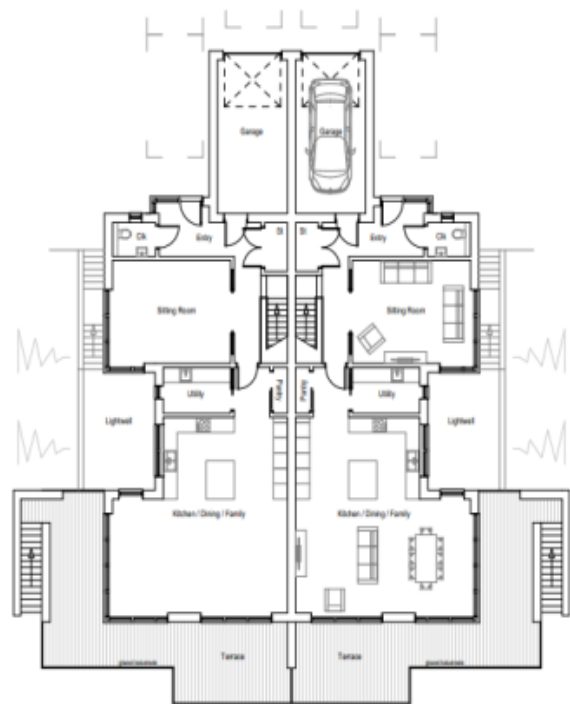




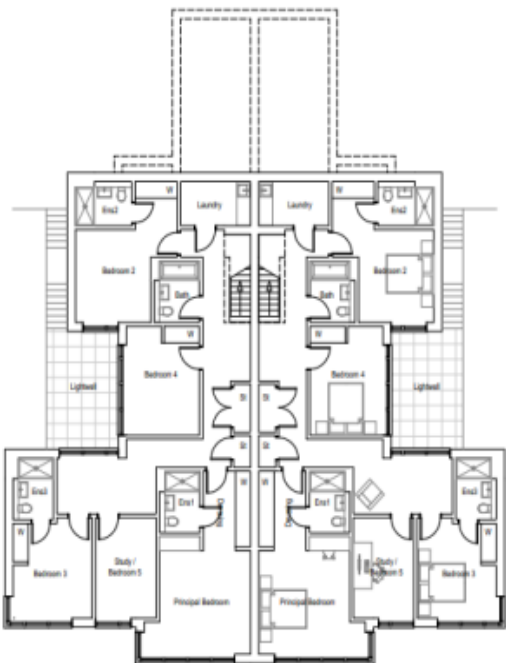
Section A-A



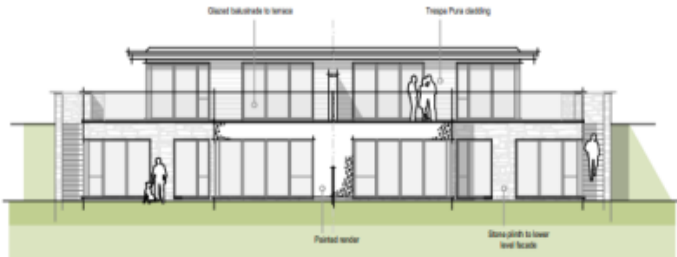
Section B-B



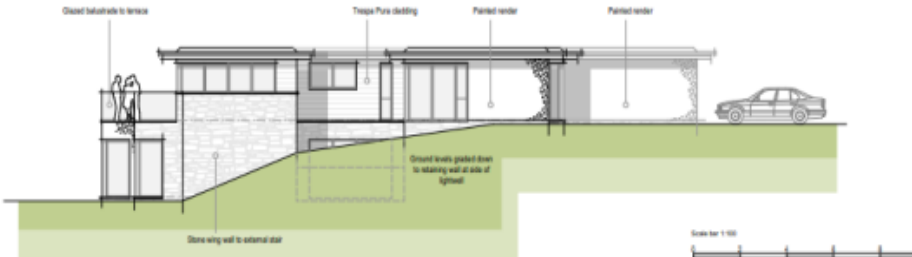
Ground Floor (entry level) Plan
gls 24/25gns



