

APPLICATION NO: 13/01902/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 7th November 2013		DATE OF EXPIRY : 6th February 2014	
WARD: Charlton Kings		PARISH: CHARLK	
APPLICANT:	Davmay20 Ltd		
LOCATION:	237 Cirencester Road Charlton Kings Cheltenham		
PROPOSAL:	Erection of 9no. dwellings, reconfiguration of site access and associated landscaping following demolition of existing building (The Little Owl Public House)		

ADDITIONAL REPRESENTATIONS

46 South View Way
 Prestbury
 Cheltenham
 Gloucestershire
 GL52 5BP

Comments: 11th February 2014

I am appalled that this is still proceeding although, as mentioned previously, the loss of this pub will be detrimental to the area. A well known Cotswold brewery was interested in taking it over (and, as far as I know, still is) but, as can be seen in the developer's solicitor's letter, this was overlooked. How can that be? The Council has a responsibility to see things are done properly. I urge you to reject this application.

Chair - CAMRA CHELTENHAM

14 Garden Road
 Charlton Kings
 Cheltenham
 Gloucestershire
 GL53 8LJ

Comments: 10th February 2014

I wish to put forward my concerns and opinions on this planned development.

Parking is still clearly a big issue with regards to this site in the view of the residents; views which I share. However, it does not seem that the planning committee are taking this concern seriously. The proposal states that the current overflow parking concerns are not a material planning concern, however the cars from the surrounding area using the car park was not what was being questioned. This issue is where these cars plus the cars for the new build will go once the development is complete. The concerns come from those who live in the area and therefore know the traffic and problems that excessive on-road parking causes and the committee and designers should be listening to their continuing cautions. Those out on Cirencester have stated the huge difficulties and sometimes dangers faced while simply getting out of their driveways with parking on the road and I have seen many close calls because of it.

Not only this but while it is meant to be a 30mph strip of road that is rarely the case especially when cars, trucks, coaches etc, are coming off from the hill. Living on Bradley/Garden road I frequently see how too many cars parked on the road causes great disruption to cars and

especially the bus. As I stated on my previous feedback the bus is unable to get down the road with parking on both sides of the road and it is only inevitable that this will begin to happen.

The plans have really underestimated the number of potential cars on the site. Let's be serious shall we? Today three cars per household are typically the minimum - one each for the parents then one for the child. The plans propose at least 3 bedrooms which suggest at least a family of 4 with the minimum need of 2 cars and potentially 4. For the other houses you have planned 4 bedrooms indicating a family of 5, yet for the house you have supplied only 2 parking spaces and only one for plot 9. Add to this parking for visitors, especially around the big celebration seasons and there is not nearly enough.

I, at least, do not persist in this matter to make a mountain out of a molehill but instead aim to inform of the disruption, trouble and even dangers that ignoring this issue will cause. I do not intend for this to come off as rude or hostile, just more an explanation of how I see the situation. It should be your duty to foresee these problems and the troubles your plans and intentions will produce for the existing residents and the new members who move into the houses; it IS your duty and should be your concern. You already will create great disruption to the residents for this unpopular development; you look to have ignored the interests of interested parties in the pub in favour of what the developers will bring you. It will be irresponsible of the committee and council to ignore this worries on this matter which have been voiced by essentially ALL the residents independent of one another.

On the other hand I am pleased to see that the number of houses has been reduced by two and that those on plots 8 and 9 have been condensed to two stories. This is more acceptable and will cause less intrusion in terms of light and observation. However, I am sorry to reiterate that the external designs of the buildings are still unsympathetic to the surrounding buildings and not in keeping at all with the area.

I look at the plans an I DO see gradual changes; two plots have been removed so now there are only 8 houses, the garage at the front behind the first 3 plots have been set further in and changed to a less imposing pergola, and plots 8 and 9 are now two stories. It is because of this that I am sure that if keeping the existing building, either as a pub or developed into housing purely out of respect for its history, is definitely not an option, then a plan can be devised that will be agreeable to everyone. Nonetheless, the committee cannot continue to appear to ignore the primary concerns of the residents.

239 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8EB

Comments: 10th February 2014

We have looked over the revised plans and have therefore duly noted that none of our concerns have been met at all. This is very disappointing.

Parking

STILL not properly addressed with the developers not concerned with the potential problems that will arise.

Building Heights

We are concerned about the height of Plots 1-3 which appears to be in line with measurements of Lyefield Court and take no consideration of us, who are a lot closer. If the intention is to move the building line closer to the road than the present building the light into our garden WILL be affected. We are also concerned about the basements of these properties, as they will be dug very close to our property.

Frontage Parking

We still feel that frontage parking would solve our 2 major issues - road parking and loss of light. Most of the parking along Cirencester Road has the same method of parking as us with no problems seen over the 17 years we have lived here.

Little Owl Pub

We note that no suggestions have been made to maintain the building already present.

15 Garden Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LJ

Comments: 10th February 2014

The latest plans do not go far enough to gain my support. I strongly object to the scheme because of its layout and the high density of the development. My previous concerns have not been addressed. I would urge the officers to refuse the current application without further delay so a more considered scheme can be submitted after proper consultation in accordance with planning guidelines.

