

APPLICATION NO: 13/01694/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 3rd October 2013		DATE OF EXPIRY : 2nd January 2014	
WARD: Pittville		PARISH:	
APPLICANT:	National Star Foundation		
LOCATION:	Land adjacent to Dunalley Primary School, West Drive, Cheltenham		
PROPOSAL:	Provision of residential accommodation for people with disabilities, with associated care learning and activity facilities (Use Class C2)		

REPRESENTATIONS

Number of contributors	67
Number of objections	31
Number of representations	1
Number of supporting	35

Sandford Park Offices
College Road
Cheltenham
Gloucestershire
GL53 7HX

Comments: 13th November 2013

I am writing to offer support for the proposed development in Pittville for a residential unit for adults with learning difficulties. We provide services for the most vulnerable in our communities and see this development as a positive and progressive one for Cheltenham.

19A Ennerdale Road
Cheltenham
Gloucestershire
GL51 3NL

Comments: 22nd October 2013

As a Cheltenham resident and former student of National Star, I know the future students of National Star will benefit hugely from this new residence. It will help them grow in confidence in the community. This will also help with their independence skills as the site in West Drive is in a good central location near to the town centre. The residence itself will have essential requirements such as *en suite* facilities, and ceiling hoists. It will also have the space to enable students to develop skills in their own time and at their own pace. I fully support this project.

3 Crythan Walk
Up Hatherley
Cheltenham
Gloucestershire
GL51 3XY

Comments: 16th October 2013

As a Cheltenham resident and member of staff at National Star, I fully support this application. I have seen at first hand how young people with disabilities benefit enormously from this type of residential provision. The site in West Drive provides an ideal location for students at National

Star to live as part of the community, with easy level access to the town centre, and to Pittville Park. Living in the community in this type of accommodation helps students to develop the essential skills they need skills which we have and take for granted for their future lives as independent young adults.

The designs for the accommodation look attractive and domestic in scale, and in keeping with the other properties in the area. The whole development is certainly an improvement on the previous scheme planned for this site, which I understand already has planning permission. There looks to be a great deal of attractive landscaping incorporated into this new scheme, which I think will enhance the natural environment for residents and the wider community.

The Cheltenham community should be proud to have this quality residential facility developed in our town. It will enrich the local community and the lives of the many young people with disabilities who will benefit from living there.

2 Lacca Close
Longlevens
Gloucester
GL2 0XB

Comments: 21st October 2013

I am an employee of National Star and wish to express my wholehearted approval of the Pittville project, 13/01694/FUL. National Star provides outstanding resources, care and services to young adults with disabilities and related issues. We, as an organisation, believe in the value of being integrated and included in a community setting, having the ability to practice social skills and access the local amenities is invaluable to our students. It has a massive impact on their social skills and learning ability, when they are in a residential setting we can provide 24 hour support and really focus on what it means to achieve your goals and dreams.

It is vitally important to have the right kind of specialist buildings and facilities based near town and in the community, so that people have the chance to live as part of the wider community. We are already a centre of excellence, judged "outstanding" by OFSTED, I firmly believe that we can reach more young people with this project and really demonstrate how Cheltenham values all members of the community and, more importantly, is willing to support us with the high standard of care, education and life lessons that everyone deserves.

9 Keynsham Street
Cheltenham
Gloucestershire
GL52 6EJ

Comments: 21st October 2013

I am writing to express my support for this planning application. This is an exciting opportunity to develop the facilities available to learners attending the National Star College (rated as outstanding by OFSTED).

The location of the accommodation provides huge benefits to prospective learners with easy access to the community and local facilities close by. Existing residents living close to the site will benefit from a stronger link to National Star, a centre with years of expertise and a huge amount of knowledge and experience to share.

I am a resident of Cheltenham and enjoy using the facilities that Pittville Park has to offer. I also have an enormous sense of pride about living close to the National Star College which provides so many benefits for both the local community and learners from across the country. The

opportunity to build a link between these two sites is an exciting proposition which I whole heartedly support.

Bottomley Farmhouse
Gambles Lane
Woodmancote
Gloucestershire
GL52 9PU

Comments: 21st October 2013

I am a Trustee for National Star and was appointed in September this year after a finance career in large British organisations, most latterly SuperGroup Plc where I was CFO for a period of 5 years managing and growing the business through its growth and ultimately leading the flotation on the London Stock Exchange.

I am now pursuing a portfolio career with a mixture of commercial and charitable organisations. Of all the roles I have (currently 4) the work I do on a voluntary basis for National Star is by far the most enjoyable. To be a small part of such a dedicated, professional and supportive team puts me in a very enviable position and one that is incredibly rewarding on many levels.

They are an organisation that does absolutely fantastic work. They look after young adults with profound and complex disabilities developing them to live more complete and independent lives. They look after a very vulnerable group in society providing challenging and stimulating experiences that simply would not be possible without organisations like this.

The opportunity to expand their services to a new, purpose built, specialist facility, close to community and the town centre is extremely important to the individuals who will spend their time there and demonstrates very clearly what society is able to do for a group of people who can very easily get neglected and forgotten.

I am fully supportive of the project which I know will be very successful and urge the local authorities to pass the planning proposal so we can deliver exceptional services to a group in the community that desperately needs our help

Tarn House
Bradley Court Road
Mitcheldean
GL17 0DR

Comments: 26th November 2013

This is a much needed resource. There is no-one more capable of providing for the needs of people with disabilities than the National Star, when given the building and equipment to do so. I fully support this application.

Western Lodge
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 23rd October 2013

Letter attached.

Holly Tree House
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 31st October 2013
Letter attached.

Canonbury
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 25th October 2013
Letter attached.

Lakeside
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 28th October 2013
Letter attached.

West Court
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 24th October 2013
Letter attached.

Rose Cottage
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 17th October 2013
Letter attached.

Comments: 24th October 2013
Letter attached.

Comments: 10th December 2013
Letter attached.

Comments: 11th December 2013

I am writing to you subsequent to both point (1) of my letter about my concerns about noise pollution from the Block 3 Function Room to CBC Planning and your office, dated 15/10/13, together with my separate telecons last Friday with yourself and Gareth. From our discussions it is my understanding that your officers will only recommend any noise restriction conditions on a planning application if they are proportionate, easily enforceable and considered necessary.

You requested that should I have any ideas w.r.t. to conditions which are fair to all parties and could be easily applied/enforced in order to reduce any noise concerns about this development then I should contact you again.

I have made enquiries and I believe the following conditions would meet the criterion of being fair, reasonable and necessary.

- 1) Condition of "No Amplified Music or Drums" to be used in Block 3"
- 2) Condition of "No Electronic PA systems to be used in Block 3"
- 3) Condition to ensure the ambient sound level at the site boundary after the development is completed would be no more than that which currently exists.

The reason/necessity for the above conditions is the very quiet tranquil and quite unique nature of this residential neighbourhood at West Drive, next to the Grade 2 listed Pittville Park and the fact that noise from the development would be very intrusive to neighbours, Park users and on-site residents alike.

Considering the uncertain final use of the Block 3 given in the application, i.e. the most recent response from the applicant on your website says only that the function room would operate as a "Communal space, to offer Generic Learning, Activities and a Communal Gathering area for the proposed future residents of the site and National Star users/beneficiaries" however it goes on to say that "the applicant would wish to be considered as part of the local community and if there was a need by small local groups..." then the proposed conditions above are entirely Reasonable, Proportionate and Necessary to mitigate the risk of noise, now at the planning stage where it can be dealt with by the applicant/their architects.

Only the applicant knows what use Block 3 will be used for, but the above conditions would still allow for the use of this Function Room for Communal meeting, Watching TV [which can easily be excluded from condition (1)] and the educational purposes etc as they currently intend, but without yielding a risk of excessive noise to the existing residents of West Drive, the Park users and also for the future permanent residents of the development itself who will also require a quiet, calm peaceful environment in which to live.

My research has indicated that the conditions I suggest in points (1), (2) and (3) above are not unusual conditions to be imposed by planning officers and similar conditions have been imposed by CBC on planning applications in the past.

I believe the above conditions would not hinder the use of the Block 3 function room for the uses declared in the applicants planning application, while at the same time would greatly allay the fears of local residents with reference to excessive noise disturbance.

I and my neighbours would greatly appreciate it if you could impose conditions on the development as proposed above.

I would appreciate it if you could acknowledge receipt of this e-mail.

Comments: 16th December 2013

Letter attached.

102 Evesham Road
Cheltenham
Gloucestershire
GL52 2AL

Comments: 10th December 2013

It is clear, in my opinion, that this is an overdevelopment of the site.

Where do you draw the line? Why not recognise that Pittville Park deserves protection from overdevelopment. This development if allowed in its present form, shoehorning more people onto the site than the original (lapsed) application envisaged makes a mockery of the planners' obligation to keep a balance in a conservation area. The two-storey building will be far more visible than a single-storey building in a beautiful area that has so far survived the worst of the planning decisions that were made in the 80s...

The proposed planning will result in an increase in traffic to an area which the council has already highlighted as difficult, I have on file a letter from the council highlighting that parking in this area is already a problem and that they will try and make this situation bearable by introducing parking charges and resident bays...With only 13 on-site parking spaces planned and with 10 members of staff, 24 permanent residents and HOPEFULLY many visits from friends and relations, parking and traffic volume on the primarily residential street is bound to increase significantly... This is especially so with the existing parking demands of the neighbouring primary school. A single-storey building decreases the number of residents and decreases the impact on all aspects of this development. The building land has been gifted for heaven's sake so why not try and make this development a fitting one rather than going for the maximum head count?

It is death by a thousand cuts to an area of attractive, primarily single family residential houses, that does much to attract spending power to the local area and the high street.

98 Evesham Road
Cheltenham
Gloucestershire
GL52 2AL

Comments: 28th October 2013

Letter attached.

Park End House
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 23rd October 2013

Letter attached.

Comments: 11th November 2013

Dear Sir/Madam. Ref, the above planning application (13/01694/FUL), I wish to record my objection to this development at West Drive, Cheltenham

Comments: 20th December 2013

Letter attached.

Greenlands
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 28th October 2013

Letter attached.

Flat 3
110 Evesham Road
Cheltenham
Gloucestershire
GL52 2AN

Comments: 16th December 2013

Letter attached.

Flat 2
Edmonstone House
North Place Cheltenham
Gloucestershire
GL50 4DS

Comments: 16th October 2013

As a former student of National Star I am writing to say that I fully support this application to build a student residence in West Drive. When I was a student at National Star I lived in a student house in the community. It really helped me develop my independence skills and I am now able to live independently in my own accommodation. I think other young people with disabilities should have the same opportunities that I have had to live in the community and to develop their independence skills.

The White Cottage
Ham Lane
Cheltenham
GL52 6NJ

Comments: 22nd October 2013

I wish to fully support the above application. Specialist, purpose-built facilities would enhance the day-to-day lives and opportunities for residents. I believe that the siting of this accommodation, being close to the centre of Cheltenham, would increase opportunities to access town for shopping, services and social events and to link with other public transport services. As part of a Travel Training team for young people and adults with disabilities we frequently see people disadvantaged because of lack of access to public services so this would be a positive step in addressing some of those issues.

Outram Lodge
90 Malden Road
Cheltenham
Gloucestershire
GL52 2BS

Comments: 4th November 2013

Having read the details of the application, while I have nothing but support for the Star Centre and the intended use of the site, I am disappointed to note that the current application has failed this fine organisation by modifying its scheme in such a manner as the proposed two storeys is inappropriately placed, a measure compounded by the generous provision of the overall site. Please think again.

While I note the proposed numbers of staff, and their working shifts is adequately provided for, I question whether the parking spaces will be sufficient to handle the visitors, the delivery of medical and all other supply requirements that will be needed to maintain the high level of service we know the Star Centre provides for its residents. I would like to see a traffic study of this proposed movement done in conjunction and taking into full account the requirements, both of parking, and waiting for Dunalley School, as the whole road often turns chaotic at school opening and closing time. My objection is therefore that I am unconvinced that the necessary traffic study has been instigated, considered and incorporated into the current proposal.

I would like to see the Star Centre on West Drive, but feel that the changes incorporated in the current application are not robust enough to satisfy the local residents, and actually the future occupants of what I hope will one day be a new Star Centre.

9 Pinetrees
Cheltenham
Gloucestershire
GL53 0NB

Comments: 28th October 2013

I wish to register my support for this application. I have been a supporter of the National Star School as a charity donor for many years and would like to see them benefit from the improvements to pupils amenities and welfare that the new premises would offer. I think the School is a benefit to Cheltenham in providing a service for worthy young people and sets an example to other less well-endowed town councils.

Glenmore Lodge
Wellington Square
Cheltenham
Gloucestershire
GL50 4JX

Comments: 1st November 2013

I wish to register our objection to the proposed development in West Drive, Cheltenham.

The extremely close proximity of this proposed multi-building development to Pittville Park does nothing to enhance those immediate surroundings. Its architecture neither blends in with nor sits harmoniously alongside such a beautiful and historic haven that Pittville Park is. It should be respected and preserved as such without the infringement of intrusive development.

Residents of Cheltenham who support yet clearly do not live beside this proposed site, seem to ignore the basic essence and purpose of parks. We have a duty to maintain the tranquillity that it offers for the very reasons it is listed.

May I quote Cheltenham Council's own website:

Opened in 1825, Pittville Park is the largest ornamental park in Cheltenham and features the magnificent Pump Room and lakes. This park is given a grade 2 listing under the English Heritage register of historic parks and gardens.

NB: The landscape on the western side of the park is more natural, with small wooded areas and areas of spring flora which were planted in spring 2012.

With their great emphasis on wildlife, preservation of inhabitant birds and naturalness, how can a building development such as this on such a large scale and immediately abutting the park, with its consequent all-hours noise and light pollution, not be detrimental to those surroundings? The inevitable excess of road traffic servicing a facility such as this is an important and key consideration, and cannot exist without an increased danger to pedestrians entering and exiting the park with its closeness to the park entrance.

The location is completely at odds with the purpose and enjoyment of parks and green spaces. We suggest another site is found for this development and strongly urge the council to prevent this construction taking place so that future generations may continue to enjoy the existing beautiful environment and the uniqueness that Pittville Park has to offer.

29 Stott Close
London
SW18 2TG

Comments: 5th November 2013

Letter attached.

71 Painswick Road
Cheltenham
Gloucestershire
GL50 2EX

Comments: 5th November 2013

I am objecting to the proposed development by the Star Centre next door to Dunalley Primary School, Pittville. Whilst it is great that the Star Centre is growing to meet the needs of its adult students, I am very disappointed and object strongly that they are proposing and that the Council might even give consideration to build residential accommodation - and two-storey! - on a rare piece of green land adjacent to Pittville Park.

I have lived in Cheltenham for most of my life and little by little I have watched green areas disappear to meet the needs of development. I realise that regenerating brown field sites is more expensive than destroying what little natural beauty we have left, but what has happened to strategic planning leadership, long-term vision and long-term investment? What makes Cheltenham a 'destination' and property here increase in value? I suggest it is its green spaces and beautiful architecture play an important part in this.

If the people with responsibility for representing the voters don't represent voters views there is little hope for democracy. I hope the Star Centre and Planning both see the sense of finding/approving a site that meets everyone needs and that includes those of us who have enjoyed Pittville Park for years.

Orchard Cottage
Post Office Lane Cleeve Hill
CHELTENHAM
GL52 3PS

Comments: 30th November 2013

We have had first-hand experience of the amazing work that the National Star College does in supporting young adults with disabilities attain the highest level of independence. We believe that everyone should be empowered to enjoy a lifestyle that most of us take for granted, namely, cooking for ourselves, shopping, meeting friends, and basically not being totally dependent on others.

This brings empowerment, fulfilment and dignity, and we fully endorse this wonderful project.

Abloads Cottage
Sandhurst
Gloucester
GL2 9NL

Comments: 28th November 2013

Letter attached.

11 Gratton Street
Cheltenham
Gloucestershire
GL50 2AT

Comments: 28th November 2013

Letter attached.

Darnley House
Whitecross Square
Cheltenham
Gloucestershire
GL53 7AY

Comments: 14th November 2013

I wish to state my support for the National Star College application 13/01694/FUL

Many people are aware that the work undertaken by the National Star College is of such quality that it achieves international recognition. Much less is known about the college as a neighbour and their care and concern for the environment. Having followed the work of the college over many years, it is very apparent to me that they take an enormous amount of care to ensure that they are good neighbours and responsible land owners, particularly with a view to protecting valued landscape and conserving and encouraging wildlife.