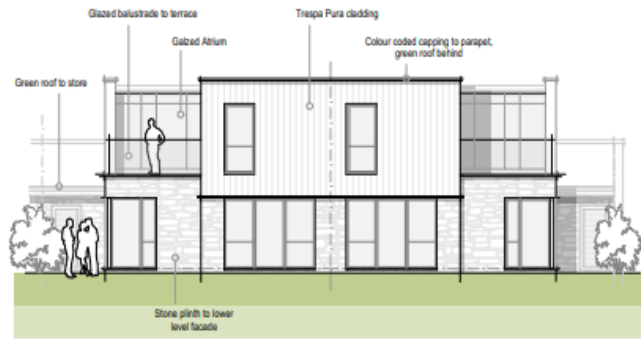
Lower Ground Floor (garden level) Plan



South Elevation



East Elevation



South Elevation

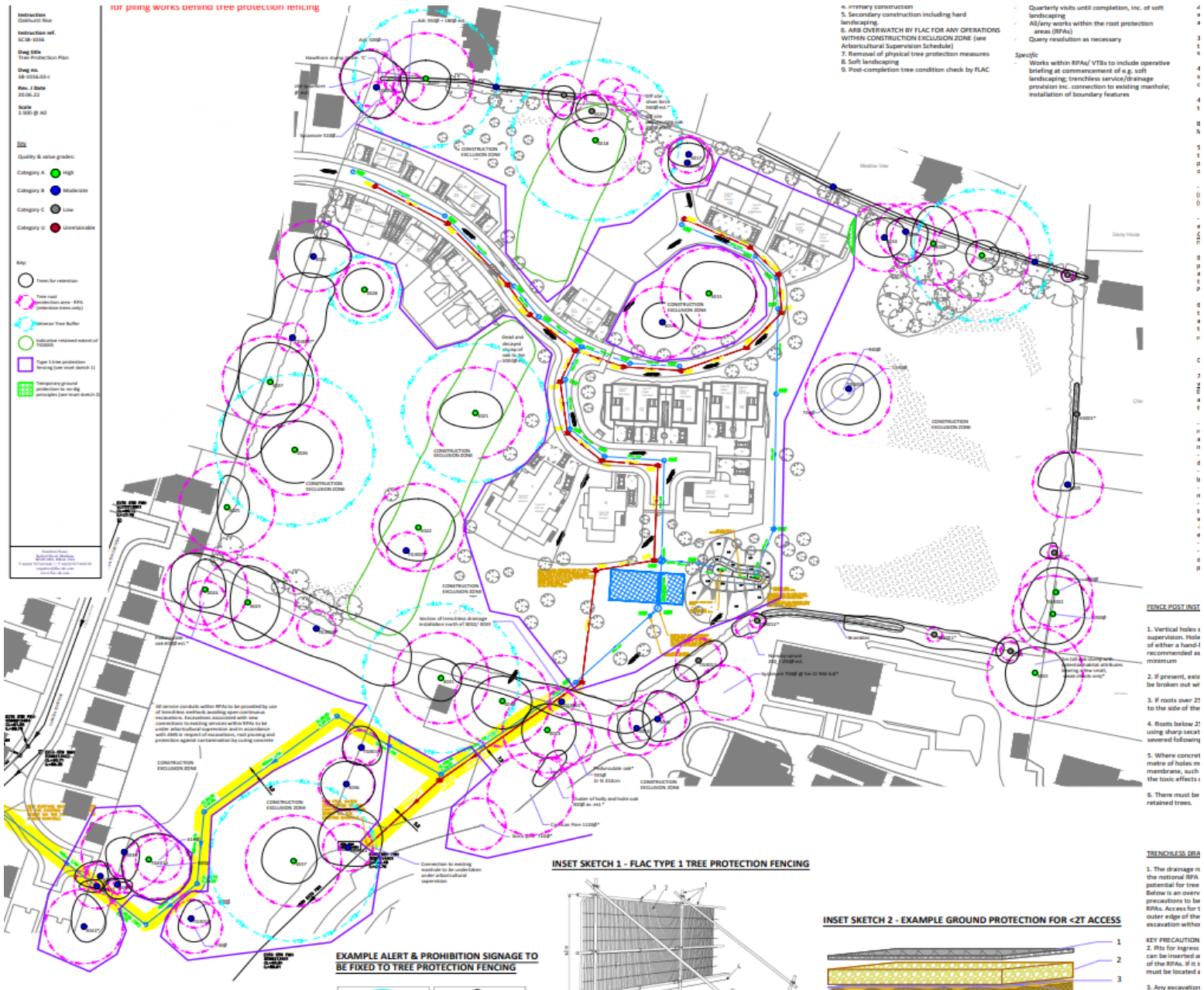


Side Elevation



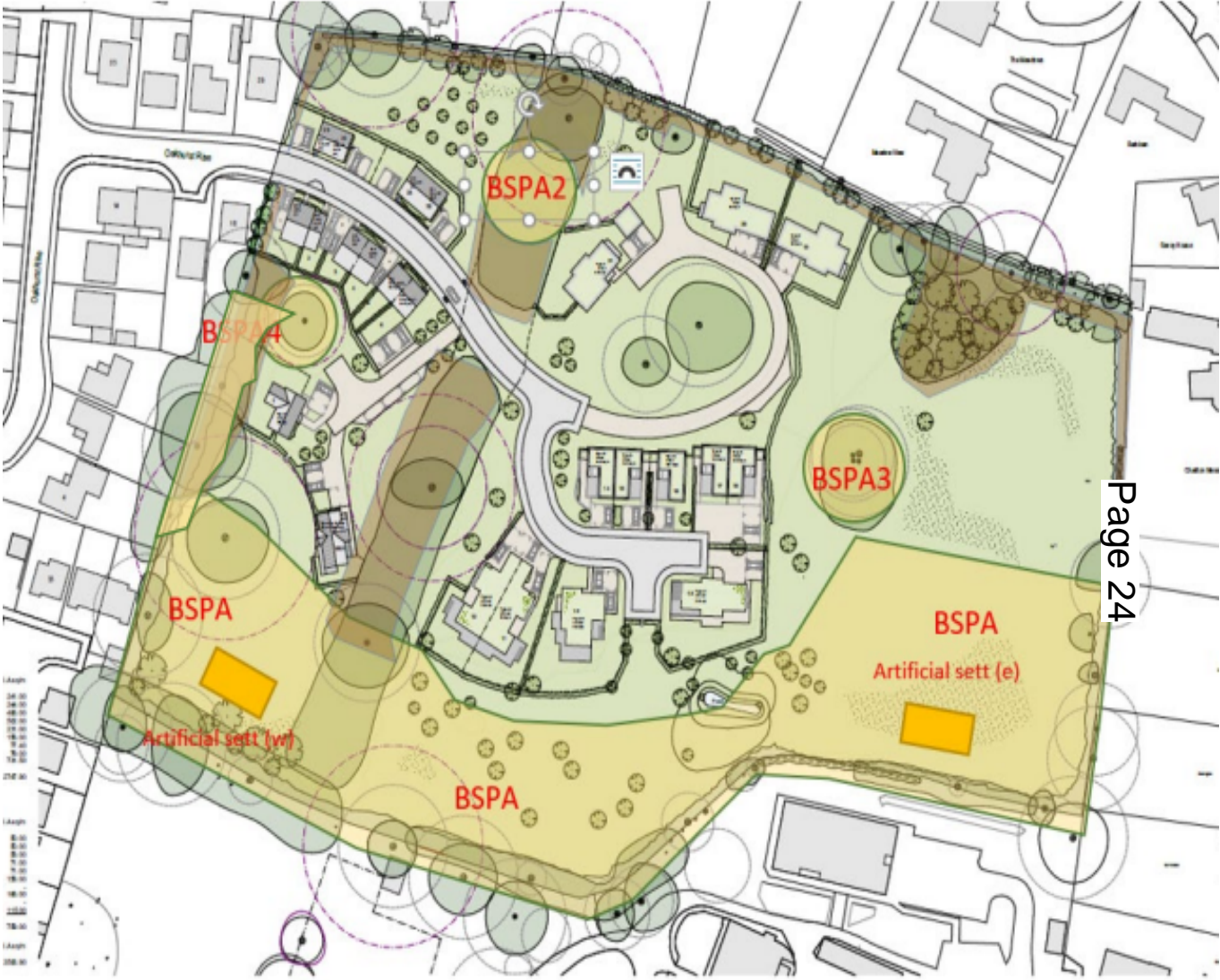
Ground Floor (entry level) Plan
gfa 146.33g/m







Extract from Badger report



Key planning matters:

- Principle of development
- Heritage impacts
- Ecology and biodiversity
- Trees, Hedgerows and landscaping
- Design and layout
- Access and highways
- Neighbour amenity
- Sustainability
- Landscape
- Waste and recycling
- Drainage and flooding
- Affordable Housing

Recommendation: Permit subject to signing s.106

Conditions:

1. Time limit
2. Consent for 25 dwelling
3. Submission of reserved matters
4. Approved plans
5. Submission of surface water drainage works
6. Highway improvements
7. Construction management plan
8. Waste management plan
9. Waste and recycling
10. Access completed prior to occupation
11. Provision of parking/turning

12. Cycle parking

13. Travel Plan

14. Visibility splays

15. EV charging points

16. Retention of parking spaces

17. Submission of CEMP

18. Disposal of foul water

19. Control of external lighting

20. Levels

21. Foundations method statement

22. Submission of LEMP

23. Fire hydrants

24. No-dig method in RPAs

25. Maintenance of landscaping

26. Tree Protection Plan

27. No clearance during nesting season

28. Hours of construction work

29. Beechwoods Homeowner Information Pack

30. Improvements to ice house

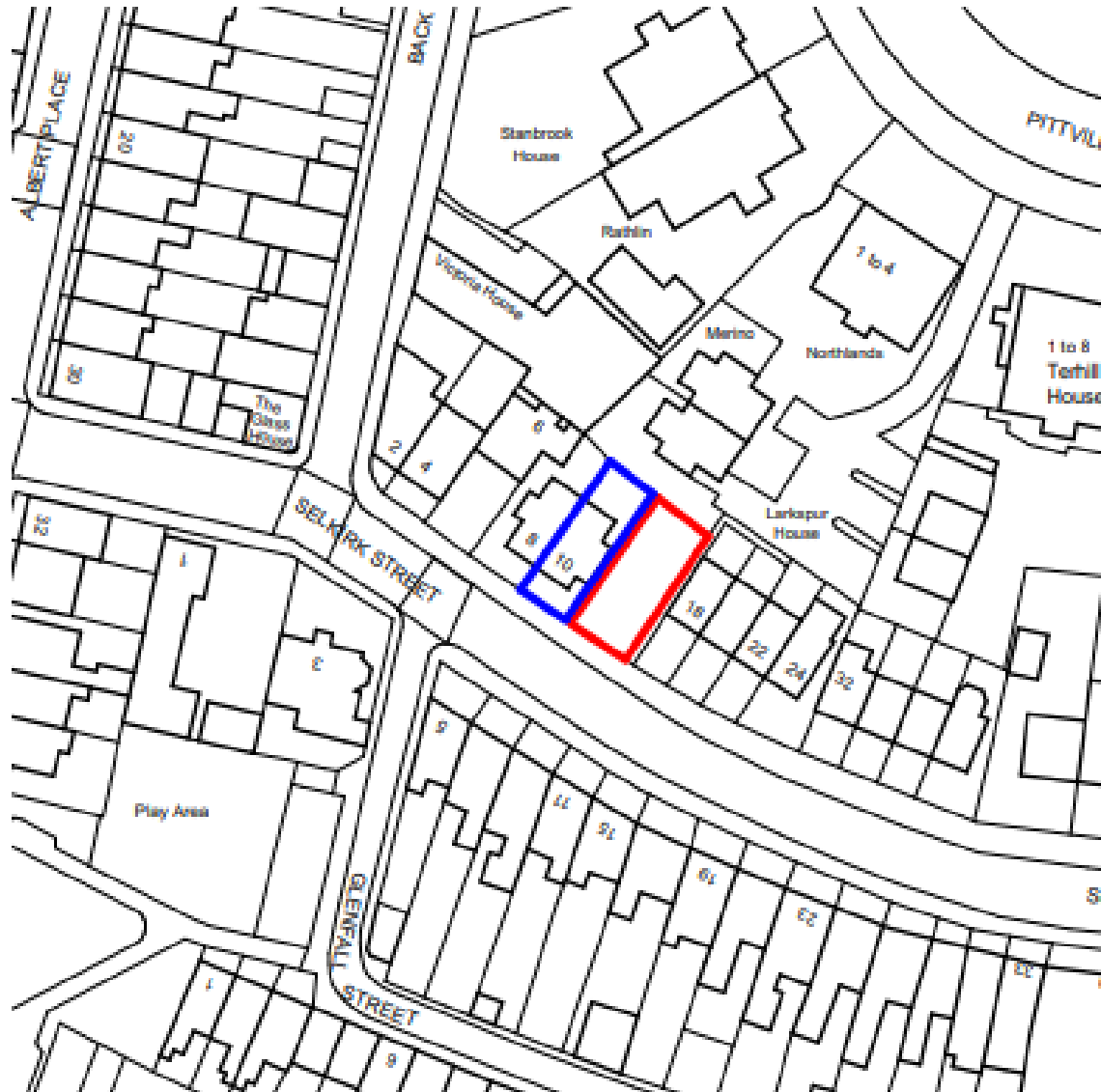
10 Selkirk Street

22/01441/FUL

Erection of 1no. three storey self-build dwelling
on land adjacent to 10 Selkirk Street

