

<b>APPLICATION NO: 14/01436/FUL</b>		<b>OFFICER: Mrs Lucy White</b>	
<b>DATE REGISTERED:</b> 19th August 2014		<b>DATE OF EXPIRY :</b> 14th October 2014	
<b>WARD:</b> Charlton Park		<b>PARISH:</b> CHARLK	
<b>APPLICANT:</b>	CTC (Gloucester) Ltd		
<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 all existing buildings on the site (revised scheme following 13/02174/FUL)		

## REPRESENTATIONS

Number of contributors	<b>116</b>
Number of objections	<b>113</b>
Number of representations	<b>0</b>
Number of supporting	<b>3</b>

**Please note, a 600-signature petition objecting to the proposal was also submitted and can be found at the end of the representations.**

Tall Trees  
Newcourt Road  
Cheltenham  
Gloucestershire  
GL53 9AZ

**Comments:** 7th September 2014

Amendments to the original application have not addressed the following:-

- Traffic congestion and control of traffic
- Parking problems including traffic of all kinds stopping on the main Cirencester road to 'pop in'
- Road safety for children and local residents
- Noise disturbance
- Threat to very adequate local shops and amenities

21 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 8th September 2014

I understand that the first application for this development was refused and that another has been submitted. I would like to say how strongly I object to this going ahead.

Small alterations have been made to try to make this more acceptable to the objectors but I wonder what it takes to make the Town Planners understand that the nearby occupants of the area have never wanted such a development. We are not saying no to everything but a supermarket is definitely not wanted. All previous reasons are still very relevant:-

Traffic congestion will still be relevant - it is bad enough already. Cars parked on both sides of Cirencester Road make extremely hazardous driving as well as crossing it. School children as well as any other pedestrians make crossing the Cirencester Road dangerous without the

addition of another store. Road safety should surely be considered apart from children and the elderly there is an old people's home in the very near vicinity.

We have, in Charlton Kings, a Budgens as well as a Co-op and of course a Nisa. So there will be quite a threat to those already employed there should another supermarket appear. We also have a supermarket at Hatherley and the independent shops in Bath Road are a delight and we would like to show our appreciation of them. If we wanted more shops we should move into town.

We have been very happy with the car wash as traffic comes and goes with ease, a service is delivered and most people are happy with that. I also know that some drivers come from afar to use this service finding it very helpful indeed.

If this goes ahead I for one will feel that the Council is just aiming to find another space for Tesco having asked them to abandon their Lower High Street premises whether the locals want it or not and we DO NOT WANT A SUPERMARKET ON THAT SITE. I do not think the Council is listening to us.

2 Lawson Glade  
Cheltenham  
Gloucestershire  
GL53 9HL

**Comments:** 8th September 2014

I am emailing to object strongly to the planning application to build a supermarket at 86 Cirencester Road, Charlton Kings. I am utterly dismayed that this application can appear again so quickly having already been rejected. This just seems like a cynical attempt by the proposers to trample all over the planning process and local opinion. Despite the minor changes to the application the grounds for complaint remain as before:

There simply isn't space for a supermarket on this site.

There are two perfectly good convenience stores within easy walking distance (Nisa and Co-op). Their trade will be decimated yet their size is far more appropriate to the size of the community.

Parking and increased traffic on the Cirencester Road will have a negative effect on Road Safety in this predominantly residential area.

The existing car wash is clearly not very pretty but a supermarket is not what it should be replaced with. It will look even worse as it will completely dominate the site and the surrounding area.

Local residents want local amenities (like a proper post office!) not some great multinational supermarket chain.

I trust the planning department will through this out once and for all.

April Cottage  
33 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DN

**Comments:** 8th September 2014

As a resident of Bafford Lane, I unreservedly oppose the planning proposal 14/01436/FUL on the grounds it has the potential to increase traffic congestion on an already busy road, and further add to the parking of more cars on the highway which causes road safety issues. I both use the T junction at Newcourt Rd with a vehicle and cross the Cirencester Rd on foot with my two year old child, and currently find it very challenging exercise, what with the amount of parked cars on the Cirencester Rd, the amount of traffic using the road, the lack of a pedestrian crossing and there being a blind bend just past the Nisa store. A new supermarket as proposed in the planning application will potentially increase both the traffic and the amount of parked cars on the surrounding roads, and thus increase the potential for a serious accident to be caused. I strongly urge the Council to reject this application and support planning applications for developments that will increase road safety for local family's not decrease it.

12 Croft Avenue  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LF

**Comments:** 8th September 2014

My views on this development have been submitted via a previous application and I'm fully in favour of it going ahead. I've had a letter today from a resident who clearly is not and frankly it's not the first where somebody has tried to push negativity to the forefront reference this development. The points listed below are my response to the negative letters i have received thus far:

Increased traffic congestion - not at all, it's a car wash at the moment which has a very steady flow of traffic in and out so a shop would actually slow this down.

Parking problems - this development would actually ease the dangerous parking around Nisa that exists at the moment by adding off road parking.

Road safety - see above.

Noise disturbance - again it's a car wash at the moment so by less cars going in and out then there will be less noise.

Threat to local business - I don't see ho its going to affect the post office at all and the butchers have already said its no threat to them so all I can really see is a threat to Nisa ... I call that healthy competition and maybe it will stop the over pricing that goes on in Nisa.

Loss of employment - how when its a new development that is going to need to employ people to work there.

Also the ATM being moved inside is a bad thing as the one at Nisa is nearly always empty so having another would have been handy. All in all I see this as a very big positive as it will mean the eyesore that is there at the moment will be no more. Please feel free to contact me if you would like any more feedback.

28A Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DL

**Comments:** 8th September 2014

We would just like to air our views on the proposed planning application for a convenience store on Cirencester Road in lieu of the car wash presently on the site:

- 1) We live in Bafford Lane and have continual parking and traffic congestion problems without any further additions to add to the present difficulties of getting in and out of the lane
- 2) Many children use Bafford Lane en route to local schools and would be at risk with additional traffic in the area.
- 3) Newcourt Road needs to become a one-way system to provide safety as drivers use it as a "short cut"
- 4) Leaving Bafford Lane to enter Cirencester Road is very difficult at all times because of cars parked right at the end of the lane causing visibility problems. Double yellow lines are required here.
- 5) There are already many good shops in Charlton Kings and these would obviously suffer if another outlet is built. We also have other ATMs nearby and a cash machine at the Post Office.
- 6) There are no other car wash facilities within miles of Charlton Kings and this one is very popular and extremely busy at all times.

30 Branch Hill Rise  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9HW

**Comments:** 8th September 2014

We wish to object to the proposal to build a supermarket at 86 Cirencester Road on the following grounds ...this part of Cirencester Road is dangerous enough with parking as it is now. More clutter of advertising boards would add to this problem late evening lighting to the local homes would be terrible. The car wash is very good, and does not hinder traffic. (delivery lorries would also add to the now road congestion.....30 Branch Hill Rise...apologies for any mistakes but one figure typing an advanced years don't help in this age of computing)

Hill View House  
29A Sandy Lane  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9DF

**Comments:** 8th September 2014

There is absolutely no need for another convenience store in Charlton Kings, we are already well served. The site would be far better used for lost -cost housing, of which there is a shortage in the area.

Cirencester Road is already very busy at peak times and the extra congestion caused by trying to enter or leave the site would be severe, and close to a bend and junction the accident risk would be high.

42 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DP

**Comments:** 7th September 2014

In general I agree with the council's previous conclusion that that 'the proposed development would result in significant and demonstrable harm to the long-term vitality and viability of this neighbourhood centre leading to a loss of local facilities and services for the local community'. I oppose the application.

I have a particular concern about the impact of traffic and parking on Bafford Lane and New Court Road. Bafford Lane has no spare parking capacity, and the section of the lane nearest to the proposed new development is too narrow for any parking at all - one parked car can obstruct access to the whole lane. New Court Road is also too narrow and any parking in the area close to the back of the proposed shop makes the approach to the Cirencester Road/Bafford Lane junction very dangerous. Residents currently park cars on the south side of the short section of New Court Road between the Cirencester Road and the Bafford Lane junction; presumably this would no longer be possible if the Cirencester Road junction is made narrower - so where would the displaced cars go?

The suggestion that the staff of the new shop should not park on site is difficult to understand (and is a marked change from the current car wash where the staff do park on site). The idea that they should use the Church Piece car park is not realistic - the car park is already often very full, quite apart from the distance; this proposal does, of course, move the problem of staff parking away from the proposed shop to fill up instead the Church Piece parking spaces used by customers of the competitor shops nearby. The planning proposal claims that the car parking for the shop will be well in excess of what is needed; in that case, if the planning proposal is to pass, please require that staff cars are parked in some of the "excess" parking spaces on site.

39 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8EX

**Comments:** 11th September 2014

I would like to register my strong objection to the revised proposal on the following grounds:-

Traffic congestion - This part of Cirencester Road is narrow and already congested, with poor visibility in parts due to existing parking and nearby junctions.

Access to the proposed site is dangerous with sharp left turn off a busy fast road into a very small car parking area which will have cars trying to exit the same space.

A development of this type here would increase congestion and therefore increase risk to pedestrians including children going to and from school.

Overdevelopment of a small site to provide a service which is already exists in the village, there are numerous supermarkets nearby!

Visual impact - the proposed development, a bland commercial building, is not in keeping with the surrounding parkland and residential housing and would impact negatively on the area.

Noise pollution due to long opening hours, delivery lorries arriving early in the morning and air conditioning units of the store.

Lack of privacy for the houses facing the store with light pollution from bright store lighting until late at night.

299 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8ED

**Comments:** 9th September 2014

Hello. Given the title of this email I suspect you have an idea of its contents. In addition, I have been given a letter informing me of the planning proposals for a Supermarket on the above site - currently a Car Wash Site. I held a brief conversation with the gentlemen who handed me your email address and he gave me a very persuasive case for not building such a store. As a Charlton Kings resident I feel the traffic would be one of the outstanding issues not least because the narrow Cirencester Road sees much traffic head through the village already. In addition I am led to believe the existent Nisa store would not survive were a new store to be located opposite. Whilst mine is only one of countless opinions, I felt it was the right thing to do to email to register my support for the 'no' campaign.

8 Bafford Approach  
Cheltenham  
Gloucestershire  
GL53 9HJ

**Comments:** 9th September 2014

Our concerns regarding the application for Planning on the Car Wash Site are:

- The increase in Traffic which will cause more congestion than we have now
- Parking problems as many houses on the Cirencester Road do not have drives and, therefore
- need to park on the road/ pavements
- The road safety issue with the children crossing the roads to go to school and people using the Green Area
- The extra noise disturbance as the supermarket will, I am sure, be open early and late in the day.
- Loss of jobs at existing stores and car wash.
- We already have an ATM at the Nisa store so why do we need another! Either inside the store or out!

1 Croft Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LD

**Comments:** 9th September 2014

I write to comment regarding the latest planning application of 86 Cirencester Road to record my approval of this application.

I would like to address some subjects that local residents and councillors have raised:

#### Increased traffic congestion

As a local resident I can not see that this application would cause any more traffic in the area than we already experience considering we already have 5 local businesses operating in the area?

#### Parking problems

As parking will be available as part of the application there will not be a problem. As a resident of Croft Road I already experience severe parking problems with locals parking irresponsibly to visit the local shops and businesses. The new retail development may even help alleviate irresponsible parking.

#### Road safety

I cannot foresee any decrease in road safety due to this development?

#### Noise disturbance

Again I currently suffer from noticeable noise disturbance from people visiting the local shops on Croft Road so for me there would be no increase and residents of Cirencester Road I would imagine already suffer from noise disturbance from the road anyway?

#### Threat to local shops

The good shops in the local area should not be affected as customers are loyal, however I would greatly appreciate it if the local Nisa store closes as they do not offer a good service and they cause environmental harm with the amount of rubbish and the way in which they store their waste outside the store, so a responsible national retailer would be appreciated.

#### Employment concerns

I am sure that any reliable, valued and employable person would find other employment either at the new development or elsewhere and the amount of new staff needed to operate in this type of business would create more local jobs than currently available?

All that I do ask is the opening times are considered carefully taking local residents into consideration and that the installation of a crossing is considered to help with road safety concerns.

I hope that all views of local residents will be fairly represented at the upcoming meeting.

Willow Lawn  
9 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

#### **Comments:** 11th September 2014

I object to this proposal in principle - the wrong development in the wrong place.

The same negative comments are being made again and again whilst positive comments are few and far between.

I agree with all the negative comments made but am particularly concerned on traffic issues and the impact on the Newcourt Road/Cirencester Road junction which I fear could become an accident hotspot.

Approval of this development would be to the detriment of local residents and also the wider community of Charlton Kings.

48 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DA

**Comments:** 11th September 2014

I wanted to raise concern over the planning application to put a supermarket on the car wash site at 86 Cirencester Road. As a resident of 48 Cirencester Road, I strongly object on the following grounds:

- I drive from Cirencester Road down Croft Road daily - this is a heavily congested part of the road and a new supermarket in this area would add to traffic and I have no doubt cause more accidents.
- Parking in this part of the road is already oversubscribed and again, more traffic and parking in this area would cause more problems.
- It seems the developers have failed to see that there is already a supermarket, right across the road. Residents of Charlton Kings are well served by a number of supermarkets and we do not need anymore.
- Cirencester Road is already a very busy road, cars turning into and pulling out of the Nisa car park greatly add to the hazards of the road and a supermarket opposite as well would double the congestion.

I don't believe that more landscaping, moving the ATM inside and a mono-pitch roof would resolve any of these concerns!

Rede House  
23 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 11th September 2014

I wish to register my objection to the proposed development at 86 Cirencester Road of a convenience store.

We have no need for yet another local store, indeed this will put local businesses under significant pressure. The location is far from ideal being placed between a narrow 'lane' and busy feed road on a blind T junction. Traffic would be excessive and insufficient parking is proposed for staff and customers.

We need housing not more opportunities to line the pockets of the corporates!

11 Newcourt Park  
Cheltenham  
Gloucestershire  
GL53 9AY

**Comments:** 11th September 2014

I am writing to object to the revised application for a supermarket on this site. I do not think that the changes sufficiently address the traffic and parking problems which would arise if permission was granted. Newcourt Road is already used too much for a narrow road with a difficult access onto Cirencester Road. Cirencester Road is already congested with parked cars and road safety



would be a considerable issue if there were significantly more traffic using this site. The existing car wash also performs a very useful function.

Appleton  
15 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 8th September 2014

I have tried unsuccessfully to register on your website, it tells me I am logged in then will not let me comment on a planning application, please add this comment to the other objections.

I am very strongly opposed to the new application for a convenience store on this site for many valid reasons

1. There are many young children who cross Cirencester Road in the morning and afternoon to get to the local schools, the increased traffic this store will create will cause many hazardous situations for these local children and could easily end up causing a fatality.
2. We are more than amply serviced with several choices of small supermarket in the local area of a high standard including cash point facilities and do not need another supermarket on this site. The existing stores will suffer with lost revenue and may have to close.
3. Smith and Mann houses the only post office service we have locally and if they close we will lose this valuable resource that is used by so many people.
4. There are a large number of elderly residents in the local area who use all the local shops and the post office, their safety will be compromised by the extra traffic this proposed store will bring and again if these plans go ahead there could easily be a fatality due to the increased traffic. There has already been an elderly lady killed on the main road outside the Churchdown Tesco on the old Hurrans site.
5. This is a residential area which is well catered for and the extended opening hours of this store will cause noise and light pollution to many local residents. This store will be used predominantly by passing traffic and not local residents.
6. There may well be a detrimental effect on the local house prices in the area, this seems very unfair considering there are no local residents who want this scheme to go ahead.
7. Newcourt Road is a very difficult road for access and cars parking down it will be very hazardous. Cars already park dangerously on the double yellow lines outside the Nisa shop, this road is not suitable for parking.

I have been unable to log my comment on your website, please add my comments here to the other objections.

36 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DA

**Comments:** 10th September 2014

I write to raise objection to the planning application for a new supermarket at the Car Wash site of 86 Cirencester Road.

Despite the amendments that have been made to the plans I feel strongly that it should be rejected on the grounds that

- a) it would significantly increase the volume of traffic to the area as a result of deliveries and customers which would have a negative impact on the area which is largely residential
- b) it would cause parking problems in what is already a busy street with limited parking
- c) it would negatively impact on the park on which the land is located
- d) it would cause additional concerns over road safety - there are a large number of children crossing the Cirencester Road on route to school who would be affected by this increase in traffic volume
- e) the increase in traffic and the act of delivering supplies would make the area noisier causing further disturbances to local residents
- f) we are already well served with local supermarkets having one directly opposite, one in the village, a Budgens nearby and then another at 6 ways. Such a development would inevitably mean the closure of at least one or two of these well established and well liked stores

I sincerely hope that sense will be seen and the application refused.

36 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DA

**Comments:** 10th September 2014

I am writing to express my objection to the planning application for 86 Cirencester Road (supermarket).

Firstly, we do not need another food outlet. We are served extremely well by the Nisa shop and its ATM, the butchers, the Co-Op, Budgens, the post office (within Budgens) which also serves as an ATM, the pharmacy, the florist and two coffee shops.

Secondly, the increase in traffic noise would be unbearable. Already some neighbours resort to sleeping in the back bedrooms to avoid sleep disturbances from lorries and coaches throughout the night.

Thirdly, traffic congestion down to the Lyefield Road and Moorend Road crossroads would increase and stationary cars with engines running increase noise and pollution for houses along the Cirencester Road.

Fourthly, children crossing to schools within Charlton Kings village would be in increased danger from traffic and blind spots, since there would be an increase in parked cars from customers and staff, in the roads adjacent to the store.

In addition, light pollution from the all night lighting in the store would cause a disturbance to residents in close proximity to the building.

Finally, the park land is a meeting place for my children and dog walkers. Its size and number of established trees allow a decent blockage from the road noise. It must not be reduced to make way for concrete, adding to further flood risk from the regular heavy rainwater which flows down the road towards town.

We need a community in which we support local business. We know the people who run these businesses and we talk daily to the people who use them. We exchange news of events locally

and express concern to the shopkeepers if there are customers we haven't seen for a while. The residential homes have residents who use the local store, enjoying the small and familiar service received.

133 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 11th September 2014

CBC Planning Reference 14/01436/FUL

Erection of a new convenience store (A1) with associated parking following demolition of all existing buildings on the site (revised scheme following 13/02174/FUL) | 86 Cirencester Road Charlton Kings Cheltenham Gloucestershire GL53 8DA

I object to the above proposed development on the grounds that it will increase traffic volumes over the long period of opening and with that the inherent problems that go with it: congestion, parking, noise and light pollution etc and also on the grounds of sustainability.

The recent re-submission by Hunter Page does nothing to resolve these objections and their argument to suppress these objections are flawed and close analysis shows them to be contradictory.

Here is an example: The Mango Retail Statement, which they use to try and neutralise the sustainability argument, states that 80% of the proposed store's turnover will come from customers changing from supermarkets from further afield and they go on to name some: Sainsbury's, Waitrose, Morrison's. Those customers take a specific decision to make a journey to a supermarket but now it is assumed they will make that journey to the new store on the Cirencester Road. They will come from Bafford, the Beeches, Pilley, East End, London Road etc and they will come in their cars. Hunter Page's claim that 90% of the total vehicular trips will come from pass-by and diverted trips is quite simply nonsense. In reality the top up shoppers will make their usual journey in their cars and fill the car parking and the passing trade, the newspaper/cigarette/sandwich purchases and ATM users, will use the roads and pavements.

The developers actually say that the store is intended to serve the 'immediate and wider community' and will help 'the neighbourhood centre become a retail destination'. That to me suggests more traffic, but of course they use these terms to convince us on the sustainability argument.

There are many more examples of contradiction depending on the argument they are trying to suppress and it irks me that our paid professional planning and highways officers dismiss the traffic and sustainability arguments. Anybody with an ounce of common sense will know that the proposed store

- will increase traffic
- will have an adverse affect on our existing, local stores

I also wish you to consider this:-

From the Mango Retail Statement, RT6 states 'Proposals for new local shopping centres will only be permitted in an area of identified deficiency'. In Charlton Kings there is no deficiency of convenience stores.

And Hunter Page reminds us of the core planning principles:

'Every effort should be made objectively to identify and then meet the housing, business and other development needs of the area ... taking account of the needs of the residential and business communities.'

The residents of Charlton Kings need affordable housing. The residents and business community of Charlton Kings do not need another convenience store.

And so it is to our hard working, badgered councillors we turn to again. Thank you for your support last time. The objections are still valid and the amended proposals by Hunter Page have not addressed all the issues by a long way. Stay strong, ignore the veiled threats (case study appeal decisions) and represent the people who elected you. They may be able to blunt your teeth but they cannot remove your backbone.

68 Copt Elm Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8AW

**Comments:** 10th September 2014

I wish to object to the planning permission of the above ref. No. Which is another supermarket in Cirencester Road, Charlton Kings.

As a village we do not need anymore shops I would suggest he builds more housing which would be much more beneficial.

1 Lee Close  
Cheltenham  
Gloucestershire  
GL51 7JH

**Comments:** 12th September 2014

I would like to register my strong objection to the revised proposal due to the fact this road is heavily congested and placing a Tesco here would be adding fuel to the fire. This will put even more strain on the already limited parking in the area. All the local business' will be affected and may have to close which will damage the local economy. There has been a new post office in the area, which offers extended opening times, so is convenient and helpful to the elderly and other members of the local community and if we lose this service due to the approval of this application it will cause great disruption to everyone in the area. There will be more noise pollution due to long opening hours, delivery lorries arriving early in the morning and air conditioning units of the store. Also there will be a lack of privacy for the houses facing the store with light pollution from bright store lighting until late at night will cause great concern for all families with young children who have routines.

9 Pumphreys Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DD

**Comments:** 9th September 2014

Whilst I appreciate some of the concerns residents may have regarding the proposed supermarket on the above site, I fail to see that these minor issues, out way the benefits of having a well needed new supermarket to serve Charlton Kings, it being a large residential area.