This approach is quite apparent in their present proposals where it is notable that the scheme appears quite low density and retains the majority of the established trees. This perfectly illustrates an approach which both protects the character of the local landscape and accommodates well established habitat into their development. In addition there is adequate space remaining to reinforce these habitats and introduce further planting which will protect the

landscape setting of the park, West Drive and create an appropriate environmentally sensitive environment for the future users of the site.

The introduction of contemporary buildings is not new on the margins of the park or West Drive. This characteristic is well established in Cheltenham and contributes to its present desirable mix of heritage and newer buildings seen throughout the town. The use of some green roofs within the development is also to be commended.

Overall, I consider this proposed development to show all the hallmarks of the college and its caring and sensitive approach to development. This scheme has potential to not only create a very special place in its own right but will protect the valued landscape and visual amenity of the area. It is for these reasons that I fully support this important application.

3 Vittoria Walk
Cheltenham
Gloucestershire
GL50 1TL

Comments: 24th October 2013

I am writing to you with a short e-mail to say how much my wife and I support the planning application 13/01694/FUL presented to you by National Star College.

I am disabled and a resident in Cheltenham (3 Vittoria Walk) and although not needed by myself, I have been able to see first hand the excellent work that National Star College does for and on behalf of disabled people, in and around the whole country, let alone district.

I hope that they are fully supported in this application, as they are indeed by us.

We hope that they are successful in all their ventures, they certainly deserve to be!

7 Knapps Crescent
Woodmancote
Cheltenham
GL52 9HG

Comments: 24th October 2013

Please approve the National Star College application for their accommodation. It is vital for their students to access the town's facilities and for them to be seen in restaurants, pubs and theatres and as valued members of our community. Any decline would look like a massive lack of inclusion to these most important members of our town. Everyone has a place to play in our society and these amazing people must never be forgotten.

Thank you.

11 Wellington Square
Cheltenham
Gloucestershire
GL50 4JU

Comments: 4th November 2013

Letter attached.

23 The Willows
Longhope
GL17 0QS

Comments: 26th November 2013

I am writing to support the plans for the Pittville Project. A new residential scheme is badly needed by the college.

14 Sydenham Road South
Cheltenham
Gloucestershire
GL52 6EF

Comments: 28th October 2013

I write to offer my support in the planning application by National Star to develop the site in West Drive, Pittville.

In my mind, having supported National Star in the past and continuing to do so with ongoing support, to me this application has to be granted.

This proposed purpose-built specialist accommodation is so very important, it is vital and potentially life changing.

Most importantly it will help integrate the many seriously disabled students into life in the outside world.

The existing National Star property, Overton House, is simply not adequate or practical, with shared bathrooms and long corridors; this new property is desperately needed, now!

This is a MUST and should not be delayed; planning for this has to be granted.

Many thanks in anticipation

1 Wellington Square
Cheltenham
Gloucestershire
GL50 4JU

Comments: 28th October 2013

Letter attached.

Comments: 16th December 2013

Letter attached.

8 Windrush Road
Cheltenham
Gloucestershire
GL52 5QE

Comments: 28th October 2013

Letter attached.

Basement Flat
6 Wellington Square
Cheltenham
Gloucestershire
GL50 4JU

Comments: 31st October 2013

This development is unacceptable for the following reasons: This site adjacent to the park is important for wild life preservation. The density, height and style of buildings are unacceptable. The increase and type of traffic would be dangerous. The proposed parking is ridiculously insufficient.

All in all it would be a massive over-development of a green site and very detrimental to the quiet nature of this corner of an historic regency town - an absolute eyesore of the type allowed in the sixties and seventies, of which we can still see examples.

Comments: 3rd December 2013

This site was, not long ago, set aside, not for development, but nature conservation. In addition the proposed buildings are not in keeping with a regency town, parking is totally inadequate, and the extra traffic, already heavy because of the school, would be intolerable.

There are some supporting comments/letters but (1) overwhelmingly they are from people not living in the vicinity and any such development affects them not one bit, and (2) this support has nothing to do with the nature or siting of the buildings, nor affect on residents but only in praise of the good work of National Star, which no one can deny. This is totally irrelevant to whether these are acceptable buildings in the right place, which they are not.

20 Cleevemont
Evesham Road
Cheltenham
Gloucestershire
GL52 3JT

Comments: 4th November 2013

I wish to register our objection to the proposed development in West Drive, Cheltenham.

The proposed development is too big for the site, and is out of character with the surrounding area. It will generate too much traffic, affecting safety at the local school and cause more illegal parking. The noise and light pollution will detrimental to the wildlife in the park and its surroundings.

The previous use of the site by Dunalley Primary School was imaginative and of great educational benefit to its pupils. The use was also respectful of the green space and wildlife in this area. This use should be retained.

Comments: 16th December 2013

I do not think that the latest changes materially affect the proposals.

I still think that the proposed development is too big for the site, and is out of character with the surrounding area. It will generate too much traffic, affecting safety at the local school and cause more illegal parking. The noise and light pollution will detrimental to the wildlife in the park and its surroundings.

Westbury
Wellington Square
Cheltenham
Gloucestershire
GL50 4JZ

Comments: 13th December 2013

I have already set out my reasons for opposing this scheme but note that many of those supporting this application merely express their support for the work of Star College and assume that is sufficient for the approval of the development. They make no planning case for the development and as many of them live out of the area they will not have to live with the consequences.

Smilers Cottage
Brimpsfield
Gloucester
GL4 8LD

Comments: 22nd October 2013

I am a Speech and Language Therapist working at the National Star College. As part of my work I help the students at the College communicate in a variety of settings. It is very important that the students experience communication in the community. This is helped if they are resident near a town and so this scheme looks perfect to meet this need. Therefore, I fully support this application.

10A Naunton Crescent
Cheltenham
Gloucestershire
GL53 7BD

Comments: 25th October 2013

Letter attached.

Apartment 22
Grosvenor House
13 - 19 Evesham Road
Cheltenham
Gloucestershire
GL52 2AA

Comments: 2nd January 2014

This site has existing consent for development and National Star's use and revised proposals will be an improvement on the existing consent. Important points to consider include:

1. The reduced mass of buildings with an arrangement of smaller buildings
2. The improvement compared to the existing consent for a large residential care home block and a large day care and activities centre
3. The quality of design of the buildings
4. The landscaping treatment of the development
5. The suitability of the site to create an inclusive community based provision for National Star's users, students and beneficiaries
6. The quality of living environment for people with disabilities accessing the town, park and leisure resources

The work undertaken by National Star College is rated outstanding by Ofsted. More importantly, NSC provides facilities and care for some of the most disadvantaged people in our community. These are tragic cases where many individuals have such severe disabilities that their quality of life is very low without the specialised services that the professionals at NSC can provide. I cannot state strongly enough how important it is to take advantage of the improvements that this additional consent will deliver in terms of providing much needed facilities to some of the most disadvantaged people in our community.

27 Armscroft Road
Gloucester
GL2 0SQ

Comments: 19th October 2013

I have worked at Elizabeth House for 5 years and I am very impressed with what the National Star stands for. My main motivation for supporting this application comes from imagining myself being a parent of a child with disabilities. For the child (young adult) to be able to live and study with their own peer group; for the child to have people around them on daily basis who believe in and encourage them to develop more of their potential; to live in a culture that is close to their own age group; and above all I have experienced the sense of pride after achievement. I personally live in Gloucester but Cheltenham is a wonderful location for them to live in many ways, especially because it will add to their sense of ownership, since the main Campus and University Campus are also in Cheltenham. No doubt that there will be negatives to this but is that not the case with everything in life?

Clifton Cottage
St James Place
Cheltenham
Gloucestershire
GL50 2EG

Comments: 21st October 2013

As someone who teaches Life Skills at NSC, I appreciate what an amazing opportunity this accommodation and its facilities would offer, not just for the students I teach on a daily basis, but also for the wider community of disabled young people in Cheltenham.

We are incredibly lucky to have such a centre of excellence near to Cheltenham and this accommodation would give some students a fantastic opportunity to live and learn in the local community, enabling young people to develop skills that will improve their lives and help them to live as independently as possible.

Working at NSC has helped me to understand that there are many things I take for granted; being able to live where I want and easily access town is something I now have much more appreciation for. I hope this is an opportunity more of our students will be able to have with the realisation of this project.

32 Glencairn Court
Lansdown Road
Cheltenham
Gloucestershire
GL50 2NB

Comments: 1st November 2013

Letter attached.

9 Marle Hill Road
Cheltenham
Gloucestershire
GL50 4LF

Comments: 1st November 2013
Letter attached.

1 Wellington Square
Cheltenham
Gloucestershire
GL50 4JU

Comments: 16th December 2013
Letter attached.

1 Lauriston Park
Cheltenham
Gloucestershire
GL50 2QL

Comments: 11th November 2013
Letter attached.

The Coach House
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NX

Comments: 26th October 2013

I would like to add my support to this planning application. I know of the work of the College through both its direct support to students and to its wider support for the special needs community. The improvement that this application would provide will enable the College to enhance its already excellent work.

101 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LQ

Comments: 28th October 2013

I am writing to support the proposal to develop new specialist living facilities.

As both a local resident and an employee of the National Star College, I applaud the work being undertaken to enable young people with complex disabilities to access purpose-built accommodation within a residential community close to town. This will enable them to access local facilities and practice critical independence skills.

I hope that this thoughtful, sensitive scheme will enrich the lives of both the young people who will gain from both these specialist facilities and those of existing residents.

Oakwood House
Colesbourne
Cheltenham
GL53 9NS

Comments: 30th October 2013

I am writing in support of the planning application 13/01694/FUL to use the site in West Drive for accommodation for students of National Star. I fear I may be too late but I do think it is important that the students have appropriate facilities and this is an ideal opportunity for them to have the right accommodation in the town as is provided by the University of Gloucestershire for their students. The work of National Star is fantastic and the opportunities they give to young people with disadvantages and disabilities are second to none. My husband and I fully support their planning application as a chance for the municipality of Cheltenham to help and support young people.

10 Wellesley Road
Cheltenham
GL50 4LZ

Comments: 5th November 2013

Letter attached.

Comments: 5th November 2013

Firstly, I must express disappointment that we were not informed of this planning application. I have discovered it only from neighbours. We look directly from Wellesley Road onto parts of the site about 150m away, with school playing fields between. I suspect other local residents may not be aware of the application.

As with the previous application at this site, various technical objections can be raised. I highlight inconsistencies in the application documents in attachment to this letter. However, my main objection is the impact on Pittville Park and its surrounding green areas.

The purpose of the proposed development is commendable and desirable, but that is not a reason to encroach onto the green surrounds of Pittville Park. Destruction of the green field site would fundamentally change the character of the adjoining area of the park, replacing natural green space with significant permanent buildings. Pittville Park is one of the town's treasures and attractions, used by both visitors and residents, both local and from other parts of the town and area. A brief visit or look at a map shows that the site to which this application relates is an anomaly, jutting into surrounding areas of public ownership, and in the case of the park, public access. Its existence as a plot separate from the Park is a quirk of history.

Carefully preserved green areas make the difference between a pleasant town and an urban sprawl. Most people can think of examples. Past generations have deliberately preserved the green space of Pittville Park and its surrounds, and other oases in the town. I would be disappointed to see this be the latest in a series of recent opportunistic encroachments onto that space. Developers use precedent as an excuse to overcome opposition. It's a one-way journey, with residents and future generations the losers, as green spaces are gradually eaten up, and the town becomes worse for it.

Rose Cottage
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 5th November 2013
Letter attached.

12 Wellesley Mews
Wellesley Road
Cheltenham
Gloucestershire
GL50 4LZ

Comments: 4th November 2013
I write to OBJECT to this application.

The previous application for building on this site was, I understand, approved by the slimmest of margins, and the council noted concerns about the scheme's failure to relate to the Grade II listed Pittville Park, the visual impact on the park, the effect of so large a development on the character and appearance of the conservation area, and other issues.

This new application is unquestionably more objectionable on almost all counts: the buildings are considerably higher, with unavoidably greater visual intrusion on the Park and surrounding area; they are in an aggressively modern, institutional style which can be seen all over the country, with absolutely no recognition of the conservation area context or the predominantly Regency style of Pittville; and the changed purpose of the development (exacerbated by a larger number of residents) involves very much more traffic than the original scheme - residents requiring daily transport to and from Ullenwood, perhaps several times a day - with seriously adverse effect on traffic and parking in an area where the adjacent school and the general pressure on parking in Cheltenham already cause considerable congestion.

Further, it is contrary to all the principles of sustainability to develop in a way that unnecessarily creates an appreciable increase in vehicle miles.

I cannot believe that the original application would have been accepted if it had been based on this proposal.

As to the claimed 'need', I find it implausible that the National Star Centre's large Ullenwood site is unable to accommodate equivalent buildings in a way that would have considerably less impact on the qualities that make Cheltenham and the Cotswolds so highly valued (and, I used to imagine, strongly protected), and completely avoid the new traffic and CO2 emissions associated with an outstation in Pittville.

It seems to be an increasingly common tactic for developers to propose a scheme calculated to gain approval and then, having got that, to return with an altered scheme that would NOT have been approved and argue that the changes are necessary for the success - in their terms - of the development.

I hope the council will see through this trick and refuse to be nudged any further down the slippery slope towards making Cheltenham an over-developed, characterless anytown.

Comments: 16th December 2013
I write to reiterate my objection to this scheme.

The latest tweaks to the proposed design seem to me to be mere gestures which do nothing of substance to address the issues I, and several other people, have raised previously. In summary:

The buildings are still characterless, anytown designs which bear no relationship to the character of Pittville. They treat the concepts of local character and conservation with complete contempt.

The visual intrusion on the listed Pittville Park remains significant.

The traffic implications are unaltered, and worrying in an area already congested with parked cars and car movements at school times.

The location of the development, so far from the parent institution at Ullenwood, flies against the principles of sustainable development by causing an increase in vehicle miles and CO2 emissions which could easily be avoided by locating the new accommodation on the existing Ullenwood site.

16 Tommy Taylors Lane
Cheltenham
Gloucestershire
GL50 4NR

Comments: 11th November 2013

For many years I have observed the development in the outstanding work of the National Star College so that it is now considered a national centre of excellence in its ground-breaking work with young people with very complex disabilities; its outstanding educational and care services have enabled so many young people to achieve their potential and to live full and fulfilling lives. I therefore I give my wholehearted support to this application to provide improved facilities, in a lovely setting, which will give even more opportunities for young people from Gloucestershire and elsewhere to live in the community. It will enhance the quality of their lives and enrich our community of Cheltenham. I have seen what the staff at the Star Centre have achieved with these young people and through the support they have given their families; I urge you to visit National Star and see the amazing work that is undertaken.

Having lived in Cheltenham for many years I know the site very well and was aware of the details of the previous application and the concerns raised; this new application is much more sensitive to the needs of the local community and the environmental issues and clearly, the new design is far more imaginative and pleasing. It fits in well with the adjoining school site and blends in with the proximity to Pittville Park. The design has been sensitive to concerns about traffic flow and parking and it appears that the designers have taken these concerns into account in their final design layout. The designers should be complimented on consulting local residents, listening to their concerns, and incorporating in the design, modifications to address those concerns where ever practical.

I strongly support this application and hope that many others will also do so. Personally I see it as a positive investment in the lives of many young people with complex disabilities, who are some of the most marginalised and disadvantaged in our Society; projects like this positively change lives.

63 Crown Drive
Bishops Cleeve
Cheltenham
GL52 8TA

Comments: 16th December 2013

I write in support of the above application. I have been involved with people with learning disabilities for many years as Assistant Director of Social Services and also as Director and Chair of MEND. I was very involved with the initial project which the Planning Committee approved. The new application further improves the original plan and can only be in the best interests of the disabled people concerned.

Please contact me if you need further information.

49 Victoria Road
Manchester
M14 6BW

Comments: 5th November 2013

As a long term resident of Cheltenham, I am writing to express a strong objection to the planning application, number 13/01694/FU, for several reasons.

- 1) I believe the proposed modern design does not take into consideration the current design of residential buildings in the area and therefore the heritage of the site.
- 2) The proposed planning will result in an increase in traffic to an area which the council has already highlighted as a problem. With only 13 on-site parking spaces planned and yet 10 members of staff, 24 permanent residents and presumably visiting parties, parking and traffic volume on the quiet street is a concern. This is especially so with the existing parking demands of the neighbouring primary school.
- 3) The metal rooftops and "modern" design will appear as an eyesore from within Pittville Park in juxtaposition with the current natural beauty. This is a sure oxymoron to previous council attempts to preserve and improve one of the few remaining green spaces in Cheltenham.