Recommendation: Permit

Site location plan



Google earth image



Google earth 3D image



Google street view image



Site context (Google Street view)



Properties to northwest of site



View of property and site looking southeast



Modern terraced properties to the southeast



Terraced properties opposite the site

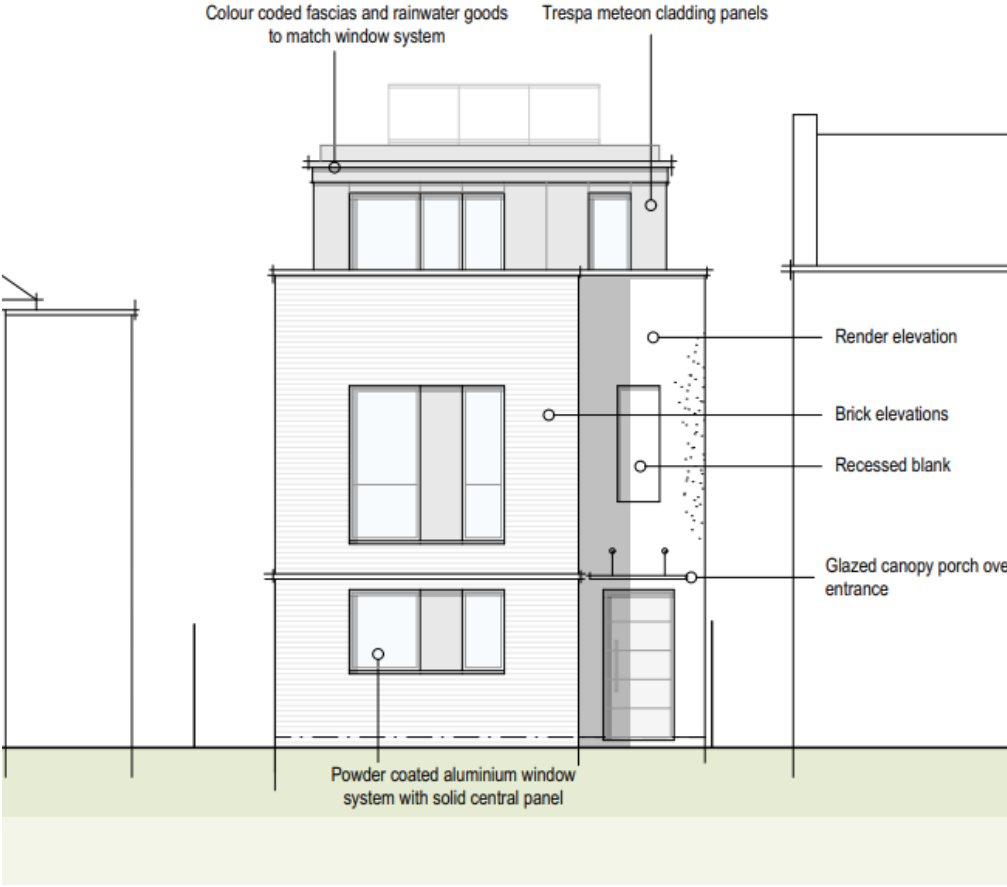
Photos supplied by neighbour to the rear