I live virtually opposite the site in Pumphreys Road and the supermarket would possibly impact on me and my neighbours should customers of the shop were to try and park in Pumphreys Road as there is literally just room for each resident to park one car outside their house. So if this was the case and me and my neighbours experienced difficulties with our own parking outside our own houses, then this would greatly impact on us. I myself have disabilities and have a blue badge, so it would be a real problem for me if I were not able to park outside my house. However, I believe in finding solutions to problems and if it turned out that parking in the Road did turn out to be problematic, then I think that the Company should pay to have the Road made into a 'Permit holders only' and compensate the residents of Pumphreys Road accordingly, or pay the Council directly to cover the cost of the permits. I also believe Pumphreys Road should have a sign saying either 20 miles an hour (or 30), to stop people driving fast up to the flats situated at the top of the Road- Little pheasants. (My cat has already been seriously injured through being hit by a car) and it worries me every time I see a car accelerating past my house up to the top of the road, probably reaching speeds at times of 40/50 miles per hour. And in the summer, a number of lads congregate at the top of the road and ride motorbikes up and down extremely fast as well, as well as being dangerous it is also very noisy.

I think that on the Cirencester Road, there should be 30 mile an hour signs put up about 200 yards or so before Pumphreys Road and also at least one Zebra crossing or Pelican lights installed so that customers will be able to cross the road safely. This would also serve to slow traffic down and make them stop altogether periodically, allowing people to pull out of the supermarket and onto the busy Cirencester Road. I also think that the yellow lines recently placed either side of Pumphreys Road exit do not go far enough around the bend, so it still remains difficult to pull safely out of Pumphreys Road into fast traffic. So the lines need to be extended further round the bend and also, at the weekends, people just ignore the double yellow lines and just park there anyway it seems, so getting out of Pumphreys Road is still a real issue and needs to be resolved as well as cars leaving opposite from the proposed supermarket site.

In terms of landscaping, there is a large gap in a stone wall which encloses a green area where people walk their dogs and kids play, and this means that dogs can easily run out onto the road through the large opening and potentially cause an accident. I had to once swerve and break hard to avoid a dog in the road, so I would be in favour of this being resolved by having a large gate fitted over the gap, to stop dogs having the opportunity in the first place to cause an accident.

In terms of employment, to my knowledge there is only 2/3 people working at the car wash, so there would bound to be an increase in employment if a supermarket were to open there.

I for one, think everything that can be done to calm traffic along the stretch of the Cirencester Road should be done, there should be a large gate erected to make things safer, and that overall, more choice for food shopping is definitely needed in Charlton Kings, and for me a Tesco or Lidl would be my preference, and a supermarket will be of far greater use to the population than a carwash and I hope that the plans are ultimately agreed to and go ahead.

12 Pumphreys Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DD

**Comments:** 9th September 2014

I feel that I must object to the proposed application of a supermarket at the above address. I live in Pumphreys road and have done for the last 4 years.

The traffic coming from both directions on Cirencester Road junction to Pumphreys Road is very busy most days, vans and lorries just park haphazardly right in the eyeline of trying to pull out of my road. You are literally having to guess if traffic is coming and then on top of that, hoping the traffic are sticking to the 30 mile an hour speed limit otherwise it could be totally lethal pulling out of that junction.

To now build a supermarket right next to that junction of Pumphreys Road (almost next to it) is going to cause a lot of grief for the people who live on that road and around that area. It is already too congested as it is and far too dangerous. This means there will be 4 junctions almost next to each other with cars pulling in and out. And now a supermarket with even more cars pulling in and out, this is asking for trouble

I myself have had a few close shaves with cars speeding up that road. It is only a matter of time before someone is seriously injured or even killed.

The car wash is perfect for this area as the nearest car wash is at the other end of town. The staff are always friendly and helpful and they do a brilliant job come rain or shine. I propose to keep the car wash.

We do not need another supermarket, we have the corner shop and a supermarket in Charlton Kings in Church Street just round the corner.

50 Copt Elm Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8AL

**Comments:** 9th September 2014

I wish to comment on the above application for a proposed supermarket on the site of 86 Cirencester Road, Charlton Kings.

I do not feel that the developers have sufficiently addressed concerns about increased traffic congestion, road safety and noise. The site is on a busy and fairly narrow stretch of road which would not allow safe entry and exit for vehicles onto the site, particularly large lorries. The additional cars entering and exiting the site would also increase the possibility of accidents and congestion particularly if drivers sought to cross the carriageway. The increase in traffic would also create a greater noise disturbance, which additional landscaping and altered roof design would not address.

Charlton Kings is already well served by local shops - a NISA store almost opposite the proposed site, Budgens on Lyefield Road and the Co-operative in the precinct. We do not need further competition. Any new supermarket, regardless of size, would have an impact on these businesses, especially the NISA store, and therefore potentially endanger their livelihoods and custom.

I object to the application and hope that my views are considered in this matter. The local area would be far better served if the site were to be designated for housing, which would help to alleviate the shortage we currently face and pose no threat to the existing businesses in the area.

Avening  
8 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DJ

**Comments:** 9th September 2014  
Letter attached.

Norlands  
Garden Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LH

**Comments:** 9th September 2014  
Letter attached.

8 Bafford Grove  
Cheltenham  
Gloucestershire  
GL53 9JE

**Comments:** 9th September 2014  
Letter attached.

130 Horsefair Street  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8JT

**Comments:** 15th September 2014

I would like to again register my strongest objection to the proposed convenience store on Cirencester Road/ Newcourt Road.

The Planning Statement submitted suggests that the Members of the Planning Committee were wrong to refuse the original planning application from July. I strongly disagree with this and believe the Committee decision was the right one for the community.

As others have stated, a store opening for very long hours, from 7am until 10:30/11pm seven days a week will have a considerable impact on the local area in terms of noise and traffic, and the new proposals do not change this. The implication in the proposal at paragraph 2.2 that the noise of a jet wash and the traffic using the car wash should be considered comparable to that of the proposed new store doesn't seem to hold true as for one thing, the car wash opening hours are under half those proposed of the new store. The proposed parking for 16 cars is also much less than that provided for in Horsefair Street, so once staff parking is taken into account I believe there is a realistic concern that at busy times, customers' cars will exacerbate the parking problems on the Cirencester Road.

It is also worth pointing out that the statements in the Transport Statement para 8.1.5 that the store will generate approximately 473 fewer daily vehicular trips than the previous petrol filling

station is rather disingenuous given that as the Planning Statement points out in its summary, it has not operated as a petrol filling station since the mid-1990s, some 20 years ago!

And essentially, the application still does not address the key objections from local residents that we do not need another convenience store in such close vicinity of three others (Nisa, Cooperative and Budgens), and that the loss of the existing businesses due to unwanted competition will adversely affect Charlton Kings as a community: loss of Budgens means we lose the local Post Office and may adversely affect the viability of other local key businesses (including the local chemist); loss of the Cooperative may adversely affect the sustainability of the library and the other smaller businesses in that precinct.

The assertions to the contrary in paragraphs 6.6 and 6.7 of the Planning Statement that convenience stores operate successfully operate in close proximity around Cheltenham appear misleading: they compare convenience stores with petrol stations, grocery stores and off licences. They only really compare stores providing the same customer offering in high street locations like Bath Road, which is a very different environment to the one in which the stores in Charlton Kings operate.

I know of nobody in the local community that supports this application and I hope that given this complete lack of support, and the strong concerns and objections that the community have raised and the planning statement has failed to address, this proposal will again be rejected by the planning committee.

11 Branch Hill Rise  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9HN

**Comments:** 11th September 2014

The minor alterations to the Application do not make a significant change to the objections to this development, namely

1. The increase in traffic entering and leaving the development will make this already narrow part of the Cirencester Road an accident blackspot. The delivery schedules will just add to the danger. If the small car park is full, many will just park on the Cirencester Road causing even more congestion and danger on this main arterial road in and out of Cheltenham.
2. There is a lovely mix of local shops in Charlton Kings and this development will almost certainly cause closure of many, including the vital Post Office in Budgens.
3. Late night opening and the sale of alcohol in a site adjacent to an open area will lead to noise disturbance and an increase in vandalism in one of the town's best areas

Pippins  
Newcourt Road  
Cheltenham  
Gloucestershire  
GL53 9AZ

**Comments:** 9th September 2014

Letter attached.



4 Newcourt Park  
Cheltenham  
Gloucestershire  
GL53 9AY

**Comments:** 8th September 2014  
Letter attached.

11 Newcourt Road  
Cheltenham  
Gloucestershire  
GL53 9AZ

**Comments:** 5th September 2014

With reference to the above revised planning application, the proposed access for deliveries does not address the fundamental objections for the development. The proposal remains unacceptable for the following reasons:

**Noise:** despite alterations from the original and earlier revised resubmission, there is still likely to be new and excessive noise disturbance because of this effective change of use. The operating hours are still scheduled to be 06.00 to 23.00, exceeding current use on the site by at least 5 hours, and while it is anticipated in the resubmission that deliveries will not occur in the evening, night time or early morning, this is not, nor could it be guaranteed.

It is noted that the site will be close to a residential care home for the elderly, and this application will increase noise and general disturbance to residents. The resubmission asserts that the ambient noise will be within acceptable levels. This is judgemental and not attested by evidence from those likely to be affected. Besides, ambient noise is less of an issue than specific noise intrusion at normally quiet times of the day for residents, eg starting heavy duty engines, 'revving up' from stationary, reversing (especially if, as is likely, to be accompanied by a warning signal), loading, and the transmission of verbal communications between operatives.

**Traffic:** the projections used for the forecast use in the original Appendix D are based on national projections and have no specific relevance to Cirencester Road, Charlton Kings, and have not, apparently, been revised. Currently the road is frequently congested. The number of parking spaces is inadequate, thereby causing likely overspill onto the main Cirencester Road or nearby residential roads, which are already at saturation point. Comparisons with the existing and previous use of the site are irrelevant as the site currently has copious parking space based on short duration and high through-put.

The observations concerning the availability of public transport are misleading. The bus service is hourly and it is unlikely that potential customers for this site's provision will be drawn to it because of the bus service.

**Visual impact:** while the current site does not enhance the visual impact of the area, and there has been some improvement to the original and initial resubmitted design, the current resubmission will continue to have a negative impact, because of low quality building material. The basic design remains unimaginative, providing a highly disappointing entrance to Cheltenham on one of its major arterial approaches. All of the designs create a monolithic blockhouse effect.

It is noted that the resubmission includes highly judgemental and subjective observations concerning the ambient deciduous greenery, which are for residents and those who use the area as an open space amenity to determine, not those with a vested interest in the commercial development of the site for unsuitable purposes.

Privacy: Parking will almost certainly overspill into nearby residential roads as a result of the inadequate on-site parking provision, thereby reducing privacy in a predominantly residential area. A principal source of overspill parking is likely to be from staff, who will be unable to use even the limited parking space available. This overspill would inhibit parking for visitors, especially dog walkers, to the local green area, contrary to Local Plan Policy CP4(a).

Amenity: the area is currently well-provided for in terms of small local convenience stores and supermarkets and has no need of enhanced provision. There is already a convenience store on the opposite side of the road. Besides the proposal is in reality for a local supermarket incorporating convenience store elements, which is unnecessary in the area because of existing provision.

The application itself demonstrates evidence of existing saturation, providing as it does examples of supermarkets and convenience stores within a short distance from the proposed site. There is no demonstrable need for an additional supermarket in the area, there being two local supermarkets within walking distance of the proposed site, plus, as noted several convenience stores.

That the area is saturated with similar retail outlets negates the argument that new jobs will be generated. It remains likely that jobs will be lost at existing sites. The application therefore contravenes Local Planning Policy CP4(e).

It is noted that in the planning refusal letter of 17 July the borough council gave as its reasons that the proposed development would result in significant and demonstrable harm to the long-term vitality and viability of this neighbourhood centre leading to a loss of local facilities and services for the local community. The resubmission, while addressing some superficial matters of appearance and design, does not fundamentally address the issues of demonstrable harm to the long-term vitality and viability of the neighbourhood centre. Consequently, the fundamental reason for refusing the original planning application has not been addressed or altered in the resubmission, and should similarly be declined.

An alternative, more suitable use should be found if there is to be a redevelopment on the site.

165 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 1st September 2014

Well here we go again. I have waded through the latest attempt of the developer to force through the proposed supermarket on the Car Wash Site against the needs and wishes of all the surrounding residents and many others in the local vicinity.

I can safely say that despite the reams of paper I cannot see how this development will not still result in a loss of amenity to local residents. I defy anyone of the developers, their many consultants, the planning department and any of the Councillors to tell me that:

- a) Shoppers will not be pulling up on the main road outside
- b) A delivery before 7 o'clock in the morning will not make any additional noise
- c) A business operating 100 hours a week instead of 49 will not increase noise disturbance

(To clarify, we get NO noise disruption from the Car Wash after 6pm through to 9am the next morning and nothing on Sunday afternoons and Bank Hols.)

Meanwhile from a road safety point of view the DMP claims:

'School drop off (8.15-9.15) and pick up times (3-3.45) will be avoided during term-time to avoid potential conflict between delivery vehicles and school children travelling to or from school'

However as identified in the Noise Survey the car traffic to the store has a Weekday Peak Time between 8am-9am with 24 arrivals and 21 departures expected i.e. school drop off time.

I have to say at this point that I find it ironic that the Noise Survey now congratulates the developer for reducing the noise levels by moving the ATM inside the shop when in the initial Noise Survey they failed to even mention the ATM (yet another example of the quality of that report).

DMP- yep still laughable, these are just smoke and mirror 'claims' that are not based in reality.

All HGV deliveries will arrive from the south

Each delivery driver will contact the store in advance

Vehicle engines will be switched off

Tail lifts will be operated with care

Cabin doors will be closed gently

School drop off and pick up times will be avoided

All deliveries will be allocated a time slot

And while I'm identifying the farcical elements ' what on earth is CTC's Transport Statement doing identifying the railway station as part of the sustainability argument? They are not really suggesting that people will be catching a train to Cheltenham, then a bus into town, then another bus out to Charlton Kings in order to shop on the Cirencester Road?

And to re-use some of the quotes as used by the developer:

NPPF

Every effort should be made objectively to identify and the meet the housing, business and other development needs of an area'

e.g. What Charlton Kings needs is affordable housing, it does not need another supermarket.

Cheltenham Borough Local Plan:

[Development should] not cause unacceptable harm to the amenity of adjoining land users and the locality

If I hear one more time about the comparisons with a Petrol Station being some sort of justification, my god has no one got any common sense, when deciding if the proposal will affect our amenity i.e. Make things worse for the people living on the Cirencester Road at this time in history, then it makes no difference whatsoever if the site was a petrol station or a brick works in the past, or what it may be in the future (having of course satisfied the relevant planning permission etc.)

As an aside I would also be interested to know on which years the Petrol Station Traffic data is based? It looks like 2005-2013 whilst the real Former Petrol Station that actually existed was only in operation up to the mid 1990's. So all this traffic data which provides the main foundation for the developer and highways report is a mishmash of what suits the developer instead of an accurate representation of the REAL difference this development will make to the residents.

And when it comes to 'fall back' considerations there are numerous cases that can be quoted to argue that the fall back should concentrate on the most current Planning Consent and any previous uses should be judged against the likelihood of being re-established as such.

On a personal note I would like it to be recognised by all involved just how much stress has been inflicted on us and our families. It is not just living with the threat of what might be allowed to happen, it is also the huge demands that have been made on our time when being forced to repeatedly defend ourselves.

At the end of the day this issue is about:

- a) A developer seeking to make the most profit he can without regard to others
- b) Consultants paid for by the developer to help justify his case
- c) A Planning Department prepared to rely on those consultants flawed documents
- d) Leaving local residents trying to protect their amenity and sustainability of their community

**Comments:** 30th September 2014

I am writing to you directly as I just keep thinking back to your attitude in the planning committee meeting when discussing the previous application for the Car Wash Site.

You repeatedly expressed how you could not understand what the residents were worried about when it came to loss of amenity.

You commented how loud the existing Car Wash operation is, (and yes obviously the site would be more suited to a residential development though that seems to be an unobtainable dream), however the noise from the Car Wash does not start until after 9am or later in the morning and stops at 6pm (and Sunday midday).

i.e. When we put our children to bed there is NO noise from the site and very little from the road, when we go to bed ourselves, there is NO noise from the site and very little from the road, when we are still asleep in the morning, there is still NO noise from the site and very little from the road.

Logically, therefore, you cannot deny that there WILL be an increase in noise disturbance at time periods when it most matters to the residents.

Of course I have no idea where you live (and don't wish to) but if you had multiple cars coming and parking outside your house late at night or early in the morning and slamming doors and occasionally shouting would that bother you, if a lorry repeatedly pulled up opposite your house in the early hours to make a delivery would that disturb you? Would you find it a problem if you could not park on your own driveway because yet another person had 'just popped in' to the shop?

The latest revised application does not resolve any the above issues.

I apologise if I sound angry but I am deeply frustrated by the sense that there are people who are more than happy to wish something on my family and neighbours that will affect our everyday quality of life, perhaps if you took a moment to imagine it on your own doorstep then the many objections of local residents might ring louder in your ears.

1 Regis Close  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8EQ

**Comments:** 12th September 2014

This new planning application seems very similar to the previously refused attempt, (13/02714/FUL). The applicants have done some cosmetic tinkering e.g. there is more planting, the roof has been lowered by 6.5 inches and now is mono-pitch in ribbed zinc. Beauty is in the eye of the beholder, of course, and what may appear to one person to be a building of charm and merit may well be thought of by someone else as looking like a lean-to with a corrugated iron roof.

A 'convenience store' should be just that, for the convenience of the local community, and this proposed store will certainly not be that, for all the reasons already put forward by previous objectors' letters. Since this is a new application, these objections must be reiterated, tedious as this might be:-

- 1) The increased traffic, (delivery vehicles and customers), will mean greatly increased danger to the drivers, adult pedestrians and dozens of schoolchildren who have to negotiate the very busy Cirencester Road. There are no pedestrian refuges or crossings in the vicinity.
- 2) The proposed parking is quite inadequate for staff and customers, and no doubt many passing drivers will stop on Cirencester and Newcourt Roads while they 'just pop-in' for a purchase. Newcourt Road is already a rat-run for drivers wishing to avoid the Moorend Road traffic lights, and if it attracts further parked customers' cars and delivery lorries trying to get southbound again on A435 after making a delivery the result will be chaos! The width of Newcourt Road, excluding the pavement, is only 15 ft. where it is adjacent to the site, and includes a sharp blind corner as it meets with Bafford Lane and Cirencester Road. (See views 3 & 4 in the Design and Access Statement).
- 3) Deliveries will still begin with the papers at 6am. The entry and exit swept areas for both sizes of delivery vehicle still encroach onto both sides of A435, and I do not think it is possible for tail-lift design lorries to operate quietly. Neither will drivers close doors quietly, (can't be done with a lorry), nor will they switch off when stationary, or avoid 'revving-up' when leaving, (how else will they accelerate out into A435 traffic?).
- 4) The lack of need for another store in the area has been stressed many times by objectors. The existing three general stores locally serve us very well, and do not require augmenting or replacing. This new application therefore surely runs counter to Policy RT7 of the Local Plan and paragraph 70 of the NPPF, as it will lead to the loss of local community services and facilities. One of the shops likely to be affected, Budgens, contains the only Post Office in Charlton Kings.
- 5) More jobs will be lost with the loss of the carwash, (6 full-time), and the NISA store than will be created by a new store.
- 6) There will be increased local ground litter, as purchased snacks will be eaten nearby, including on The Green, and their packaging dropped.
- 7) The building will look incongruous against the nearby Green and neighbouring houses.

There are some derogatory remarks in paras 2.8, 2.10 and 8.2 of the Design and Access Statement which are incorrect and should be challenged. The carwash is used intensively because its employees provide a courteous, useful and value-for-money amenity. As a regular customer, I can state that the noise from the jetwash is not excessive, even when sat inside the car, and is very short-lived, (about 3 - 4 minutes per car). The hoovering and employees' conversation is quite inaudible. There are NO piles of waste lying around. Washed-off vehicles only remain parked whilst they are leathered dry. The whole carwash takes about 15 minutes, most of it silent. Admittedly the site is not attractive, it never has been, but it has never been cleaner! The floor is continually being washed by the clean water used on the cars. The boundary hedge is criticised for being self-seeded and not a formal planting. It is all the better for that, containing as it does a variety of mature native trees which add to the rural nature of the area, next to The Green.

In essence this application is the same as its predecessor. My wife and I objected strongly to that, and we object again to this attempt. We hope that the Planning Committee will refuse this, for the same reasons as before.

PS. Today there was an accident on Crickley Hill, and also a broken-down lorry on the A417. This gridlocked Charlton Kings, the A435, A436 and A417 from 10.00am until now (3.30pm). Should we really consider adding to this disruption in the future?

5 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 8th September 2014  
Letter attached.

7 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 11th September 2014  
Letter attached.

34 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DA

**Comments:** 9th September 2014  
Letter attached.

**Comments:** 9th September 2014  
Letter attached.

Fairway  
Newcourt Road  
Cheltenham  
Gloucestershire  
GL53 9AZ

**Comments:** 8th September 2014

I am writing to object to the above revised planning application because I believe that - despite a few minor changes to the original application (13/02174) - it continues to be a significant threat to the health and wellbeing of local residents and the livelihoods of local traders.

This application would cause unacceptable harm to the amenity of adjoining land users and the locality. The developer proposes to erect a retail development which would be open for a substantial period on every day of the week. This would generate considerable footfall and serious nuisance - in the form of car engines, doors slamming, people congregating outside, and regular visits by delivery lorries and supply vehicles - at all times.

The traffic generated by this development would, in my view, be unacceptable despite attempts to calm this aspect. My local councillor has estimated that in the space of one hour this could amount to well over 100 exits from and entries to the busy adjoining Cirencester Road. I have no reason to disagree with this estimate. The prospect of so many vehicles manoeuvring in and out

of a tight car park onto a busy main road is a matter of great concern. Living in Newcourt Road, I fear that the proposed development will generate significant additional traffic in what is a relatively quiet residential street which was never intended to accommodate high volume vehicle movements. There are many elderly residents in the street (and those surrounding) and approval of this application will make it harder for us to cross the road and negotiate junctions easily. I also fear that employees working at the new development might park their cars in our street, causing unnecessary obstacles, noise and other disturbances.

