

<b>APPLICATION NO:</b> 13/02174/FUL	<b>OFFICER:</b> Mrs Lucy White
<b>DATE REGISTERED:</b> 8th January 2014	<b>DATE OF EXPIRY:</b> 5th March 2014
<b>WARD:</b> Charlton Park	<b>PARISH:</b> Charlton Kings
<b>APPLICANT:</b>	CTC (Gloucester) Ltd
<b>AGENT:</b>	Mr Giles Brockbank
<b>LOCATION:</b>	86 Cirencester Road Charlton Kings Cheltenham
<b>PROPOSAL:</b>	Erection of a new convenience store (A1) with associated parking (following demolition of existing buildings on the site)

## **Update to Officer Report**

### **1. OFFICER COMMENTS**

- 1.1. A letter of representation has been received from Penny Hall (ex Ward Councillor for Charlton Park) and is attached.

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

From:  
Sent: 16 July 2014 08:02  
To: White, Lucy  
Cc: Chandler, Martin; Councillor Duncan Smith  
Subject: Ref 86 Cirencester Road 13/02174/FUL

Mrs Lucy White  
Senior Planning Officer

Good morning Lucy  
Yesterday Martin Chandler and I discussed this application and he agreed that if I could send in my comments by this morning they would be circulated to planning committee members before the start of meeting tomorrow

I am grateful for the opportunity these are points that I would have used in the discussion had I still been a councillor for Charlton Park and a member of the committee.

You will remember my original request for a committee determination for this application were to allow discussion on 2 issues

The impact of the application on the surrounding roads  
The impact of the application on CP4 the Amenity of local residents

It is clear from the responses to the application that these form the concerns of almost all the comments submitted by residents

I have these additional points to make

On the impact on local roads the Highways officer,s report comments that the principle of the site being used for the by the vehicles has already been established in the car journeys and HGV,s fuel containers supplying the previous fuel services unit I disagree. it is clear from the applicants travel plans for service vehicles that these would access the site on a daily basis but in its former use the site would have been serviced regularly but far less frequently fuel supplies are not delivered daily

The fuel service unit closed in 1996

Since then there has been significant increases in traffic volume along the Cirencester Road

And major increases in the road network that impacts on south Cheltenham

The A417/9 dual carriageway opened in 1998

In the year before the closure 1995 the Brockworth Bypass and junction 11A link to the M5 opened

CP4 my comments are on the impact on the local stores especially the Nisa shop and the Croft Road centre

The NPPF ITEM 70 states Planning policies and decisions should Guard against the unnecessary loss of valued facilities and services Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community

I realise that the last is about applications but this emphasises the importance the the NPPF places on the retention of local services and the store has had a large refit recently

On March 31st this year at Cheltenham Borough Council meeting members debated and approved the Corporate Strategy-Draft including "Cheltenham has a strong and sustainable economy" identifying measures under ECON4 to support small businesses

And yet the planning officers report under 6.4.14 includes a report commissioned by the council on the Applicants Retail Impact statement This report carried out by DPDS consultants states that the "closure of the Nisa Store is likely"

I find this extremely concerning that the council can publish such a negative report and justify it by the officers statement at the beginning of this section It is the complete contrast to the NPPF and CBC,s own strategy I hope that members will consider the points that I have raised which as I said before were issues that I would have raised in debate Sincerely Penny Hall

30 Fairfield Avenue  
Cheltenham  
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Sent from my iPad