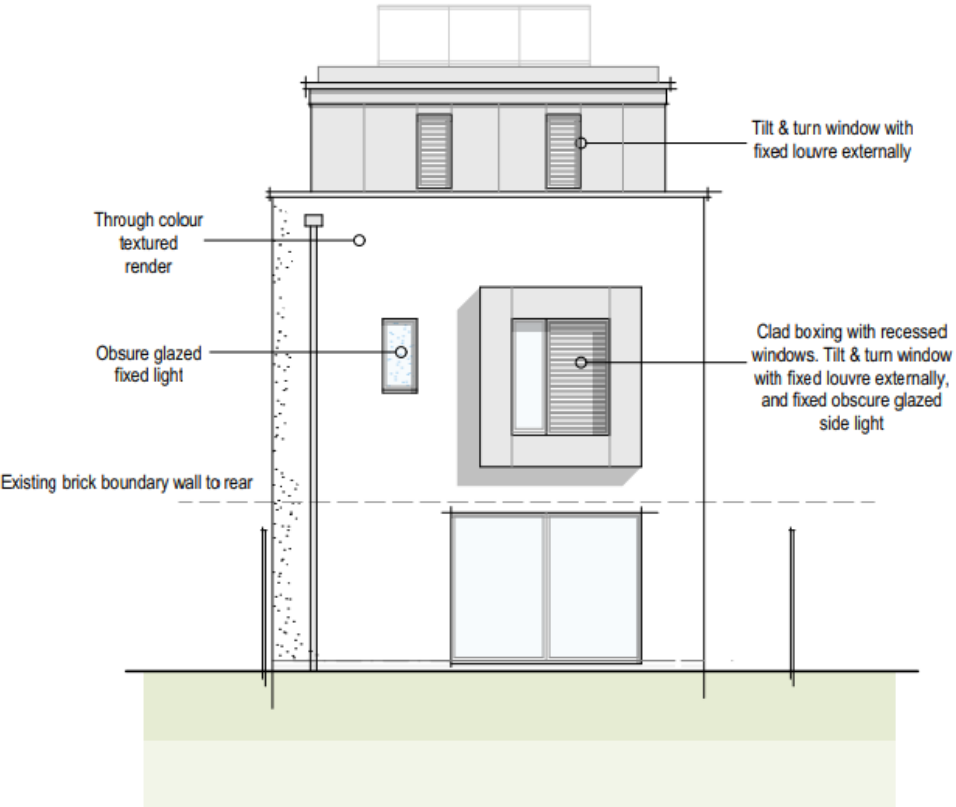
Proposed block plan



Proposed front and rear elevations

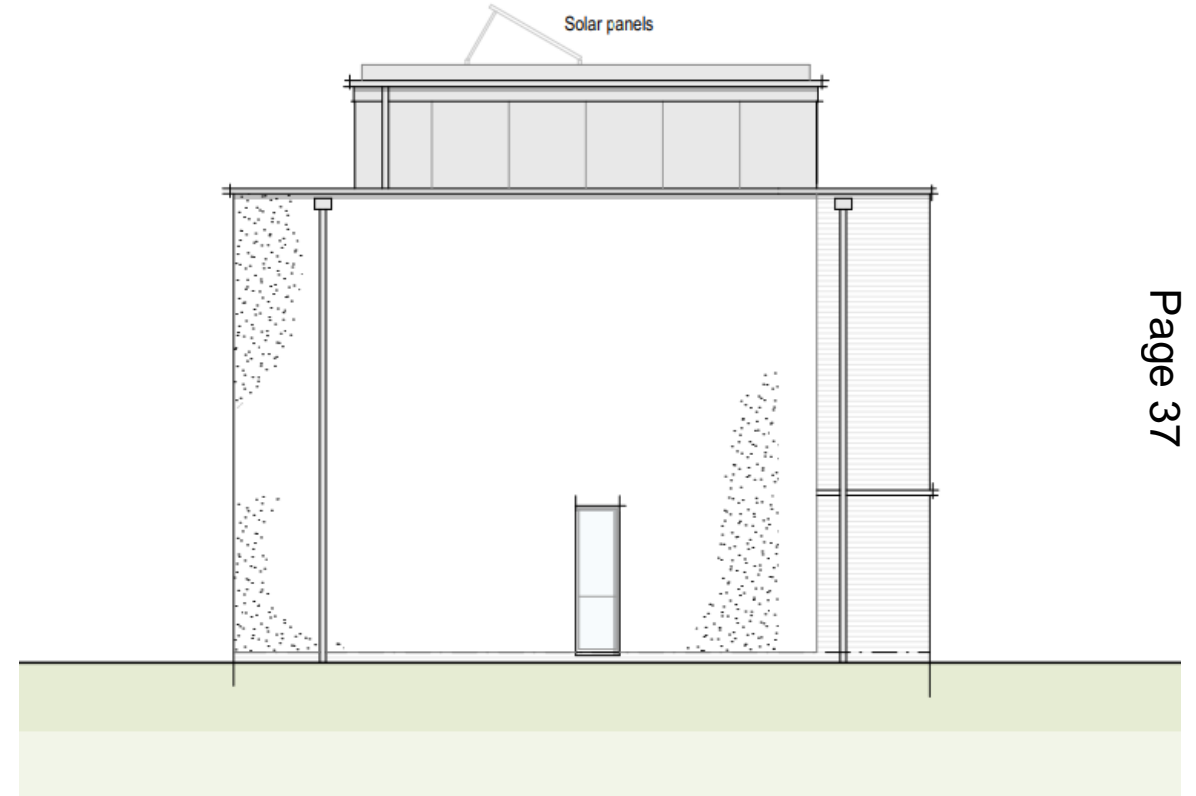
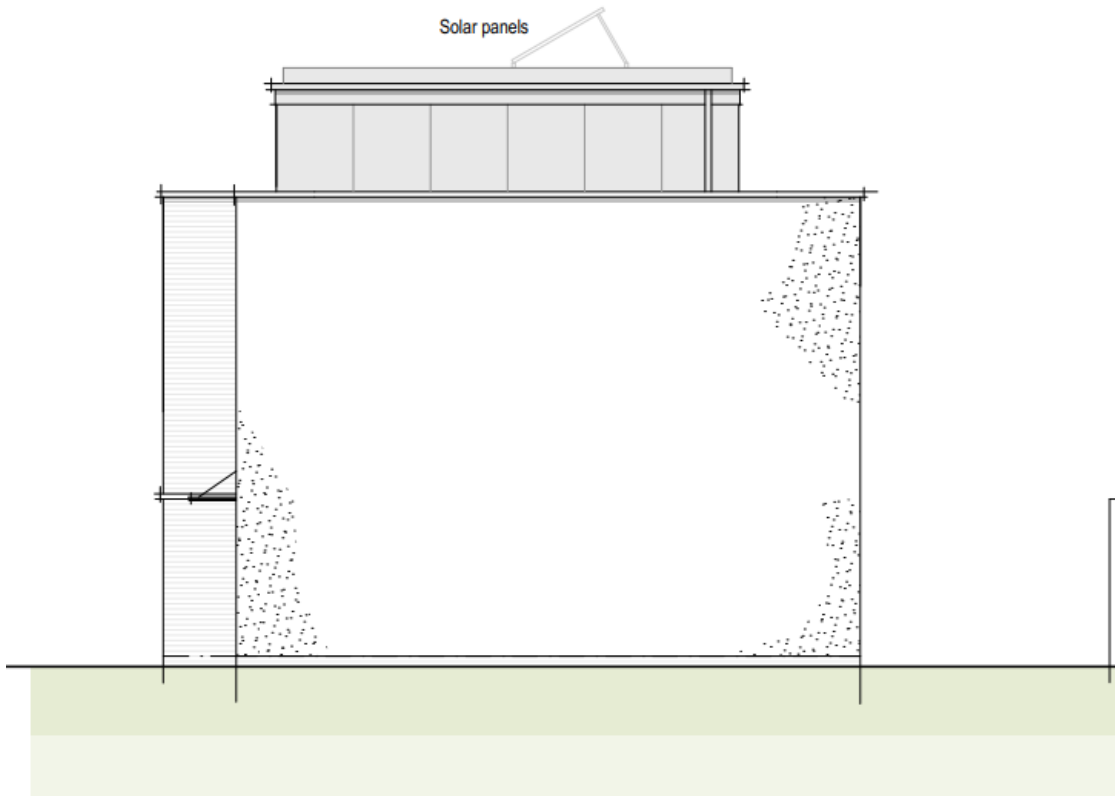