The new retail development will also have a seriously negative impact on the vitality and viability of existing similar convenience stores in the locality such as NISA, Budgens (Smith and Mann) and the Co-op. Potential job gains arising from the new development will probably be offset by job losses in those existing establishments (plus the existing car wash), and ultimately introduce restrictions on consumer choice.

I can already walk to all of the stores listed above. The developers at the car wash site seem to think that only their new store will offer this kind of sustainable access option. They are mistaken.

While the design of the proposed development is subject to individual taste, I personally think that the revised plans will still result in the construction of an eyesore which detracts from the overall appearance and feel of the street.

I would have no objections to any proposals to develop this site for residential purposes. Surely this is a much better use for the site - especially since there is a shortage of housing around the town.

However, if members of the Planning Committee feel that they have to give in to the demands of this much loathed applicant (given the draconian pro-developer planning appeal system operated by the government) could I make a plea that a generous Section 106 agreement is negotiated which would result in substantial traffic calming measures being constructed in Newcourt Road to deter the additional traffic which would be generated? Better still would be a proposal to erect bollards blocking vehicular access to the lower part of the road.

Let common sense prevail - this development is not wanted nor needed and I hope that planning committee members will have the courage to heed popular opinion in line with the government's Big Society principles.

209 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DF

**Comments:** 11th September 2014

As most of the previous objections (including mine) were to the proposal as a whole for a convenience store on the site, amending the plans slightly will not override these objections.

The majority of local residents do not want or need another 'convenience store'. 3 within a half mile radius is more than adequate.

The new store will cause a loss of business to these other stores (particularly the Nisa which is an independently run franchise) and will probably lead to staff losing their jobs and possibly closure.

The increase in traffic and cars parking in the vicinity will cause congestion and increase the danger to pedestrians.

The shop will be a noise and light pollution nuisance to neighbouring houses for an extended period of the day (longer opening hours than the car wash or Nisa).

In short it is an INconvenience for the residents of Charlton Kings so please do not foist it on us

15 Croft Gardens  
Cheltenham  
Gloucestershire  
GL53 8LQ

**Comments:** 9th September 2014

Please find below my objections to the planning application:

- Increased traffic congestion along Cirencester Road which is already a very busy main road.
- Parking problems - parking is already difficult in Cirencester Road and with cars parked either side of the road it is impossible to keep the traffic flowing.
- Road safety - this is a main pedestrian route to Charlton Kings Infant School, Charlton Kings Junior School, St Edwards & Balcarras School for local children. Another pedestrian crossing would need to be considered.
- Threat to local shops - Charlton Kings has an abundance of good supermarkets including Nisa, Co-Op & Budgens all within a quarter of a mile from the proposed site. Another supermarket is not necessary. Pedestrian footfall through Charlton Kings is high meaning that areas such as Church Piece, Lyefield Road Shops & Sixways are frequently visited and are very popular. Building another supermarket would see these areas decline, affecting new local businesses who rely on passing trade. To take trade away from these areas would result in empty shops.

25 Lyefield Road East  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BA

**Comments:** 9th September 2014

I would like to object to the planning proposal for retail development on the grounds of:

Increased traffic congestion:

The Cirencester Road is a busy major road and the proposal will not only increase traffic visiting the store but increase the risk of accidents from traffic entering and exiting the site. Increased noise for local residents

Parking problems:

Similar to the above, traffic stopping on the busy road increasing the risk of accidents.

Road safety:

All of the above

Noise disturbance:

See above.

Threat to local shops:

There is a thriving community using local shops and these may become at risk. It also seems ridiculous to build a shop opposite a long-standing local shop. The proposer shows no regard for the local community in making this application.



On a personal note I would rather see the land used for new housing.

27 Branch Hill Rise  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9HN

**Comments:** 10th September 2014

With regard to this planning application which has minor 'modifications' to the earlier one, our objection to the proposal remains the same with the general opinion among residents being that there is no requirement whatsoever for a further retail development on the site and never will be. Reasons for the objection remain unchanged:

- (1) Increased traffic congestion
- (2) Parking issues
- (3) Road safety (only last Friday a resident's pet cat was sadly killed on Cirencester Road near to the proposed site)
- (4) Noise disturbance at all hours
- (5) Threat to local shops and existing employment

The question which needs to be asked is who stands to benefit from a proposal so strongly opposed by local residents and the only answer can be the development company who are trying to force through the application on behalf of a large retail organisation who care nothing about public opinion. Were this (re)application to be granted, it would demonstrate nothing more than contempt by the council for the opinions of local residents.

15 Lyefield Road West  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8EZ

**Comments:** 24th August 2014

This proposal should be rejected (again).

It will generate unwanted noise, disturbance and traffic. The visual impact is dreadful and is not in keeping with the area.

The neighbours' privacy will be compromised by the additional traffic.

It is an unnecessary and unwanted amenity as the area is already well served by three shops. The site will not create 20 new jobs it will merely result in the loss in the equivalent number of jobs in the other three outlets in the area.

Retail outlets are not required in the area, residential houses are. Find a developer to put some affordable red brick houses on the site.

There are no benefits to this development and the community does not want it.

The council has been elected to protect and uphold the needs and wishes of the community.

The community does not want this development.

The council should reject this proposal. (again)

82B Ryeworth Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6LT

**Comments:** 10th September 2014

The proposed plans should be rejected for the following reasons:

The plans are not in keeping with the surrounding area which is predominantly Victorian housing. The development would therefore be an eyesore, especially given its proximity to the adjacent green space and to an area of outstanding natural beauty.

The development would be problematic for users of Newcourt Road. I regularly go for a run down this road towards the parks, and the increased traffic and decreased visibility will make this more dangerous for me and for others users, especially children that play in our green spaces.

The noise pollution from the shop will be problematic to nearby residents (my mother lives a few doors down and I regularly stay with her), especially the potential for later opening hours, which I note have been refused in the past. The noise pollution from additional traffic and deliveries will also make the Newcourt Road junction less safe for pedestrians in terms of hearing the approach of cars from a junction that already has poor visibility. People already regularly park across my mother's drive to do some shopping in the Nisa store, and this traffic chaos will only worsen with additional shops in the vicinity.

The light pollution from the site will also have a negative impact on local residents at night, and is a waste of finite resources and thus further problematic to the environment.

It is also out-of-keeping with the local area. There are already a number of chain stores in the locality and no more are required.

The use of the local green space will be adversely affected by this, which is problematic in a time that we wish to encourage more use of open spaces for health reasons. Plus there's the fact that we don't need a Tesco, we do need a car wash, and there's no reason to put a successful and needed service out of business, and to hit the other local shops hard, resulting in more unemployment than the Tesco can possibly mitigate for.

Please reject this proposal

17 Croft Parade  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LE

**Comments:** 5th September 2014

Once again I am writing to state my absolute and complete objection to this application which, despite being presented as a new planning application, is a fundamental clone of the earlier application (13/02174/FUL) that was comprehensively and correctly rejected in July 2014.

On a personal note, I feel it is a cynical attempt by the applicant to subvert and bypass the planning process in order to get the desired result. There are no fundamental changes to the original application. At a time of government austerity that is having a major impact on the public

sector finances, it is disgraceful that the Council have permitted this duplicate application, and even assigned the same case officer, when there is no material change. It is a gross waste of time, effort and resources and one must question the competence of senior decision makers in this organisation to permit this to proceed. I will go so far as to say I have no confidence in this organisation's ability to represent Council Tax payers like myself to manage such applications dutifully and appropriately. This application should not be presented to committee for review.

With regard to this attempt:-

1. The Delivery Management Plan (DMP) is still a series of ridiculous, subjective and vague statements that are meant to try and appease a non-observant audience. Enforcement of the plan is not feasible or possible. This is accepted by the Council. Statements such as fitting tail lifts with buffers, using rubber wheels on trolleys and shutting cabin doors quietly are ludicrous.
2. The impact on traffic will be enormous. This is already a very busy road, and the introduction of a retail outlet of this type will add substantially to the problems. The resulting danger to other road users (car, bike and pedestrians) is obvious.
3. There will be a substantial loss of amenity to the residents that live in the locality from sources such as increased noise and traffic.
4. There is absolutely no need for an additional retail outlet - the locality is already well served. The very large number of opponents to this application have constantly stated that they are NOT opposed to development of the site, but that this TYPE of site is not wanted or needed. Many people have suggested much needed housing (something that has occurred very successfully on similar sites across Cheltenham and that is totally in alignment with central and local government strategic aims), but the developer has chosen not to pursue this choice presumably as it hits the profit margin.

As stated previously, due to the trivial differences between this application and the previous one upon which it is based, my comments that were recorded against the original are all still valid and I reproduce them below to form part of the record for this "new" application:-

#### COMMENTS RELATING TO 13/02174/FUL:

In common with almost 98% of local residents who have commented on this case I am, once again, stating my absolute objection to this application.

I will not re-iterate my previous documented concerns (significant traffic impact, no need for more retail outlets, adherence to sustainability etc), although they are still valid and represent reasons enough not to proceed, but simply wish to comment on the revised application.

In short: what's changed? Apart from drawing "corrections" that (somehow) were erroneously included in the initial application. A major component of the latest update from the developer is a revised Delivery Management Plan (DMP).

**THIS IS UNWORKABLE AND UNENFORCEABLE. I WOULD LIKE TO SEE DETAILS OF HOW SUCH A PLAN WILL BE FUNDED, ENFORCED, REVIEWED AND KEPT RELEVANT.**

In my opinion, I feel this is simply a theoretical exercise to placate people and to try and see the application over the line. Examining the DMP (ref: 13-00324/DMP/01/REV G JUNE 2014), can you please respond to these points :-

## General Delivery Management

1. "All HGV deliveries will arrive from the south, turn left into the site via the southern access from Cirencester Road, and depart the site via the customer only access to the north. Loading and unloading will take place within the dedicated delivery bay located off street along the site frontage."

QUESTION: HOW WILL THIS BE ENFORCED? WILL OFFICERS FROM THE COUNCIL BE PRESENT TO MAKE SURE THIS COMMITMENT ("All deliveries ...", "depart the site via the customer only access to the north") IS UPHELD? DOES ANYONE REALLY BELIEVE THIS??

2. "Each delivery vehicle driver, or his/her assistant, will contact the store in advance, providing ample warning of their impending arrival."

QUESTION: HOW IS THIS POLICED? DO PEOPLE REALLY THINK THIS POLICY WILL HAPPEN? WHAT HAPPENS IF (AS LIKELY) THEY ARRIVE WITHOUT NOTIFICATION (e.g. it only takes a delay due to traffic congestion en-route) - THE ANSWER IS THEY WILL PARK UP ON THE CARRIAGEWAY UNTIL ACCESS IS AVAILABLE OR SIMPLY UNLOAD WHILST PARKED ON THE CARRIAGEWAY/PAVEMENT. THIS PRACTICE CAN BE SEEN EVERYDAY IN SIMILAR DEVELOPMENTS.

3. "All deliveries will be undertaken within the confines of the site; no kerb side deliveries will be undertaken, therefore ensuring free traffic flow on Cirencester Road."

QUESTION: AGAIN, THIS IS AN EMPTY STATEMENT. HOW WILL IT BE ENFORCED? WHAT HAPPENS IF IT IS NOT (answer - probably nothing, because this application will be history)?

4. "Any cages used to transfer goods into each unit will be fitted with rubber wheels to reduce noise disturbance to surrounding residential properties."

QUESTION: IS THIS A REAL POINT? IT IS RIDICULOUS TO SUGGEST THIS TYPE OF "ENHANCEMENT" WILL REALLY MAKE A TANGIBLE POSITIVE DIFFERENCE TO THE OVERALL EXPERIENCE FOR LOCAL RESIDENTS AND SMACKS OF DESPERATION TO FILL COPY. QUITE SIMPLY, THIS SHOULD BE TREATED WITH THE CONTEMPT IT DESERVES.

## Best Practice Informatives

Firstly, "best practice" is just that: a recommended (but not enforceable) way of doing things. There is nothing to suggest (looking at similar developments) to suggest any of these will be followed. Taking some of the initiatives:-

1. "Delivery vehicle engines and chiller units will be switched off during deliveries to ensure vehicle noise is kept to a minimum."

COMMENT: THIS IS NONSENSE AND WILL NOT BE FOLLOWED. AS AN EXAMPLE, I LIVE NEAR THE CO-OP IN CHURCH PIECE, CHARLTON KINGS AND EACH MORNING CYCLE PAST THE REAR OF THE STORE (TYPICALLY 07:15-07:30). FREQUENTLY, THERE IS A LORRY DELIVERING FOR THAT DAY - THE ENGINE IS FULLY ON AND VERY AUDIBLE EVEN THOUGH THE VEHICLE IS STATIONARY AND BEING UNLOADED. THIS IS ESPECIALLY TRUE IN WINTER OR COLD WEATHER.

2. "Delivery vehicles fitted with tail lifts will be operated with care to avoid excessive noise. Where possible tail lifts will be fitted with buffers to avoid excessive noise when lowered into position."

"Cabin doors will be closed gently; engines will be started without excessive acceleration."

COMMENT: AGAIN, AS PER (4) ABOVE, THESE DO NOT EVEN DESERVE A RESPONSE. WHAT IS "with care"! WHAT IS "closed gently"! I ASSUME THE DRIVER WILL BE TIP-TOEING AROUND IN PADDED BOOTS!!

ANYONE WHO HAS OBSERVED A RETAIL DELIVERY, ESPECIALLY WHERE THE DRIVER AND STORE STAFF ARE UNDER TIME PRESSURE TO COMPLETE THE DELIVERY AND MAINTAIN THEIR DAILY SCHEDULES, WILL BE ABLE TO CONFIRM THESE INITIATIVES ARE COMPLETE FANTASY.

I WONDER WHAT RESPONSE A MEMBER OF THE PUBLIC, STANDING NEXT TO THE VEHICLE AND STORE, WOULD RECEIVE IF THEY POINTED OUT THAT THE DELIVERY WAS NOT FOLLOWING THE GENERAL DELIVERY MANAGEMENT AND BEST PRACTICE INITIATIVES? I THINK WE ALL KNOW WHAT THE REPLY WOULD BE...

I am concerned that I feel the Council, who are meant to represent the residents of communities in Cheltenham, are not listening to the majority view from local residents, most of whom have set out well-reasoned, articulate objections and who are not against development of the site.  
Comment submitted date: Tue 10 Jun 2014

I do not see how the revised application changes in any way the fundamental objections that I made initially. Namely:-

1. The traffic considerations are undiminished. This development will see significant additional car and delivery lorry traffic in the Cirencester Road/Newcourt Road/Croft Road locality with the associated danger to pedestrians, cyclists and residents.
2. The village does not need more retail outlets, and the introduction of another will be at the detriment of the existing shops. This development will damage the feel of the village.

I am not against the development of land per se. If the developer wants to provide something of real value for the village, why not build residential housing? It's true that, because of the previous usage of the land, there would be considerable cleanup costs incurred that would diminish the overall profit margin of the project.

This will not happen though, as the only motivation for a developer is short term profit maximisation with little or no real concern for the longer term impact on a community.  
Comment submitted date: Sat 01 Feb 2014

I object to this application on the following grounds:-

1. Impact on traffic:

This development will, by common consensus, result in significantly increased traffic on the A435 that goes past the site as well as on surrounding approach roads (e.g. Newcourt Road). The A435 is already an extremely busy road, The stores that result from these type of developments tend to open for long hours (e.g. the Tesco Express on Queens Road [opposite the railway station] opens from 06:00 - 23:00 7 DAYS A WEEK). It is obvious that the amount of traffic (delivery lorries, daily refuse collections, customers) would cause noise and environmental pollution and a greater risk of accidents.

2. There is no need for more retail outlets in the area.

There is no need for another supermarket in this area. The area is well served by the Co-op, Budgens, Nisa and other local shops (newsagent, butchers, pharmacists etc). Within a 4.5 mile radius of the proposal, there are ELEVEN major supermarkets. There is no demand for more stores of this type.

### 3. Impact on the community

Charlton Kings has a village feel and community. This proposal will damage that. Studies have shown (e.g. <http://www.manchesterfoe.org.uk/local-traders-strangled-as-tesco-makes-a-killing/>) that local traders will be hugely impacted by such a development - typically leading to closures. A large multi-national retailer has no interest in supporting local communities.

### 4. Local Feeling

The reaction to this proposal has been very negative (e.g. <http://www.change.org/en-GB/petitions/say-no-to-tesco-in-charlton-kings>). The Council need to listen to the people that voted for them and to whom they are accountable.

17 Okus Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DU

**Comments:** 21st August 2014

I still object. I cannot see any need for a further supermarket and think that the site should go for social housing or affordable housing instead. We have excellent schools in Charlton Kings but few families can afford to live here.

We are extremely well served with supermarkets and do not need an already busy road further clogged up with delivery lorries. I do not want New Court Road to become a busy road as it is a prime safer cycle route into town from Charlton Kings at present.

I wanted to object further before but this site was impossible to log into. If you really and truly canvassed this area, I'm sure you would find masses of people object. They just don't realise how they can object.

17 Lyefield Road East  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BA

**Comments:** 23rd August 2014

The applicant gets full marks for persistence! However, there is little or no change to the reason for objection from me and the several hundred who signed the original petition of objection. What the applicant seems not to be able to understand is that there is NO NEED for yet another convenience store in the area. In addition to the existing one across the road, there are a Budgen and three Co-ops within less than a mile, i.e. five in total. What would be the point of another? It merely dissipates an already quite small pool of putative customers.

This application should be rejected out of hand, with the suggestion that affordable homes be built on the site, thus providing more customers for the existing convenience stores.

20 Croft Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LA

**Comments:** 4th September 2014

The new application introduces some changes in design and attempts to mitigate amenity and traffic impacts.

However, I still fundamentally believe that the proposal will not bring longer term and sustainable benefits to the local community and is the wrong site for this type of development. Despite minor changes to the application the proposal will still negatively impact on the local environment and local residents and will not contribute to the vitality of Charlton Kings. Please also cross-reference my letter submitted in January 2013 relating to the previous application in the report to planning committee, as the comments are still relevant. I note that the previous application (and links to associated consultation comments) are not included in the 'Related Cases' tab, but probably should be for consistency and case history.

15 Newcourt Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9AZ

**Comments:** 10th September 2014

Having reviewed the latest planning application, with the exception of some cosmetic changes to the building and a change to the landscaping, it remained essentially the same proposal and therefore fails to satisfy most of the objections which led to the last submission being turned down by the Planning Committee.

My main concerns remain:-

1. The commercial impact on nearby businesses. As there is no significant additional population, demand must necessarily be spread across the existing customer base which will inevitably lead to job losses to balance any job gains from the new store.
2. The traffic impact is in no way diminished by the new submission and in practice it will be impossible to ensure deliveries from the south will be maintained (who will police this?). Even if this was enforceable it is likely it would lead to deliveries being made via suburban roads within Charlton Kings i.e. Moorend Road, Sandy Lane & Bafford Approach.
3. Whilst the new submission refers to additional space for staff bike parking it makes no reference to staff car parking. With a 3-shift system operating over 17 hours this would either mean a reduction in available customer parking and/or an overspill of parking into areas such as Bafford Lane and Newcourt Road. The latter would potentially impact on the availability of an important and highly used green-space to the local community as well as the traffic hazard associated with parking in what are already very narrow roads.

31 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DN

**Comments:** 9th September 2014

I strongly object to this scheme. Despite changes made to the proposal since the previous application this scheme remains totally inappropriate for this site.

1. The site abuts an area of high quality and valued residential green space. This is also a valuable 'gateway' feature providing visitors with a positive image of Cheltenham as they

enter along this important route into the town. A mini-supermarket / convenience store would significantly alter and degrade the quality of this public green space thereby greatly reducing its community/amenity value and eroding the overall environmental quality of the area. The site could accommodate well designed housing which would protect and even complement the residential role of the green space.

2. The junction of Newcourt Road and Bafford Lane onto the Cirencester Road is already a difficult one for vehicles trying to turn out onto the main road. Placing a convenience store very close (essentially right next) to that junction would make the situation very much worse if not very dangerous. I'm also very aware that pedestrians, including school children and parents taking small children to nursery, also have great difficulty trying to cross the Cirencester Road at this point.
3. This store is simply not needed. Charlton Kings is already adequately served by shops and the proposed store would not provide anything different. It appears to be located to draw in passing trade on the Cirencester Road rather than provide a service to the residents of Charlton Kings.

28 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DL

**Comments:** 11th September 2014

I would like to lodge my objections to the revised proposal, which has been rewritten with the clear intention of bullying the planning committee into accepting the proposal by asserting that the committee's decision was not consistent with planning policies and therefore hinting that an appeal is likely if the application in its current form is refused.

The committee will no doubt seek advice on that issue, but I would like to point out a number of inconsistencies in the application that must cast some doubt upon the weight of the opinions expressed by the various experts in support of the scheme, some of which have already been highlighted by other objectors.

First, although it is argued that no retail impact assessment is required, the applicant has provided one and therefore it would be perverse if the committee were unable to consider it.

Mango's report is riddled with unsubstantiated supposition and muddled thinking.

In paragraph 38 it makes an assertion that most of the trade will be local and will result in more people walking to the new store, which is entirely at odds with the assertion in the main planning statement (6.34) that 90% of the trade will be from passing cars. Which is it to be?

If 90% of the trade will be driving there and will be passing trade, then there will be minimal enhancement to the local retail offering at all. It seems that for transport purposes, so as to argue that there will be no increase in traffic, the applicant wants to portray the trade one way, but for the purposes of alleging to enhance the local offering it suits him through another expert to assert something different.

The applicant also argues that our local experience will be enhanced by a national retailer taking over the site - although none is apparently on board as yet- because they could offer a fuller top-up shopping experience than the nearby Nisa, and suggests that will reduce by 80% the need for Charlton Kings residents to travel by car to larger outlets. Yet the applicant defines the proposed store as a convenience store and largely ignores the combined local offering which is already enhanced by Budgens and the Co-Op because they are more than 600 metres away. Perhaps



the idea that 90% of trade will come by car is because the applicant doesn't believe the residents of Charlton Kings can walk 600m!

