



Notice of a meeting of Planning Committee

**Thursday, 20 June 2019
6.00 pm**

Membership	
Councillors:	Garth Barnes (Chair), Paul Baker (Vice-Chair), Stephen Cooke, Diggory Seacome, Victoria Atherstone, Bernard Fisher, Dilys Barrell, Mike Collins, Alex Hegenbarth, Karl Hobley, Paul McCloskey, Tony Oliver, Simon Wheeler, John Payne and Rowena Hay

The Council has a substitution process and any substitutions will be announced at the meeting

Agenda

- b) **19/00611/FUL Glenfall Farm Stables** (Pages 5 - 8)
[Planning application documents](#)

Contact Officer: Judith Baker, Planning Committee Co-ordinator,
Email: builtenvironment@cheltenham.gov.uk

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APPLICATION NO: 19/00611/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 5th April 2019		DATE OF EXPIRY : 31st May 2019
WARD: Battledown		PARISH: CHARLK
APPLICANT:	Mr Robert Deacon	
LOCATION:	Glenfall Farm Stables, Ham Road, Charlton Kings	
PROPOSAL:	Conversion of stable buildings to form three dwellings plus demolition of existing farmhouse and erection of new dwelling (revised scheme ref: 18/02547/FUL)	

ADDITIONAL REPRESENTATION

3 Natton Cottages
Ham Lane
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 19th June 2019
[*letter attached]

Having previously objected to the demolition of the perfectly usable farmhouse on this site, I note that a Water Strategy has been put together.

My attached letter refers mainly to this strategy which is in case the demolition takes place.

Frankly, I think it is time with this application on this site that Local People are listened to, that the rules re- the AONB are adhered to and that Cheltenham Planners must STOP trying to have the AONB build over at the slightest excuse. Frankly, planners are ignoring the obvious here for whatever reason and the explanations given are not really cutting it.

The Water Strategy is interesting on its own, simply because the 'expert' displays little local knowledge and the narrowness of the report confined to just 1 dwelling is ludicrous to say the least. Cut and run comes to mind, if it is implemented, because it will leave existing residents at risk further down the line, in certain weather conditions, some of which we have already seen. IF this goes ahead (the hope is NOT), then the developer MUST put in plans to cope with the wider area than just this site. OR, in the event of some subsequent flooding etc, which there will be, the Council and Gloucester Highways MUST commit to adopting the various run off streams and drains with annual or more frequent maintenance schemes.

It will be totally unfair if existing residents have to pick up the bill if this scheme in its entirety is allowed to go ahead. The original plan to CONVERT the buildings has few adverse commentators and this is the one that has to be completed without further wriggling around the subject, which is more that beginning to seem suspect.

3, Natton Cottages,
Ham Lane,
Charlton Kings,
Cheltenham.
Gloucestershire.
GL52 6NJ

13th June 2019

Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
The Promenade,
Cheltenham,
GL50 1PP
Attn: Mr G Dickens – Planning Officer.

Dear Mr Dickens,

Re:- Planning Ref:- 19/00611/FUL – Glenfall Farm Stables Ham Road Charlton Kings Demolition of Existing Farmhouse - Revised Plans @ 06/06/19 – and 12/06/19 - OBJECTION.

Having already objected to the Demolition (which is against AONB rules) of a **perfectly** good dwelling previously, the revised layout together with the plan to deal with surface water on just the one building (although it does appear to affect the rest of the site as well) – is equally not thought through.

With reference to the **Surface Drainage Strategy**, it is very clear that the report does not take in the effect of digging into this site on the wider community and the plan for dealing with surface water particular from Ham Hill into the site is very flawed.

The site of the stables and the way the site was built clearly took into account the topography of the site and the fact that a lot of water does come off Ham Hill. The fact this water seems largely hidden is due to the structure of the subsoil and the way water percolates through it towards Mill Lane and from there on. Currently, we have had relatively little rain so the effect is not as great as in other **normal** years. Indeed the work done a few years ago much further up Ham Hill to clear the ditches led to flooding and washing out of Ham Lane, with flooding further down Ham Road when what was a normal amount of rain fell. When it does rain, quite a lot of silt also washes down the hill, which blocks the run off stream that goes down Ham Lane as well as the drains down the other side of Ham Hill towards Ham Road.

This stream down Ham Lane has a number of pinch points in it, largely created by the partial replacement of the large brick built culvert at various points, which despite this, is doing the job designed for, of servicing one of springs at the base of Ham Hill. However, over the years at the pinch points, blockages have occurred making water overflow the stream and culvert. While it is understood Highways did the previous work of clearing the course up Ham Hill (leading to flooding), they have recently indicated that clearing below Glenfall Farm is outside their remit (This DEFINITELY requires clarification).

So, water currently falling onto Glenfall stables, stays within the site and percolates away through the ground towards Mill Lane – which gets flooded at the double bend when the drains are not cleared! The PLAN seems to be to collect MOST of this water from the Glenfall Farm site – concentrating the volume into a single pipe and sending it down the stream alongside Ham Lane – NOT a very good or well thought out plan as over a few or several years, at current lack of maintenance levels, this is highly likely to cause problems for residents further down stream.

It is also very naïve of the plan, to propose putting in 'cellular Storage' - which NEEDS maintenance and has a 'small control orifice' – which will block up with the first real rain to be collected in the storage due to the silt that will be washed into the storage. The Maintenance Schedule shown is also indicative that

someone has to do it and that failure to do so will cause the site flooding first before possibly causing problems further downstream.

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The whole plan is flawed from the start – there is evidence that parts of the area have a quicksand quality; that the water table at the bottom of Ham Hill is not very far from the surface and certainly any digging into the ground as proposed will create a problem; that springs do appear from time to time in different positions at the base of the hill is something some of the older residents have advised.

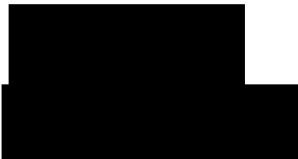
It comes back to the fact that the original plan to CONVERT buildings is the best one, as nature and time has found pathways through the ground for water to come off this particularly wet area – with problems when they occur being manageable.

IF the planners decide to ignore the requirements of the AONB for this plan, then as a condition, a substantial bond has to be lodged by the builder to deal with any water problems caused for residents further downstream of the site because doing this work and then walking away cannot be an option.

Certainly, consultation with the Water Company involved in the area together with the Department Of Environment MUST be done because all the indications are that the structure of the land and the current way water drains from it are particular to the type of landscape involved here.

Finally, there is actually NO valid reason proposed in the plans nor known by immediate residents, why there is any need whatsoever to demolish this building. The knock on effect from disturbing the water table could be very significant

Yours sincerely,

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