Front

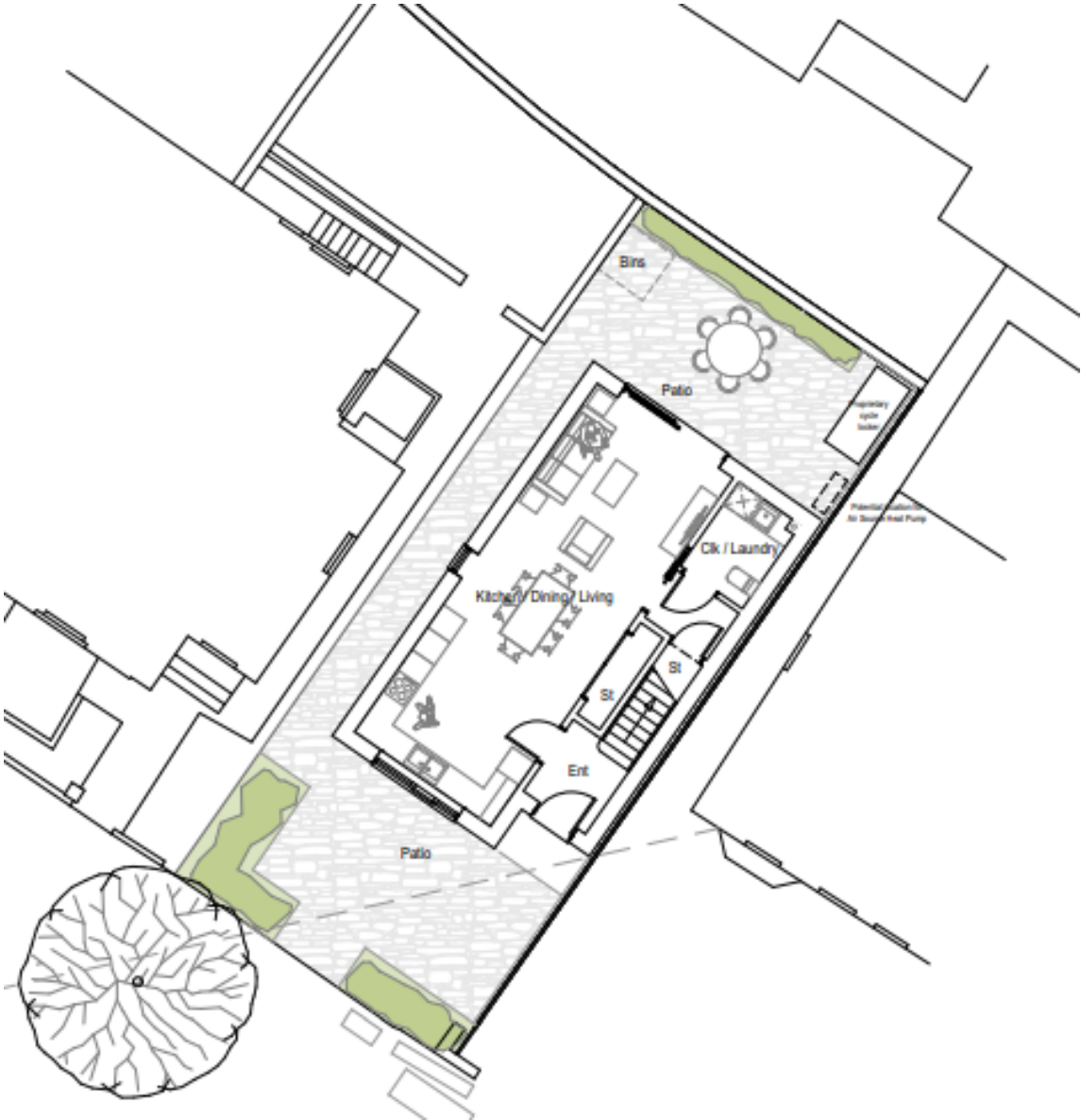


Rear

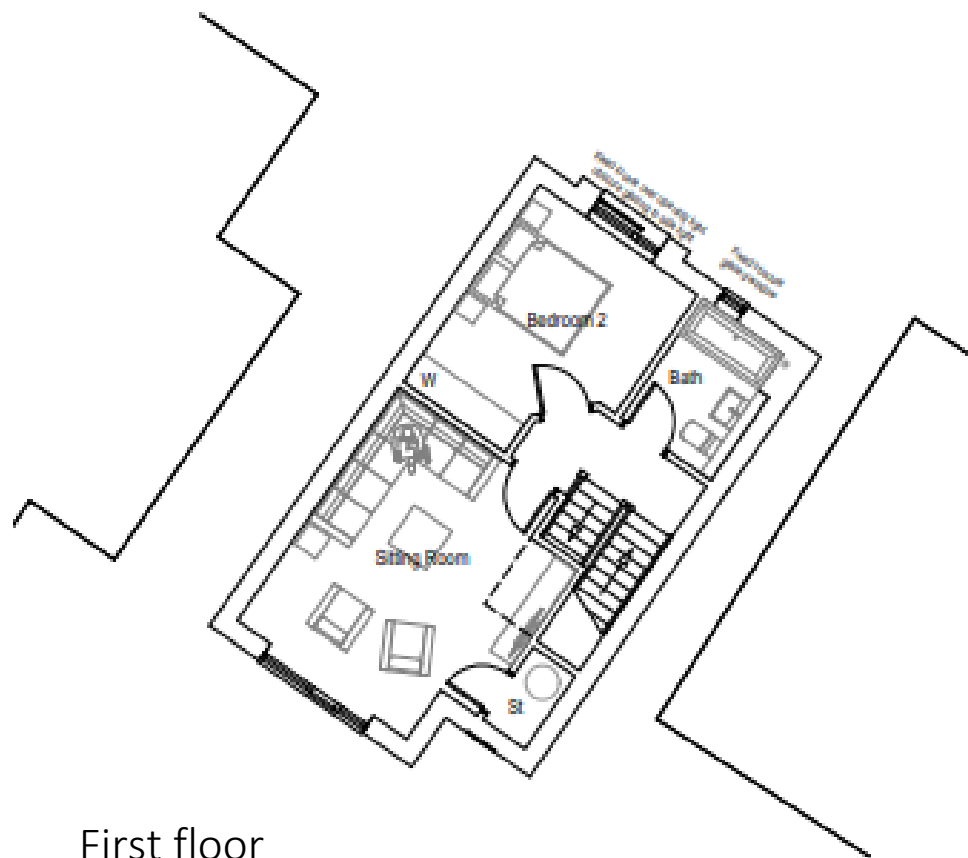
Proposed side elevations



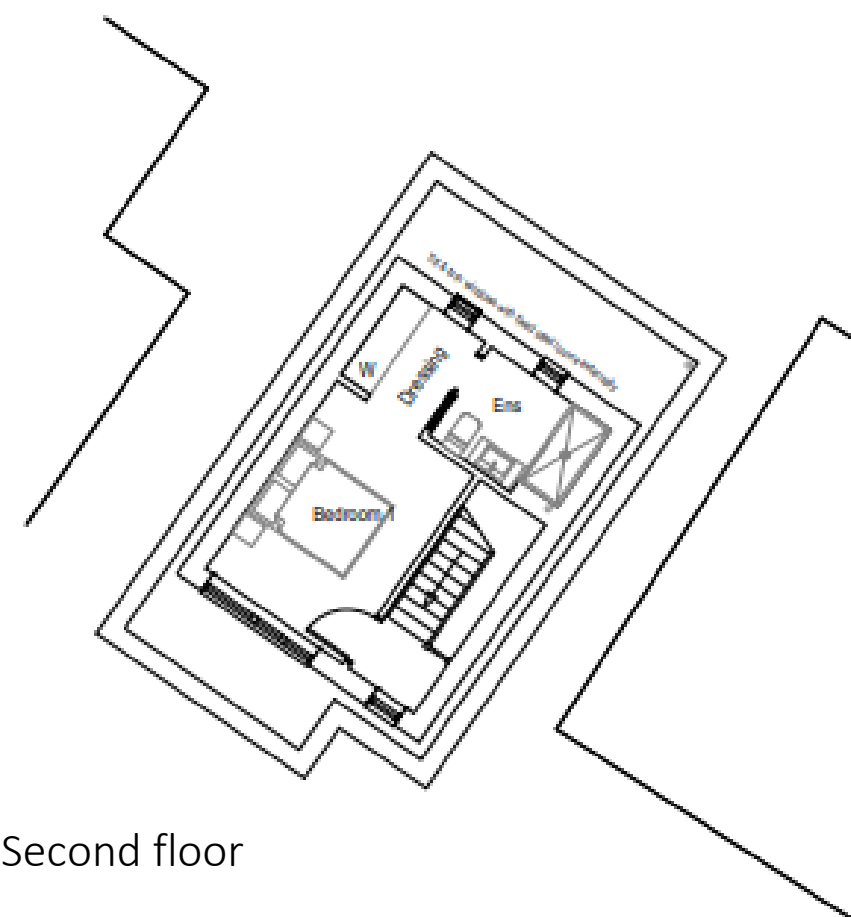
Proposed ground floor plan



Proposed first and second floor plan



First floor

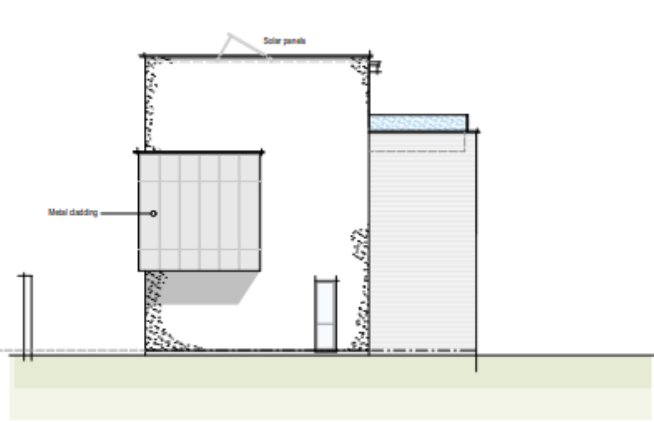


Second floor

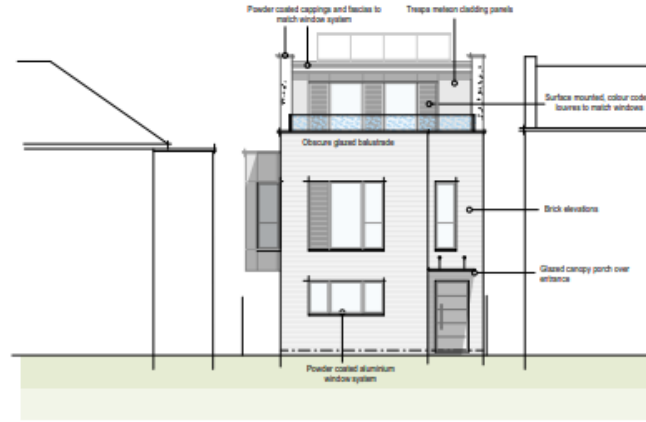
Proposed Street Scene



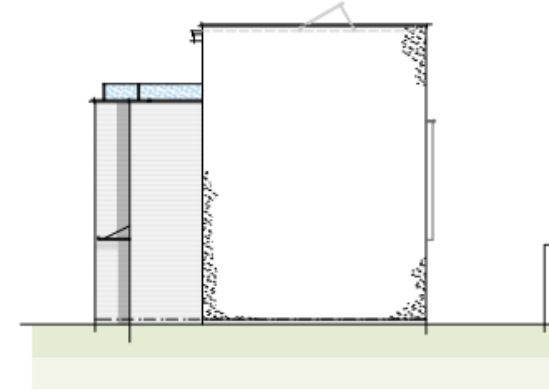
Comparative elevations



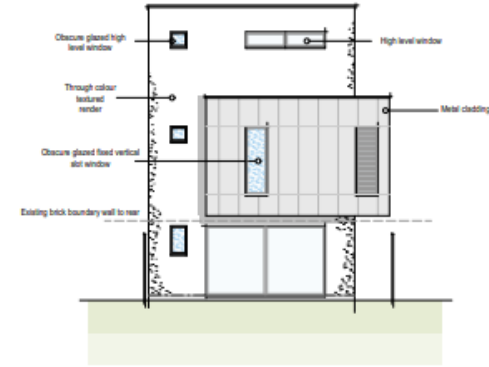
Side Elevation



Front Elevation

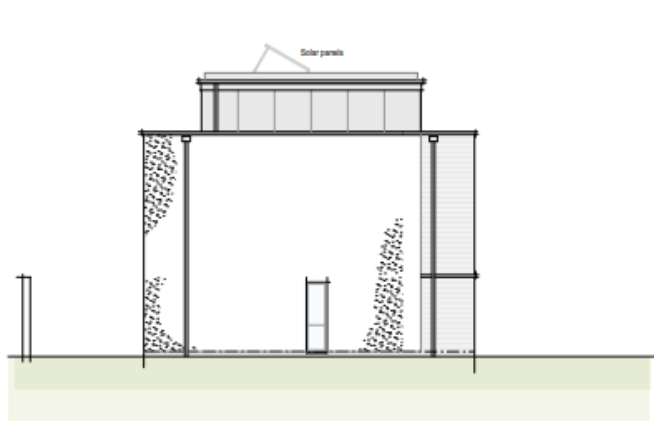


Side Elevation



Rear Elevation

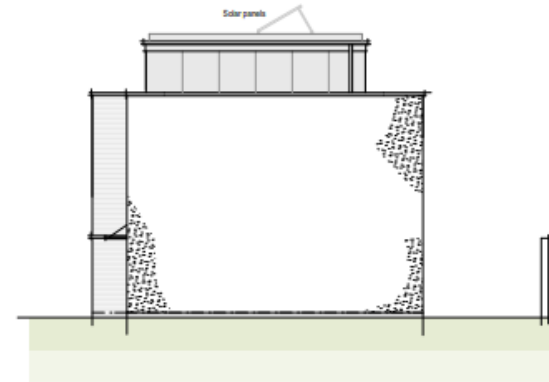
As originally submitted



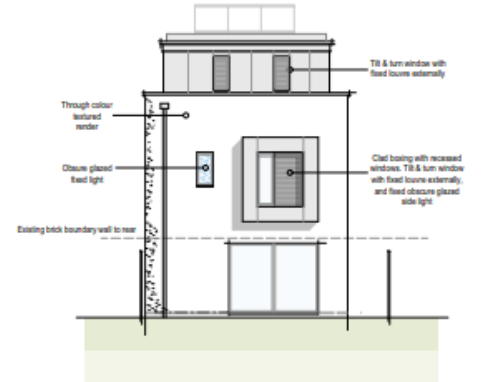
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