Then Mango make some predictions that the store will make up to £1.51m a year and that 80% of the trade will come from residents not travelling to larger stores, and only 20% will come from the other local stores. How can they possibly know the trading patterns of the residents of Charlton Kings? Will they be selling 80% of the goods obtainable at the larger stores? But they are only planning a convenience store so how will that be? It is patent nonsense and not evidence of any sustainable model.

The applicant cannot have it both ways.

Either the bulk of the trade will be passing - in which case it will contribute nothing to the locality- or they will be in direct competition with the existing three local stores and the likely impact on those stores will be significant.

The illogical approach is mirrored in the noise report which admits to an increase in ambient noise over 24 hours due to external machinery, but then says that it will be of no effect. Either noise increases or it does not. It also fails to properly address the effect of the extra seven hours a day working time when noise will occur.

Finally the transport report is based upon an assumption of a decrease in car numbers to the site of 391 as against the use when the site was a filling station. It has not been a filling station for about 12 years. The comparison made is entirely spurious.

This application overlooks the planning policy which directs that the development should be sustainable, but the evidence put forward fails to convince on that front for the reasons stated above. It also goes against the almost unanimous local opinion against this development.

**Comments:** 24th September 2014  
Letter attached.

6 Croft Court  
Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DG

**Comments:** 28th August 2014

I object most strongly to the application. I cannot see any good reason to have another convenience store in Charlton Kings? This site is perfect for a small, sympathetic residential development not a noisy, busy, litter producing ugly store. Cirencester Road is already too busy with parking all along and another store would just increase traffic, traffic noise and accidents. Pedestrians will not stand a chance to cross the road! We already have three small but good stores within 5minutes walk why would we want any more? I feel this is purely a money making plan with absolutely NO concern for the residents of the area. This plan must never get planning permission.

2 Regis Close  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8EQ

**Comments:** 9th September 2014  
Letter attached.

9 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DN

**Comments:** 7th September 2014

Having studied the revised application I regret that I am unable to find anything which addresses the principal objections which I detailed in my previous correspondence.

I reiterate below these objections:

- a) There is no need for a further convenience store in this area. We are already well served by three stores within comfortable walking distance. Another store would be superfluous. The proposed opening hours also appear to be excessive.
- b) The potential for noise pollution has not been addressed to any degree of satisfaction. The proposals put forward rely too much on the goodwill of the delivery drivers. The penalties for infringement of the standards laid down are unworkable.
- c) The potential for light pollution seems not to have even been considered.

57 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DN

**Comments:** 5th September 2014

We wish to continue to press our opposition to the proposed development of the site at 86 Cirencester Road on the basis that this site is either in, or bordering, a conservation area that is much valued by us residents. Any convenience store is, by its very nature, a visual blight on the surrounding environment.

The current parking situation is dire in the area of Bafford Lane where cars are often parked partially on the pavement, thus restricting access for pedestrians and making driving quite hazardous. We know that the proposed development offers some parking, but are also aware that convenience stores attract those wishing to make quick purchases & people in a hurry tend to "park" cars where they can.

The area is already well-served with small retail outlets and Charlton Kings manages to keep its village-feel & individuality. Tesco has no place in the local community & will inevitably damage local commerce.

Currently litter is a problem, as it is everywhere, and another convenience store is likely to exacerbate the problem in an area where most locals do their best to maintain the beautiful area around Newcourt Road green.

We ask that the council continues to reject the proposal and considers a more appropriate development of the site.

High Ridge  
33 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 1st September 2014

This is nothing but a cynical attempt to subvert the processes of local government. The first application was kicked out by the planning committee, for multiple reasons which have already been copiously stated elsewhere. I see nothing substantially new here, just a few minor tweaks & adjustments to building design, landscaping, and the moving of the ATM inside the store.

To my mind, this is not a new application - it is the old application, dressed up to look new, and therefore should be kicked-out for the same reasons the last one was. Nothing has materially changed.

I presume the strategy of the developer is one of attrition: if he keeps up the pressure to build the thing he wants, then eventually we (the planning officers, the councillors & the community) will all be worn down & we'll give up.

Outraged & disgusted don't even begin to sum up the way I feel about this proposal.

Councillors & officers of CBC: please don't be made fools of. Stand up for yourselves & this community & reject this proposal now.

70 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LN

**Comments:** 8th September 2014

I remain opposed to the development mainly on the grounds of traffic issues. I understand that the deliver lorries (presumably large articulated) will arrive from the south and exit to the north. On exiting the site they will inevitably cause further congestion in an already congested road at the times stated for delivery. I cannot see where they will travel once off the site as all the options seem to involve traversing very busy, congested routes.

I also object on amenity grounds as it will likely cause the closure of the current convenience store with the result that there will be an empty unit deteriorating which will look unsightly and might attract vandalism.

77 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 24th August 2014

Attempts to make amendments to previous applications continue to ignore the consensus of local opinion.

This proposal will cause considerable noise and disturbance to local residents.

It will be a traffic hazard and cause congestion at a road junction.

There are sufficient amenities in the immediate vicinity.

The application should be rejected.

133 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 7th September 2014

Once again I am writing to object to the revised planning application (Reference Number 14/01426/FUL) on the grounds that there will be an unacceptable increase in traffic which will be harmful to the community and my amenity, a loss of existing businesses which is not sustainable, increased noise pollution resulting from a 100% increase in the business hours of the proposed convenience store coupled with deliveries/customers and staff arriving and leaving the site during these increased opening hours, an increase in litter and an increase in the dangers of crossing the road particularly for school children.

I have looked at the revised plans and note that, with the exception of the moving of the ATM to an interior location, the overall design is much the same as before with only minor changes, none of which make the building more appealing.

I have also taken the time to read the Delivery Management Plan and find that the proposals are ludicrous and wholly unenforceable, or perhaps I am wrong in thinking that the Council will not have an officer available to check that all the recommendations are always adhered to. A visit to any sites such as these in any part of the county at any time of the day will illustrate just how much delivery vehicles, and indeed customers, abide by the local parking restrictions and any DMP which is in place. It is insulting for the developers to think that their DMP could sway Councillors to approve their application.

Having attended the planning meeting where the previous proposal was discussed I was very impressed that our elected Councillors chose to support the feelings of the local community. I am aware that the 'bullying' tactics and the limitless funds available to the developers make it difficult for the Planning Committee but hope that the Councillors will hold firm and continue to reject this proposal.

After the meeting I did attempt to engage the Developer in a conversation about the proposals and asked him why they are ignoring the wishes of the community which is for additional, affordable housing for either pensioners or young people and insisting that a convenience store is what we need. Far from taking an opportunity to have a discussion, he turned tail and ran off to his car!

One can only hope that the continued objections of so many people may have some effect on the arrogance of the developer! Unfortunately it is likely that the only consideration he will take into account is that of maximising his profits and not the long term affect on a thriving community.

The Firs  
1 Newcourt Park  
Cheltenham  
Gloucestershire  
GL53 9AY

**Comments:** 11th September 2014

I'd like to object strongly to this development on the following grounds:

1. Traffic Congestion and Road Safety.

- Cirencester Road is already congested and there are existing issues with resident's cars parked on the main road and more vehicles stopping outside the Nisa shop and other shops at the junction of Croft Road.
- the proposed new development will cause more cars to stop on the Cirencester Road, particularly near the junction with Newcourt Road, causing congestion and creating dangerous situations
- please take the time to visit the site at the regular busy times of day when office workers are travelling to and from work + when school children walk along the busy Cirencester Road; you'll see cars, lorries and National Express coaches swerving in and out of the chicane created by existing parked cars, then think how much more dangerous it will be by adding this development.

2. Noise

- delivery vehicles will arrive early in the morning and late in the evening; they will unload as quickly as possible and ignore the suggestions to minimise noise - the drivers simply want to unload and get going, they won't care about additional noise; this is totally unfair on local residents

3. Proposed development not required

- Please be realistic about this development. There is no need for another shop in this location. There is a Nisa nearby, plus a Co-op plus Smith & Mann and other local shops. Those retail outlets will suffer as a result.

147 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 7th September 2014

I absolutely object to this planning application. It is farcical to suggest we need another shop in the area. All the neighbours support the carwash and the employees who work there - these are all very hardworking men and the loss of employment for them would be a travesty. The existing retail establishments in the vicinity would suffer greatly as well as our post office which is essential in this community.

In addition, Cirencester Road is busy enough as it is and we already have major problems with speeding cars - yet another animal was killed on the road on Friday morning by an errant driver. There are huge numbers of people with young children as well as many elderly residents living on the road and more cars will just make it more hazardous.

The noise disturbance would also greatly affect all residents - we do not want delivery trucks arriving in the early hours of the morning and then the noise of unloading and probably errant parking on site.

Please do NOT let this application go through.

159 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 11th September 2014  
Letter attached.

141 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 10th September 2014  
I wish to object to the planning based on the following comments:

- 1) This proposed development does NOT add anything new to the area, we already have three local convenience stores in the area we as a community do not need a fourth!
- 2) Increase in traffic, road safety will become a serious issue, residents parking would be affected
- 3) Noise, stopping and starting of engines late at night, car doors, music from car stereos, deliveries late at night or early in the morning, anti social behaviour from people hanging around
- 4) Light pollution, this will affect residents living directly opposite the site
- 5) No guarantees have been made about opening hours, (ie. the site can never be open past 8pm)

98 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DG

**Comments:** 6th September 2014

I am a local resident living on the busy Cirencester Road. This new application does nothing to address the traffic concerns raised earlier. The application to provide yet another convenience store in the area is not listening to the concerns of the community. A new store will only increase traffic in the area - particularly with the unnecessary long opening hours. The arrival of trucks will cause disruption to the immediate surrounding area - I know as I live opposite the Nisa store and already have experienced this - albeit on a smaller scale. We do not require another store - we have sufficient in the area and this will only serve to increase traffic, put pressure on parking in the surrounding roads and provide competition to the surrounding businesses which is not desirable. I hope that the Planning committee do not agree to this application - it is not wanted and will be detrimental to the community.

**Comments:** 7th September 2014

As an incorrect application number was given initially via the post - I believe I have posted by objections under this old application number. Given the small amount of postings on this new application number I fear others may have done likewise - perhaps any objections dated after the last application should be added to this site.

As before, I object to the proposal due the high level of traffic on Cirencester Road which will only increase with an additional store. I live opposite the Nisa store and already experience difficulties when reversing off my drive into Cirencester Road - avoiding deliveries, rush hour traffic and school children. This is a particularly busy part of Cirencester Road and to increase the traffic is irresponsible. The community does not want to have another convenience store in the area - we have sufficient and another one will be detrimental to the other small businesses in the area. Equally why are is the proposal for late night opening til 11pm in a residential area - at least the Nisa shop is closed at 9pm - this will only increase noise/disruption and traffic to the families living in Cirencester Road.

171 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 11th September 2014

Letter attached.

167 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 4th September 2014

Here we go again did the developer not get why we objected the first time round Charlton kings do not want another store it will cause major problems the road is busy enough without adding to it people will not use the car park they will use the road for convenience , also children have enough trouble crossing the road to get to nearby schools if they want to develop the site why not social housing or first time buyers they can put new plans in but the argument is still the same we do not want this store

163 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 8th September 2014

It seems these people who have now reapplied for planning permission to build an unwanted supermarket on this site lack any form of respect for the wishes of the local community who, for very sound, common sense reasons have made it abundantly clear it is unwanted proposal.

Although a small number of changes to the original plans have now been made the core issues for my objection (along with most of the local residents) still remain as listed below.

I have lived directly opposite this proposed development site for the last 30 years and therefore have first hand experience of the traffic congestion, dangers of the road and parking problems in the area, which have increased dramatically over the years. The A435 is a very busy and over burdened trunk road, especially at peak times, the addition of a convenience store plus two retail units crammed on to this unsuitable site will do nothing more than exasperate the current traffic and parking problems in the area.

### 1. Damage to local Business

There is little or no need for the addition of another convenience store in this area, we already have ample to serve the local community (Nisa, Co op, Budgens etc) another will only damage our established local small businesses who serve us well.

Also the carwash provides a great service for the local community and will be sadly missed by many, not to mention the employees losing their jobs.

### 2. Traffic & parking problems

More unwanted traffic will be attracted into the area, delivery lorries obstructing the highway and vehicles pulling out will also increase the risk of accidents to both pedestrians and drivers.

Parking is already a big problem here and the proposed development provides insufficient parking for both staff and customers, this will lead to more street parking leaving residents with even less or no parking.

### 3. Better use of the site

There is a shortage of housing in the area, the site would better lend itself to residential housing which would not significantly increase traffic problems or damage local shops or the environment.

161 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

### **Comments:** 11th September 2014

I wish to register my objection to the proposed development of a mini-supermarket on the car wash site at 86 Cirencester Road for the following reasons:

1. The development will cause an increase in local traffic, in particular Newcourt Road which is very narrow especially at the blind bend. This is a hazardous stretch, well-used by cyclists and school children, who often walk in the road because the pavement is narrow and uneven at this point. This stretch of Cirencester Road is illegally fast and any increase in traffic, parking and turning will increase the chance of an accident occurring.

2. The revised plans make little improvements, if any, to the previous application. The proposed metal roof is ugly, inappropriate and most definitely not in keeping with the surrounding area. Why not emulate the extensive Victorian housing? If local residents wish to alter the appearance of their properties they are very constrained in what they can do.

3. The proposed mitigation for the inadequate delivery HGV parking relies on a staff member to remove bollards in advance of a vehicle arriving. All local supermarkets receive multiple deliveries each day. It is highly unlikely that the bollard procedure will be adhered to for every delivery, ad infinitum. Will staff be available at busy times? Will delivery drivers remember that they have to make a phone call in advance? (they will have to park-up somewhere to do that legally!). What if customers block the delivery bay with their cars? Planners and Councillors may be aware of the chaos that occurs at the Leckhampton Road Co-Op supermarket when delivery



vehicles are present. How will the bollard procedure be enforced? Let's face it, it is not going to work.

4. It is proposed that delivery vehicles will only approach from the south. How is this going to be achieved for all suppliers? Are we going to see HGVs making 3-point turns, or reversing into side roads to turn around? The nearest small supermarket in this direction is in Cirencester.

5. There are two bus stops in the immediate vicinity of the proposed development: one directly opposite the vehicle entry/exit, the other just 20 metres away on the same side of the road. When buses are waiting at the stops it will severely reduce visibility on this fast road and increase likelihood of a collision from vehicles overtaking buses and vehicles exiting the supermarket. I have seen several near-misses at the Tesco store opposite Cheltenham Railway Station due to the adjacent bus stop.

6. The proposed late opening time of 2300hrs is totally inappropriate. It is much later than other supermarkets on this side of Cheltenham and will no doubt bring about many late night dashes for beer, wine and junk food from high-spirited, inevitably noisy party-goers in cars with megawatt stereos.

Properties in the immediate vicinity are typically family homes, most with young children who will be adversely affected by late night opening.

7. Being next to a large recreational greenspace, this proposed mini-supermarket is highly likely to attract groups of people who will drink alcohol and leave litter, cans and broken bottles. My children and many others may be playing ball there the next day.

8. Supporters of a supermarket on this site ignorantly state that traffic will be no worse, or better than the current car wash custom. This is not the case. On weekdays the car wash can be quiet for significant periods. At weekends it always looks very busy, but the time taken per customer is much longer than the average service rate at a small supermarket.

9. Where are the employees of the new development going to park? The Church Piece car-park has been suggested, but that is already well over-subscribed and I don't imagine the employees will want to walk that far (400m) twice a day, before dawn and after dusk, in all weathers. I believe there is a time limit there too. There is absolutely no room for their cars on surrounding streets. Especially at 7am before residents leave for work. The current car wash employees deserve the green award. They all commute in one car. They arrive after 9am and park on site. (Sorry, I think one rides a push-bike).

10. The previous application from CountyToCounty included a report that wrongly described the local shops as mere newsagents. The hard working owners and employees of Nisa etc. are offended by that statement. We buy a wide range of groceries and household products from Nisa and are happy with the quality and value for money that often betters some of the big supermarket chains.

Many hundreds of local people have already made it quite clear that they do not need, or want another supermarket in the vicinity. Perhaps CountyToCounty could consider how much profit they would make selling or leasing parking bays or garages on the site for locals who currently park on the road. This would be welcomed and would solve an existing road safety problem. Much needed housing has already been suggested.

This application is full of compromises, exaggerations and work-arounds to build a supermarket in an unsuitable location that is not wanted by those who it is claimed would use it.

You only have to look at the massive amount of objections to this and the previous attempts, to understand that this is wrong. These objections come from intelligent and informed people who care about our community. Not NIMBYs, just people who care about doing what is best.

155 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 21st August 2014

This site has been known to "time out" postings and previous objectors have had long detailed comments lost. Write your comments in a Word document, cut and copy then paste in here when you have finished. May save you re-typing all your good work.

**Comments:** 11th September 2014

The previous iteration of this Planning Application was commented on by the Urban Design team. That team states that it does the following

"About urban design

Urban design is concerned with making places work better for people; it is as much concerned with how a place functions, as it is with how it looks.

It addresses the relationships between people, places, movement, buildings and the natural environment; protecting their past and creating a future which gives people pleasant and sustainable places in which to live and work.

The role of urban design is recognised in the government's main planning policy document which states that "...good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (National Planning Policy Framework 2012).

Urban design in Cheltenham

The urban design group has landscape architects and urban designers and is located in the townscape team - a multi-disciplinary team which also consists of specialists in heritage and conservation, trees, engineering and business and economic development."

This team was HIGHLY critical of the previous application and yet we note that on this occasion the Urban Design team are not listed as a Consultee. This seems highly irregular and very suspect.

**Comments:** 13th September 2014

We live directly opposite this application site and remain disappointed that no principles of the Localism Act nor the National Planning Policy Framework guidance (NPPF) have been adhered to by any parties in the formulation of this application. My family's opposition to this planning application remains as strong as before. I have thoroughly read the minutes of the committee meeting held on 17 July, and have contrasted this application with the one that was sensibly, and rightly, rejected by councillors then, and they are the same. There is no material difference between the two applications and all I can see are cosmetic, minor changes seeking to influence the votes of certain councillors, merely an air brushed version of the original application. I feel confident that any Planning Inspector will feel the same, perhaps an indication of why this was not appealed after the July meeting.

The main reasons for refusal have not been mitigated against at all and remain extant, local shops will close and we who live opposite will lose amenity by light and noise pollution. We will also see an vast increase in traffic well after the Cirencester homebound traffic has dissipated

between 6-7pm. We would endure traffic going to and from the shop till after 11pm, 5 hours later than the car wash operates to.

This planning application does not accord with the CBC Local Plan 2006, the NPPF nor even the JCS. Charlton Kings Parish Council, which is the minor Authority representing the over 6000 residents in this area is, strongly opposed to the development on the grounds that local businesses will close, residents will suffer loss of amenity due to noise and increased traffic and they also cite that the JCS clearly states that one of the strategic objectives of the JCS is 'to ensure that all new developments are valued by residents'. With a petition of 959 signatures and over 150 letters of objection clearly the residents and neighbours of Charlton Kings have the support of their Parish Council and the JCS. Factors which I strongly feel will influence any Planning Inspector.

The CBC commissioned Donaldson's report, which is cited in our Local Plan, was an analysis of future retail capacity, covered convenience stores and stated very clearly that for convenience goods there is no need for further floor space. Yet here we are. The NPPF on page 70 clearly sets out what residents in Charlton Kings have been imploring officers and the developer to understand in that development must guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and ensure that established shops, facilities and services (e.g. the Car Wash business) are able to develop. The retail assessment commissioned by CBC and undertaken by DPDS for this application site clearly stated that should a major retailer move here then the NISA would close.

The NISA is identified as being one element in the CBC Local Plan Neighbourhood shopping centres for Cirencester Road/Croft Road and appears on page A23 of the Local Plan. If this has no relevance, no protection, then why bother to identify it? Government has stated that the planning system is not there to restrict competition but surely neither is it there to brutalise existing businesses and make them fold to serve one planning applicant. The various retail assessments and protections exist to do just that protect, protect retail but what about the 8 staff who are the car wash business and workers. They are the first casualties in this proposed planning application, they pay rent, they procure environmental disposal operatives and they provide a recognised and applauded valued local service. They also pay business rates to Cheltenham Borough Council, unlike the developer.

Given that the supporting evidence for the non enforceable Delivery Management Plan. A fact which CBC conceded in answer to a specific FOI request about this application, comes from Tesco, and we hardly think that Tesco would permit anyone to use their literature without their permission or acquiescence [breach of Copyright and Trademark], then the closure of the NISA is inevitable. Sustainable development is about a change for the better. It really is not for the Officers of the Council to defend this argument by stating that the new application would be a better shop (yet they insist no end user has been identified so exactly how will they know it will be better) than the existing one. I'm fairly certain that's not what the drafters of the NPPF had in mind when they wrote it. A change for the better should be just that, not losing a business man his livelihood and not putting 5 of his staff out of work. The Smith and Mann (Budgens) houses our last remaining Post Office counter and its owner has already given evidence that Sainsburys at Oakley took trade away from him, a major retailer on this site will spell the death knell for his business, his staff and our post office. How will all that be a change for the better?

This brings me to the 8 workers in the car wash. They will all lose their jobs. They live in Gloucester so could not get employment (even if they wanted it) in the new shop, so 8 jobs gone to add to the five above. That is hardly a change for the better. They work hard, they provide a unique local business which is well used by this community, and they shut on time at 6.00pm Mon-Sat and 2.00pm on a Sunday. They do create noise, we have actually complained in the past, despite the officer comments in the minutes of 17 July, but we were told the noise did not constitute a Statutory Noise under the Environment Protection Act of 1990, and therefore no action would be taken. But they close at 6.00pm. Going home traffic dies down between 6-

7.00pm. Developers want this shop to be open 7 days a week till 11.00pm, 5 hours past the closing time of the car wash team Mon-Sat and 9 hours beyond they closing on a Sunday/PH. How does this NOT affect our amenity? Government has stated that it is not the role of the planning system to restrict competition nor preserve existing commercial interests but surely neither is it to put workers from another discipline out of a job to satisfy some misinterpretation of national policy guidance. How is that fair, how does that create a stronger community or society?