26 Beverley Gardens
Woodmancote
Cheltenham
GL52 9QD

Comments: 3rd December 2013

Letter attached.

10 Wellesley Mews
Wellesley Road
Cheltenham
Gloucestershire
GL50 4LZ

Comments: 16th December 2013

Minor changes to the design as notified by Cheltenham Borough Council on 2nd December 2013 do not change our views on this application. We continue to oppose it, as in my letter of 5 November, which also comments on discrepancies in the application documents. This piece of land projecting into the green space of Pittville Park should remain a green area for this and future generations. An alternative location, not on a green field site within the town, should be found for the residential accommodation.

Birch Hill House
Birch Hill
Glenhonger
Herefordshire

Comments: 19th December 2013

I have been aware of the work of the National Star Centre for many years. In my previous capacity as a social worker in a neighbouring authority, I was well aware of the difficulties in making appropriate arrangements for transition for young adults when they moved on from the college. It was not easy to make a smooth transition that took into account needs for support combined with a gentle path to independence, plus opportunities to combat loneliness, and considerable anxiety for the young person and family could result. It was particularly important that accommodation provided offered easy, independent access to an urban environment with the amenities of shops, leisure and social activities and employment, while retaining a pleasant physical environment which reflects the safety and tranquillity of the Star College. I therefore welcome these proposals for flexible provision, offering a balance of independence and support with easy access to the Town Centre

The overall design is imaginative, well interlinked, provides a variety of accommodation for people with a variety of needs. There is existing planning consent indicating that in principle the project of accommodation for young disabled people on this site is acceptable. The current application is an improvement compared to the existing consent for a large residential care home block and a large day care and activities centre, in the quality of design of the buildings and the landscaping treatment of the development.

Flat 6
Suffolk House West
Suffolk Square
Cheltenham
Gloucestershire
GL50 2HR

Comments: 28th October 2013

I understand the National Star Centre, Ullenwood have a planning application for a property in Pittville.

I fully support this project.

Flat 3 Burston House
Pittville Circus
Cheltenham
Gloucestershire
GL52 2PU

Comments: 2nd November 2013

It is very hard to tell what these buildings will look like 'in the flesh' as it were. However, the design looks a bit 'of the moment' and no doubt will date quite quickly. Please, I hope there is no wood fascia to fade and look tatty in no time. My main concern is the proximity to Pittville Park including the playing field and possible destruction of the green barrier between this site and the park. There seems to be a viewing point into the park and I am not sure this is ideal. It will compromise the park. True, there are large blocks of flats on Albert Road that overlook the park, and what a disaster they are. Let us avoid the mistakes of the past.

Rosehill House
Wellington Square
Cheltenham
Gloucestershire
GL50 4JU

Comments: 4th November 2013

I live near this site, West Drive on the green site next to Pittville Park. We believe it is too far and too difficult for the disabled to get to the town facilities from this site, and this site should remain green field.

We are against this proposal

Westbury
Wellington Square
Cheltenham
GL50 4JZ

Comments: 4th November 2013

I wish to register my opposition to the proposed development (referenced above) on land next to Dunally School in West Drive.

My opposition arises from two main concerns:

1. Traffic

West Drive and the eastern side of Wellington Square already form the main route through Wellington Square. As it is, these roads are difficult to negotiate with (often illegal yet seemingly tolerated) parking on both sides, leaving only a single track for vehicles passing through or accessing properties. Gloucestershire County Council's proposed new parking arrangements will exacerbate the existing problem by attracting an additional stream of vehicles looking for short-term, on-street parking. If the proposed development goes ahead, the additional traffic that will inevitably arise will be an excessive burden to an already overloaded thoroughfare. Alternative parking arrangements both on the site and on the adjacent roads are needed before this application should be considered.

2. Architecture

I believe that the design of the building that is proposed is out of keeping with the surrounding area. I appreciate the need for a special purpose building in this case, but a two-storey modern structure which would be very visible from the road is inappropriate. A single storey construction to the same design which could be screened might be acceptable but if two storeys are really needed then the exterior should be redesigned in a traditional style in order to sit more comfortably within the setting. Also, the provision of an underground car park would alleviate traffic concerns and also assist with the arrival and departure of residents in inclement weather.

No matter how much one admires the work done by the National Star Centre (and I do very much), objective planning considerations should be applied in this case, just as they would be for any residential application. One cannot help but conclude that the proposal as it stands represents an overdevelopment of the site. If a smaller unit is not viable then this is probably not the right site for this project.

Rose Cottage
West Drive
Cheltenham
Gloucestershire
GL50 4LB

Comments: 4th November 2013

Letter attached.

11 Pinkcoat Close
Feltham
TW13 7HL

Comments: 4th November 2013

I am very saddened to learn that the Dunalley site has again got a planning application in for development.

This is a unique site in an urban area, which at one time had a thriving ecosystem and was an excellent learning and leisure resource for local children and residents.

This site was largely destroyed when the last application begun to survey only to fail in actually completing the build. It has somewhat regained its value, if only to wildlife in the time it has been left neglected.

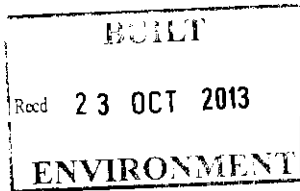
The plans to develop are contrary to strategic open space objectives and protective measures that the council should be taking into account. That said, it made the critical error of selling the land which now comes under Class 2 status.

As such, we have to consider the scale and style of the proposed plan. In this it fails to meet concerns about size in that it has two storeys. This will block views and is not in keeping with the locale. The additional noise and light are also going to be a highly negative aspect. The additional traffic it will inevitably bring is not appropriate to a small side road and increased danger to walking school children next door. There is insufficient allowance made in the design to make the most beneficial wildlife corridor, again in contravention to local and central government directives on nature conservation.

Apartment 7
Albert House
Pittville Place
Cheltenham
Gloucestershire
GL52 3HZ

Comments: 4th December 2013

I would like to express my strongest support for the above proposal. For the last 30 years I have been aware of the wonderful work done by the College, both personally in my visits there but more through my husband's involvement for much of this time, and for a period as their chairman of governors. Broken lives are rescued and many young people and their families benefit from the independence which youngsters achieve against incredible odds. The proposed site, near the Park and easily accessible to town, seems ideal. Above all their presence will be an inspiration to the public. When you see these students, with their zest for life, courage and determination, one's petty anxieties and problems are put into perspective.



Miss Michelle Payne
Planning Dept
Cheltenham Borough Council
Promenade
Cheltenham
GL50 1PP

Western Lodge
West Drive
Cheltenham
GL50 4LB

22 October 2013

Dear Miss Payne

Application by National Star College at West Drive
Planning reference 13/01694/FUL

We have a number of OBJECTIONS and COMMENTS to this proposal.

Objection 1. The two storey design of Buildings 1 and 2 will affect the vista southwards from Pittville Park, becoming a dominant feature when trees are bare. It will also block the park view for all looking northwards from West Drive and particularly westwards from the immediate houses Park End House and Lakeside.

Objection 2. The submitted document 'Proposed Height Plan' is in error and invalid. It shows the Dunalley School buildings to be two and three storey (or equivalent).

The highest part of this school, the hall, has a roof ridge height lower than the two storey houses on West Drive and hence can only be correctly shown as two storey equivalent, not three. The remaining majority of the school should therefore properly be shown as single storey equivalent.

Associated misleading statements are included in Planning Statement, section 5 Impact, para 5.3 and Design & Access Statement, sections 4 and 7.

This is significant since the school is (wrongly) claimed to be justification, as relevant proximate major buildings, for the proposed development height.

Objection 3. Public use of 'Activity Space' in Building 3.

We are concerned that there does not appear to be any limitation on the intended availability to the general public for use of this space.

There are no constraints regarding type of function, number of days, times or attendee numbers.

These aspects are critical for the potential noise caused to neighbours, any related nuisance fallout and the frequency/degree of major traffic and parking issues on this constricted corner of West Drive.

Onsite parking provision is wholly inadequate for such use.

Comment 1. Onsite parking provision/Travel Plan.

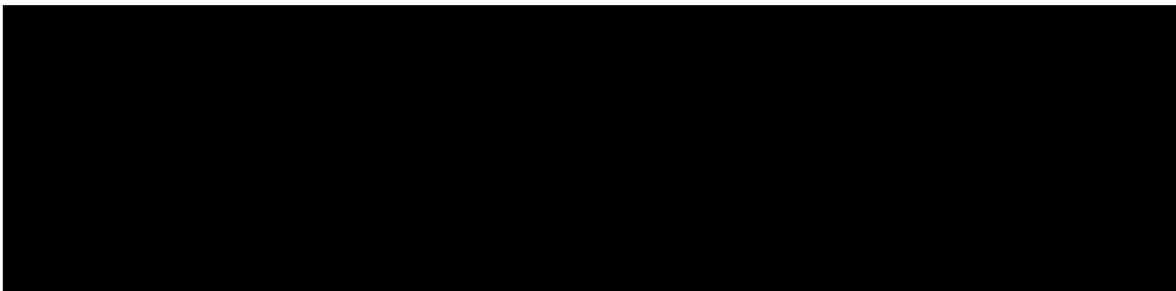
There are 14 spaces. This is not adequate for staff, residents and visitors. Staff numbers have been advised as 8-10 for the period 7am to 11pm with afternoon changeovers. A nightshift of 2-3 covers the 11pm to 7am period, [see Minutes of West Drive Residents Meeting 22nd July 2013].

It is unrealistic to expect that most staff will travel by bus or bicycle for 7am or 11pm shift changes particularly in winter months, despite employer encouragement. This lack of realism affects the parking provision and is not properly reflected in the Travel Plan.

At the same residents meeting, the minibus movements were stated as several per day. This was advised as necessary because students had different needs and would variously be travelling to different locations and at different times.

The Travel Plan misleadingly understates this degree of travel as "occasional trips out".

Yours Sincerely



[REDACTED]
Holly Tree House
West Drive
Cheltenham
GL50 4LB
25th October 2013

Dear Miss Payne

Application by National Star College at West Drive
Planning reference 13/01694/FUL

I have a number of Objections to this proposal.

1. I am very concerned that the design of Buildings 1 and 2 are two storey. I feel this is inappropriate for the location and will affect not only the people who live opposite but also the overall look and feel of the Park especially in the Winter as the trees lose their leaves. In addition it appears that the roofing is also inappropriate to a residential situation. This looks very industrial and unlike the school which is well screened, single storey and set well back from the road. It appears to me that the site is too small for the requirements planned and therefore in order to make it fit an inappropriate design approach has been taken

2. The volume of traffic I believe has been underestimated, it appears that with staff and visitors this is likely to be quite a busy site especially as all residents will need to be moved to the teaching sites during the day. The mini buses are limited to the number of students per trip so this will require a number of mini buses or a number of trips for the bus. This also at a time of the day when the school is likely to be busy too, and West Drive struggles to cope with this volume of school traffic with double parking along the road.

I also believe the staff parking has been underestimated and like the school will probably spill out onto West Drive, as the shift patterns mean they are likely to need their own vehicles.

3. The Activity Space in Building 3.

I am unclear about the Public use of the Activity Space. There is no clarity regarding limitation on the intended availability to the public or regarding the type of functions number of days, times of use or maximum capacity.

This will impact on parking and potentially noise for the area and the parking space looks limited for the site to cope.

Comments - The previous application to use this space for St Vincents was broadly supported by the local residents, the vast majority were in support and worked with them to create something that was suitable for everyone. This building is of a significantly different scale and has virtually no support from the local community. In addition there appears to be no connection to the local parking changes planned for the area.

Yours Sincerely

[REDACTED]

Canonbury,
West Drive,
Cheltenham,
Gloucestershire,
GL50 4LB.

Cheltenham Town Council	
Environment Officer	
PASSED	
REC'D	25 OCT 2013
Date of Response	
Initial Response	

23 October 2013

Head of Planning,
Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
Promenade,
Cheltenham,
Glos, GL50 1PP.

Dear Miss Payne,

Application by National Star Foundation for Student Accommodation Adjacent to Pittville Park
Planning Reference: 13/01694/FUL

We would like to register the following observations and objections on the above proposal:

1. General.

As the council is aware, this is a very sensitive site adjacent to Pittville Park. Together with the Dunalley School playing fields it provides an essential buffer between park and town and an important wildlife refuge. There have been two previous applications for this site; the first was refused with the rider that it should never be built on, while the current one was finally passed against planning officers' recommendation on a sympathy vote for St Vincent's Centre. We trust this will not happen again and that decisions will be taken on planning criteria alone.

2. NSF Aims.

NSF say that their main aim is to provide student accommodation which will give students a "living in town experience". That cannot happen on this site. There are no pubs, coffee bars, shops or other teenage attractions within a mile of West Drive. Access to the town will be extremely difficult for wheel chair users. Furthermore, most of the residents of West Drive are fairly elderly and will be unlikely to socialise with the students.

3. Overdevelopment

NSF claim that this proposal provides a smaller building footprint than the existing planning approval. That may be so, but the buildings are to accommodate more than double the number of students that Vincent's Centre required. Furthermore, because of their height the buildings will be much more obtrusive. We particularly object to Building number 1, which is a large two storey building stretching across two thirds of the site boundary along the road. We consider any two storey building on this sensitive site to be over development. It will have a very detrimental effect on the view from the park.

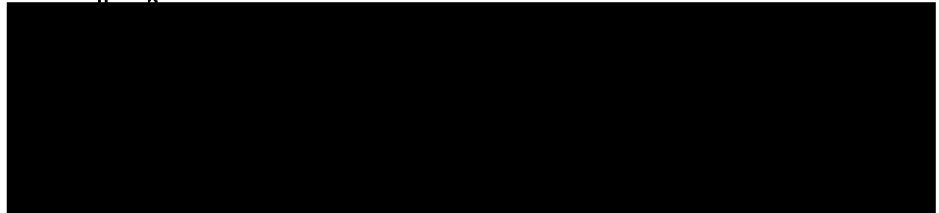
4. Public use of Main Hall (Building 3)

There is insufficient information provided by NSF about the public use of the main hall. We believe that days, times and type of use should be proposed by NSF and approved by the council. This use could have a detrimental effect on West Drive residents and Park users.

4. Car Parking


The plan provides onsite parking for 14 cars. That is not sufficient for all the staff, students, visitors and tradesmen. Day staff of 8-10 alone will require some 20 spaces to accommodate staff changeovers. The public use of the main hall (Building 3) could also attract a large number of cars which will require space. A further complication is that the site development will mean that one of the West Drive parking bays reserved for Dunalley School parents will form the site entrance and will no longer be available for parking. We are concerned that the additional traffic generated by the NSF will increase the parking and driving problems on West Drive and the danger to the children of Dunalley School.

Yours faithfully,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates that might have been present.

Cheltenham Borough Council Treatment Group			
SENT TO			
PLANNING		28 OCT 2013	
Area of Interest	File Reference	File Ref.	

Miss Michelle Payne
 Planning Department
 Cheltenham Borough Council
 Promenade
 Cheltenham
 GL50 1PP


 Lakeside, West Drive
 Cheltenham
 GL50 4LB
 26 October 2013

Dear Miss Payne,

Re.: Application by National Star College at West Drive - Planning reference 13/01694/FUL

We wish to strongly object to this proposed development for the following reasons with sub-divisions as follows:

- a) Conservation/Environmental Impact
- b) Architectual Comments/Objections
- c) Potential Parking Problems
- d) Suitability of site for planned development

a) Conservation/Environment Impact

This green site, next to the grade 2 listed Pittville Park should not have such a density of development, in particular with a 2 storey block of buildings. It is a refuge and dormitory for the wild life of the park , free from public disturbance and dogs as made apparent when it was a wild garden.