As revised

Key planning matters:

- Principle of development
- Design, layout and impact on conservation area
- Climate change
- Neighbouring amenity
- Parking and highway safety

Summary of recommendation

- The site is sustainably located within the Principal Urban Area, wherein JCS policy SD10 supports new housing development. Moreover, throughout the NPPF emphasis is given to new development optimising the potential of the site.
- Where housing policies are out-of-date (as is currently the case in Cheltenham as the Council is unable to demonstrate a five year supply of deliverable housing sites) development proposals must be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole, or specific NPPF policies provide clear reason for refusal.
- Officers are satisfied that, as revised, the modern design approach and overall height and scale of the proposed dwelling is acceptable in this location. The dwelling would not detract from the conservation area; there are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority. In addition, renewable energy technologies have been incorporated into the design.
- The proposed additional dwelling would make a small but valuable contribution to the borough's housing stock, and also help to fulfil the requirement to provide self-build plots in Cheltenham.
- The recommendation therefore is to grant planning permission subject to the conditions set out within the officer report.

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November Planning Committee

17th November 2022

22/00072/FUL– 2 Charlton Court Road

Proposed works:

Construction of a new detached dwelling house with associated parking and amenity space. Technical details stage of the PIP process. (Ref: 21/01642/PIP)

The application is at planning committee at the request of Councillor McCloskey who raises concerns regarding flooding.