It was simply wrong for the officers to state at the meeting on 17 July that the road is busy all evening so how can we neighbours living over the road complain about the noise associated with the shop opening till 11.00pm. For the reasons above. Traffic returning to Cirencester peters out between 6-7.00pm and then the road is basically no more busy AFTER THAT PERIOD than roads elsewhere. The car wash team shut up at 6, we enjoy our evenings without the sounds from across the road, our children study for their GCSEs and A Levels in peace and yet this developer wants there to be activity, noise, disturbance for another 5 hours till 11.00pm. How can anyone not judge that this will have an adverse affect on our amenity? I accept that the ATM being moved inside is a benefit, but that was only a small consideration. What about the increase in traffic, the associated noises, the doors slamming, the extra, unscheduled lorry visit because they didn't order this or ran out of that, because these things happen in life and are not covered in planning books. We see it with the NISA along the street. Car pulls up, driver jumps out, radio still blaring, engine still running, and he runs into the shop because he will be 'just a minute'. It happens now, we have all seen and heard it, but it is not considered a statutory noise by the CBC Environmental Noise Protection team so nothing is done about it. Nor will it do anything about car doors slamming, engines running, radios blaring because these are not enforceable violations of the Environment Protection Act of 1990, any assertion by officers that they will enforce our amenity is baseless and not backed by statute. Nor their own admission. People being people it already happens at the Tesco's on Queens Road and Hewlett Road. It will happen here and as CBC have already admitted in response to an FOI request that they cannot enforce miscreant drivers here then we will suffer, we will be either blocked onto our frontages, denied access to our frontages or suffer the 'I will be just a minute' brigade, how is that not a loss of amenity. And we have seen absolutely no report on the affects of the light pollution on our amenity. Ambient street light glow will be augmented but shop lights till closing at 11.00pm and thereafter

The Developer has sought to give retail examples of where two stores exist within a small area. We currently enjoy no less than 4 convenience stores, not 2, so the examples given are red herrings.

Design is still an issue and merely tinkering with bricks and fascia will not diminish the fact that circa 1904 Edwardian red brick bay frontaged homes, our homes, lie across the road, an area of green public open space runs along another side and a Grade II Listed Nursing Home, who no entity has given iota of consideration or thought to, lies behind the site in Newcourt Road.

I firmly believe any Planning Inspector when reading the multitude of well argued, articulate and informed Planning Policy based reasons for refusal will agree with us.

Please Councillors, stand by your previous reasons to refuse and many of us will join you at the Planning Inquiry if necessary and where I think we will prevail

LOCAL PLAN POLICY RT7 AND PAGE 70 OF THE NPPF

LOCAL PLAN POLICY CP7, ESPECIALLY (C) WHICH CBC UNDERLINES -COMPLEMENTS AND RESPECTS NEIGHBOURING DEVELOPMENT AND THE CHARACTER OF THE LOCALITY AND/OR LANDSCAPE. AND PAGE 58 OF THE NPPF

LOCAL PLAN POLICY CP4 (A) AND (B) FOR THE HOMES AROUND THE SITE, (E) FOR THE CAR WASH BUSINESS, THE NISA AND OTHER LOCAL FACILITIES WHO WILL ULTIMATELY SUFFER

**Comments:** 6th October 2014

The Car Wash team have told us that they wrote to the Mayor about this application. Why isn't that letter included here?

124 Horsefair Street  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8JT

**Comments:** 12th September 2014

I oppose this application because it will cause an increase of traffic and movements off and onto an already busy residential street with many parked cars; because it is not necessary or desired by residents who already have access to a convenience store on the corner of Croft road, which will almost certainly be put out of business as a result; and because in contrast the existing car wash business provides a useful service not available locally elsewhere.

33 Copt Elm Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8AG

**Comments:** 15th September 2014

I have serious concerns about the Planning Application for a supermarket at the above address.

1. Where's the point? Charlton Kings has a good number of supermarkets already: Nisa, Budgens Smith and Mann, and two Co-ops.
2. There is more of a need for affordable housing.
3. Loss of employment at the existing stores and Car Wash
4. There is obviously a very serious threat to our local shops - one of which has the Post Office on its premises. The loss of the Charlton Kings Post Office would mean more traffic on the roads as people drive into town to the PO counter in WH Smith. It would also create havoc in town and in WH Smith at busy times. We have a very fine PO service here in a very fine shop - please do not do anything to jeopardise this.

98 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DG

**Comments:** 10th September 2014

I would like to report my complete opposition re the planning application for a store at this site. It is not necessary as there are already adequate shops nearby which serve the community well. These stores would be put at risk from the new store and so could close down or cause redundancies. Thus the argument for providing extra jobs is negated.

The times of opening are excessive putting massive inconvenience and noise to local residents. I do not want the shops open so early or late. I do not want to associated people hanging around the store until late. I do not want the parking nightmare and noise from cars and doors slamming

and petrol fumes. I do not want people to park over my drive way and block me in or stop me parking on my won drive.

The shop design is not in keeping with the local surroundings and I do not want to country feel of Harcourt road spoilt.

It is hard to cross the road as it is and extra traffic and road parking will only make this worse. It will increase the traffic at this area which will not be welcome, especially close to a park land where children play.

The small compromises made this time round do nothing to appease local residents who simply do not want this store to go ahead. I think it is typical of big developers to ignore local residents and drag the process on so long that many people give up complaining. I did not know that original feedback would not be heard this time around. I doubt many people have the energy to keep writing in saying the same things and therefore the developers wear people down until resistance fades away.

This would be a great shame for Charlton Kings and would spoil this area.

Please reject this proposal completely

145 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 12th September 2014  
Letter attached.

157 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 8th September 2014

The resubmission neglects to address the issues of negative impact on local businesses, the increased traffic on a busy road where speeding is the norm. There is also no need for another food store with ATM, as there are already these facilities less than 50 yards from the proposed site. The antisocial opening hours and noisy deliveries alongside the lack of space for delivery trucks are still a cause for concern in a residential area highly populated with young families.

1 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DN

**Comments:** 11th September 2014  
I wish to object to the planning.

A new convenience store is simply not required. The local area is well served for stores within walking distance of the site.

A new store is therefore going to mean a loss of trade and likely jobs for existing stores.

There will be a loss of jobs for those currently working at the car wash.

If the new store is not taking significant trade from existing local shops it can only mean they are expecting shoppers to drive to the site. This will lead to traffic congestion and parking problems at what is already a busy site.

Parking is a particular concern for me. Current double yellow lines are already abused and, being out of town, there is no enforcing of the rules. This reduces visibility from nearby junctions. This development can only increase pressure on parking and therefore the risk of an accident.

Noise disturbance is also a concern, particularly in relation to air conditioning units, long opening hours and deliveries.

The development is also completely out of keeping with the local area. This particularly concerns me as it sits right alongside the Bafford Lane conservation area.

I can see no benefits at all that the proposed development would bring.

92 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DG

**Comments:** 11th September 2014

I strongly object to this development. Will make objection short as I was timed out of last session.

Reasons: traffic increase, road safety (dangerous junction with lots of children crossing en route to schools), noise - especially early morning and late at night in a residential area.

32 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DJ

**Comments:** 11th September 2014

I acknowledge that some amendments have been made to the original proposal however this does not change the fundamental point and the reason for my objection which is that a convenience store in that location is unnecessary and compromised.

I still feel very strongly that the development will cause dangerous traffic congestion due to people parking inappropriately and an enhanced risk to the many children who cross Cirencester Road on their way to and from school. Given the opening hours, I also believe there will be significant noise disturbance to the local residents. We are well served with many retail establishments in Charlton Kings, we do not need another shop and if it were to be introduced surely there is a strong chance of job losses elsewhere.

Finally, with the desire to build additional residential accommodation in Cheltenham, surely this is a prime site.

257 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8EB

**Comments:** 27th August 2014

This development will totally ruin the village of Charlton Kings & will only take business away from exciting businesses. Faringdon in Oxfordshire is a classic case. The independents have suffered & the centre of the town has also suffered.

Once the "damage" is done it can't be reversed.

I feel a low level residential development would be in keeping with the area. Probably flats would be the answer adding value to the area.

Be strong & don't cave in. The residents of Charlton Kings DO NOT WANT A SUPERMARKET

7 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DN

**Comments:** 26th August 2014

Again we write with regards to the proposed planning at the above site.

We are totally against the proposed convenience store being built on the above site.

Charlton Kings DOES NOT need another supermarket, there is adequate shops including supermarkets, post office, chemists and corner shops, another supermarket would have a detrimental affect on these businesses.

Also the main reason for being against the plans is the dire affect to the road users and people living in the vicinity. We live in Bafford Lane and it is a very dangerous junction with Cirencester Rd and Newcourt Rd at the best of times.....added parked vehicles will cause more danger. It has been noted at other convenience stores that customers park on the road rather than in the car park if they are just popping in to buy a newspaper or loaf of bread etc. The road is busy enough without added parked vehicles.

We are amazed at the proposed opening hours.....how can a supermarket be granted early morning to late evening opening when the existing car wash company are restricted to operate weekdays 9-00am to 6-00pm and Sundays and Bank Holidays 10-00am to 2-00pm.A supermarket with deliveries from early morning to evening and customers all day will cause much more disruption than cars being washed.

Please consider the plight of the locals and the problems it will cause if planning is granted.

Thanking you in advance.

**Comments:** 15th September 2014

Having emailed my comments on this planning matter, I am not sure whether I was informed of the correct planning number so I wish to reiterate my comment regarding the proposal.

We as residents of Bafford Lane are totally against the proposal for the following reasons.

The junction of Cirencester Rd, Bafford Lane and Newcourt Rd is a very dangerous junction at the best of times.....added vehicles parking to 'POP' into the store will cause addition problems



and make the junction even more dangerous. I know they say there will be customer parking but it has been observed at other convenience stores customers will park on the road when just buying a paper, cigarettes, bread etc and this will happen here also.

The noise factor with lorries delivering at all times of day and night will be very disruptive plus the hindrance they will cause.

We have enough shops, chemists, post office etc in Charlton Kings without another shop. What will happen to those businesses?

Finally how can a convenience store be allowed to open such long hours when the existing Car Wash business be limited to weekdays 9-00am to 6.00pm and Sundays and Bank Holidays 10-00am to 2-00pm. I am sure there will be a lot more noise and inconvenience from a supermarket rather than a car wash.

Please consider the local residents on this matter.

8 Ham Close  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6NP

**Comments:** 28th August 2014  
Letter attached.

64 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LN

**Comments:** 24th August 2014

We still object to the application for a new convenience store on the site of the old car wash. As stated before there is no need for another convenience store in the Charlton Kings area and the premises would be better put to use by turning it to residential development. The issue of increased traffic on an already busy road which would be drawn in by a convenience store remains of major concern, particularly as it is a road which is heavily used by school children every day. Once again we reiterate that the site should be put to residential development which would be far more in keeping with the immediate vicinity.

24 Croft Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LA

**Comments:** 5th September 2014  
Letter attached.

Box Cottage  
47 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DN

**Comments:** 10th September 2014

I wish to object to the proposed development on the following grounds:-

1. There is no need for a further convenience store in Charlton Kings. The area is already well served by existing amenities, and the viability of the established stores would be threatened by a new store. The number and strength of objections from local residents bears out the lack of need for another supermarket.
2. A large store opening until 11pm is inappropriate in a residential area and would cause disturbance for residents on the Cirencester Road well outside normal working and retail opening hours through increased noise and traffic levels.
3. The development would cause traffic congestion on the Cirencester Road, and an increased risk of accidents for pedestrians attempting to cross the road (particularly children on their ways to and from local schools), and motorists seeking to exit Newcourt Road and Croft Road

The store is likely to attract passing trade (more than local residents) and particularly at times when the volume of traffic on the Cirencester Road is at its heaviest. The busiest time will be the evening rush hour as motorists head out of Cheltenham southbound. They will have to turn right (across the northbound traffic) both to access the car park, and then again to exit it and resume their journey. This will increase the risk both of congestion and of accidents.

4. There is likely to be an adverse impact on residents in the side streets off the Cirencester Road, due to overspill parking. Bafford Land and Croft Road are already difficult to negotiate as a result of road side parking by residents, and this situation will be exacerbated if the car park proves inadequate to accommodate shoppers at busy times.
5. The design of the proposed building is wholly out of keeping with the neighbourhood and the surrounding buildings.
6. There is a far greater need for affordable housing in Charlton Kings than for a further supermarket (whose main users are likely to be motorists passing through the locality rather than local residents). Allowing this application would deny the opportunity in the future to meet that genuine need.

Longmead  
4 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DJ

**Comments:** 10th September 2014

Having sat through the Planning Committee meeting when the previous application for this site was refused, I find it hard to believe that we are looking at a very similar application again.

During this meeting everyone present agreed that the local Nisa supermarket would close. This was because there wouldn't be enough business for two very similar businesses in such close proximity. For this reason alone, I find it hard to understand why we are again being asked to comment on an application for something that it was agreed is un-needed due to us already having a great selection of wanted shops in Charlton Kings.

This is not sustainable development for Charlton Kings. We are simply going to be swapping the car wash site for an empty shop on the corner of Cirencester Road and Croft Road, where the nicely refurbished Nisa now stands. The only people who seem to support this application are those being paid to do so. Those of us who live in the village and pay our council tax to do so, feel as though our views are unimportant. However we are the ones who will be left to live with the consequences.

Great details were gone into at the meeting about the delivery trucks and how they were going to manoeuvre through the village due to the lack of space on the site and surrounding area. Nothing has been made of this in the new application. The traffic congestion will therefore have a knock on effect through out the village, not just in the close proximity to the site.

Having previously been involved in Safer Routes to schools in the village, I find it hard to understand how this area with added traffic isn't a cause for concern with local children and pedestrians. It is already difficult to cross Cirencester Road near the junction with Bafford Lane due to parked cars. This is only going to become worse.

The new application makes a lot of comparisons with noise caused by the car wash and a supermarket. This may be a fair comparison if the proposed supermarket was only going to be open for the same hours as the car wash. Unfortunately this isn't the case, the supermarket will be open for more than double the hours, which is a great cause for concern.

I feel if the developer was less greedy and applied to build affordable houses or flats; which has happened on other petrol garage sites in the village. The application would receive far less objections and much more support.

46 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DA

**Comments:** 5th September 2014  
Letter attached.

**Comments:** 9th September 2014  
Letter attached.

155 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 6th September 2014

I strongly object to this new Tesco supermarket.

Our community is already well served by 2 Co-ops, one about 300 m away from this site, the excellent Smith and Mann (Budgens) which also houses our remaining Post Office and the NISA about 100m away.

Colm the owner of Budgens has already said that he lost trade to the Sainsburys on the Oakley site and estimates he will lose more trade if this Tesco gets the go ahead. How is that sustainable?

If as a consequence we lost Smith and Mann we would lose our last remaining Post Office. How is that sustainable?

The Borough Council's own Independent Retail Advice from DPDS stated very clearly that the NISA would close if Tesco came here. How is that sustainable?

The Car Wash team would lose their business and their livelihood because they will be evicted, as has already been threatened, that's 8 men out of work. They wouldn't get work in the new shop because they do not live here. How is that sustainable?

This so called new application is a tweaked disengenuous version of the first application that the Committee rightly rejected and has only cosmetic changes to succour votes from certain Councillors.

Dear Councillors, please see the wider picture. There has been nothing done to mitigate the effect on our community shops, there has been nothing altered to reduce the speed of traffic on this busy road and even your own Officers have accepted in an FOI request, yes, we asked politely but were declined so we went for the statutory request, that they could NOT enforce the Delivery Management Plan, which we note is for a Tesco store and this Developer inflicted the Tesco on that community in Tuffley where from another FOI request we KNOW that that DMP is abused on a daily basis.

How does this not affect our Amenity, in contravention of the CBC Local Plan, the Localism Act and the National planning Policy Framework guidance.

This application is materially the same as the last one and the planning reasons to refuse remain extant.

We are confident as a community that any Planning Inspector on reading the well argued, articulate and intelligent letters that have been received now and for the previous application will agree with us and that's why we believe this Developer did not go down that path, he would lose at Appeal. An Appeal where we all could be heard and in longer than 3 minutes, hardly any time to protect our way of life. Where the Inspector would see that we are not a bunch of inarticulate NIMBYS but a Community who have read the plainly written NPPF and have thrown it back at your officers and the Developer. Please Councillors, hear our voices and reject this application.

115 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 4th September 2014

All previous grounds for objection STILL apply based on noise, traffic, visual impact, privacy and amenity. I refer you to my original objections. This development is NOT wanted/needed by the local community. Why oh why are we not building much needed HOUSING!?

18 Newcourt Park  
Cheltenham  
Gloucestershire  
GL53 9AY

**Comments:** 31st August 2014

All the previous grounds for objection still apply, detrimental effect on already established and adequate local businesses, increased traffic noise and road danger, and overall disruption to a residential area. This proposal, like the previous one, brings nothing positive to the area, and is not wanted by the local residents.

10 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DL

**Comments:** 11th September 2014

Letter attached.

High Tor  
29 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 3rd September 2014

Letter attached.

193 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DF

**Comments:** 11th September 2014

Letter attached.

Endcroft  
111 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB

**Comments:** 9th September 2014

Letter attached.

Goodwood  
Newcourt Road  
Cheltenham  
Gloucestershire  
GL53 9AZ

**Comments:** 10th September 2014

I wish to object to this development on the following grounds:

Loss of amenity and noise disturbance for the neighbourhood.

The opening hours proposed for this convenience store are significantly longer (16 hours a day) than the hours currently operated by the car wash., causing disturbance to neighbours in the early morning and in the late evening.

Deliveries from HGVs (currently there are none) will also increase disturbance, no matter how quietly doors are shut.

Other deliveries throughout the day and increased refuse collections (not currently an issue with the car wash) from the store will cause additional loss of amenity in this neighbourhood.

Traffic and parking problems causing dangers

The location of this proposed store on the corner of a busy road will inevitably lead to increased danger for pedestrians trying to cross Cirencester Road, especially the many school children who cross at this point.

Dangerous short term parking by people leaving their cars for just a minute will undoubtedly result, especially during the time (up to an hour) when HGV deliveries take place.

Loss of jobs in a thriving neighbourhood

The opening of a new convenience store will undoubtedly lead to the closure of small independent traders and it would seem more than likely that more jobs will be lost than gained. The recently relocated Post Office in Budgens will be under threat.

Type of development

This is an inappropriate development of this site. Cheltenham apparently needs new houses to fulfil government requirements. Charlton Kings does not need a new convenience store and the site would be put to much better use with an appropriate housing development. Office space is also at a premium in this area and the site would lend itself very well to a development of this nature. A supermarket development of this nature belongs in the town, not in a village.

Havana  
Newcourt Road  
Cheltenham  
Gloucestershire  
GL53 9AZ

**Comments:** 10th September 2014

Whilst we do not have any problems with a redevelopment of this site, we do object to the proposed scheme for the following reasons:

Charlton Kings is already well served by the existing convenience stores and independent businesses, which adequately provide for the needs of the community as well as providing local

employment. The scheme is basically the same as the previous application, therefore the views of the local residents, as evidenced by the earlier petition, should be taken into account.

Another convenience store is not needed, whereas quality office facilities to enhance employment opportunities within the area or affordable housing would better serve the community.

The scheme will lead to a significant increase in traffic close to busy and difficult road junctions. This stretch of the Cirencester Road is fast and already difficult to cross, with the speed limit regularly not adhered to. The park entrance adjacent to the site entrance is where a number of people, particularly children cross, at what is already busy times to get to & from school. Additional traffic will compound this problem. The road is particularly dangerous in winter, with the morning rush hour traffic leaving Cheltenham driving into direct low sunlight, with drivers visibility severely affected.

The proposed development will lead to an increase in traffic, noise and potentially anti-social behaviour at unsociable times for the adjacent residents. The proposed opening hours will particularly affect the residents and despite the unworkable ascertains of the applicants, the sound of 'beep beep this vehicle is reversing' will not be a pleasant sound at 7.00am.

Newcourt Road is already used as a cut through, for people trying to avoid the traffic lights on Moorend Road, with traffic driving too fast on a very dangerous narrow blind bend. Vehicles regularly mount the pavement to avoid collisions and it is only a matter of time before a serious accident occurs. Increased traffic will only compound this problem.

Parking is already problematic on Cirencester Road. The scheme does not provide for any employee parking and this will have a serious impact on local residents and adjacent roads.

The visibility on exiting Newcourt Road/Bafford Lane will be restricted by a solid structure replacing the existing open forecourt. This is already a difficult junction to exit at busy times.

Locals currently have no need to drive to the existing local stores, however the proposed scheme will attract people from outside the area and increase traffic, contrary to Policy CP5.

The assertions relating to deliveries are laughable to anyone living in the real world. Who is going to monitor and enforce this?

This proposed development could cause serious damage to the fact that Charlton Kings has a village community feel. If smaller independent businesses have to close, the whole village way of life could be ruined.

11 Branch Hill Rise  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9HN

**Comments:** 12th September 2014  
Letter attached.

62 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DA

**Comments:** 9th September 2014  
Letter attached.

130 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DS

**Comments:** 11th September 2014

We OBJECT to the revised application as it contravenes local planning statements CP 4(a), (b) and (e) and CP5 and CP8 as set out below.

We understand planning permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the local planning statement. Although the revised planning application (the 3rd) has resulted in some improvements, not in our view sufficient to deal with the adverse impacts of the development.

#### Specific Objections

##### 1. CP 4 - Safe & Sustainable Living

CP 4(a) 'not cause unacceptable harm to the amenity of adjoining land users and the locality'

#### Noise Pollution

Based on the commercial use proposed for the site (A1 convenience store, most likely supermarket chain) with extended opening hours, leading to more cars and delivery vehicles, particularly outside of normal hours (8am to 6pm), will lead to increased noise.

It is noted that the that the main delivery will take place between 6am and 7am, with three other small deliveries at any time. The noise evaluation study at 5.4 refers to residential properties already being subject to noise of this nature (delivery & staff movements). This is not the case as no major deliveries take place at the site and the current occupants don't use the site (staff movement or customer) for the hours the application is requesting.

The current car wash business applied for planning in 2009, restrictions were placed on its opening times due to the noise pollution its operations would cause and the impact on the local area. The operating hours of the proposed development, (06.00hrs to 23.00hrs) will exceed the current site limitations.

The local area already has convenience supermarkets (CO-OP) in a larger purpose built commercial area, Church Piece, which is away from residential housing and with adequate Council provided parking.