The severe erosion of any green environment directly next to the Park, having the most significant and largest recreation facilities for all, with the resulting parking congestions is unacceptable. The approach from Wellington Square presently opens up to a green space towards the Park on the west side (Dunally School is discretionally hidden behind a large hedge and set back from the road). The proposed development in a conservation area may in theory appear to be of less density then the previously approved planning permission, but the site lay out does not give that impression. All residents of West Drive will lose the present tranquil environment and vistas towards the park, in particular the latter end of West Drive towards the Park. Both houses at the Park Gate were purposely built as "upside down" houses to enjoy the open park vista, meaning that their living accommodation upstairs will be greatly disturbed with possible lighting and noise pollution, plus loss of privacy, unless this complex will be totally a one storey built

b) Architectual Comments/Objections

A two storey development as proposed on the Plan, Buildings 1 and 2 is totally out of context with the existing buildings on the west side of West Drive. The School, whilst it has a roof ridge is in fact a one storey building and any proposed development on this green site should not be higher in height than originally approved. The impact of the proposed complex will stand on a higher site than the Park area as well as to the opposite side of West Drive (being the East side) , together with the

apparent randomness of the buildings across the site gives a asymmetry that is alien to the present environment. The so called "Activity Space" in Building 3 should be reserved only for the actual occupiers and not include the use to the general public. Furthermore, there should be a constraint of the usage in terms of functions, time and dates to avoid potential noise problems for the local residents.

The actual style and complexity will be more intrusive and out of context with the local surroundings. This is made worse by the proposed mono pitch roofs of the 2 storey buildings and the overcomplicated nature of the façade and array of external wall colours. It is too low in design quality and also downgrades the surrounding housing stock.

c) Potential Parking Problems

With the proposed density and occupation of 24 vulnerable young person in wheelchairs with the resulting daily bus transport needs several times a day, together with the need of staffing levels and service vehicles on a 24 hours basis, there has to be a much higher parking facility than presently proposed. Furthermore, we understand from the National Star College that some students have their own vehicles, plus parking provisions necessary for visitors, make this 13/14 space provision wholly inadequate.

West Drive traffic with the adjacent school runs is totally chaotic several times a day. Furthermore, with the proposed parking restrictions (see GCC reference HB/51678) will make this narrow road a safety issue for the small children and vulnerable occupants of the proposed site. It is clear that this site is not suitable for such a large occupancy and amount of buildings.

d) Suitability of site for planned development

The existing planning permission on the site has no precedence for the pending planning application. We do not see any reason or relevance why this new proposed development should receive automatic planning approval. It is materially different from the original scheme, both in building content and context and this is a significant change.

If a 2 storey development is necessary, then these new proposed plans are simply not right, or the green land space inadequate next to the grade 2 listed Pittville Park. This only proves that an overbuild situation is proposed on this sensitive site.

We therefore completely object to this proposed construction plan due to the points mentioned above.

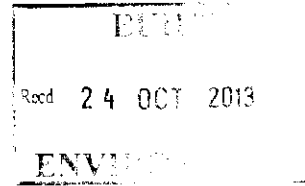
Yours sincerely,



West Court

West Drive, Pittville, Cheltenham, GL50 4LB
[REDACTED]
[REDACTED]

22nd October 2013



Dear Sir

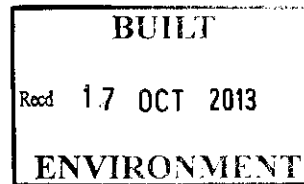
**PROPOSED RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO DUNALLEY SCHOOL
REF 13/01694/FUL**

I wish to object to the above proposal as follows -

- 1 There are already two facilities for vulnerable persons in the immediate vicinity of Dunalley School and the provision of further social/educational provision of this type & magnitude immediately adjacent to the school in a primarily residential area is undesirable.
- 2 The proposed accomodation is clearly too large for the available site area. The perverse preference for developing a series of unconnected pavilions results in an inappropriate two storey element at the front of the site. This is not in keeping with the predominant character of West Drive which presents a single storey aspect to the road with (apart from the school) walled enclosures. It is also surprising that two storey provision is at all suitable for the degree of disability observed in students of NSC.
- 3 The proposal does not provide adequate car parking for the traffic likely to be generated by the facility. It should be axiomatic that all developments make provision for all staff/student/visitor cars & service vehicle movement and not rely on external provision. West Drive is already inundated at peak times by school traffic & further vehicles generated by this proposal in the light of forthcoming parking restrictions will prevent proper access unless provision is made on site. The inadequacy of parking is another aspect of the proposed use of the site and one is drawn to the conclusion that either the accomodation requirement is too high for the available area or that the site is not being used efficiently and economically.
- 4 Lastly, the design proposal pays no respect to the context of West Drive or Pittville. Even the school with its unfortunate roof material provides a domestic scale and form which is entirely appropriate for its function. This proposal comprises massing of unlike buildings with different roof profiles and roofing materials none of which are in context. The scale & form of the buildings within the site is not cohesive and the palette of materials used generally seems to have been wilfully chosen to have little or no relationship to other buildings in West Drive or Pittville. One might have expected from this Architect & Client a contextual low profile development well contained within its site - what a missed opportunity.

Yours faithfully
[REDACTED]

Mike Redman, Director, Built Environment
Cheltenham Borough Council
PO Box 12
Municipal Offices
Cheltenham GL50 1PP



Rose Cottage
West Drive
Cheltenham
GL50 4LB

Ms Michelle Payne
Planning Officer
Cheltenham Borough Council
PO Box 12
Promenade
Cheltenham GL50 1PP

SUBJECT: Student Hall of Residence adjacent to Pittville Park Planning Ref 13/01694/FUL.

Dear Ms Payne,

I am in the process of reviewing the planning application "13/01694/FUL" and although I will be making more detailed Conservation/Planning comments before the required deadline I am writing to you to address some aspects of the proposal I request you to urgently review/discuss with your colleagues in the Environmental Health department before they submit their official report/recommendations to you on this application. These comments relate to Noise Pollution, Light Pollution and also on a separate issue the possible harmful effects of high level, low frequency magnetic fields from a sub-station in such close proximity to the Dunalley School boundary. I believe that this is a defective planning application as the important aspect of noise and light pollution and the sub-station issue, to this very sensitive part of Cheltenham has not been adequately addressed.

1) NOISE POLLUTION FROM BLOCK 3 !

This proposed development area next to Grade 2 listed Pittville Park is one of calm and tranquillity during both day and night. The proposed "Communal learning and activity building" – Block 3, is intended by the applicant to also be used as a Student Junior Common/Social Room. It is also intended to be used as a facility for renting/lending to external people/organisations for recreational and party use. This will mean high levels of ambient noise from both social events taking place inside the building and also the comings and goings of cars during weekends and evenings, this noise will exist week-in and week-out, 52 weeks a year during both the day and evenings. Noise caused by such a use will greatly impact on the current ambience of the area/park and will for sure make the life of the current West Drive residents a misery. It is completely against the National Planning Policy Framework (NPPF), sections 11.109, 11.123, 11.125 in this respect.

Some questions I therefore have, are as follows:-

- What are the exact uses planned for Block 3 ?, this needs to be explained in detail by the applicant, together with its EXACT impact w.r.t. noise on the external environment ?.

- What will be the maximum levels of audible noise heard at both the park and West Drive boundaries from this building ?. i.e. how many decibels (maximum) above the current ambient afternoon/early evening level will these levels be ?.
- What special sound proofing measures have been taken for Block 3 (i.e. double layers of self closing doors ?, Triple insulated windows ?, extra noise insulated wall/roofs ? etc).

CONCLUSION (1) : I believe that in view of the obvious noise pollution and disturbance Building 3 will make to the area, it should be removed from the plans.

2) NOISE POLLUTION FROM THE PROPOSED ELECTRICAL SUB-STATION !

The proposed plans incorporate an electrical sub-station on the South side of building 3. The requirement for such a sub-station is new, and is not incorporated in the current permitted planning permission (08/01342/FUL).

Such a sub-station will contain a (very) large transformer, whose laminations will vibrate at mains frequency, causing a loud audible hum. Such a hum is in the bass frequency band and very difficult to suppress !. My concern is that this low frequency humming noise will be heard during the evening from the park and by nearby neighbouring houses in West Drive.

- What will be the maximum levels of audible noise heard at both the park and West Drive boundaries from this sub-station ?. Any level above the current level (with no transformer) should NOT be allowed !.

CONCLUSION (2) : I believe the development should not be allowed unless the applicant can absolutely demonstrate that there will be **NO INCREASE** in current low frequency sound levels at West Drive boundary due to the transformer within the proposed Electrical Sub-Station.

3) LIGHT POLLUTION

In addition to any visit you may make to the site during the day, I request that you visit this site in the evening, after it has gone dark. I believe this is necessary to visualise the impact that this development will have when viewed from the direction looking north along West Drive toward the site, also looking West along West Drive towards the site and finally looking at the site from inside Pittville Park. You will then get a feel for the light pollution that such a development will have on this very sensitive, intrinsically dark area next to the park. It is completely against the National Planning Policy Framework (NPPF), section 11.125.

- What provisions are there in the planning application to ensure that this development, which is intended to be staffed on a 24 hour/7 day a week basis will not cause excessive light pollution to this intrinsically dark and tranquil location ?

CONCLUSION (3) : I believe that this development will cause light pollution to this area and contravenes section 11.125 of the NPPF.

4) HEALTH HAZZARD FROM HIGH LEVEL, LOW FREQUENCY MAGNETIC FIELDS

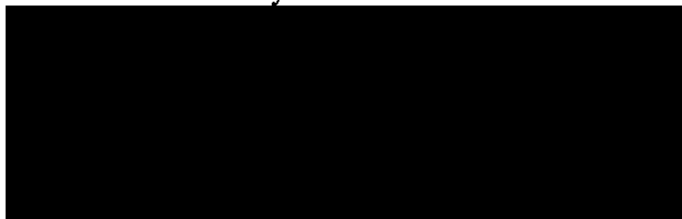
As stated in (2) above this sub-station is new and was not part of the original planning consent. There has been much debate in the past by various bodies in the UK and worldwide concerning safety issues regarding human tissue being in close proximity to high level, low frequency magnetic fields. My concern is the proximity of this sub station to the school boundary (3.5m).

- Have any safety studies been carried out by the applicant to ensure the location of this substation is sufficiently far away from human beings to cause no harmful effects ?.

CONCLUSION (4): I believe that if such a sub-station is to be part of the development, a suitable health and safety study should form part of the application to absolutely demonstrate that no harmful effects could be caused to humans from such an installation. Perhaps moving the sub-station away from the school boundary and locating it (with a suitable boundary fence), in place of building 3 would remove concerns made in point (1) and ensure it was well away from nearby human beings.

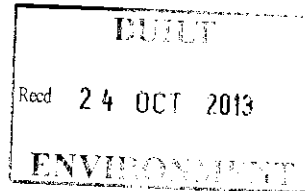
I look forward to hearing your comments to the points I have raised in this letter before you or your colleagues write your final report or make any formal recommendations on this application.

Yours sincerely



Copies: Environmental Health Team,CBC

Rose Cottage
West Drive
Cheltenham
GL50 4LB



Ms Michelle Payne
Planning Officer
Cheltenham Borough Council
PO Box 12
Promenade
Cheltenham GL50 1PP

**Reference: a) Planning Application: 13/01694/FUL
b) My recent letter to you dated 15/10/2013**

SUBJECT: Student Hall of Residence including Junior Common Room/Party Room, adjacent to Pittville Park Planning Ref 13/01694/FUL.

Dear Ms Payne,

I have recently carried out a detailed review of the planning application 13/01694/FUL and I conclude that this application should be refused on both Heritage/Conservation and Planning grounds.

Although the applicant has carried out a public "Consultation", the submitted design shows that the applicant/architects have largely ignored the comments made by the West Drive Residents at their meeting held on 22 July 2013 (Ref APPENDIX 4 of "Statement of Community Involvement"). This consultation was a sham and merely a "tick in the box" exercise on behalf of the applicant and his agents.

I would also like to point out that it's my understanding that APPENDIX 2 of the "Statement of Community Involvement" does not reflect the official views of the Cheltenham Civic Society. This body should be formally consulted on this planning application.

This 2 storey application for 25 permanent resident students, represents a gross over-development of this sensitive location, adjacent to Grade 2 listed Pittville Park, compared to the single storey development for 12 residents for which consent has been given. The development is not compatible with the Conservation and Heritage consideration in this location and as well as noise and light pollution, the proposed scheme will cause serious problems with traffic and parking if approved.

My specific reasons for requesting refusal are as follows:-

- 1) **2 STOREYS:** The intention to have contemporary styled, two storey residential buildings at the front of the development (Blocks I & 2), adjacent to, and in full view of the Pittville Park boating lake/boathouse, pathways and park entrance, does not provide an acceptable visage along West Drive to the entrance to the Park. **Indeed claims by the applicant that the design could produce an acceptable "streetscape" are complete and utter nonsense.**

I point out that there are no two storey buildings along the whole west side of West Drive from Wellesley Road to Pittville Park. The existing planning consent (08/01342/FUL) was for single storey development only with no electrical sub-station. This proposal is against Local Plan BE1 and also large portions of the NPPF (see point 8 below).

- 2) **METAL ROOFS:** The use of “Standing Seam Metal Roofs” on blocks 1 & 2 ” is totally inappropriate for any development adjacent to Pittville park. The design looks more like “factory/cowshed roofing” which would be more in keeping with an out-of-town retail outlet rather than a sympathetic development adjacent to a grade 2 listed Park !. It is pointed out that the other residential houses in West Drive all have either slate or tile roofs. The proposed metal roofing is completely out of character with the existing houses in West Drive.
- 3) **CONSTRUCTION/DESIGN:** The out of character, contemporary design with “Coloured Rendered” walls and a mixture of Two Storey and (very) high Single Storey buildings, with a mixture of “Metal” and sloping “Sedum” roofs, as described on the drawings is certainly not compatible with Conservation & Heritage considerations for this location.
- 4) **NOISE POLLUTION:** The proposed Block 3 Communal/Junior Common Room/Party Room will lead to significant noise week-in and week-out, 52 weeks of the year, in this calm and tranquil neighbourhood. It will make the lives of the nearby West Drive residents a misery. In addition the low frequency hum from the Electrical Sub-station will add to the noise pollution and may also have some human safety issues. **This is against section 125 of the NPPF. Please see my letter to you on this topic dated 15th October 2013 (Ref b).**
- 5) **ELECTRICAL SUB-STATION:** This is entirely new and not part of the existing planning consent. It has certain noise and human health and safety issues related to high level, low frequency magnetic fields – **please refer to my letter to you dated 15th October 2013.**
- 6) **PARKING PROVISION:** Parking Provision for 13 cars on a site meant to house 25 permanent resident students, plus 10 on-site staff, plus visitors is just not adequate and will have a huge negative impact on the external road parking in West Drive and at the Park entrance. Again this points to clear over-development of this sensitive site, meaning the applicant is trying to cram too many residential units onto the available space. There is not enough on-site space and there will not be enough on-road parking space, particularly as the council has now sold off Portland Street Car park.

The argument by the applicant that the development is “not viable” unless 25 permanent resident units are built on this site is not a valid planning reason why permission should be given !.

- 7) **TRAFFIC:** The Travel Plan submitted with this application is not detailed and downright misleading. It states in section 5.1 “*There will be no large scale or commercial provision on site*” – If so, then how will the 25 disabled residents obtain their food/provisions on a daily basis if they do not drive ?. Such provisions will of course need to be delivered to them !.

It states in section 5.5 of the Travel Plan “ *We anticipate a minibus operating to support OCCASIONAL trips out...*” – such a statement is utter rubbish and misleading. This centre is aimed as a Hall of Residence for 25 Students who will be attending the Ullenwood campus on a daily basis. The minibus can only take a limited amount of them each way in wheelchairs, therefore there will be lots of necessary trips each way throughout the day. These trips will often clash with school dropping off and picking up times, making a very disruptive and possibly dangerous traffic situation. This point has not been addressed in the Travel Plan submitted with the application.

I believe acceptance of this application will cause major traffic problems in West Drive.

8) National Planning Policy Framework (NPPF)

This whole development, as well as violating numerous parts of the Cheltenham Local Plan (including CP7 & BE1), breaks many of the clauses of the NPPF. I have read the NPPF in detail and some of the NPPF causes violated include:-

“Requiring Good Design”: NPPF Sections 58, 61, 65, 66

“Conserving & enhancing the Natural Environment”: NPPF Sections 109, 115, 116, 118, 123, 125.

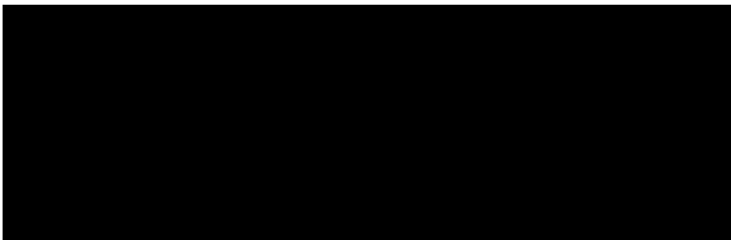
“Conserving & enhancing the historic environment”: Sections, 126, 128, 129. 131, 132, 133.