Site Location Plan



Google Earth Image

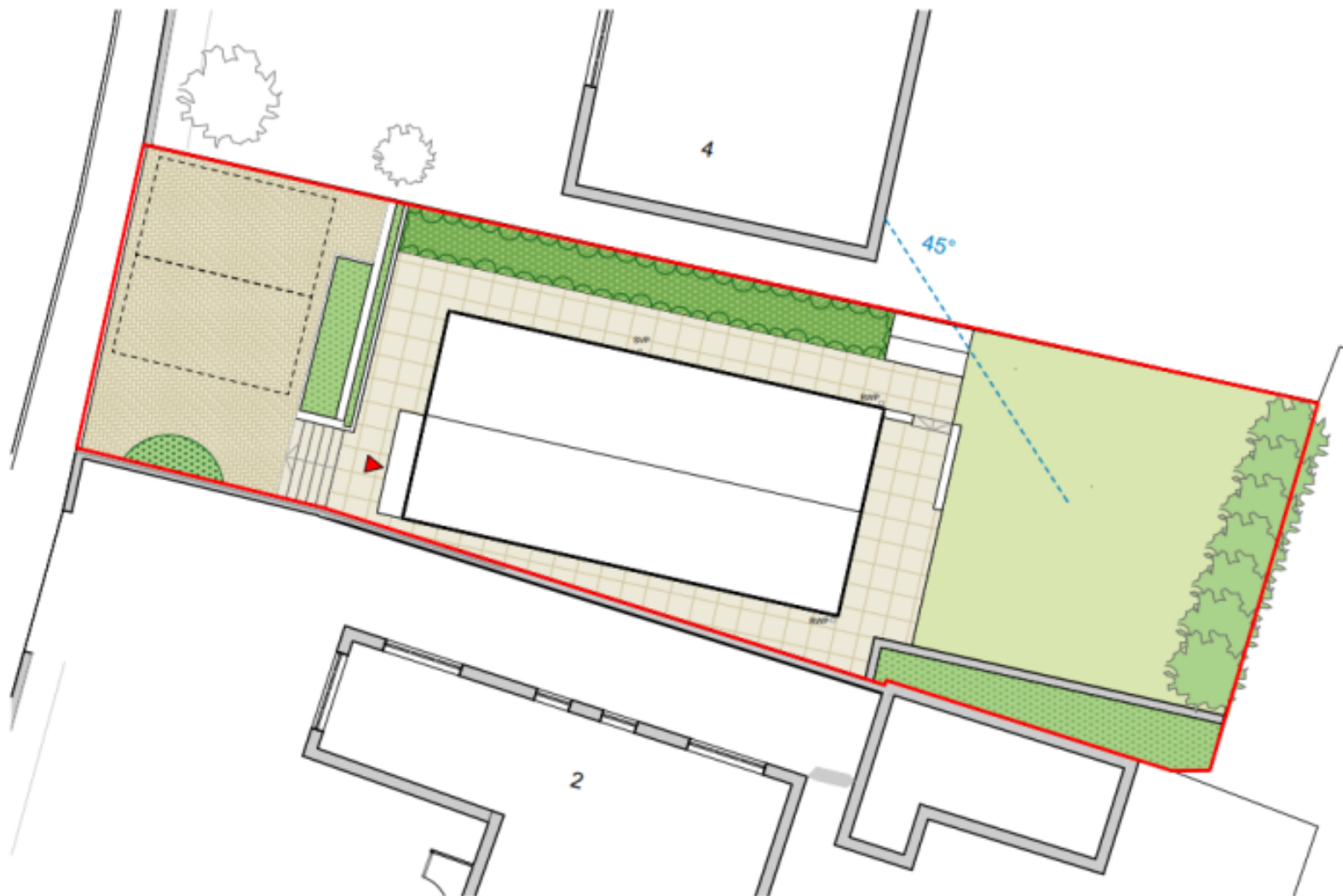
22/00072/FUL



Site Photos

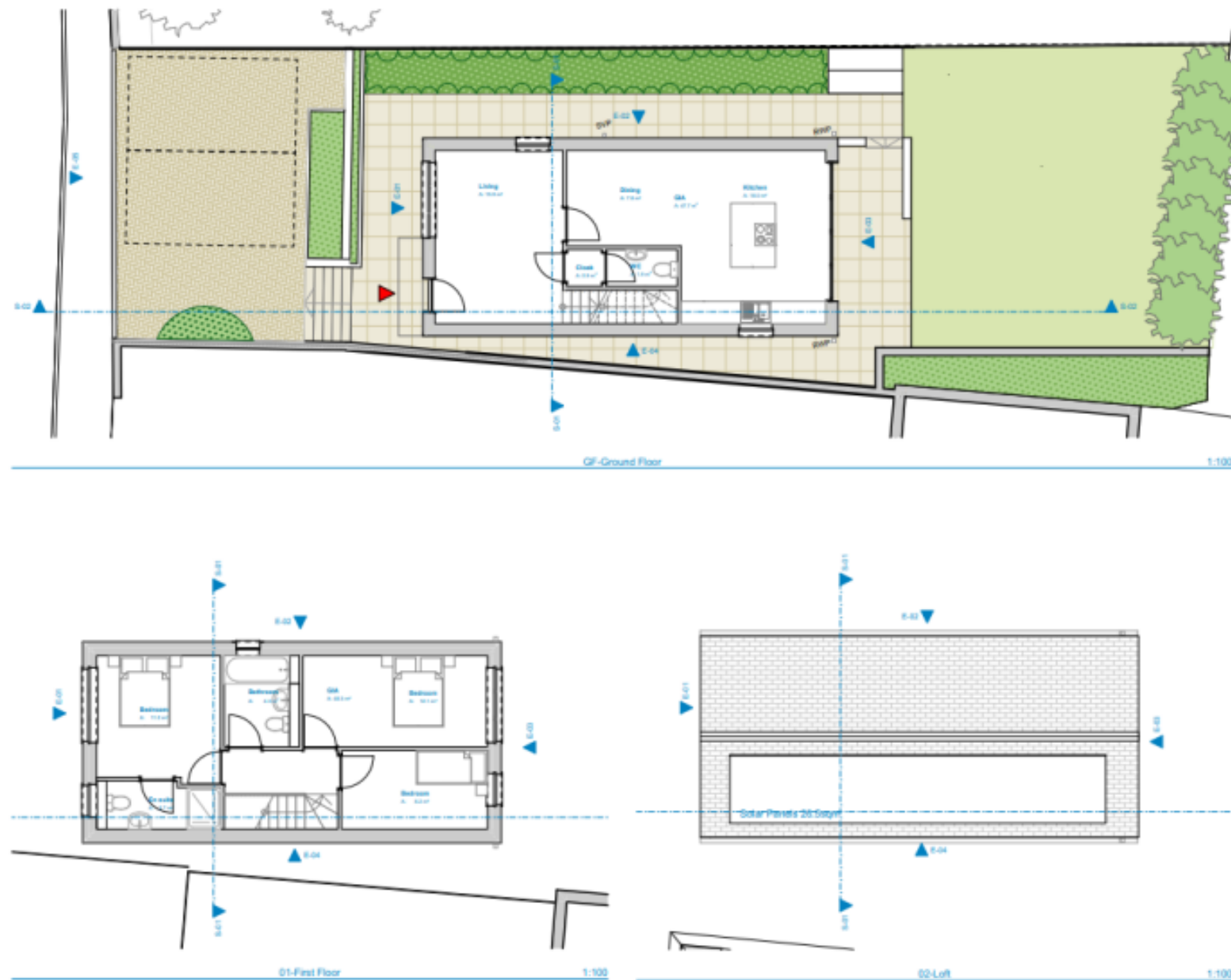


Site Photos



Proposed Site Layout plan

22/00072/FUL

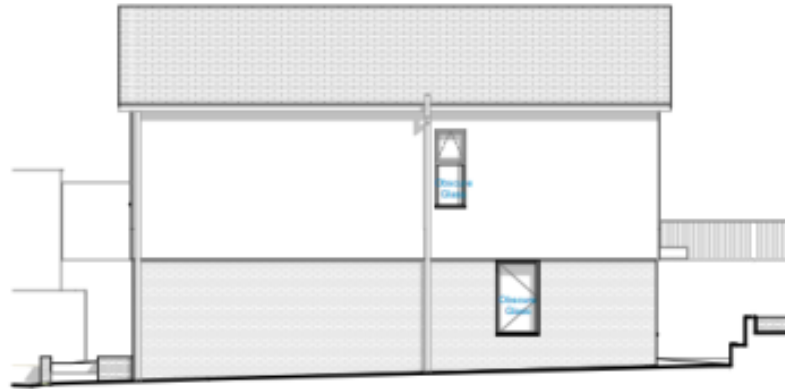


Proposed Floor Plans

22/00072/FUL



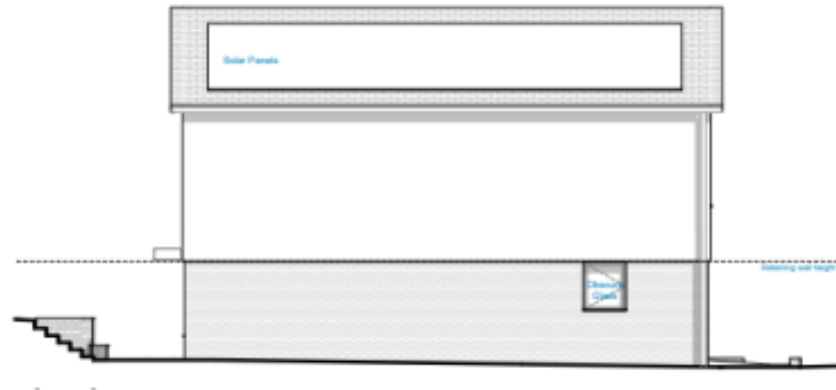
E-01 Elevation 1:100



E-02 Elevation 1:100



E-03 Elevation 1:100



E-04 Elevation 1:100

Proposed Elevations

22/00072/FUL



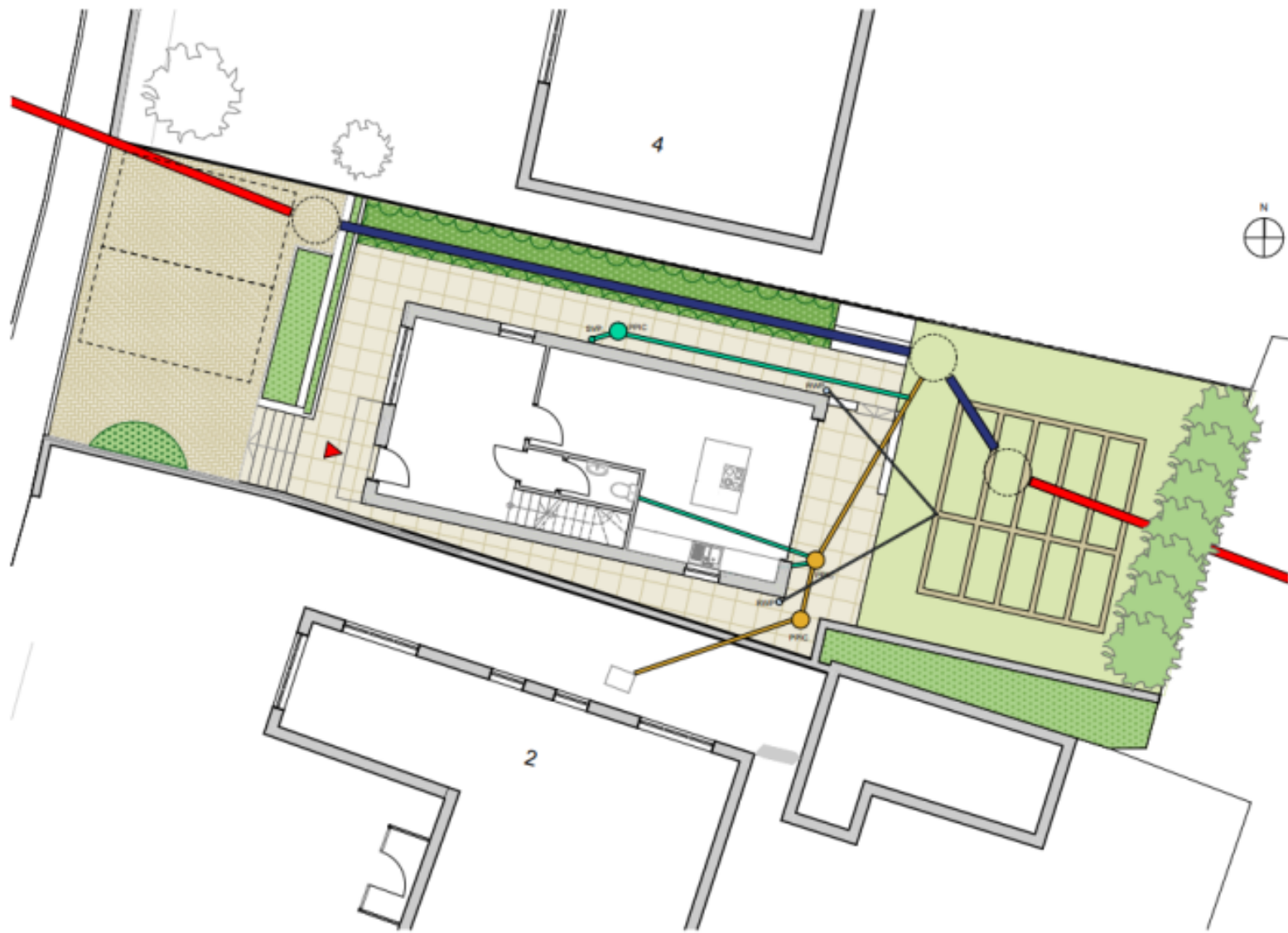
E-05

Elevation

1:100

Proposed Streetscene

22/00072/FUL



Proposed Drainage Strategy

22/00072/FUL

Key Planning Matters

- Design and layout
- Impact on neighbouring amenity
- Flooding
- Highways
- Impact on trees
- Landscaping
- Sustainability

Recommendation - Permit

Conditions:

- Time
- Approved plans
- Submission of material details
- Landscaping to be implemented in accordance with submitted details
- Installation of EV charging point
- Removal of PD
- Submission of drainage scheme
- High Level obscure glazing side facing window