#### Light Pollution

Based on the revised plan, further measures (reduction in size of unit etc) have been taken to limit glass frontages, however there will still be the forecourt parking lighting in the early morning and early evening to late at night.

This excessive light will impact the local residents who live opposite and behind the site.



## Litter

The type of commercial site being proposed will increase the litter in the area. In particular, with the green space immediately behind the site, it could become an area for young people to 'hang out' following purchases from the site and who have a tendency (not all) to leave litter, causing a nuisance to other park users.

This is and has already been a problem in other green spaces in Charlton Kings.

The litter position could be resolved with daily Council litter clearing controls or measures placed (and enforced) on the retailers to litter clear the surrounding area.

CP 4 (b) 'result in levels of traffic to and from the site attaining an environmentally unacceptable'

## Parking & Traffic

The Cirencester Road is already a major route (A435) to the centre of Cheltenham for those approaching from The Cotswolds, Cirencester and Charlton Kings, in particular at commute times. The traffic using the route can increase when the A417 Air Balloon roundabout has problems.

The road is a central point to the access of Charlton Kings and its schools.

The area already has parking issues with local residents using the roadside.

A development of the site proposed is only going to lead to further traffic and parking problems. The revised site plan proposes parking for users, but the spaces being provided are limited and have only increased by what appears to be one space and the loading bay. Staff parking also has to be considered, to which at the planning meeting nearby streets could be used, therefore impacting local residents

The delivery plan states that one major delivery will take place between 06.00am and 07.00am, with three minor deliveries at any time. (Deliveries during school arrival and pick up times to be avoided). The main delivery arriving from the North i.e. from the town centre direction. Although it is a positive step in attempting to resolve the traffic problems caused by deliveries, the following issues still arise:

- The delivery bay can only hold one vehicle at a time
- The delivery lorry will need to cross on-coming traffic to enter the site

If the lorry is late, it will impact school and commute traffic. If the store is able to manage the late arrival, by a delayed delivery, then the lorry will be negotiating its entry to the site when Cirencester Road traffic levels are high, albeit not as high as at school time, in addition to consumers using the site and possibly the minor deliveries.

Who will 'police' the approach route of the delivery lorry, prevent use of side roads etc

In addition to the deliveries, the users of the site will also create increased traffic congestion, with anyone approaching from the town centre direction having to cross oncoming traffic. According to Betterretail.com an independent retail website, Tesco Express are achieving weekly sales of £53,000, which is the minimum amount to make the site economically viable. (It must be assumed that this is similar for all major supermarket chains). This means a significant amount of footfall required at the site, some would be pedestrians, but the majority vehicle users.

The revised application refers to public transport and there is stop outside the site; however, it is misleading to state that customers will use the bus to travel to the site. The bus route outside the site is the 51 that is the Swindon/Cirencester/Cheltenham, providing a commuter service between these towns, not a local service. The stop is in the main used by people going in to and returning from central Cheltenham.

The site will therefore lead to increase traffic congestion on an already busy road, particularly when deliveries are being made which will lead to cars, or alternatively delivery lorries, parking on the main Cirencester Road, adding to congestion.

The site is on a junction of two other minor roads (Pumphreys Road and Bafford Lane/Newcourt Road), which already find it difficult to gain safe access on to the main road due to the current residential parking situation.

It is already a known problem at similar sites, for example Queens Road near to the Railway Station, where delivery lorries can't gain access forecourt area to unload, thereby parking on the Queens Road causing traffic congestion and access problems to the railway station. This issues at the Tesco site at Hewlett Road where raised at the planning meeting).

4 (e) maintain the vitality and viability of the town centre and district and local shopping facilities

Requirement for a large Convenience Store

The revised application is supported with a report from Mango which shows a number of areas in Cheltenham which are supported by two or three retail units, to provide evidence that the development will maintain vitality and viability of the district shopping facilities

It is difficult to see how a development of this type will not impact other local shopping facilities. It is highly likely that the unit will be taken by a 'big four' supermarket chain who are increasing their profile in this end of the market.

Charlton Kings is already serviced by two established CO-OPs with ¼ mile of the site, one of which is in a district retail area with Council parking facilities and the other in the Sixways shopping area, which has parking nearby. A Budgens is also within ¼ mile of the site.

There is also a NISA store 50 metres from the site, which is not much smaller than the proposed A1 development and provides a wide range of goods, as well as an ATM. The area also has a number of other smaller retail businesses such as florists, chemists, butcher etc in the surrounding area. The Bath Road Leckhampton shopping facilities are also only a short distance away, as well as the large Sainsburys at Oakley.

It is therefore difficult to see how a new development will not impact other local sites, for example CO-OP shutting a unit, leading to an empty unit in a local retail area which is likely to be difficult to let in the future, with the presence of a 'big player'. Currently the three commercial areas in Charlton Kings, Sixways, Church Piece and around Lyefield Road are busy and the units fully occupied, based around a major shop such as the CO-OP and have designated parking.

Recent examples of the impact of this type of retail unit impacting local traders, is the closure of Daly's Deli, which did adjoin the Tesco's Queen's Road site and the former NISA at Hewlett Road, changing to a Bargain Booze, (which I understand is a different business model) when the Tesco Express opened.

The Mango report examples have to be questioned, as three examples are comparing a retail unit to a garage site that has a minor convenience store element, where fuel would be the main item.

It is accepted that Bath Road, has three sites in close proximity but these serve all of Leckhampton in a much larger district shopping area that Charlton Kings has. In addition, the Natural Grocery Store has a total different offering that the other two supermarkets in Bath Road. Currently, Charlton Kings has four units, which adequately serve its residents split between the north, the centre and south of the area.

At the planning meeting the Council Officer seem to feel that local residents were protecting the NISA store and that the new development would offer a better choice. It is not the case of protecting the NISA store, but if the development forces other retail units to close, then how will these be used in the future. For example, if CO-OP decided to shut their store on Church Piece who would occupy a large unit, with another retailer close by and what would be the impact on the surrounding units on Church Piece. This unit could not be converted to residential use, so we have given up a site which could currently be used for residential, which could impact areas which are highly difficult to change to residential.

Unless the developer has a tenant already lined up for the site who have advised on the number of employees, we would have to question the employment number of 21. Most new retail units of this type are fitted with self-scan units, as per both Sainsbury's sites on Bath Road and the CO-OP site that has recently been refitted. The self-scan unit reduce the numbers of employees required thereby lowering the overhead of the unit, which the retailer is keen to achieve to increase the profit margin. If 21 position are to recruited, this will need to be weighed up against those businesses that will close resulting in a loss of jobs.

## 2. CP5 - Sustainable Transport

The points raised above regarding CP 4(b) regarding traffic, parking and pedestrian's safety are also relevant to CP5.

The local planning statements states that development will be permitted only where it is located and designed so as to:

- (a) minimise the need to travel; and
- (b) provide adequate accessibility to the site for vehicles, including public transport, pedestrians, cyclists and people with disabilities (note 1); and
- (c) meet travel demands in safe and energy efficient ways (note 2); and
- (d) provide a level of parking space that will encourage walking, cycling and public transport and discourage use of the private car (note 3); and
- (e) meet Local Transport Plan targets for the proportion of trips to the site by each mode of transport (note 4).

In addition to the points raised for CP 4(b), it is difficult to see how the proposed planning is looking to minimise the need to travel, as it appears to be aiming to encourage a drive, park and shop facility.

As explained above, the public transport point is a 'red herring', although it is noted that cycle parking facilities are being installed and due to the location, it will have a level of pedestrian trade.

## CP 8 Provision of Necessary Infrastructure & Facilities

3. (a) the infrastructure necessary for the development to proceed;

For the development to be safe for it users, traffic measures, such as delivery routes have been proposed. However as set above who will 'police' these, what measure will put in place to stop the use of minor roads, such as Bafford.

## Other Uses

It is agreed that the site does require development as it has been allowed to become run down. The current car-wash business that operates from the site appears to do very well, it is always busy and employees a number of people. It is understood that they are only leaving the site as their lease is not being renewed. If they were provided with a more secure lease arrangement, then they may take steps to tidy the area up and make it more attractive and possible offer other services, such as car sales.

The alternative to a commercial site is residential with the build being of a design that is complementary to the surrounding area.

## Conclusion

The application states that its benefit is improvement to the environment as a whole through the use of a brown site, with a positive economic impact for the area with job creation.

On the grounds set out above, we do not believe that the proposed planning application should be granted as although it will improve the current environment at that location, it is likely to impact the surrounding area and in particular the other local district shopping areas, with other store closures and the positive economic impact is being over played. We therefore wish the amended application to be refused for the following reasons:

- Cause traffic and parking issues on an already busy main road
- Increase danger for road users and pedestrians (subject to the safety measures)
- Introduce a convenience store to the local district providing goods & services, which are already adequately provided for, which will have a detrimental impact on other local stores and retail in the area, which is likely to result in closures and job losses.
- Closure of local business will mean empty units, which will be difficult to fill and lead to 'eyesores' which will be unlikely to be converted to residential.
- Increased noise and light pollution for local residents
- Increased litter

On the grounds detailed here and therefore certain proposals within the application not complying with the Cheltenham Local Plan Objectives and Policies we trust that the application will be refused.

The Hendre  
33 Brookway Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8HF

**Comments:** 28th August 2014  
Letter attached.

17 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 11th September 2014

We wish to object again to the proposed development and will continue to oppose any further development of a convenience store.

We are concerned with road safety here with local children crossing the road here to get to school, there would be increased traffic including large delivery lorries constantly in the vicinity. People often park very badly when they are just "popping into the shop " and this would be a particular problem in Newcourt Road which is narrow and often dangerous now.

There will be increased people in the area which always bring litter.

We simply do not need another store in this area, there is already 3 supermarket stores and a butcher.

Please vote against the development

24 Okus Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DU

**Comments:** 6th September 2014

In the local area we have enough conveniences stores and a butcher's, we have no need of another store which will add to traffic congestion and road safety concerns. The risk of job losses will affect people ability to support their families. Leave the car wash as it provides a service not already in the area.

31 Charlton Close  
Cheltenham  
Gloucestershire  
GL53 8DH

**Comments:** 5th September 2014

Letter attached.

1 Shrublands  
Cheltenham  
Gloucestershire  
GL53 0ND

**Comments:** 23rd August 2014

This application remains not in the interest of the local community.. The following grounds are of extreme concern to me:

1. The increase in traffic, which is obviously the objective of the retailer or else they would not be applying, will increase noise, congestion and reduce safety. Noise will result from the cars and delivery vehicles over a longer period of time than the current road usage. Congestion is, to be frank, already a problem. I regularly use the area and find I am having to wait for cars to pass, there are local residents who park on the main road and the junction is difficult already with a main road and the two side roads converging at this point. A fifth access with cars coming and going can only make this more congested. Finally on safety, this clearly becomes a larger issue with the increased traffic. This alone would be a concern, but even more concerning is the fact that this is a major thoroughfare through to Balcarras school. Regardless of available pedestrian crossings, children do not consistently use these and the added incentive to cross the road to go to the shops make this matter worse.
2. Thank god I do not have a house on the Cirencester Road - I pity people living there who are planned to have the view of a 18-car car park and all the consequent movements and noise.
3. Visually, shops on either side of the road turn it into a suburban London High Street - not very appealing.
4. So finally do we need it? This is so obvious that I cannot believe this proposal has got this far. Charlton Kings remains one of the few areas I know that have this sort of village shopping feel. It has been thriving with the traditional locations being added to with the flower and coffee shops on Lyefield Road. There has also been upgrading of the shops at Smith and Mann and at Nisa providing the community with a good range of options and a competitive market. So what does a new convenience store do for us? It will not add to choice - we have that. It could drive down prices but let's think about that. Driving down prices, drives down profits - there is after all a finite market here for local demand. An international multiple retailer

will not be concerned about this in the short/medium term as it will not be significant so they can sit it out whilst other retailers would suffer. The eventual outcome would be one or more of the others dropping out of the market and reducing the choice and convenience to the local community of having a shop within walking distance. This would reduce both choice and convenience and eventually would lead to higher prices through less competition.

41 Lyefield Road West  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8EZ

**Comments:** 12th September 2014

Letter attached.

**Comments:** 9th October 2014

I am writing as I has some further points that I would like taken into account in regards to the proposed development of 86 Cirencester Road.

Firstly, I would like to ask how can the fall back position be that of a petrol filling station when it's use as this was abandoned in 1996 and planning permission was gained for it to be a used car sales site.

In regards to the worst case scenario in terms of the stores' turnover, in the Mango report the figure is stated as being £1.51 million, however the DPDS report says that this is grossly underestimated and that the actual turnover will be in the region of £2.35 million. The DPDS report still uses Mango's figures to compile its own report. How can this be accurate?

Also, in the DPDS report it is stated that the proposed development would not have significant impact on Lyefield Road West neighbour centre, which I believe to be completely wrong for the following reasons. When the Sainsburys store opened in Priors Park several years ago, which is one mile away from my store, we experienced a 15% drop in business. When the Nisa store converted from a Premier store 3 years ago and had a total refit and expanded, we lost an additional 10% off our business. How can it be that if a national retailer opens up less than 500 metres away my store will not be significantly affected?

I'd like to reiterate what I mentioned in my first letter which is that should we experience a drop of 15% in our business we will close. In my view, this would cause a lose of facilities to the local community and is therefore contrary to policy RT7 and paragraph 70 of the NPPF.

12 Croft Avenue  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LF

**Comments:** 6th September 2014

Increased traffic congestion - not at all its a car wash at the moment which has a very steady flow of traffic in and out so a shop would actually slow this down.

Parking problems - this development would actually ease the dangerous parking around Nisa that exists at the moment by adding off road parking.

Road safety - See above.

Noise disturbance - again its a car wash at the moment so by less cars going in and out then there will be less noise.

Threat to local business - I don't see how its going to affect the post office at all and the butchers well its no threat to them so all I can really see is a threat to Nisa ... I call that healthy competition.

Loss of employment - how when its a new development that is going to need to employ people to work there.

Also the ATM being moved inside is a bad thing as the one at Nisa is Quite often empty so having another would have been handy. All in all I see this as a very big positive as it will mean the eyesore that is there at the moment will be no more.

10 Pumphreys Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DD

**Comments:** 11th September 2014

Letter attached.

Garden Lodge  
Garden Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LH

**Comments:** 24th August 2014

As I am forced to write, yet again, to object to, yet again, another application, yet again, by the same company(ies) for the same site...yet again!

To use a well known John McEnroe phrase...." I just cannot believe it..! "

Who do these people think they are trying to kid..??

The same site, for the same purpose, just slightly amended, is still going to cause immense social and financial problems to surrounding residents and businesses, let alone the traffic aspects of this, so called, amended planning submission.

I have added my previous objection letter to the previous application below, which expands on my reasoning.

Why don't the same firms, who've done nothing for Charlton Kings in the past, come up with plans for a really useful alternative enterprise that would benefit the whole community...not just a multi-national conglomerate????

The answer.....because there wouldn't be any profit in it..!!

**PREVIOUS COMMENTS:**

I am writing to add my support to the many objectors to the above planning application for a Convenience Store on Cirencester Road in Charlton Kings. I find it incomprehensible that a major supermarket chain would be allowed to basically destroy a local community in the area. You may consider this to be a rather severe comment but consider my reasoning behind it:

- 1) What happens to all the increased traffic that will try to use the store....? It will certainly not be accommodated in the few parking spaces to the side of the store. It will, therefore, spill out onto an already congested Cirencester Road, which has no yellow lines on either side to the North side of the development, causing cars to park either side of the road, resulting in single file traffic.....on a major trunk road into Cheltenham.....!!.....and then piling into the other congested roads nearby, like Newcourt, Croft etc...
- 2) What about the other THREE convenient stores in a 400 metre radius?? One of whom is a mere 30 metres from this proposed development and has only recently been acquired by a new owner. Another, long established store, has again only recently acquired the Post Office service and is now, unlike previously, open all hours for the local community. Jeopardising their turnover would put this service, the only one for miles, at risk.....and a third is very Co-operative.
- 3) And last, but not least, what effect would another large retail outlet, that sells just about everything, have on the other small retailers like the Butchers, Newsagents, Chemists and even Florists, in the same area.

The Coach House  
6 Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DL

**Comments:** 10th September 2014

It is disappointing that we are yet again in the position of having to respond to an application from a determined developer choosing to totally disregard the concerns, views and total opposition to the scheme of the local community in which it wishes to operate its business. It is equally disappointing that the Council seems powerless to reject the application and make it stick. We object to the 'new scheme' in the strongest possible terms.

The applicant has not altered the scheme - it has tinkered around with the look of the store itself. The improved planting scheme on Newcourt Road, once grown and established, might screen the back of the store, but who is going to water the plants daily while the planting establishes itself and maintain it thereafter, replanting as required. Certainly it will take a decade for the current view to the Common to be anywhere near comparable to the current natural 'country lane' feel in Newcourt Road and for the site to be effectively screened.

The look of the building is secondary to the other elements which are the main reasons the scheme should be rejected:

- 1 The early to late opening hours are completely inappropriate in such close proximity to dense residential housing. After hours, the car park could easily become an attractive meeting place for boy racers. Cirencester Road is extremely quiet in the evening and the increased activity on the site will be both noticeable and disruptive to residents in the area. Security lighting will be an all night light nuisance to nearby properties. The early to late hours of opening proposed are significantly anti-social compared the car wash opening hours of 9 to 6pm daily except only 10 to 2pm on Sundays and bank holidays.
- 2 The junction of Newcourt Road, Bafford Lane, Cirencester Road, Pumphreys Road, is dangerous even during the day. During the rush hour and school run periods it becomes even more so as schoolchildren and young mothers with buggy's and little ones on scooters become part of the mix. Add in the fact that cars coming away from Cheltenham have to move on to the other side of the road to avoid parked cars at this point, and that there are bus stops on both sides of the road, the convenience store entrance/exit is right there with cars turning in both directions, and that cars will just pull in on both sides of the road to run in to



the store because they can't be bothered to park and you have a recipe for accidents and regular long tailbacks in both directions.

- 3 The idea of a convenience store on this site is not welcomed, because it is not needed. We have a convenience store already less than sixty metres away, so the idea that this would be adding something valuable to the community is ludicrous. It is more likely to prove to be to the detriment of the community as the Nisa store would be under threat, as would other outlets in the wider village area - currently each outlet has it's place and as residents stroll from one to the other, that brings business to the cafés and pubs. Surely, it cannot be sustainable development to bring in a new retail outlet which destroys the livelihood of another and puts several others at risk, creating a potentially derelict site just 60 metres away? What is that adding to this community?

There were nine hundred signatures on the original petitions for this scheme - not one in support. Letters to the planning committee were in the hundreds if I remember, and only one in support. I am sure that some objectors are being worn down by the process, but hopefully the message from the community is loud and strong - we do not want this scheme here and do not see why it should be foisted upon us.

1 Inglecote Close  
Cheltenham  
Gloucestershire  
GL52 6UR

**Comments:** 11th September 2014

I have lived in this community for over 24 years and enjoy the great services provided by the local stores. Having lost banks we are now lucky to have a local post office sited in the Smith & Mann store.

As now confirmed that this development will be a Tesco store I beg you to visit the other Tesco stores and observe the traffic mayhem created at each and also the loss of their precious local stores as a result.

We cannot compromise the wonderful service provided by the post office, the pharmacy, the coffee shop, the flower shop and all the other local stores.

As Smith & Mann are the anchor store on Lyefield Road West I am certain that all the other stores within proximity would close.

I certainly feel that this development will be detrimental to the area combined with the extra volume of traffic on the already congested Cirencester Road.

WE DO NOT NEED THIS.

Overley Villa  
26B Bafford Lane  
Cheltenham  
Gloucestershire  
GL53 8DL

**Comments:** 10th September 2014

I would like to express my strong opposition to the building of a mini supermarket on the above site. I have three principal reasons:

1) The detrimental, possibly even fatal, effect on other local retailers. The existing shops on Lyefield Road, (Smith and Mann, a coffee shop, a chemist and a florist), the Co-op in the village centre, as well as the butcher and the Nisa store on the Cirencester Road, not to mention other outlets on Sixways, all provide employment, a service and a focal point to the community here. Cheltenham is already quite densely populated with large supermarkets, so I feel that any new 'metro style' store by one of the giants would be a 'zero-sum game', played out for a finite local "purse"

- a. There will be almost zero change or gain in net retail sales (as all surrounding communities have their own Co-ops and other stores, and Cirencester Rd is simply a 'Way In' or 'Way out' of Cheltenham). It is difficult to see any net new traffic being generated, in spite of the long opening hours.
- b. For the same reason it is difficult to see any net gain in employment.
- c. But the staying and purchasing power of a Morrisons or Tesco will almost certainly put other stores out of business, ultimately reducing choice, amenity and amenity.

2) The detrimental effect on the character of the village of Charlton Kings. We've seen the boarding up of the High Street. But we we've made our homes and our lives in Charlton Kings, and we certainly don't want to see this desolation happening in our community.

3) The parking issue. I live in Bafford Lane and even now it can be difficult to pull out onto the Cirencester Road as there are often parked cars obscuring the view of on-coming traffic. Bafford Lane is already almost impassable at times because of thoughtless parking. Newcourt Road, too, is dark and narrow at the top end, and it only takes one parked car there to make the junction with Bafford Lane and Cirencester Road fraught with difficulty. Many school children cross at this point too, so any loss of visibility due to parked cars or increased traffic could be very dangerous

**Comments:** 10th September 2014

I submitted a comment at 10:30 p.m. this evening; unfortunately, whilst drafting my observations, my stance somehow became switched, in error, from "Object" to "Support".

Please note that I am a passionate OBJECTOR of the proposal (NOT a supporter). I trust that this stance emerges clearly from my comments

11 Newcourt Road  
Cheltenham  
Gloucestershire  
GL53 9AZ

**Comments:** 8th September 2014

Letter attached.

70 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LN

**Comments:** 9th September 2014

I strongly object to the revised proposals on the following grounds.

1. Loss of amenity; the existing car wash is a successful local business providing a service not available anywhere else in the area redeveloping this site will remove this.