Put simply the current planning consent relates to a Single Storey development for only 12 permanent residents. This application seeks to more than double the number of residents by means of Two Storey Blocks and the addition of a Noisy Communal Recreation/Party room, together with an additional electrical sub-station and the creation of both parking and increased traffic problems in West Drive .

This area is currently a very quiet, tranquil residential neighbourhood, adjacent to a Grade 2 listed park, acceptance of this current proposal will cause irrevocable permanent damage to the neighbourhood from a Conservation and Heritage viewpoint. It will also greatly affect the visage of the approach to Pittville Park along West Drive and also the Views/Sounds inside the Park particularly during winter when the leaves are off the trees.

I therefore request both the Conservation and Planning Officers to reject this current planning application.

Yours sincerely



Copies: Mrs K. Radford – Heritage/Conservation Officer
Mr. M. Chandler – Planning Officer; Pre-Application discussions with applicant
Mrs T. Crews – Chief Planning Officer

[REDACTED]

From: [REDACTED]
Sent: 09 December 2013 19:32
To: jonathan.clark@gloucestershire.gov.uk
Cc: Payne, Michelle; Internet - Planning Comments
Subject: My Comments to Applicants Response to you: Ref: 13/01694/FUL

Ref: CBC Planning Application 13/01694/FUL

Dear Mr Clark,

As already discussed, please see my comments (marked in Red) on the Applicants response to your questions wrt traffic/parking issues on planning application 13/10694/FUL.

It is clear from the applicants response to you, that the information provided w.r.t. parking provision and traffic movement are sometimes misleading and often downright untruths !. A lot of your concerns and questions have not been properly answered at all.

Based on the current response to your questions this application should surely be recommended for refusal on traffic/parking issues alone !.

This e-mail and the attachment comments forms my response to the parking/traffic issues on this application and I would appreciate it if you could consider my points before submitting your final recommendation on this planning application to the CBC Planning officer.

Yours sincerely

[REDACTED]
 Rose Cottage
 West Drive
 Land at West Drive,
 Cheltenham
 GL50 4LB

APPLICANTS RESPONSE TO HIGHWAYS QUESTIONS WITH MY COMMENTS IN RED:-

**Land at West Drive, Cheltenham
 13/10694/FUL
 Initial comments from Highways (black) with applicant's
 response/comments following (blue)**

Comments to applicants response is in RED

I just thought I should update you on where I am with this one. Gloucestershire Highways have concerns over the current pedestrian links from the site to local amenities and public transport facilities, and I would share those concerns. I have asked them to identify a scheme and provide a cost for such a scheme, I will then be able to identify whether it is reasonable to request those works. I note that on the previous proposal (ref no: 08/01342) the Highway Authority did recommend a condition to cover similar works however this did not get attached to the permission, given the increase in size of development, and that additional vulnerable road users will require access to services I believe this to be more essential this time around.

10/12/2013

There is not a significant increase in the size of the development when compared to the approved scheme, with the increase in floor area being attributable to the larger spaces that are needed to accommodate the specific needs of future residents. The proposal will involve fewer movements to/from the site than the previous use. **DM Comment : This is not true** That scheme included a day care and activities facility as an integral part of its function, involving a far greater frequency and volume of access by users **DM Comment : This is not true** . The proposed use does not include such an element. It is most unlikely that any future occupiers will own a car **DM Comment : Rubbish ! – how can this be stated – such a statement is nonsense.** . For example, there are currently 87 students at the main Ullenwood site and none own a car; there are 28 residents at Overton House in Cheltenham (which will be replaced by the proposed development) with no car owners; and there are 24 residents at Denmark Road in Gloucester with no car owners. The scheme proposes to accommodate 25 residents, and there are more parking spaces on site than there are at Overton House and Denmark Road **DM Comment: Overton House & West Drive are two very different scenarios and the present proposal is gross overdevelopment of the site with insufficient parking !.**

Although there was not a condition attached to the previous grant of permission, a figure for sustainable transport contributions was included in the S106. As the daily trips associated with the proposed use will be fewer than the approved, we would anticipate there being no sustainable transport contributions and if such contributions are requested then imagine these will be lower than previously to reflect the reduced number of vehicle movements **DM Comment: Not True daily trips will be more ! The travel plan submitted with the application is not correct and does not reflect the actual scenario .**

I note that a communal learning area has also been proposed, is this for students that live on site only, or will the site be available for the wider community? What is the planning use of the learning area?

As part of the public consultation exercise, the potential for this space to be used by a select number of small local/community groups was offered. As it turned out, there was little/no interest in the use of such a facility with the need or otherwise appearing to be met by a number of other local halls such as at St Paul's Church and associated space, @Leisure, various spaces at Dunalley School and local Church and Community Halls. The applicant would also not in any way want to compete with any of these other facilities **DM Comment: Rubbish NSC although a charity, it is run very much as a business. AS such if they see scope to make some money then that is what will be done !.**

The primary function of this communal space is to offer a generic learning, activities and communal gathering area for the proposed future residents of the site and National Star's users/beneficiaries. **DM Comment: Block 3 is a Student community meeting/social room and will be used as such by the residents and their invited guests plus any other external groups NSC decide to let use the facility !** For example; the space could support private or small group mobility training, therapies support and other learning/rehabilitation that is part and parcel of accessing national Star's provision. The planning use of the learning and activities area is the same as the rest of the site.

The applicant would wish to be considered as a part of the local community and if there was a need by small local groups, such as for example, then the applicant would have full control over the groups that might have access to it and would want

to ensure that any users are appropriate and relative to the sensitive and vulnerable nature of future occupiers. In effect the opportunities for use by others would actually be very limited **DM Comment: this is not true Block 3 could lead to excessive traffic which the 13 on site parking spaces cannot cope it is a recipe for traffic problems..**

The communal space will not be licensed for the sale of alcohol. **DM Comment: - Not initially but it's only another step – also on site parties/communal gatherings from outside groups do not need the sale of alcohol but at parties it can be given away !.**

I understand that the servicing/refuse facilities are located to the rear of block 3, however given that collection will be likely to occur on street it may be more appropriate to locate the storage point closer to the highway.

A refuse truck will be able to access the front part of the site close to where the bin store is located without having to pass through any barriers or checks. Even if it transpires that refuse needs to be taken onto the street/close to the street, a site care taker will deal with all refuse matters and could take the bins close to the street on collection days if necessary.

I am concerned over the lack of servicing area within the site, the travel plan states that there won't be any large scale or commercial catering provision on the site, however there will be pharmacy deliveries and a mini bus operating from the site, no provision appears to have been made for such vehicles.

Pharmacy deliveries (as and when needed) would be in a very small Caddy type van. Such deliveries would be very quick and there is no obstacle to such vans pulling into the site, dropping of whatever is needed and then leaving the site. **DM Comment: How will these 25 disabled people with "no cars" get their daily food and other provisions ?. The logistics of this is huge and will involve much to and froing on a daily basis – this has NOT been explained in either the travel plan or any of the responses from the applicant !.**

In terms of the mini bus, a collection and drop off area is shown just to the west of block 2. This is within the site, beyond the controlled bollards and means that residents can be collected and dropped off in a safe manner and away from the public highway.

I assume that all of these vehicles will have to park on street however we are aware that at certain times of the day parking is at a premium in the area due to the school. The previous scheme did allow for a certain level of servicing/deliveries to be undertaken within the site. Additional information on how servicing, deliveries etc will be undertaken would be appreciated.

It is not intended that service and other vehicles will be parked on street, with ample space for such vehicles (when needed) made available within the scheme. **DM Comment What about the food deliveries, cleaning, servicing plan ? – YOUR QUESTION HAS NOT BEEN ANSWERED !.**

I am a little concerned about the lack of information that has been submitted with regards to the car parking provision, including visitor parking. I appreciate the previous scheme (ref no: 08/01342) didn't allow for a large amount of car parking (8 spaces), however I also note that the Highway Authority requested that additional car parking be provided, although I do appreciate that such a condition was again

never attached to the permission.

13 parking spaces are proposed. This is significantly more than with the previous permission **DM Comment: RUBBISH ! - previous permission was for 12 daily residents, this application is for 25 PERMANENT residents plus 8 staff plus all the visitors/friends !**, for a scheme where car parking requirements will be less than that scheme, due to the change from the inclusion of a multi-user day activities centre to a predominantly residential based scheme as now proposed. With reference to the response above, future residents/occupiers are not anticipated to own a car **DM: Comment: This is nonsense – they cannot know what the requirements of the residents will be !**. and the level of parking provided will adequately accommodate the parking needs of the development.

The applicant also appears to have focused upon the direct needs of the end user, and not necessarily the planning use class, this needs to be taken into consideration as I assume the site could be sold onto a different company with different business needs which may require additional servicing and/or a greater level of car parking. I would suggest that either studies of similar uses in the local vicinity, or TRICS data for the planning use is used to establish whether an appropriate level of car parking has been provided, essentially an evidence base is required.

The scheme has of course been designed with the specific requirements of the end user in mind. The requirements of the applicant are so specific that the proposal has to be designed to meet their very special needs.

The way the site has been designed would not lend itself to other possible users or businesses, and in the highly unlikely event that the site was sold **DM Comment: It is not at all "Unlikely" - St Vincents (who got the original planning consent based mainly on sympathy/emotional grounds) eventually decided to go elsewhere and this land was then passed to the present applicant. In fact this land is now worth many times more than it was purchased for and with the benefit of two storey consent (original consent only for single storey) the development can be sold for even more money to a commercial operator – its ideal for bungalows/flats/houses right next to the Park !!**. on to others for a different use for which planning permission was required, an application to that effect would have to be assessed on its merits at that time.

With reference to other points above, Overton House and Denmark Road have more residents and less designated on site parking spaces. Comparison with identical/very similar uses therefore shows that the level of parking proposed here is correct. **DM Comment: Rubbish, they are different scenarios and and the parking provision is insufficient for this area.**

I have also consulted with the parking team as I believe they are due to implement a parking scheme in the area to improve the existing problems with school traffic, I believe this entails yellow lines and residents parking however I would like the details of this prior to making a formal recommendation, and this could also impact upon the amount of available on-street parking.

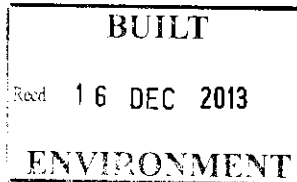
The scheme has been designed to be self sufficient in parking terms and to deliberately avoid the need for on street parking. We do not consider that the implementation of any future residents parking scheme would have any implications for the efficient and safe operation of the proposed development. **DM Comment: This is complete and utter nonsense ! - with Portland St car park sold off and with the future planned parking restrictions, the insufficient on-site parking**

will make the current residents lives very difficult indeed.

The travel plan wouldn't actually achieve anything and doesn't place any requirements on the developer, or have any financial implications/penalties should there had been any trigger points contained within the travel plan. We could potentially attach a condition requiring a travel plan to be submitted and approved, however firstly there isn't a requirement for one to be submitted, and neither do I believe it would achieve the desired result so the merits of a travel plan would be limited and would be unlikely to try and secure one.

*The applicant was aware that the scheme is way below the threshold of development specifically requiring a Travel Plan, but wanted to provide one to demonstrate the thought that has gone into the way the site will operate in parking terms. The applicant is also mindful that the scheme will be a direct replacement for its existing provision within Cheltenham (Overton House) but with improved parking, public access and sustainable transport facilities and therefore the net impact is an improvement.****DM Comment: This statement is not true, comparing Overton House with West drive is comparing "apples with Oranges" the site is NOT self sufficient, it has inadequate parking for the 25 residents + 8 staff + numerous visitors + all the deliveries etc. It does not have "sustainable transport facilities and the is an overdevelopment of the site with insufficient parking provision.***

*As it stands I believe there are still a few areas that need to be addressed, **mainly in regards to car parking and servicing of the site**, without such information I would find it very difficult to determine the application **and is it stands I would be likely to recommend refusal** on insufficient information being provided. Please come back to me if the applicant doesn't intend to provide any additional information or make amendments to the scheme and I'll put together a formal recommendation.****DM COMMENT: THE INFORMATION PROVIDED ON YOUR QUESTIONS OF PARKING PROVISION AND TRAFFIC MOVEMENT ARE AT BEST MISLEADING AND AT WORST DOWN RIGHT LIES !. BASED ON THE CURRENT RESPONSE TO YOUR QUESTIONS THIS APPLICATION SHOULD BE RECOMMENDED FOR REFUSAL ON TRAFFIC/PARKING ISSUES.***



Rose Cottage
West Drive
Cheltenham
GL50 4LB

Ms Michelle Payne
Planning Officer
Cheltenham Borough Council
PO Box 12
Promenade
Cheltenham GL50 1PP

SUBJECT: Noise Issues w.r.t. Student Hall of Residence adjacent to Pittville Park Planning Ref 13/01694/FUL.

Dear Ms Payne,

Having read the recent report dated 10th December 2013 from Mr Jones (Environmental Health Officer) w.r.t. Noise issues for the above referenced development, I would like to point out that I am greatly concerned about the lack of noise mitigation conditions currently proposed for the development. The Anti-Social Hours Condition recommended by Mr. Jones in his report is only to limit the use of the function room (Block 3) by only "...***OUTSIDE GROUPS*** to the hours between 9am & 11pm daily" ?. This restriction will not limit the noise, only the time it could stop !. Also it leaves the on site residents, their visitors & friends completely outside the scope of this restriction !, surely if there is to be a anti-social hours restriction on this Function room then it should be across the board i.e. 11pm finish for **ALL groups** and not just outside groups ?.

I do not agree with Mr Jones view that that the Function room could not cause "*significant effect on the amenity of nearby property*"!. This building will be only 40m from the site boundary and due to the extreme quietness and unique tranquillity of this location after dusk, then any sound made by this function room will carry a long distance in such an environment. It will of course be very intrusive to neighbours and Park users alike. I do not believe anyone from environmental has visited this site after dusk otherwise my concerns about such noise from the function room would be crystal clear.

I have made enquiries and I believe the following conditions (which are very similar to conditions previously recommended by the CBC Planning department in the past) should be imposed on any decision to proceed. They would be very easy to enforce:-

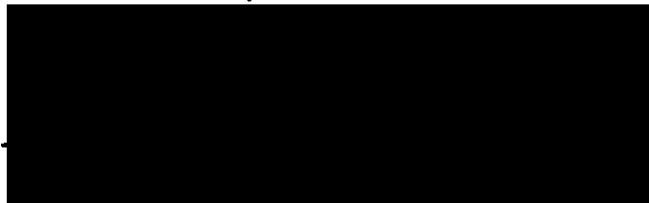
- 1) **Condition of "No Amplified Music or Drums" to be used in Function Room (Block 3)"**
- 2) **Condition of "No Electronic PA systems to be used in Function Room (Block 3)"**
- 3) **Condition to ensure the ambient sound level at the site boundary after the development is completed would be no more than that which currently exists.**

Considering the uncertain final use of the Block 3 given in the application, i.e. the most recent response from the applicant on your website says only that the function room would operate as a *“communal space, to offer Generic Learning, Activities” and a Communal Gathering area for the proposed future residents of the site and National Star users/beneficiaries*” however it goes on to say that *“the applicant would wish to be considered as part of the local community and if there was a need by small local groups...”* then such conditions above are entirely Reasonable, Proportionate and Necessary to mitigate the risk of noise, now at the planning stage where it can be dealt with by the applicant/their Architects.

Of course the use of Televisions in the Function Room could easily be excluded from conditions (1) and (2), it is the very real risk of regular weekly noisy functions that the above suggested conditions would mitigate against, and not the normal use as described by the applicant in the latest planning application.

Before writing your final report to the Planning Committee I strongly urge you to visit the site early evening, after dusk (preferably with a representative from the Environmental Health Office) and you will then get an idea of just what my concerns are and how any excessive noise from the Function Room will be very intrusive to nearby residents and Park users.

Yours sincerely



Copies: Ms. Tracey Crews, Head of Planning
Mr. Robert Lindsey, Development Manager
Mr Martin Chandler, Principle Planning Officer
Ms Yvonne Hope Head of Public Protection
Mr. Gareth Jones, Senior Environmental Health Officer

Planning Group	
25 OCT 2013	
Miss Michelle Payne	25 OCT 2013
Planning Officer	
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98 Evesham Rd
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25 OCT 2013

Miss Michelle Payne
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Planning Application : 13/01694/FUL
Provision of Residential Accommodation (Use Class 2) at Land Adjacent to Dunalley School,
West Dive Cheltenham.