November Planning Committee

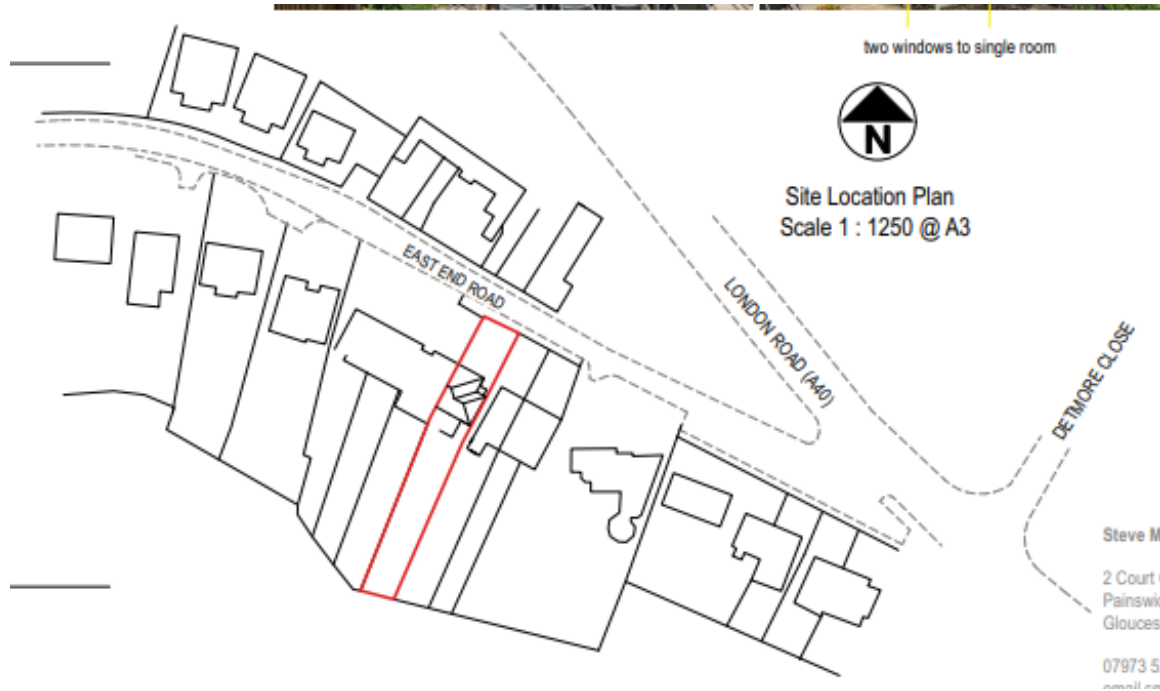
17th November 2022

22/01656/FUL – 82 East End Road

Proposed works:

Part single and part two storey rear extension

The application is at planning committee at the request of Councillor McCloskey due to concerns raised by the neighbouring land user at 84 East End Road regarding a loss of light.



Site Location Plan



Google Earth Image

Application Site

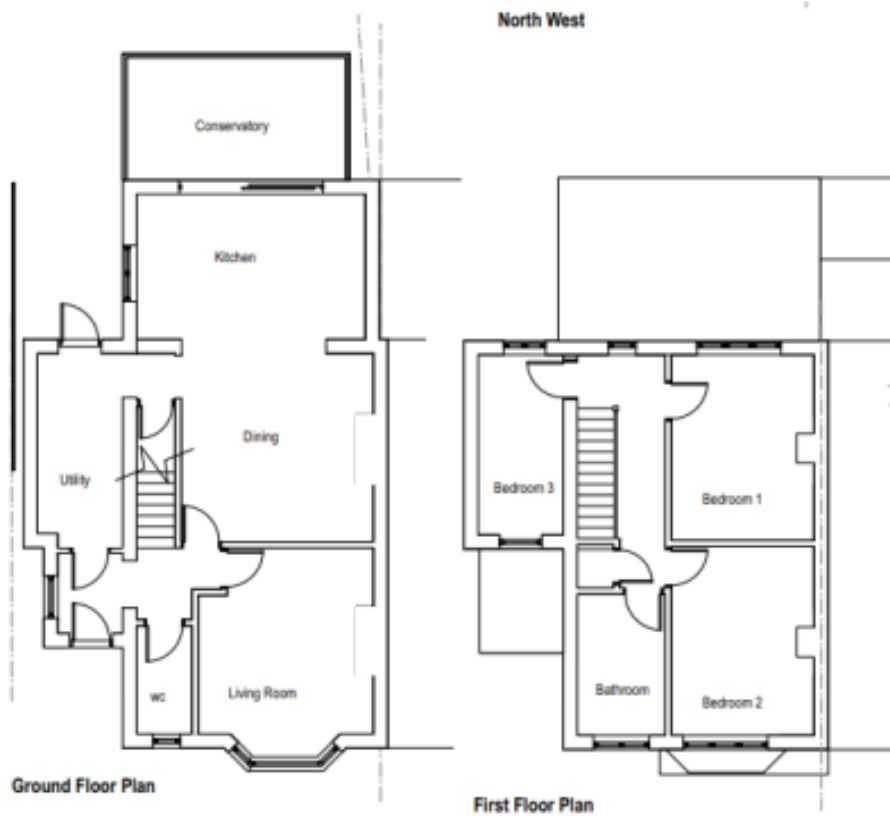


Site Photos

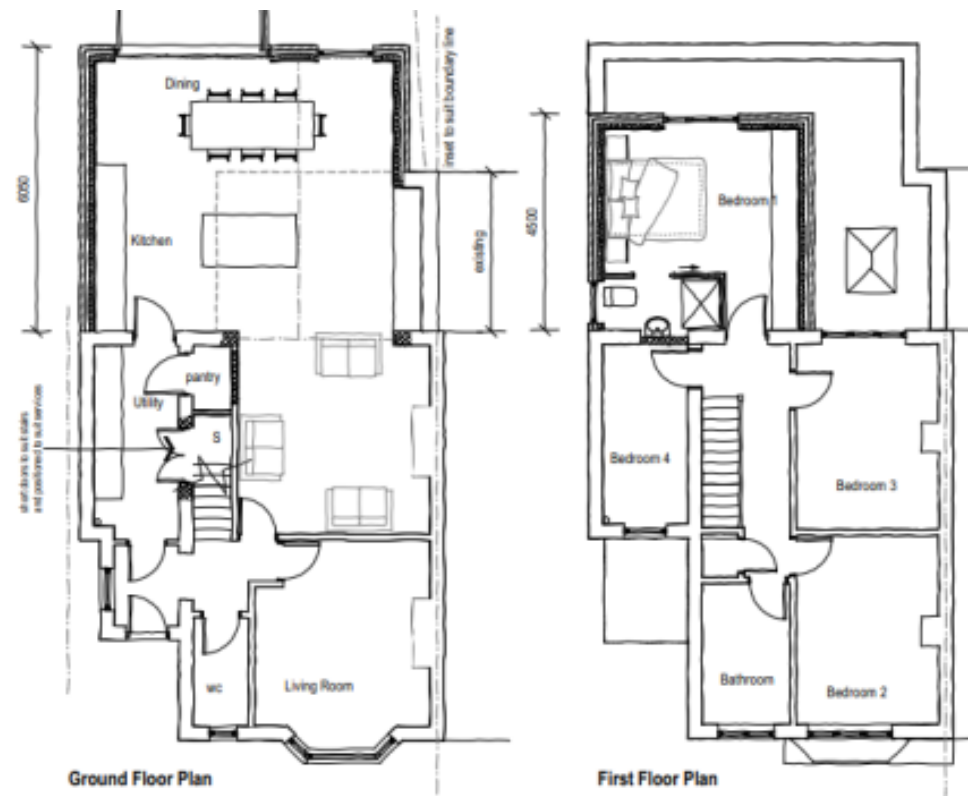




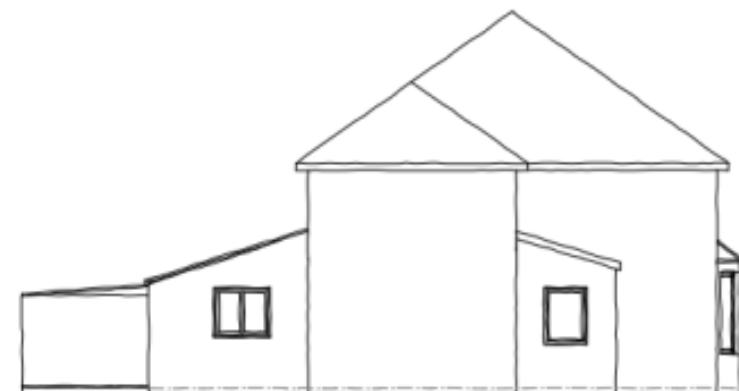
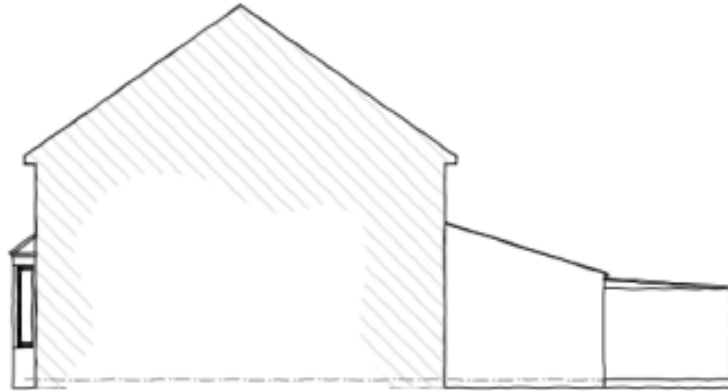
Site Photos



Existing Floor Plan



Proposed Floor Plan



Existing Elevations



North West

extend
to line of existing conservatory

A

1/11/22

First Floor Reduced to depth



South West



South East

Proposed Elevations

Key Planning Matters

- Design
- Impact on neighbouring amenity
- Sustainability

Recommendation - Permit

Conditions:

- Time
- Approved plans
- Materials to match existing
- High level/obscure glazed upper floor side facing window

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