2. Loss of amenity; existing shops in the area, one very close indeed already well supply the needs of the community. Allowing a further retail outlet will adversely affect their trade and almost certainly result in one or more closure.
3. Increased traffic on an already busy road, suggested parking will do nothing to alleviate this.
4. Disruption to movement both pedestrian and vehicular during deliveries. There is insufficient room for large delivery vehicles on the site without disruption and associated danger to pedestrians.
5. Inappropriate development. Additional retail development is not necessary, housing would be more appropriate.

5 Okus Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DU

**Comments:** 11th September 2014

I strongly object to the planning application to put a supermarket on the car wash site at 86 Cirencester Road. As a resident of 48 Cirencester Road, on the following grounds:

This part of the Cirencester Road and adjoining roads, especially Croft Road are heavily congested and a new supermarket in this area would add to traffic and I have no doubt would cause more accidents.

Parking in this part of the road is already oversubscribed and again, more traffic and parking in this area would cause more problems.

It seems the developers have failed to see that there is already a supermarket, right across the road. Residents of Charlton Kings are well served by a number of supermarkets and we do not need anymore. With yet another supermarket there is a threat that the other shops would suffer and we would lose our Post office that is located in one of them (Budgens).

Cirencester Road is already a very busy road, cars turning into and pulling out of the Nisa car park greatly add to the hazards of the road and a supermarket opposite as well would double the congestion.

There would undoubtedly be more noise pollution than the existing carwash. This is only open for a certain number of hours a day, whereas a convenience store would be open for much longer periods, and even when it would be shut to consumers there would be delivery lorry disturbance and permanent 24 hour noise from the air conditioning units.

I don't believe that more landscaping, moving the ATM inside and a mono-pitch roof would resolve any of these concerns

13 Copt Elm Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8AG

**Comments:** 11th September 2014

I wish to object to the proposed development at 86 Cirencester Road on the following grounds:

1. The proposed development, albeit amended, is totally inappropriate given the surroundings. This is not the place to build a supermarket, or any form of retail development. Cheltenham

is already served by numerous supermarkets and other various retail outlets. What is needed is more housing built in a sympathetic design to meld with existing properties in the area. In particular what is required on this site, if it is to be built on at all, are smaller good quality homes affordable by first time buyers including those with small children.

2. I have lived in Charlton Kings for almost 30 years and during this time many local shops have closed because of the proximity of larger chain stores and supermarkets. This trend has been to the dis-benefit of locals, in particular the elderly, and those who are not able to travel easily or far. The current depleted array of small and very valuable local businesses is very likely to be forced out of business if the present development is allowed. This will result in the loss of valuable local amenities.
3. Cirencester Road at this point is a busy thoroughfare especially at rush hour. The proposed new development will cause traffic congestion and parking problems.
4. There will inevitably be noise disturbance caused by deliveries to the planned supermarket. This is totally inappropriate in a residential area as currently exists.

4 Lawson Glade  
Cheltenham  
Gloucestershire  
GL53 9HL

**Comments:** 11th September 2014

With reference to the latest planning application to convert the Car Wash to a Supermarket on the Cirencester Rd. we would like to register some of our concerns,

- Increased traffic congestion (The Cirencester Rd is a busy road already)
- Parking problems
- Road Safety
- The threat to local shops
- Loss of jobs in the local stores and Car Wash.

Ref.  
14/01436/FUL

8 CHARLTON CLOSE  
CHARLTON KINGS  
GL53 5D5.

7th Sept.

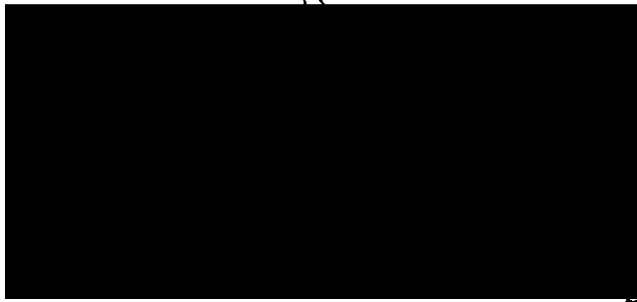
Dear Mrs White & Planning Dept  
Please turn down again, once  
for all, the Planning for a  
Super Market Cirencester Rd.  
its not needed I would hate  
to live opposite with lights  
on all night shining into my  
bedroom windows, & bories  
delivery, its had enough  
on the corner of M59 very  
dangerous when bories are  
delivering, especially when  
meat deliveries are taking  
place at the Butchers also  
no more hazards please, !!  
cars park, as it is on the

---

corner getting to <sup>2</sup> Bafford Lane  
Newcourt Rd.

Bungalow's or 2 storey houses  
~~what~~ would be enough for  
that bad corner.

Hoping you will agree  
with these comments.



BUILT  
SEP 9 2014  
ENVIRONMENT

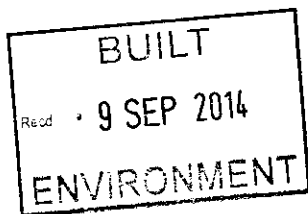
Planning Ref: 14/01436/FUL

'Norlands', Garden Road,  
Charlton Kings.  
GL53 8LH.  
7<sup>th</sup> Sept. 2014.

Dear Sir/Madam, I object to the proposed building chiefly on the grounds of traffic congestion on an already very busy road into the town centre.

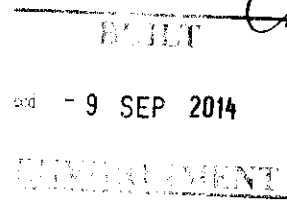
The new supermarket is surplus to requirements, and will damage local shops — NISA, and the Post Office.

yours faithfully,



14/01436/FUL  
86 CIRENCESTER ROAD.

8 Bafford Grove  
off Bafford Lane.  
Charlton Kings  
Cheltenham  
GL53 9SE



09-09-14

To whom it may concern,

I object in the strongest terms to any application by Tesco on this site for the following reasons:-

1) Local businesses will be affected & may close. I am in my 80's and have a well established relationship with local shops who take a phone order & deliver my food. I have no computer to order "online" and I am not about to start now.

2) I am concerned about loss of employment in the area - hard-working people will lose their jobs & tesco will not ~~guarantee~~ guarantee them jobs.

3) my Grandson who is 10 & about to <sup>start to</sup> walk to School lives on the Cirencester r'd. It is busy enough already. We don't need any more delivery lorries on this road.

4) Tesco may have delivery time restrictions but will they adhere to them - also the restrictions appear to be operational during school times.



5) The building of a Tesco will detract from the "Village feel" and sense of identity of the people. We can now get local produce from local businesses. Tesco will change the feel of the village for good.

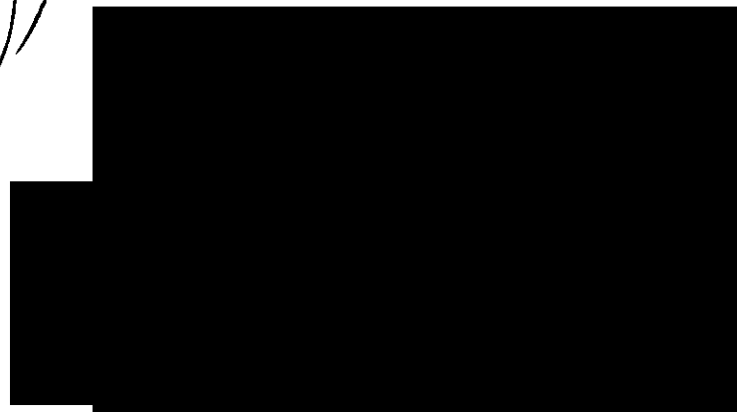
6) If the post office closes where will pensioners get their money. & don't say online!!

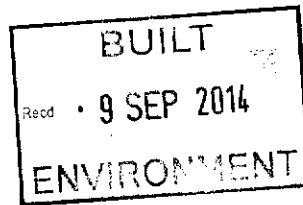
7) The road gets very congested at peak times already. <sup>& noisy</sup> making it unsafe for the young & elderly to cross roads. This road is used by children going to and from school & elderly people walking their dogs on the green. The green on New Court road will no longer be a dog walkers haven - due to noise disturbance & an ugly building.

The safety aspect is paramount you cannot cross safely at the Junction of New Court r'd & Bedford Lane now let alone with lorries delivering.

Also - noise pollution, traffic pollution & parking problems - no staff parking

Yours Sincerely,





"Pippins"  
Newcourt Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9AZ

The Planning Officer  
Municipal Offices  
Promenade  
Cheltenham

31st September 2014

Dear Sir,

Planning ref. 14/01436/FUL

I find it utterly amazing that the same applicant should consider that small alterations to construction of buildings and a few plants, shrubs etc could alter the strong objection to a food outlet being approved by the majority of local residents and businesses.

one aspect. nuisance

- 1) By remaining open till 11pm. People will buy drink, food etc late evening and consume it in groups in the nearby grassed area - (litter a result possibly)
- 2) Delivery lorries arriving in early hours a nuisance to Cirencester Road residents.
- 3) Parking in Newcourt Road would cause more traffic problems there

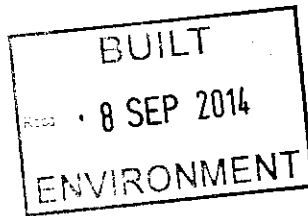
4) Newcourt Road is already over trafficed so should this application be approved it is likely to make this problem worse. The wall at the Moorend Road end is a listed building so there would be danger if lorries were to routinely use the road.

Your letter asked that objections should be under one heading only. This I have done.

I trust that strong objections and the need to consider the local shops will weigh heavily.

Yours faithfully





4 Newcourt Park  
Charlton Kings  
Cheltenham  
Glos  
GL53 9AY

5 September 2014

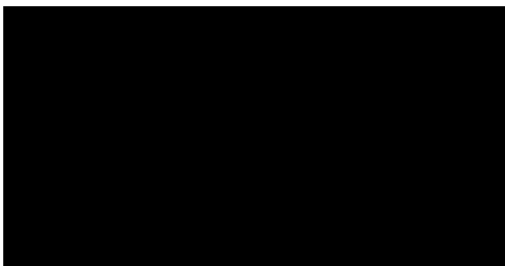
Dear Madam,

Ref No: 14/01436/FUL 86 Cirencester Road – Planning Application

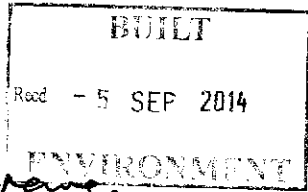
None of these most recent revisions make any difference to the basic objection expressed in our previous letters which is that the very long opening hours 7-days a week, will be a gross intrusion on the lives of the people who live nearby.

It will also have a detrimental impact on road safety. It is already difficult to cross the road in the vicinity of the Car Wash because of the volume and speed of the traffic and because of the bend in the road which limits visibility. Vehicles already park routinely on the pavement further limiting visibility and making it difficult and sometimes impossible to pass with a pushchair or disability vehicle. I have today (1415 on 5 September) counted 6 vehicles parked on the pavement, on both sides of the road, in the very short distance between the Car Wash and the Nisa shop. Most visitors to a new convenience store will not bother to negotiate parking in the very limited on-site provision and will park on the road or pavement, which together with the delivery vehicles will create traffic mayhem and make it even more difficult to cross the road.

In summary, this is not a suitable site for a new convenience store. It will seriously inconvenience people who live nearby, have a detrimental impact on road safety and threaten the business of the existing stores who have served us well for many years.



5. Charlton Close  
Charlton Kings  
GL53 8DH.  
4.9.14.



Mrs. Crows  
Head of Planning  
CBC.

re Planning Application 14/10436/FUL  
for 86. Cirencester Road.

I am writing, again, to express my  
objection to this development.

I am concerned about traffic. The  
increased volume in an already difficult  
area will be hazardous, particularly for  
children. The promise to ensure all  
delivery vehicles approach from the South  
Sands good — but who will ensure  
these come from the south rather than

from Cheltenham via Sandy Lane  
and Bafford Approach? Not want  
any one wants, certainly not local  
residents.

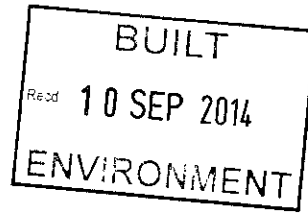
I also fear for the viability of  
local shops, which serve us well.  
We do not want to lose them.  
(to again a supermarket we do not want)

I also think it is planning  
madness if we are forced to accept  
a Supermarket no one wants when  
everyone knows we need brown sites  
to build houses, and the Council has  
already identified that Cheltenham  
has too many supermarkets.

Yours Sincerely,

7, Chaulton Close  
Charlton Kings  
Cheltenham.

Planning Dept,  
Cheltenham Borough Council  
Municipal Offices  
Cheltenham.



Dear Sirs,  
re Application No 13/02174/FUL

I write regarding above application for the  
erection of a "convenience store" in Greenwater  
Road, Charlton Kings

Plans have been changed yet again, but the  
basis of this is that the vast majority of people  
do not want or need another supermarket of  
any size in this area - we already have  
ample shops to supply our needs.

We keep reading that the council

needs to build more houses - so  
surely a far better plan is to  
build houses on this plot - a far  
more agreeable idea.

I am still strongly opposed to the  
building of a "convenience store" on  
the site.

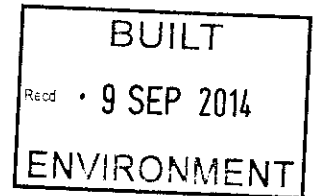
Yours sincerely

A large black rectangular redaction box covering the signature of the sender.



Planning Officer  
Cheltenham Borough Council,  
P.O. Box 10.  
Municipal Offices,  
The Promenade,  
Cheltenham  
GL501PP

34, Cirencester Road,  
Charlton Kings,  
Cheltenham.  
GL53 8DA  
9<sup>th</sup>. September 2014



Dear Sir or Madam,

Planning application No. 14/01436/FUL  
86, Cirencester Rd. Charlton Kings.

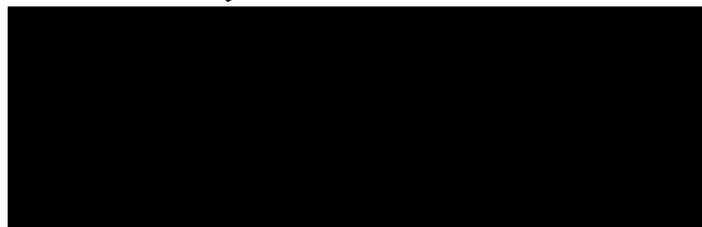
The application is essentially a repeat of the previous one and the grounds for the council's refusal of planning permission remain entirely valid. It would seem that the developer has simply made a few cosmetic changes to the proposal for it to be considered a new application in the hope of wearing down local community opposition by a process of attrition.

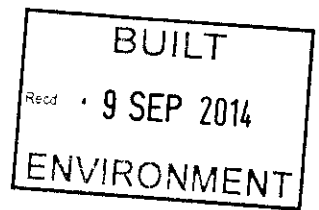
- Truly sustainable development would be the use of the site for low cost housing, urgently needed for the younger generation of Charlton Kings residents.
- The area is already very well supplied with supermarkets/ convenience stores. The recently refurbished Budgens and the Co-op are within easy walking distance, the Nisa and the butchers are on the doorstep of this site. The Budgens now contains the Charlton Kings Post Office, any inevitable loss of trade there could threaten the viability of this essential community resource. With 3 thriving retail outlets which offer choice, variety and competition this proposed convenience store is superfluous.
- Any retail development on this site will add to problems with traffic flow, parking and pedestrian hazards.
- The noise and light pollution from the proposed store would reduce the quality of life for residents in the immediate vicinity, especially with the extremely long opening hours proposed.
- The delivery management plan is unenforceable to judge from the gap between proposal and practice elsewhere.
- Parking for customers and delivery lorries is inadequate and does not allow for staff parking on this restricted site. The frequent problems observable at the Co-op on Leckhampton Road should be an object lesson- traffic halted while delivery lorries and customers manoeuvre.
- The claimed net growth in employment offered by this development is highly questionable. Retail jobs are often part-time; these would be offset by the loss of jobs at the car wash and the reduction in employment at the existing convenience stores when their turnover is adversely affected.

With the last application the council stated: 'the proposed development would result in significant and demonstrable harm to the long-term vitality and viability of this neighbourhood centre, leading to a loss of local facilities and services for the local community.'

We trust that the planning committee will again reflect the overwhelming opposition to this proposal in the local community and reject the application.

Yours faithfully,





Re Planning Application

Planning application No. 14/01436/FUL  
86, Cirencester Rd. Charlton Kings.

To my mind all the changes in traffic and design of the building are minor. The main objection is to the change in the nature of Charlton Kings' small businesses that this application would cause by excess and unnecessary competition. A small supermarket will stock, meat, newspapers, cards, over the counter medicines, flowers and all groceries leading to losses to businesses as set out below.

Losses

Nisa shop- would lose business therefore may close or at least cut back on staff.  
Butchers- would lose business therefore may close or at least cut back on staff  
Co-op - would lose business therefore may close or at least cut back on staff  
Forge Newsagents- would lose business therefore may close or at least cut back on staff  
The Florists- would lose business therefore may close or at least cut back on staff  
Budgens- would lose business therefore may close or at least cut back on staff and that would impact on the future of the last post office in C.K.  
Chemists would lose business therefore may close or at least cut back on staff  
The car wash would not be there and this is an example of enterprise and is always busy.

**Total loss would be to the nature of the village with its small businesses.**

Gains

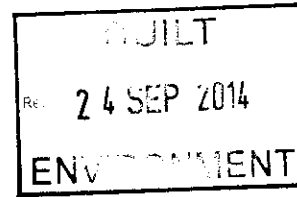
The applicant His estimate of employment doesn't equal all the losses in employment and profit of existing shops.

This also doesn't take into account that all the businesses at Six Ways are also within walking distance for many of the villagers.

██████████ 4 Cirencester Rd.

'Little Bafford', 28 Bafford Lane, Charlton Kings, Cheltenham, GL53 8DL

Ms T Crews  
Head of Planning  
Built Environment  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
Glos GL50 1PP



23<sup>rd</sup> September 2014

Dear Madam

**Re: Erection of New convenience store at 86 Cirencester Road, Charlton Kings**  
**Planning Reference: 14/01436/FUL**

Despite sending comments via the Planning Office website (twice) with regard to the above proposal by the deadline of 11<sup>th</sup> September and receiving acknowledgements on both occasions, for some reason, my comments have not been registered on the council website. I therefore attach below my comments, as I understand the deadline has been extended.

I would like to lodge my objections to the revised proposal, which has been rewritten with the clear intention of bullying the planning committee into accepting the proposal by asserting that the committee's decision was not consistent with planning policies and therefore hinting that an appeal is likely if the application in its current form is refused. The committee will no doubt seek advice on that issue, but I would like to point out a number of inconsistencies in the application that must cast some doubt upon the weight of the opinions expressed by the various experts in support of the scheme, some of which have already been highlighted by other objectors.

Although it is argued that no retail impact assessment is required, the applicant has provided one and therefore it would be perverse if the committee were unable to consider it. Mango's report is riddled with unsubstantiated supposition and muddled thinking. In paragraph 38 it makes an assertion that most of the trade will be local and will result in more people walking to the new store, which is entirely at odds with the assertion in the main planning statement (6.34) that 90% of the trade will be from passing cars. Which is it to be? If 90% of the trade will be driving there and will be passing trade, then there will be minimal enhancement to the local retail offering at all. It seems that for transport purposes, so as to argue that there will be no increase in traffic, the applicant wants to portray the trade one way, but for the purposes of alleging to enhance the local offering it suits him through another expert to assert something different. The applicant also argues that our local experience will be enhanced by a national retailer taking over the site - although none is apparently on board as yet - because they could offer a fuller top-up shopping experience than the nearby Nisa, and suggests that will reduce by 80% the need for Charlton Kings residents to travel by car to larger outlets. Yet the applicant defines the proposed store as a convenience store and largely ignores the combined local offering, which is already enhanced by Budgens and the Co-Op because they are more than 600 metres away. Perhaps the idea that 90% of trade will come by car is because the applicant doesn't believe the residents of Charlton Kings can walk 600m! Then Mango

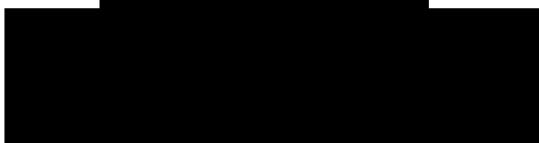
make some predictions that the store will make up to £1.51m a year and that 80% of the trade will come from residents not travelling to larger stores, and only 20% will come from the other local stores. How can they possibly know the trading patterns of the residents of Charlton Kings? Will they be selling 80% of the goods obtainable at the larger stores? But they are only planning a convenience store so how will that be? It is patent nonsense and not evidence of any sustainable model. The applicant cannot have it both ways. Either the bulk of the trade will be passing - in which case it will contribute nothing to the locality - or they will be in direct competition with the existing three local stores and the likely impact on those stores will be significant.

The illogical approach is mirrored in the noise report, which admits to an increase in ambient noise over 24 hours due to external machinery, but then says that it will be of no effect. Either noise increases or it does not. It also fails to properly address the effect of the extra seven hours a day working time when noise will occur. Finally the transport report is based upon an assumption of a decrease in car numbers to the site of 391 as against the use when the site was a filling station. It has not been a filling station for about 12 years. The comparison made is entirely spurious.


This application overlooks the planning policy which directs that the development should be sustainable, but the evidence put forward fails to convince on that front for the reasons stated above. It also goes against the almost unanimous local opinion against this development.

We urge you to refuse this application.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.

Planning Department  
Cheltenham Borough Council  
Promenade  
Cheltenham  
GL50 9SA.  
08 Sept 2014

  
2 Regis Close  
Charlton Kings  
Cheltenham

GL53 8EQ

Dear Sir/Madam

Planning Application No.14/01436/FUL Cirencester Road Development

I oppose to the application of the Cirencester Road Development for the following reasons:

#### 1. Transport

- Newcourt Road has five blind corners: two as you come into Newcourt Road from Cirencester Road from the North and South; coming from Moorend Road into Newcorut Road there a further two blind corners; as you come out of Charton Close, on the right you again have another blind corner. With only 16 parking bays shown, there will be cars using Newcourt Road and Cirencester Road as overflow parking areas.
- Delivery trucks: these will somehow need to get in and out onto Cirencester Road to turn around.
- Congestion: The overflow of cars parked on the road will narrow the available space on the road for passing traffic.