Dear Miss Michele Payne

1. I object to the proposed development. This land is very high quality with many mature trees. It is adjacent to the very busy and popular Pittville Park and very close to the lake. Pedestrians have to squeeze through a very narrow corridor to get between the lake and this site. The Council should find a better site for this development and should open up this site for public use as an extension to Pittville park. The Park has not been extended for over 100 years and this is the very last chance to do so!
2. The land owners were gifted this site and they are trying to squeeze their requirements into a site that is not suitable for them. Planning decisions should be made according to the planning impact and not the land owners needs and wants. With this in mind;
 - a. The two story proposal should be rejected because of the resulting over development of the site and the impact on the Park/ the school and aspect to West Drive etc.
 - b. The parking allocations are wholly inadequate for such a busy site operating 24/7. The surrounding area is about to have a Permit Parking scheme and so completely sufficient parking must be provided on site for all eventualities. In addition, a development of this magnitude with so many arrivals /departures of staff, caterers, deliveries, maintenance, refuge etc should have an in/out "coach drive" facility. Reversing onto West Drive which does not have a pavement at its Northern end and is close to the school is not an option. Reversing within the site which has a 75% wheel chair occupancy is not ideal and the reversing "Beep Beeps" will be a constant hindrance to residents and park users.
 - c. The increased traffic (again operating 24/7) is not appropriate within a residential environment. Access is already difficult onto the very busy Evesham rd.

Additionally,

3. The proposed "Public Building" was, I believe, intended as a sort of "sweetener" to local residents. However I believe that most residents do not want this facility. I believe that this

facility presents such an intangible situation as regards possible use, noise, public disturbance, hours of operation etc. that this should not be included or approved.

4. The architecture of the building is inappropriate for a Regency Town. It is also next to a grade 2 listed park and within the Cheltenham Conservation Area. I propose a much lower impact building more in the Regency style.

5. I understand that professional archeological digs are in order for this area because of the historical Roman Settlement that existed on or near this site.

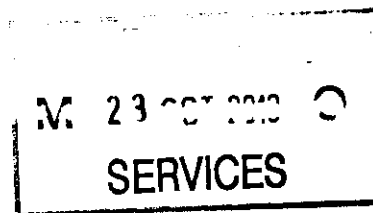
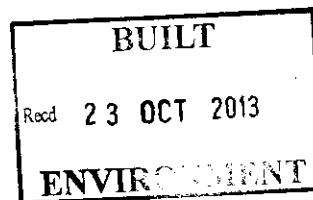
5. The existing Planning Permission should not, for many reasons, set a planning precedent for this proposal.

With the above in mind I believe the application should be rejected in its entirety.
Yours Faithfully

[Redacted signature]

98 Evesham rd
Cheltenham
GL52 2AL.

Park End House,
West Drive
Pittville
Cheltenham.
GL50 4LB.
October 19th. 2013.



Re: Proposal of residential accommodation for people with disabilities, with associated care learning and activity facilities (Use Class C2) at Land Adj to Dunalley Primary School, West Drive, Cheltenham.

Dear Mr. Tracey Crews.

With reference to the above, we wish to bring to your notice, the following points, which are of great concern to us! -

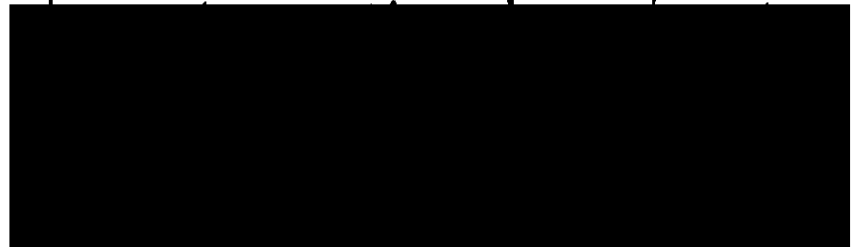
1. The double storey building is too near West Drive roadway.
2. The materials for the roof covering, generally, should match the materials of the properties of West Drive.
3. Staff and permanent employees, who use cars, number 35; there are spaces for only 13; an obvious shortage.
4. Two or three of these car spaces, located on

the site, have access off West Drive cul-de-sac, will cause a big problem for the two houses - Lakeside and Park End House, who have their drives off this narrow width road.

5. The building ear-marked for Recreational use i.e. lettings, parties and a common room, could be too troublesome and noisy for the local residents.
6. We would like the Electricity Sub-Station to be re-sited, possibly near the West boundary.
7. The Site drawings show a turning space for cars, adjacent to the Side park gate at the end of the cul-de-sac. This space is the private drive for Park End House and not for public use.

We wish you to consider and inform the Committee Members of our very real fears. Thank you for your help in these matters.

Yours sincerely



Subject: Application No.13/01694/FUL
From: [REDACTED]
To: dccountments@cheltenhamgov.uk;
Date: Monday, 16 December 2013, 17:42

BUILT
Recd 20 DEC 2013
ENVIRONMENT

Comment Date 16th December 2013.

I recently visited the planning office to inspect the drawings of the above application. My wife and I objected (amongst other local residents) to the two story building, Unit 3, being located immediately opposite our home.

I see and understand that no consideration has been given to our reason and request to locate unit 3 to the opposite side (the west) of the site

Our reasons:

- 1. The noise level that will be generated when occupied.*
- 2. The building will curtail sunlight to our home and gardens.*
- 3 We fear that when it will be let out to "outside groups" the noise level late at night will therefore be a disturbance.*
- 4 The development will require external lighting and we hope you will include some conditions to ensure it does not have an adverse effect on immediate residents.*

The developers indicated that their plans were in keeping with those of St Vincent's .It does not.

We understand that the environmental health dept., has some similar concerns . We hope you will advise your committee to refuse permission for this scheme as presented.

Yours sincerely,

[REDACTED]
Park End House, West Drive, Cheltenham.

Cheltenham Borough Council Environment Group			
W/S BEL TO			
REC'D	28 OCT 2013		
Date of Response		Type of Response	
Initials of Response		File Ref.	

"Greenlands"
West Drive
Cheltenham
Glos.
GL50 4LB
26th October 2013

Miss Michelle Payne,
Planning Officer
CBC
PO Box 12
Promenade
Cheltenham
GL50 1PP

NATIONAL STAR CENTRE PLANNING APPLICATION
Reference 13/01694/FUL

Dear Miss Payne,

I am writing to object to the above application submitted by the National Star Centre.

GENERAL STATEMENT OF OBJECTION

My belief is that no building whatsoever should be allowed on this environmentally sensitive site so close to Pittville Park.

The application is for a large development of five buildings, 4 single storey blocks and 1 two storey block. If permission is granted, such a development would unacceptably encroach upon the park and adversely affect the view and enjoyment of park users to the north and west of the plot. It would generate noise during the day and light pollution during the night. Additionally park users approaching the park along West Drive would be presented with a two storey overbearing and dominant edifice very close to the road, instead of the green, pleasant and open aspect enjoyed at present. Cheltenham Spa residents are justifiably proud of the town's green spaces and charming parks, a sprawling development such as this can only diminish the appeal of this area.

It is the responsibility of CBC's planning officers and councillors to protect such an environment for posterity. If this land is built upon it would contravene CBC's Town Plan 2006 for the preservation of green and open spaces.

Having read the application carefully I see that the developers have made several references to the extant planning permission granted under Planning Application No 08/01342/FUL with the inference that it is an improvement on the original application. I would point out that the original application was intended to accommodate 12 residents in single storey blocks and was recommended for refusal by Planning Officers at the time. The current application is for 25 residents (double the original) and incorporates a two storey block. Granted the footprint may be approximately 12% less than the previous application but overall I do not see this as an improvement, it is still inappropriate over development.

SPECIFIC OBJECTIONS

- 2 STOREY BUILDING

Overbearing and dominant when viewed from West Drive, on the previous application a much wider margin between the road and the first *single* storey block was proposed. Equally the 2 storey block would seriously detract from the pleasant, calm and natural aspect currently enjoyed by walkers, joggers and cyclists who constantly use the lakeside path for recreation just metres away from the proposed building. The application incorrectly states, as justification for the height, that Dunalley School buildings “*are significantly higher than a 2 storey building*”. Casual comparison between the 2 storey houses on West Drive and the school building will confirm this as an erroneous remark.

- ROOF OF 2 STOREY BUILDING

The proposed sloping standing seam metal roof would be unsightly and incongruous, it should be of a more suitable material to match the houses opposite. Its appearance could be similar to the glaring white, corrugated roof of Dunalley School which has been widely accepted as a mistake and poor choice of finish, giving the impression of a factory in a leafy residential area.

- VISUAL IMPACT

The contemporary design of the buildings would clash with the traditional buildings in West Drive, the proposed pastel shaded walls would be inappropriate and totally out of character. Most importantly the visual impact upon walkers by the lakeside would be huge especially during winter months when the trees are bare. (See the north elevation drawing supplied by the architects).

- TRAFFIC

West Drive is a narrow road, it already has major problems with traffic particularly when parents are dropping off and picking up children from Dunalley School. The main entrance to the proposed development is on a 90 degrees bend in the road, further problems will arise with the extra traffic generated by the staff, residents' transport, visitors and commercial deliveries.

- SUB-STATION

An unwelcome addition to the previous application, it will generate noise and should be positioned further away from residential properties in West Drive.

- AMENITY

This proposal does not, by any stretch of imagination, enhance the pleasant and quiet atmosphere of this area. At present the approach to the side entrance to Pittville Park via West Drive is quite delightful and is appreciated by all who use it, placing a 2 storey block close to the road and the park would totally destroy a treasured amenity.

- FINAL COMMENT

As mentioned earlier, the previous application was recommended by Planning Officers for refusal. However, the planning committee decided, by one vote, to allow the application but it was widely acknowledged that sympathetic overtures for the applicant and not planning issues were given undue weight. Over 700 people signed a petition to prevent development of this land last time, showing that residents and visitors do not want buildings on this site. I trust Planning Officers will once again stick to planning criteria when making their final decision.

Yours sincerely,



Flat 3
110 Evesham Road
Cheltenham
GL52 2AN

Built Environment
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

16th December 2013

Dear Miss Payne,

**Re: Planning Application 13/01694/FUL
Provision of residential accommodation at Land Adj to Dunally
Primary School, West Drive, Cheltenham**

I am concerned about a number of aspects of the proposed development.

The public use of the Block 3 Function Room is unclear as to the nature and frequency of such use and I am concerned about the possible noise nuisance from public events. The application states that it will provide a facility for communal use which will include public hire. Is this to be on a commercial basis to provide income for the centre and what would be the maximum capacity of the room; this information must be available but is not included in the application? Also, will they be applying for an alcohol or music licence for any functions and can this be permanently refused as part of any planning approval?

Secondly, the Travel Plan makes some major assumptions in justifying only 13 car parking spaces. It states that existing staff will be redeployed to the Pittville Project at West Drive and states that many of these already use public transport, car sharing or cycling to commute. If this true, then the applicants should easily be able to be more specific about the exact numbers of staff that currently drive to work; all they have to do is ask them. Similarly, existing information about the number of visitors must be available which could be extrapolated in line with the increased number of residents to provide a better idea of the number of daily vehicle movements.

Overall the planning application is very vague and lacks specific detail where this could easily have been provided. Despite what the applicants have said I consider there is potential for a detrimental effect on local residents in terms of noise, traffic and parking. Unless these concerns are addressed, I request that the planning application is refused.

Yours faithfully,



29 Stott Close
London
SW18 2TG

Ms Michelle Payne
Planning Officer
Cheltenham Borough Council
PO Box 12
Promenade
Cheltenham
GL50 1PP

Ref: 13/01694/FUL

03 November 2013

Dear Ms Payne,

I am writing to object to planning application ref: 13/01694/FUL. I believe that this specific plot of land is unsuitable for the proposed development and have set out my reasoning below.

1. The land lies adjacent to Pittville park and a very quiet residential road. I have concerns that the proposed communal learning and activities facility will lead to an unacceptable level of noise in what is currently a very quiet residential area and tranquil park. The increased volume of cars and vehicles accessing the development would also serve to increase the traffic noise in the immediate vicinity. The inevitable substantial increase in noise and light pollution from the development, particularly from the substation, will only serve to be extremely detrimental to the existing residents of the local area as well as park users.
2. I reject the historical arguments set out in the Final Planning Statement. One must also consider the area as it is today and what it should be for our future and for that of future generations. The land is, as described in the Final Planning Statement, "...literally on the 'door step'..." of the park. How anyone could argue that constructing a new building "...literally on the 'door step'..." of a park could be anything other than detrimental to the park is completely and utterly beyond me. The aerial pictures demonstrate the beautiful greenery that is to be lost to build a two storey development here.
3. The plans for two storey buildings along West Drive and in full view of the park are not in keeping with the area.
4. The metallic design of the roofs on buildings one and two are not consistent with the other residential dwellings in this area. (I assume they are a low cost option which is, I suspect, why they have been included in the design as opposed to selecting the appearance of the roofs for aesthetic reasons or concern for preserving the sight of this conservation area).
5. The contemporary design of the development is neither in keeping with the park setting nor the local residential dwellings.
6. It can be expected that this development will be accessed by the majority of staff, visitors and residents by car. This will therefore increase the volume of cars which will be parked on an already very busy road for parking. The imminent closure of the Portland Street car park is likely to exacerbate this situation. The combination of current residents, existing local workers, park users and cars associated with Dunalley Primary School will already have to compete for spaces and the addition of further cars associated with this development will

further reduce the spaces available for existing local drivers.

7. The development will also lead to an increased level of traffic along this residential road which already suffers at school drop off and pick up times.
8. I also reject paragraph 6.11 of the Final Planning Statement and question on what basis it was determined that this development would "...further add to the local economy..." The immediate local area is residential. The nearest economic hub is the town centre itself. The addition of "...8-10 staff working on site at any one time..." in addition to the residents would, in fact, have an immaterial effect on the local economy.

I am a strong supporter of diversity and inclusion but I simply do not believe this is an appropriate plot of land on which to build this development. I trust that you will take my comments into consideration.

Yours sincerely,



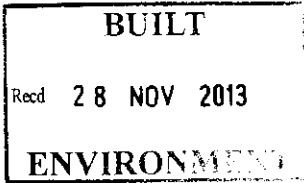
Abloade Cottage

Sandhurst

Ref: 13/01694/FUL

9, Louisa Street, GL2 9NL

28/11/13



Dear Sirs,

Star Centre - Pettrill Project

I am writing to ask you to give favourable consideration to granting planning permission for purpose built accommodation for disabled students at the Star Centre.

This proposed replacement for the accommodation presently at the Cveton House will be far more effective and whilst enabling the students to learn how to "feed for themselves" (thus ultimately costing the community less) will help them enormously to lead independent and productive lives. The proposed

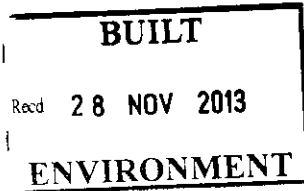
buildings look attractive and will be in keeping with the character of its surroundings.

At the same time, moving to Pittville will release Overton House - a fine building in itself - for refurbishment and a new lease of life in keeping with its position near the centre of Cheltenham.

I urge you to approve the plans, to the benefit of the disabled students, and of Cheltenham itself.

Yours faithfully,





[REDACTED]
11 Grattan St
GLSO 2AT,
24/11/13

Dear Planners

I should like to endorse the proposal (see over) to convert and/or replace former student residence areas at Pittrille to provide purpose-built homes for young people from the Sten College wishing to live more independent lives within reach of the town centre.

I sincerely hope that you will allow this scheme to go ahead.

Yours,
[REDACTED]
[REDACTED]

*****stop press*****



National Star
Realising the aspirations
of people with disabilities

Please support our Pittville Project

National Star has a wonderful opportunity to replace an outdated student residence in Cheltenham with new purpose built accommodation. Please see Page 3 of StarNews 4 for information.

We have just submitted our Pittville plans for planning approval, with a decision expected in December 2013.

We now need support for our planning application – support from people who know National Star, who understand why our charity is so special, and how important it is to have the right facilities and residential experience for students with disabilities. We believe our scheme with its small clusters of accommodation in this residential area close to the town centre is well designed and appropriate for the needs of our students.

Please could you provide some comments of support about National Star and this scheme?

If you would like to write in support of our plans please submit your comments, as soon as possible, by going to <http://publicaccess.cheltenham.gov.uk> then search for West Drive.