170 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DY

Comments: 10th February 2014

I wish to object to this development in its current form for a number of reasons detailed below:

Exacerbation of existing traffic problems

Traffic congestion and access

Cirencester Road is already congested, with traffic queues at peak times of the day, and traffic flows that delay/prevent access to our home. I have waited up to 15 minutes to exit our driveway, and once when I was trying to take my child to hospital at 5.30pm a passenger had to get out of the car to stop the traffic (after a 10 minute delay) so we could leave. Additional traffic both during and after any potential works will only exacerbate this problem.

Additional HGV traffic and other site traffic, including tradespeople's vans and cars will create significant extra congestion (with increases in pollution, both air-quality and noise), and risk turning an A road into a single lane highway, which will be hazardous for all road users, whether drivers, cyclists or pedestrians, and will potentially freeze a major artery into Cheltenham.

There is a risk that this will also restrict access by essential public services such as refuse and recycling.

Parking

On this section of Cirencester Road, cars and tradespeople's vans already park across pavements, limiting access for those of us with pushchairs, and for wheelchair users, and making egress from driveways hazardous by blocking the view of the road. It is evident from the plans that there is inadequate off-street parking for a development of this size, which will force additional vehicles onto the road, even after the works traffic is gone. The evidence of the development at Pilley Lane demonstrates that this causes significant disruption, and a complete

breakdown of the road surface. Additional pressures on parking will make the pavements effectively impassable for those of us with buggies or mobility impairments etc.

Please note the prohibitions on 'causing nuisance' in the Highways Act 1980, and in the Disability Discrimination Act 1995 which protects the rights of disabled people to access.

Road condition

Any developer of this site should be required to send an upfront sum to the Council which should be adequate to cover ongoing road repairs during a build, and to reinstate the road surface upon completion, and must be ring-fenced by the Council for this purpose alone.

Impact of works

Hours of work

It should be recognised that not all residents are able to leave their homes during the day, and they will suffer disproportionately from noise, traffic and dust caused by the works. This includes vulnerable people such as the elderly and those at home with small children, as well as those who work from home. It is vital, therefore, that these impacts are kept to a minimum, and that appropriate engineering solutions are sought to minimise disruption and health risks, rather than simply the cheapest building option.

For the same reason, I would object strongly to weekend working, which will impact severely on our family's quality of life.

HGVs must not arrive before the stated hours of work. On previous developments on which I have worked (as an adviser to the developers), HGV drivers arriving out-of-hours or behaving anti-socially were immediately sacked, and the contractor warned. This should be written into any planning conditions.

Environmental Impacts

Air quality, noise and vibration

There is serious concern about the impact of the works on air quality, whether through the creation of dust and particulates during demolition and crushing, or through the huge increase in traffic, including HGVs and stationary traffic, which is a risk to health.

Given the age of the existing building, assurances must be given that any asbestos is found and disposed of appropriately according to regulations to enable local residents and workers to avoid exposure.

Noise and vibration caused by piling means that it is not an appropriate technique for use in this densely populated family suburb. There are suitable civil engineering alternatives that have been successfully used in other developments.

Light pollution

Lights must not be left on outside the hours of work. This causes significant nuisance to local residents. Care must be taken with the positioning of any lights to ensure that they do not invade residents' homes, thereby causing nuisance.

Compliance and Financial Sanctions

If consent is granted there should be agreed and published sanctions (financial) that will apply to breaches of the terms under which planning is awarded. These must be promptly and publicly applied.

There should also be a published policy on compensating local residents for damage caused to their property or persons in any way resulting from the works - ideally to obviate the need for legal action should damage arise.

Environment

The lack of an environmental element in the design is extremely disappointing, as is the failure to ensure that the building is 'in keeping' with the area, and with Cheltenham's general architectural style. New developments must embrace both the modern requirement to be as environmentally friendly as possible, whilst protecting the feel of the existing built environment. In its present form, this development does neither.
ends

Birkdale
Cirencester Road
Charlton Kings Cheltenham
Gloucestershire
GL53 8EB

Comments: 10th February 2014

I wish to object to this planning application due to the large number of properties being proposed.

In recent years there have been several developments along this stretch of Cirencester Road where the density of housing has increased. These previous developments have not provided sufficient car parking and this can be evidenced by the large number of cars parked along the Cirencester Road both outside Lyefield Court and on the opposite side of the road where 2 houses were redeveloped into four properties. The fact that the Little Owl car park is also being used by several cars and vans also proves that there are insufficient parking spaces in the area and this situation will only get worse if the proposed development goes ahead. These past mistakes of cramming in too many properties without sufficient parking spaces should not be repeated. It can be very dangerous to turn right out of my drive (towards Cheltenham Town Centre) into the Cirencester Road and at certain times of the day I have taken the decision to turn left and turn around in the Clock Tower or Cheltenham Park car parks as the safer option.

I would be in favour of retaining the existing building and of the property being put back on the market to ensure that it remains a community pub.