Please quote the following reference 13/01694/FUL.

Or email planning@cheltenham.gov.uk quoting the above reference and giving your full name and address.

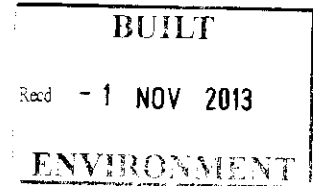
Or write to Cheltenham Borough Council Planning Department, Municipal Offices, Promenade, Cheltenham GL50 9SA quoting the above reference.

Thank you so much for your support. Together we can ensure that this much needed project goes ahead.

COB)

[REDACTED]
Garden Flat
11 Wellington Square
Cheltenham - GL50 4JU
Thursday, 31 October 2013

[REDACTED]



The Chief Planning Officer
Built Environment Division
Cheltenham Borough Council
Promenade
Cheltenham
GL50 9SA

Dear Sir,

PLANNING APPLICATION - 13/01694/FUL

I am rather shocked at the speed this application is being processed through the PLANNING process, The original and still extant application by the St. Vincent's & St. George charity was well conceived and developed to optimise its requirements whilst respecting it's setting in a Conservation area and the rightly acclaimed Pittville Park.

I fear this new application on behalf of the Star Centre surely meets an urgent need for accommodation and is a most worthy cause but fails to respect the neighbourhood in some aspects!

- 1) The major building is too high and fails to respect the general ambience of the area. The extensive use of wood cladding is to be deplored and will only result in another dreary black streaky façade in the Town in a few years. Generally I have much sympathy with the views of our local retired architect Mr Ogle in his letter on this application.
- 2) The indicated Car Parking will turn out to be totally inadequate for likely traffic and cause chaos and danger at peak times. Already vehicle movements get quite difficult at school start and finish times. May I also draw your attention to the latest parking proposals for the Pittville area, these will not help the situation here. Should this application be accepted, then I would plea for a restriction on the residents right to parking permits as was imposed on residents of LAWNSWOOD In Wellington Square.

I summary, I do not object to the application in principle but the detail leaves a lot to be desired and I urge it is sent back for "Reaccomplishment" as our American friends would say.

Yours Sincerely

[REDACTED]

Mike Redman, Director of Built Environment
Cheltenham Borough Council,
PO Box 12
Municipal Offices,
Cheltenham

25th October 2013

Dear Sir

Proposed Residential Development in West Drive for Star Centre

Ref: 13/01694/FUL


I wish to register my strong objections to the above proposed development for the following reasons:

- 1. Site Suitability:** The fact that an earlier planning refusal on this site stated that no development should ever take place on this site points to its importance as a green adjunct to Pittville Park which it has served for many years as a wildlife refuge and dormitory. The site is too removed from the town centre to be suitable for independent/wheelchair access by the proposed residents and as such is of little benefit and fails to meet an important criteria.
- 2. Existing planning permission:** As is well known, this was carried by a narrow margin on compassionate grounds, against the recommendations of the Planning Office, several committee members failing to declare their interest, and was consequently the subject of a successful enquiry. The present application differs radically in nature and accommodation from the previously permitted scheme and must be treated as a stand-alone application and considered using laid down planning criteria alone.
- 3. Site Layout:** The chosen scattered layout of a number of units fails to make the most of the site and provides a most awkward solution, both wasteful of land and inevitably more costly than a more coherent and joined up scheme. The inclusion of a two storey block proves that the site is too small to produce a scheme providing the required accommodation in a form acceptable on this site. The two storey block is totally alien to the site and will destroy the present spacious and green approach along West Drive which progressively opens out as one approaches Pittville Park. The two storey block is in close proximity to Pittville Park and stands on higher ground. Its looming presence will be an overburdening intrusion, totally destroying the pastoral ambiance of the park, the main circular footpath of which passes within a few feet.
- 4. Traffic Movement:** The applicant fails to give a credible account of either the on-site parking being adequate or of the number of vehicles accessing the site. There is already considerable traffic movement and congestion at peak times and this will be exacerbated by proposed changes to parking restrictions. Minibus and service vehicle movements, greatly understated, will produce unacceptable inconvenience and noise pollution to houses in the immediate vicinity.
- 5. Architectural style:** The proposed designs are totally alien to this sensitive semi-rural site and show no attempt to embrace context. The two storey block in particular bares a close resemblance to recent council housing vernacular more suited to a high density urban situation. The West Drive elevation is unnecessarily overcomplicated with disparate elements under ungainly monopitch roofs which simply increase the height of the block. It is extremely disappointing that this reputable firm of architects has produced such a low standard of design when it is capable of so much better. If this development is to go ahead, it is essential that a simpler solution to both building massing and appearance is achieved, with a sympathetic and low key palette of materials and colour.

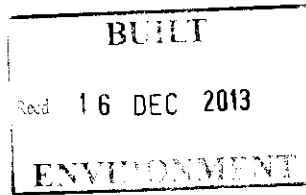
I would sincerely hope members of the Planning Committee will dismiss this application in its present form. It is entirely unacceptable, both in site usage and the regrettably low quality of design, to be placed in such close proximity to Cheltenham's most prestigious and listed park.

I note that all the submitted support for this application appears to come from supporters of the Star Centre, mostly with a close connection, none of the given addresses seem to be anywhere near the site.

Yours faithfully,


1 Wellington Square
Cheltenham GL50 4JU

**1 WELLINGTON SQUARE, CHELTENHAM
GLOUCESTERSHIRE GL50 4JU**



Michelle Payne
Planning Office
Cheltenham Borough Council
Municipal Offices
Cheltenham GL50 1PP

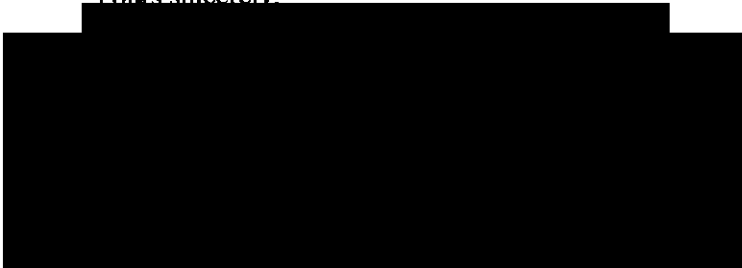
16th December 2013

Dear Miss Payne,

Proposed Residential Development in West Drive for Star Centre: Ref 13/01694/FUL

I wish to register my heartfelt and carefully considered objections to the above proposed development for the following reasons – see Page 2.

Yours sincerely,



STAR CENTRE DEVELOPMENT – REF: 13/01694/FUL

As I was an allotment holder on the site during the late 1980s and then a volunteer when it was a very successful wild life garden, the Planning Committee will appreciate my sadness that this peaceful, yet busy area for wildlife, is to be flattened and built over. Being adjacent to Cheltenham's premium listed Park, I would have presumed that any development would have had to be extremely sensitively designed and certainly not allowing a two-storey building very close to the Park's boundary. It appears that such a high building is required because the site, in reality, is too small for the Star Centre's requirements and the layout is unnecessarily complicated and wasteful of the land. The fact that Dunalley School is well set back from West Drive shows that a similar kind of layout should be required from the Star Centre. I would hope that each member of the Planning committee would visit the site and appreciate the peace and tranquillity of this most popular Park. With the scenario of a summer evening with their windows on the **second floor** open and a large first floor balcony overlooking the Park, one could not expect the Star Centre young clients to have a noise embargo imposed on them or to curtail youthful exuberance: a single storey block would not cause so much noise pollution.

Passing the site daily and experiencing the arrival/departure of parents of children at the School, I consider West Drive is too narrow for yet more traffic involving the Star Centre's particularly large minibuses which would be in use for a much longer period of the day. These minibuses would also be required to take the clients into town at any time because of the very uneven pavements and extremely poor lighting as well as the lack of any crossing over Clarence Road which is often extremely busy and dangerous.

I have admired, in the past, many of the buildings designed by the architects of this proposed development but in this instance find the two-storey design ugly and unacceptable. A very simple single storey building with sedum roof should be proposed – we are all being encouraged to 'go greener'. There are far too many different elements involved and they have not considered at all the context of either the site or low key nature of the nearby houses in West Drive. I believe there is a restriction excluding any two-storey buildings for future development at Dunalley School. This must surely apply, more so, to this infinitely more sensitive site.

As a resident of Wellington Square for 34 years, I notice that none of the support for the scheme appears to come from anyone in the vicinity of the proposed development and they mostly have a direct link with the Star Centre. Please accept that I am not a 'nimby' and am a great admirer of what the Star Centre achieves but in this development they are neither being considerate of this most important and green area of Cheltenham, nor of the residents closeby. I would add that when St. Vincents' wanted to use the land as a green oasis, their clients NEVER visited the Wild Life Garden, even when boarded walks had been especially constructed for wheel chair use.

I sincerely hope that members of the Planning Committee will give full consideration to the unique charm of Pittville Park which, if this development goes ahead in its current form, will be permanently despoiled. At present there are no buildings in such close proximity to the Lake and the circular path on which so many people enjoy a tranquil stroll.

Why should the housing of 24 people, no matter how worthy a cause and who would much rather live in the town centre and not 'stuck out', impact on the pleasure of countless numbers who so much enjoy one of Cheltenham's finest leisure facilities?

PLEASE can the design be amended.



Michelle Payne,
Planning Office,
Cheltenham Borough Council,
PO Box 12
Municipal Offices,
Cheltenham GL50 1PP

16 DEC 2013

1 Wellington Square
Cheltenham GL50 4JU

14th December 2013

Dear Miss Payne

Proposed Residential Development in West Drive for Star Centre

Ref: 13/01694/FUL

I wish to register my strong objections to the above proposed development for the following reasons:

- 1. Site Suitability:** The fact that an earlier planning refusal on this site stated that no development should ever take place on this site points to its importance as a green adjunct to Pittville Park which it has served for many years as a wildlife refuge and dormitory. The site is too removed from the town centre to be suitable for independent/wheelchair access by the proposed residents and as such is of little benefit and fails to meet an important criteria. The footpaths are badly lit (exacerbated by the new street lights!) and uneven and inevitably minibuses will need to be in constant use on top of the regular journeys each day through Cheltenham to the Star Centre – not a very green scenario!
- 2. Existing planning permission:** As has been acknowledged, this was carried by a narrow margin on compassionate grounds, against the recommendations of the Planning Office, several committee members failing to declare their interest, and was consequently the subject of a successful enquiry. The present application differs radically in nature, scale and accommodation from the previously permitted scheme and must be treated as a stand-alone application and considered using laid down planning criteria alone.
- 3. Site Layout:** The chosen scattered layout of a number of units fails to make the most of the site and provides a most awkward solution, both wasteful of land and inevitably more costly than a more coherent and joined up scheme. The inclusion of a two storey block proves that the site is too small to produce a scheme providing the required accommodation in a form acceptable on this site. The two storey block is totally alien to the site and will destroy the present spacious and green approach along West Drive which progressively opens out as one approaches Pittville Park. The two storey block is in close proximity to Pittville Park and stands on higher ground. Its looming presence will be an overburdening intrusion, totally destroying the pastoral ambiance of the park, the main circular footpath of which passes within a few feet. Existing boundary trees provide scant coverage in leaf and none in winter.
- 4. Traffic Movement:** The applicant fails to give a credible account of either the on-site parking being adequate or of the number of vehicles accessing the site (see under 1). Dunalley School already creates considerable traffic movement and congestion and this will be worsened by the proposed changes to parking restrictions. Minibus and service vehicle movements, greatly understated, will produce unacceptable inconvenience and noise pollution to houses in the immediate vicinity.
- 5. Architectural style:** The proposed designs are totally alien to this sensitive semi-rural site and show no attempt to embrace context. The two storey block in particular bares a close resemblance to recent council housing vernacular more suited to a high density urban situation. The West Drive elevation is unnecessarily overcomplicated with disparate elements under ungainly monopitch roofs which simply serve to increase the height of the block. It is extremely disappointing that this reputable firm of architects has produced such a low standard of design when it is capable of so much

better. If this development is to go ahead, it is essential that a simpler solution to both building massing and appearance is achieved, with a sympathetic and low key palette of materials and colour.

I would sincerely hope members of the Planning Committee will dismiss this application in its present form. It is entirely unacceptable, both in site usage and the regrettably low quality of design, to be placed in such close proximity to Cheltenham's most prestigious and listed park.

I note that all the submitted support for this application appears to come from supporters of the Star Centre, mostly with a close connection, none of the given addresses seem to be anywhere near the site.

Yours faithfully,

1 Wellington Square
Cheltenham GL50 4JU

[REDACTED]

From: Internet - Planning Comments
Sent: 28 October 2013 14:38
To: Payne, Michelle
Subject: FW: 13/01694/FUL

For your info.

-----Original Message-----

From: [REDACTED]
Sent: 28 October 2013 14:02
To: Internet - Planning Comments
Subject: Re: 13/01694/FUL

8 Windrush Road
Cheltenham
Gloucestershire
GL52 5QE

[REDACTED]

Sent from my iPhone

On 28 Oct 2013, at 13:59, dccomments@cheltenham.gov.uk wrote:

Good Afternoon,

Thank you for your comments, we are unable to log them as we require your address details.

Regards Lorraine.

-----Original Message-----

From: Internet - Built Environment
Sent: 28 October 2013 13:55
To: Internet - Planning Comments
Subject: FW: 13/01694/FUL

-----Original Message-----

From: [REDACTED]
Sent: 28 October 2013 13:33
To: Internet - Built Environment
Subject: 13/01694/FUL

Dear Sir/Madam

I am writing to offer my support for the planning permission of the National Star development on West Drive, Pittville.

Some twenty years ago my sister was a resident of Overton House after she suffered a head injury at the age of 19. At that time there were few options available for her to enjoy further education and a life of independence away from home. We were were lucky that she was offered the chance to study at The National Star College as the only other option made available was for her to go into a home or live at home for the rest of her life. [REDACTED] was and is a bright

and sociable woman, before her accident she was studying at Reading University and we were determined that she should again be allowed to continue with her education and social development. Living as a young person should, with people of her own age and that she should have all the opportunities she deserved. Overton was her opportunity to live in a community, after she had experienced the Ullenwood campus and I am now convinced that being able to live in the centre of town and alongside able-bodied residents is what has made her so confident and comfortable in her own skin. The facilities were not the best but the general atmosphere and staff created a great experience for her.

Years later she now lives with a full time carer in her own property and volunteers with a local primary school and library, she is happy and loved by her community - she is content because she feels part of something and I believe we have The National Star College to thank for that.

I am now a resident in Cheltenham and I am always happy to see NCC students out and about and feel very strongly that we need this type of facility in the area and most importantly that it needs to be at the heart of our community.

Best regards



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10A Naunton Crescent
CHELTENHAM,
Glos.
GL53 7BD.

Ref. 13/01694/FUL.

24th October 2013

Michelle Payne,
Cheltenham Borough Council
Planning Department,
Municipal Offices,
Promenade,
Cheltenham
GLOS. GL50 9SA.

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Dear Ms Payne,

I am writing in support of the National Star's planning application for a 'purpose built' student residence at West Drive, Pitville, Cheltenham.

It is vital for the progress, well being and integration of these young people, that they remain in the centre of our community and that they have the proper facilities to be comfortable yet have the freedom to learn to manage their lives to the maximum potential.

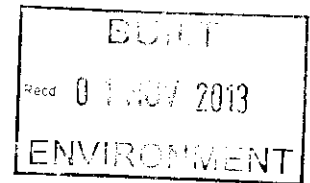
I do hope you will look very favorably on their application.

Yours faithfully,

[Redacted Signature]

Planning Department
Cheltenham Borough Council,
Municipal Offices,
The Promenade,
Cheltenham.

31/10/13.



Dear Michelle Payne,

Ref. 13/01694/FUL

I am writing to support the National Star College application to build in West Drive.

I have visited the college and seen the work that they do. The aim is to train

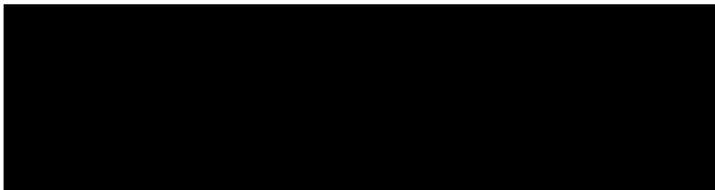
Severely disabled young people so that at the end of two or three years they are able to live independently. This, of course, depends upon the severity of disability of each individual student.

The proposed building at West Drive will be purpose built for the needs of these students, most of whom are wheelchair bound.

I read an article in the college' magazine by a student who, because of his training, is able to travel by train independently to Wolverhampton to visit his parents. This example shows clearly what can be achieved.

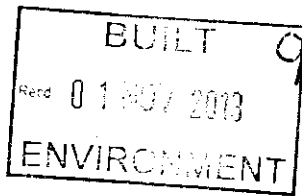
I urge you to recommend this application to the planning committee.

Yours faithfully,



32, Glencairn Court, Cheltenham, GL50 2NB.





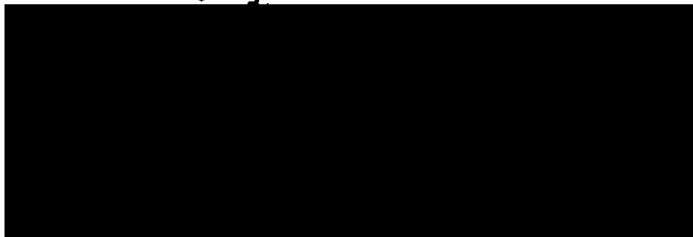
Marle Hill Road
Cheltenham
GL50 7LF
28.10.13

Dear Miss Payne
Planning Application 13/c.1694/F01

Having seen the revised plan I feel that the proposed building will have a serious adverse effect on the atmosphere and amenability of that area of Pitville Park, this precious area of green has already been excessively eroded.

As I recall, the area in question used to be allotments, & holders of 4 applications for them gave up their rights of claims on the understanding that the area would be for use as a wildlife garden by Donalvey School; to pass this proposal will be to let them down.

Yours sincerely



11 NOV 2013

13/01694/FUL

1 Launston Park
Cheltenham

5. 11. 13.

Dear Michelle Payne,

I have received a very nice letter from Harry Shenton National Star Ambassador.

I would like to support their purpose built accommodation in West Down Pittville. Its really important these disabled young people have suitable accommodation that's warm & comfortable & they are able to look after themselves. I do hope you & your committee realise how important this accommodation is & support their application.

Your sincerely



To: Planning Officer
Cheltenham Borough Council
PO Box 12
Cheltenham
GL50 1PP

From: [REDACTED]
10 Wellesley Road
Cheltenham
GL50 4LZ

03 November 2013

Ref: Application 13/01694/FUL

13/01694/FUL | Provision of residential accommodation for people with disabilities, with associated care learning and activity facilities (Use Class C2) | Land Adj To Dunalley Primary School West Drive Cheltenham Gloucestershire

Firstly, I must express disappointment that we were not informed of this planning application. I have discovered it only from neighbours. We look directly from Wellesley Road onto parts of the site about 150m away, with school playing fields between. I suspect other local residents may not be aware of the application.

As with the previous application at this site, various technical objections can be raised. I highlight inconsistencies in the application documents in attachment to this letter. However, my main objection is the impact on Pittville Park and its surrounding green areas.

The purpose of the proposed development is commendable and desirable, but that is not a reason to encroach onto the green surrounds of Pittville Park. Destruction of the green field site would fundamentally change the character of the adjoining area of the park, replacing natural green space with significant permanent buildings. Pittville Park is one of the town's treasures and attractions, used by both visitors and residents, both local and from other parts of the town and area. A brief visit or look at a map shows that the site to which this application relates is an anomaly, jutting into surrounding areas of public ownership, and in the case of the park, public access. Its existence as a plot separate from the Park is a quirk of history.

Carefully preserved green areas make the difference between a pleasant town and an urban sprawl. Most people can think of examples. Past generations have deliberately preserved the green space of Pittville Park and its surrounds, and other oases in the town. I would be disappointed to see this be the latest in a series of recent opportunistic encroachments onto that space. Developers use precedent as an excuse to overcome opposition. It's a one-way journey, with residents and future generations the losers, as green spaces are gradually eaten up, and the town becomes worse for it.

Regards

[REDACTED]

Attached: Detailed comments on application documents.

Detailed Comments on Application Documents

" 13_01694_FUL-APPLICATION_FORM_-_WITHOUT_PERSONAL_DATA-556332"

At "3. Description of the Proposal", description is "Provision of residential accommodation...", for people with disabilities, with associated care learning and activity facilities." Yet in response to the question "Does your proposal include the gain or loss of residential units?" under "17. Residential Units", the answer given is no. Under "18. All Types of Development: Non-residential Floorspace", at C2, floorspace for residential institution is indicated. At "20. Hours of Opening", no information is given in relation to non-residential use.

At "12. Assessment of Flood Risk" in response to the question "Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?", the answer given is no. However, from the general plan, there appear to be buildings within 20m of Pittville lake, part of the course of Wyman's Brook. Elsewhere (556336 page 5), the application says "The land appears in Flood Zone 1 on the Environment Agency's Flood Map".

At "24. Site Visit", in response to the question "Can the site be seen from a public road, public footpath, bridleway or other public land?", the answer given is no. Yet the site can be clearly seen from the adjacent public road and public spaces in Pittville Park.

13_01694_FUL-DESIGN__ACCESS_STATEMENT-556336

At page 4, "The proposed site has an extant consent for the erection of a residential facility for 14 adults with complex disabilities (Use Class C2) and a non-residential therapeutic activities centre and associated landscaping." At page 29, 25 bed spaces are indicated for the new proposal.

At page 7, "Surrounding Properties" there is a statement: "The site is in a suburban area which is predominantly occupied by residential dwellings. On the eastern side of West Drive these are predominantly two storeys in height set behind 1.8-2m high brick walls. The school sports hall is the first building on the western side of West Drive and is taller than a two storey structure. The school class room wings are single story but due to the building plan and roof form are taller than a conventional single storey building." No mention is made of the direct line of sight to properties on Wellesley Road, Wellesley Square and Marle Hill Road.

At page 8, it is claimed that "The collection of smaller buildings on the site help to reduce the mass of the development and its visual impact on the listed park and the school playing fields." The footprint of the buildings may be smaller, but a look at the elevations seen from Pittville Park shows the visual impact to be significant. Urban sprawl into existing urban green spaces preserved by more far-sighted previous generations

At page 14, it is stated that "Positive comments received" attributed to local residents included "It is good to see the site being developed". I doubt this is a majority view of residents.

At page 16, "Our intention is therefore to greatly increase the ecological value and biodiversity of the site." Managed biodiversity of a small part of the site, even if it actually were to occur and be sustained, is a poor substitute for natural development.

13_01694_FUL-STATEMENT_OF_NEED-556338

The statement of need appears to suggest that an existing property accommodating 30 National Star College students in 24 rooms at Overton House is no longer viable. The list of reasons seems to boil down to the cost of renovation and upgrading. I hope the financial opportunities possible with a large building in a prime location are not a consideration in seeking an alternative location for the students. It does not appear that the proposed development will provide additional capacity, and a comparison of the available floorspace (not the footprint) would be interesting.

"5.4 The Pittville Project, with its small clusters of accommodation located within a community setting, will provide us with the flexibility to develop and extend our residential provision to the wider community, through the development of new packages of accommodation which go far beyond what we can offer at our existing main National Star College campus or through the charity's other existing facilities." Who is the "wider community" to whom residential provision will be extended? It is difficult to see how facilities squeezed into this small area in Pittville Park can "go far beyond" existing larger facilities elsewhere.

13_01694_FUL-PLANNING_STATEMENT-556339

Page 3: "1.2 The scheme consists of: • 17 bedrooms; • 5 apartments;..."

Page 10: "3.1 The application site has been the subject of two previous relevant planning applications. Application ref: 08/01342/FUL for 'Erection of a residential facility for 12 adults with complex disabilities (Use Class C2) and a non residential therapeutic activities centre and associated landscaping' was approved on 20th August 2009. The application was approved by the Planning Committee despite an officer recommendation to refuse primarily in relation to the impact on the character and appearance of the Conservation Area. The main suggested reason for refusal was as follows:

"The proposed new buildings and associated landscaping, by virtue of their mass, and overall footprint would harm the character and appearance of the conservation area, and adversely affect the setting of the adjacent listed Pittville Park.

The proposed development would compromise the open, spacious nature of the application site which, in combination with the adjacent Park and School grounds, is considered to make a significant townscape contribution within the Central Conservation Area. Accordingly, the proposals are contrary policies CP7, BE1, GE2, and GE6 of the Cheltenham Borough Local Plan (Adopted 2006). Furthermore, the proposal is contrary to the advice set out within Planning Policy Statement 1: Delivering sustainable development, Planning Policy Guidance Note 15: Planning and the historic environment and to section 72(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990."

Many of these concerns will still be shared by residents, even if central government has made changes to the planning rules. The National Policy Planning Framework (referred to at page 11) still allows consideration whether: "Any adverse impacts of doing so [granting permission] would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or Specific policies in this Framework indicate development should be restricted."

Page 18, at 6.11 includes "Depending on levels of individual residents' needs, the centre itself anticipates employing in the region of 30-35 staff, with 8-10 staff working on site at any one time, to support residents. This will further add to the local economy albeit as many staff as possible will be relocated from National Star's existing site at Overton House. " Elsewhere it is stated that the need for this development arises from a desire to cease activities at Overton House. There seems no obvious reason why existing staff could not travel the short distance to this proposed development, and therefore the long term impact on local employment could be minor.

Page 20: "6.19 At the local level, the Adopted Cheltenham Borough Local Plan 2006 comprises the Development Plan, but as noted above its policies only carry weight in so far as they are consistent with the NPPF. The Local Plan does not contain any specific policies concerning housing people with disabilities. The topic is however discussed at paragraphs 10.43 to 10.46 of the Plan. These paragraphs generally refer to adapting existing housing stock and making sure new housing is accessible. The Local Plan does not specifically refer to care facilities for people with varying forms of disability."

"6.20 In more general terms the Local Plan seeks good design through Local Plan Policy CP7. Policy BE1 seeks to only permit development in a Conservation Area where it does not detract, individually or cumulatively, from the green or open character, including private gardens, of the area."

Page 21: "7.1 This Planning Statement has demonstrated that the development of this site for purpose-built residential accommodation specifically for people with disabilities, together with associated care, learning and activity facilities for the National Star Foundation, will result in an excellent use of land without compromising the character of the area or the setting of Pittville Park."

Its purpose may be an excellent use of land, but the location is inappropriate. The worthiness of the purpose does not justify green field development on land in the heart of the town, land that would if not for quirk of history be part of the public land of Pittville Park.

13_01694_FUL-STATEMENT_OF_COMMUNITY_INVOLVEMENT-556340

Page 10 says:

"1. This site is not in a particularly prominent location within the wider context of the Pittville area. However because of the openness of the school site to the south there are long distance views of the pre-application site across the school grounds, when looking north.

2. The pre-application site is prominent from Pittville Park when looking south, and it is visible from short distances because the Park path is adjacent to the pre-application site, and it is also visible from the long distance views.

3. There are also views of it when looking east across the recreation grounds. The site also has a road side presence which must be considered, and there are some slightly restricted but none the less important views of the site which can be seen from the Evesham Road when looking west down ???”

The site is at one of the entrances to Pittville Park itself, and therefore is prominent. It is clearly visible from many parts of the western part of Pittville Park, and development on the site would be a clear infringement onto the green space that makes the wider Pittville area special and valued by the local and wider community.

13_01694_FUL-CONTEXTUAL_SECTIONS-556356

They elevations show the proposed development dwarfing the existing private dwellings shown. Viewed from the adjacent park, it would be a major feature of the park surround, replacing the existing green space.

[REDACTED]
Rose Cottage
West Drive
Cheltenham
GL50 4LB

4/11/13

Ms Michelle Payne
Planning Officer
Cheltenham Borough Council
PO Box 12
Promenade
Cheltenham
GL50 1PP

SUBJECT: Planning Ref 13/01694/FUL

Dear Ms Payne,

Despite having a high regard for the work of the Star Centre, I object to the current planning application referenced above for the following reasons:

1. I consider this proposal as an overdevelopment of a site adjacent to Pittville Park which will cause substantial harm to the surrounding area. This development is so close to the pathway which borders the lake and the lake itself that it will surely impinge on the tranquillity of this part of the park.
2. Two-storey buildings are incongruous on this side of West Drive and should not be permitted. Dunalley School is the only other building on this side and is single storey, set back from the road and mostly hidden from view on the approach to the park.
3. Two-storey buildings would spoil the approach and entrance to the park here and impinge on the quality of living of the residents living opposite as this is a very quiet, narrow corridor to the park.
4. The proposed metal roofing of these two-storey buildings will constitute an eyesore and is not in keeping with the other residential buildings in West Drive which have slate or tiled roofs.
5. The installation of an electricity sub-station between the school playing fields and the park can only have a detrimental effect on this sensitive area.
6. This development will bring an unwelcome increase in traffic. West Drive is already well used by motorists visiting the park and is extremely busy at the start and end of the school day.

7. This planning application has not incorporated enough on-site parking for the potential site users.
8. I have concerns about the proposed communal learning and activity space (Block 3 on the application), as West Drive is a very quiet and tranquil area especially during the evening and at weekends. Any "party" noise on a regular basis would be very disturbing and unwelcome for residents and park life.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

To; Cheltenham Borough Council
Planning Dept.

26 Beverley Gardens

Woodmancote
Cheltenham
GL52 9QD

13 DEC 2013

PLANNING DEPARTMENT

30-11-2013

Dear Sir,

I wish to support, very strongly, the planning application by the National Star College (Ref: 13/01694/FUL) for the creation of a new purpose built residence block in Cheltenham, to replace their present one which is now inadequate. After my own life-time career in Education, dealing with ages from 8 to 80 and several different areas of learning, I am full of admiration for the achievements of staff and pupils at the Star College, and would agree that a purpose built residential block in Cheltenham is of vital importance for the completion of the skills required for them to lead independent lives despite various physical difficulties. Permission given for this development would help to secure, for these students, the final stages of reintegration into working lives in the wider community. From what I have seen of the work of the college, such cooperation is likely also to benefit the Cheltenham community as a whole, as well as the National Star College graduates.

Yours faithfully





Rose Cottage
West Drive
Cheltenham
GL50 4LB

Ms Michelle Payne
Planning Officer
Cheltenham Borough Council
PO Box 12
Promenade
Cheltenham
GL50 1PP

28 October 2013

Dear Ms Payne

Objection to Planning Application 13/01694/FUL – Land adjacent to Dunally Primary School

I am writing to oppose to the proposed planning application for the land adjacent to Dunally school. The National Star Centre does laudable work with young disabled students, however, this site is not suitable for a student residence which aims to provide students with a town center student experience.

One of the highlights of student life is the social life. Unfortunately, it is unsuitable site to have a student common room, such as that proposed in Block 3, in such close proximity to a quiet residential street and family park. Although West Drive is proximate to the town center, the atmosphere of the immediate vicinity is one of quiet residential living and not the hustle and bustle of the town center. There are no shops, pubs, restaurants or cafes within the immediate surrounds. It is likely, therefore, that the majority of socialising will take place on the site itself. As a local resident the noise from the proposed development causes me concern and is out of place at this location. It is of further concern that plans allow for the social space to be rented out for use beyond that of the Star Centre.

The proposed plans provide inadequate parking for the development and inadequate access to the site. The site is to house 25 residents and have 35 employees based there. The plan only provide for 13 parking spaces. Not only do the plans provide insufficient parking for the size of the development they do not take into account the impact on the roadway outside the site, which already suffers from congestion during school pick up and drop off times. The upkeep of a student hall of residence will require frequent deliveries, and furthermore the students themselves will require frequent daily

transportation to and from the site. This will cause significant congestion to local residents and park-users.

The proposed plans suggest overdevelopment of the land available. The land currently holds planning permission for one story residential housing. This is in line with other buildings adjacent to the park, such as Dunally Primary School which is one story. Those buildings which are two story within the neighborhood are set back from the road so as not to impact on the entrance to the park. These plans propose two story buildings which will not be set back from the road. Furthermore, to support the scale of the buildings proposed there is a need to build an electricity sub-station on the land. This, teamed with the access problems and inadequate parking facilities, points to the fact that the development is unsuitably large.

Aesthetically, the two story development is out of keeping with the other buildings in the area. There is a particular need to take into account the aesthetic appearance of the proposed site due to the fact that it is located at one of the entrances of the park which is grade II listed, and is one Cheltenham's key assets.

The plans are materially different from those on which planning permission was initially granted. A two story, modern, student halls of residence which has insufficient parking is unsuitable for this area and for the reasons outlined in this letter I oppose the granting of this application.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.