#### 2. Bus Services

The Applicants are being economical with the truth, stating that the 813 bus to Moreton will serve the new business. This bus only goes to Moreton one day a week and then for Moreton Market, people are unlikely to go to the convenience store. Other two busses no 51 and P/Q are unlikely to bring shoppers to Cirencester Road as they will be heading for the town centre in Cirencester. No bus services are planned for the two large estates Beaches and Bafford.

#### 3. Safety

There will be increased foot traffic with people visiting the store, and then needing to cross what is already a busy road.

#### 4. Necessity

We do not need another convenience store in this locality. We already have three in the area: The Co Operative, Smith & Mann and Nisa. This will just push customers away from local businesses unnecessarily. It is illegal to put other operations of a similar type out of business.

5. If the Cheltenham Council needs more houses the proposed site would be the correct place, with no need to build on green, sits houses would blending in with this location, not Supermarkets.

6. Landscaping is not going to enhance this Supermarket.

7. Reducing the footprint by 25sqm and height by 165mm is gusts stupid.

8. Changing the shape of the roof is not going to enhance the building.

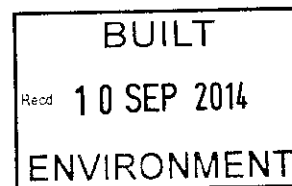
9. Parking is going to be a big problem, with people parking in Newcourt Road, this is a road being used as a short cut to miss the traffic lights.

10. What will happen to the only Post Office in Charlton Kings ? If the Supermarket get the OK.



Built Environment  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
Glos  
GL501PP  
10<sup>th</sup> September 2014

159 Cirencester Road  
Charlton Kings  
Cheltenham  
Glos  
GL53 8DB



Dear Mrs White

**We are writing to object yet again to the proposed development at 86 Cirencester Road, Charlton Kings ref: 13/02174/FUL**

This development will still result in light pollution and decreased privacy as the majority of the glazing is to the front of the proposed A1 unit. The glazed area is directly opposite our living room windows. As the opening hours have now been confirmed as 7am to 11pm Monday to Saturday which is 16 hours per day for 6 days a week, and 7.30am to 10.30pm on Sundays which is 15 hours a day there will be little respite from light pollution.

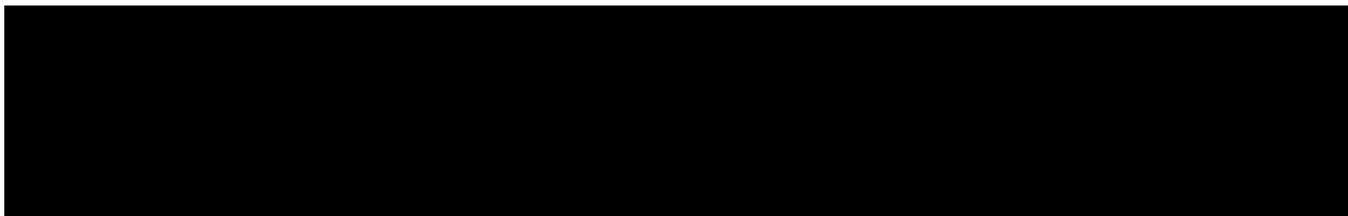
This development will condemn the residents to noise pollution for 16 hours a day, 6 days a week, and for 15 hours on Sunday. It has now been confirmed that the residents will be subject to early morning deliveries at 7am and deliveries could then also be at 7pm at night, which due to the time of day will be particularly disturbing for the residents. The proposed hours of operation compare unfavourable with the operational hours of the car wash, which are limited to normal office hours. In fact the proposed hours of operation of this site will massively exceed the operation times when this site was operated as a filling station.

There has been little change to the delivery bay since the last application. The delivery bay for the A1 unit will not be used as this appears still to involve a difficult driving manoeuvre. We therefore expect that this will not be used and deliveries will therefore take place on the highway. This will clearly produce a dangerous obstruction to traffic on the highway and in particular to traffic exiting the car park. We are also concerned that the exit from the delivery bay will cause conflict with the ingress and egress of customers.

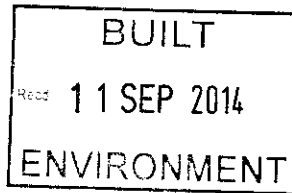
The location of the entrance to the A1 unit at the side of the site adjacent to the Cirencester Road will still actively encourage parking on Cirencester Road rather than use of the parking area. Vehicles parked on Cirencester Road by drivers shopping will make this section of the road even more dangerous than it is at present. This will be especially true as there will be traffic entering and exiting this site for 16 hours a day 6 days a week and for 15 hours on Sunday.

There is no requirement for this development in this part of Charlton Kings as we are well served by the NISA, Budgens, and by a Co-op supermarket. The proposed re-development of 86 Cirencester Road will adversely affect the existing NISA, Budgens and the Co-op supermarket thus destroying the viability of existing businesses. If the proposed re-development of this site goes ahead it will lead to the destruction of the smaller local shops which will in turn lead to more unsustainable transport rather than less. It should be noted that the examples selected by the developer of businesses being able to trade successfully in close proximity are misleading. A prime example of this is the Co-op supermarket at six ways and the adjacent petrol station. The petrol station is only able to offer a fraction of the goods in the supermarket and indeed most of the revenue is generated by business relating to the sale of petrol and diesel. Examination of the other examples presented by the developer will also identify a similar lack of competition.

In summary the proposed re-development of 86 Cirencester Road will adversely affect the viability of local businesses; will increase traffic on the road and make it a more dangerous place to live; and will massively increase noise and light pollution and will lead to a reduction in privacy for the residents.



Pumphreys House  
171 Cirencester Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8DB



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

10<sup>th</sup> September 2014

For the attention of Mrs White  
Ref:- 14/01436/FUL  
Dear Madam,

**Re Proposal For The Erection of a New Convenience Store at 86 Cirencester Rd, Charlton Kings**

I have the following comments.

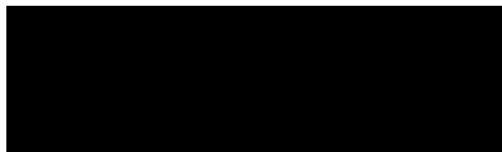
1) Noise or disturbance from use

This proposal is for a very marked change of use of this site, from a small petrol station to a retail outlet. This will adversely affect this residential area with regard to noise and disturbance.

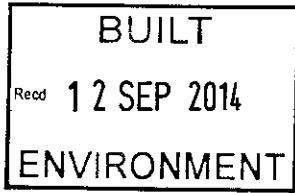
2) Traffic

This site is on a junction of 5-way complexity, and visibility when turning on to the main Cirencester Rd (A435) is already extremely poor due to road curvature and parked vehicles. The A435 at this location is an S-bend. Emergency vehicles passing this spot frequently sound their sirens. Deliveries to the site (large turning vehicles) will also present an additional hazard.

Yours sincerely







Inglewood  
145, Cirencester Road  
Charlton Kings  
Cheltenham  
Glos - GL53 8D13  
9<sup>th</sup> September 2014

2  
Shop here in Charlton Kings -  
Our area needs housing -

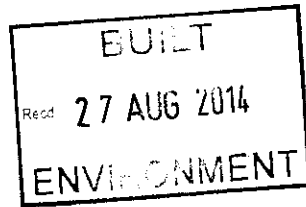


Planning Application 14/01436/Ful Car Wash

Dear Councillors,

I have lived near this site for 49 years - there has always been a business there but I do have a very strong objection to this planning application, which looks very similar to the previous one 13/02/74 Ful - I feel this is no place for a Shop - It gets congested, its a 30mph when we all know Average is 50mph, already I see frustrated drivers, due to delays, subsequent's they get on the path from the garage - drive along the foot path, past entrance to park, drive off at the bungalow - no thought to children or pets - any thing or any one.

We just do not need another



8 Ham Close  
Cheltenham  
Glos. GL52 6NP

23 August 2014

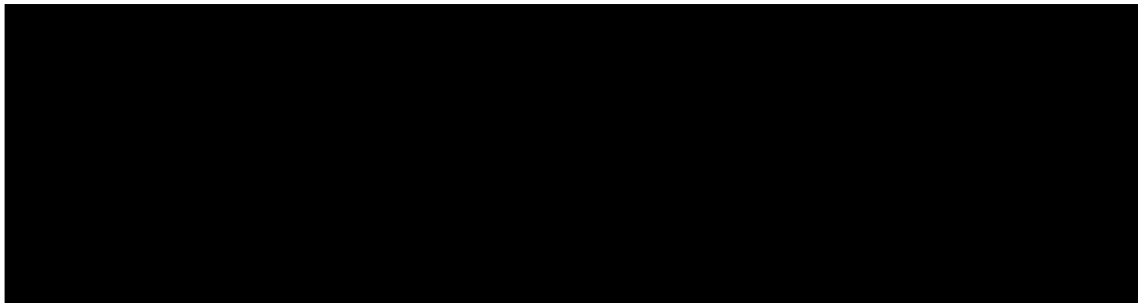
Ms Tracy Crews  
Built Environment  
Cheltenham Borough Council  
PO. Box 12, Municipal Offices  
The Promenade  
Cheltenham GL50 1PP

Dear Ms Crews,

Thank you for your letter of the 21st August.

As we have said before, we do not agree with the proposal to build a new convenience store in the Cirencester Road. In any case, there are more than enough supermarkets in Cheltenham already.

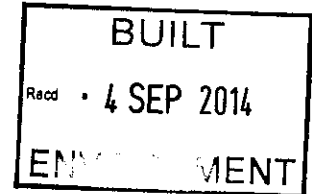
Yours sincerely,



*Hazeldene, 24 Croft Road, Charlton Kings, Cheltenham, GL53 8LA*

2nd September, 2014.

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



Dear Sirs,

**Planning Application No. 13/02174/FUL - Cirencester Road Development**

I have looked at the revised plan for this development and do not find that my previous concerns have been addressed as regards potential traffic problems on the Cirencester Road. To reiterate these are:

- What steps, if any, will be taken to prevent lorry drivers ignoring the requirement to continue in the northerly direction should they wish to return to the direction from whence they came, e.g. a barrier in the middle of the road?
- If they do follow the specified direction, which side roads will be designated for use to enable them to return to the direction from when they came? Presumably this will be the local roads which cannot take large lorries.
- What prevention measures will be taken to prevent drivers, including lorry drivers, stopping on the road for the quick purchase of a snack, etc.; double yellow lines will not deter many motorists.
- the difficulty of drivers trying to exit from Newcourt Road, Bafford Lane, and Pumphreys Roads.
- Pedestrians trying to cross the road especially children in the morning and afternoon during term time.

Be realistic for heavens sake and realise that human nature being what it is, these events will occur and can only be prevented by the permanent stationing of a traffic warden.

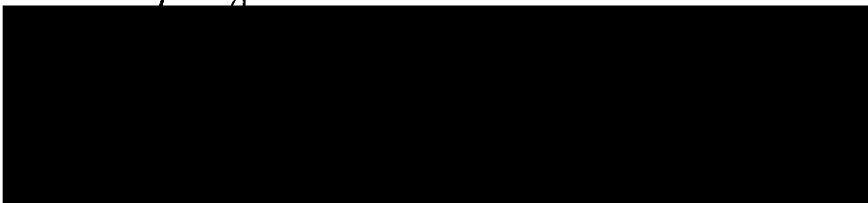
Regarding the developers derogatory comments concerning the present car wash are somewhat economical with the truth and exaggerated as regards noise and large piles of car wash waste.

I agree the site probably does need redeveloping, but housing is what is needed and not another convenience store.

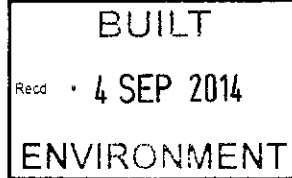
Why, why are the developers not prepared to heed the overwhelming wish of the neighbourhood in not wanting this development?

**I strongly object to this development.**

Yours faithfully,



From:



46 Cirencester Road  
Cheltenham Kings.  
GL53 8DA.

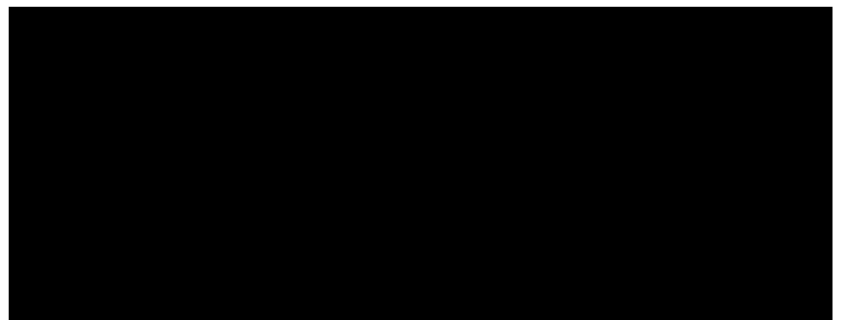
To: The Planning Dept  
Cheltenham Borough Council.

1st Sept 2014.

REVISED SCHEME FOR CONVENIENCE STORE  
ON CIRENCESTER ROAD (13/02174/FUL)

We oppose the scheme on the following grounds:

1. The community is already adequately served by existing shops.
2. There will be increased noise levels which will continue well into the evening.
3. There will be more traffic congestion in an already congested area.
4. It would be better to build houses on the site instead of on green fields.



From

46 Cirencester Road,  
Charlton Kings.

To: Planning Dept  
Cheltenham Borough Council.

GL53 8DA

6 Sept 2014

re Revised scheme for Convenience Store  
on Car Wash site, Cirencester Road.  
Application Reference 14/01436/FUL

We oppose the proposed scheme on the  
following grounds:

1. The community is already adequately served by existing shops. There is no need for a new one.
2. There will be increased noise levels which will continue well into the evening.
3. There will be more traffic congestion in an already congested area, with an adverse effect on road safety.

REC - 9 SEP 2014

ENVIRONMENT

BUILT  
Recd 10 SEP 2014  
ENVIRONMENT

10 Barford Lane  
Chalton Kings  
CHELTENHAM  
CHES  
Supporting  
BritishRedCross



8th September 2014

Dear Sir,  
PLANNING REF 14/01436/FUL

I wish to reiterate my strong objection to the development which the new proposals do not answer.

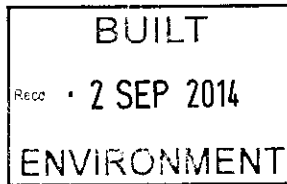
My objections are on the grounds of

- (a) Will 3 stores with easy access already we do not need another. The site is much more suitable for some form of leisure.
- (b) Traffic congestion
- (c) Parking problem in an already difficult area
- (d) Road safety
- (e) Noise

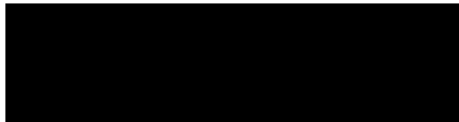
I am sure a poll of Council Tax payers in the area would show a large majority against. Please put ourselves in their shoes.

Yours faithfully

[Redacted signature]



29 Charlton Close  
Charlton Kings  
Cheltenham  
Glos GL53 8DH



F/o Mrs L. White or M/s Tracey Crews  
Planning Office  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices Promenade,  
Cheltenham  
GL50 1PP

1<sup>st</sup> September 2014

Dear Mrs White or M/s Crews

Re Planning Application no: 14/01436/FUL  
Convenience Store with associated parking Cirencester Road

Referring to this revised application:-

We oppose most strongly these revised proposals.

The definition of **convenience** is **advantage**.

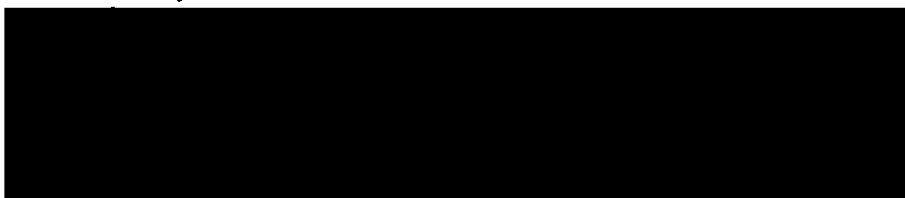
This proposed development will not be an **advantage** or amenity to the local community and will be detrimental for the following reasons:-

- 1 We are well supplied with local, privately owned businesses, the nearest being 100 yards from the site. Thus we do not require this amenity
- 2 The livelihood of these businesses will be seriously affected, only to line the pockets of one of the Multiples. How can the Committee condone this?
- 3 No amount of "controlled" access and (TBC!!) pedestrian crossings will alleviate the extra burden and volume of traffic on this already dangerous spot on the Cirencester Road. Accompanied of course by the cars "just left for a minute" on the Cirencester Road and in Newcourt Road. Can the Committee condone this?
- 4 The noise pollution and environmental pollution will be detrimental to this residential area and seriously affect the surrounding properties.
- 5 The revised plans show ugly elevations on a crowded site.
- 6 The ambitious and unrealistic planting as proposed will do nothing to alleviate the afore mentioned issues.

The Committee need to address the fact that this development will not be an amenity or benefit to the local community. The only beneficiaries will be the avaricious owners of the land and whoever else stands to benefit.

Is the Planning Committee concerned about local issues? Here is the opportunity for them to show that they are and reject these proposals

Yours sincerely

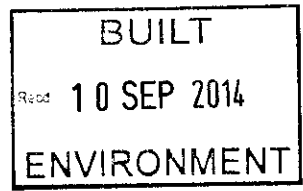


Cc. Councillor Paul Baker; Councillor Duncan Smith

Ref No 14/01436/FUH

①

193 Gloucester Road  
Chaulton Kings  
Cheltenham  
Glos.  
GL53 8DF.



LUCK WHITE  
TRACEY CREWS  
MIKE REDMAN.

I wish to put on record my strong objection to the application, for demolition and construction of a new convenience store on Gloucester Road.

The site is on a bend, and the road is narrow, with traffic restrictions just a few metres to the west.

The road is a main arterial road, and is under pressure not really built for the type of traffic currently using it.

Heavy goods vehicles use the road as an alternative route from the A40 to the west coming through this area to connect to Swindon and Oxford.

Commuter traffic block this road on a regular basis, and when there are problems at Birdlip this road is used to circumvent the problem.

A convenience store on this site would definitely cause massive problems.

Also vehicles manoeuvring in and out at a very dangerous junction will endanger and disrupt traffic using this road. Having lived on this road for more than twenty years I can vouch for how dangerous it is.

There is also village green recreational area adjoining this site (Chaulton Kings was once the biggest village in England)

This is a jewel in the Crown, and much valued by the residents.

This maintains a village atmosphere, and once developed there would be no going back.



(2)

This part of Chateau Kings is well served by shops in the village, a convenience store is located less than one hundred metres away, and also a shopping centre in the centre of the village with designated off street parking. Major supermarket chains who open "small" stores take away the character from sensitive areas, and this is no exception.

No further amenities are needed in this area, particularly retail.

I would be concerned about this being the thin end of the wedge.

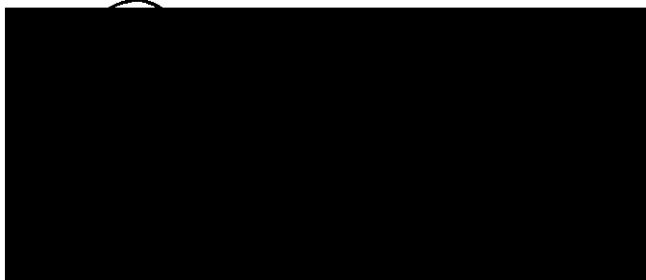
Some years ago, a small shop, and a large vehicle workshop were demolished and houses built in their place. Further up the road on the same side of the road to the east.

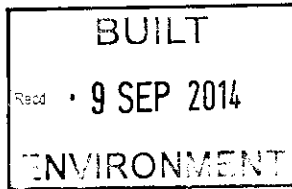
The proposed development site is currently being used as a car wash, catering mostly to local residents.

This has not caused any traffic problems because it does not have a huge turnover, with rapid coming and going.

I would like this area of Cheltenham to keep its character, it is irreplaceable.

I respectfully submit this letter to Planning Officers for consideration





"Enderoff"  
111, Gloucester Road,  
Charlton Kings,  
Cheltenham, Glos.  
GL53 8DB.  
6<sup>th</sup> September 2014

The Head of Planning  
Cheltenham Borough Council

Dear Madam,

86, Gloucester Road, Charlton Kings  
Reference No. 14/01436/FUL

Thank you for your letter of 21st August, the contents of which I note.

I am very much against development of a convenience store on this site and would prefer this to be restricted to residential only.

Since the last meeting of the Planning Committee on the 17<sup>th</sup> July, I have had a visit from a lady with a Petition against development on the adjoining Parkland. I have lived at my address for over seventy years and have seen the various transformations of this land from sandpit with allotments to the present Parkland. It has always been known that this land is subject to a restriction which bars building (this probably came into being when Charlton Kings Urban District Council was in power) Unfortunately a Bungalow was built on the land which had to be demolished & rebuilt with Piling some years ago due to sinking. I write to enquire if an Application has been


received by Sheltonham Planning Committee to develop this Parkland as an outcome of the Application for a convenience store, where I understand a parking issue was raised. I would also be very much against such an Application for a change of use, as the Parkland is an oasis in a very busy road & which is used by children playing + Residents walking their dogs.

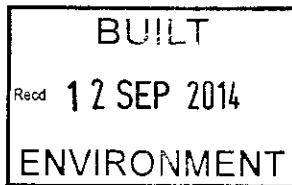
I look forward to hearing from you on this aspect of the matter.

You would have to live on this Road to appreciate the volume of traffic we have for local, race meetings & long distance. Also when there is an accident or hold-up near The Air Balloon Inn we have queues & stationary traffic both up & down the Road, which I am sure the Police can confirm. We can well do without a "convenience" store on the site of 86, Bicester Road!

Please add my views to the ones I am sure you have already received & disallow this Application.

Yours truly,





11 Branch Hill Rise,  
Charlton Kings,  
GL53 9HW.

re - 14/01436/FUL

10.09.14.

Dear Mrs. White

I do not consider that the changes to the original planning application will actually address my concerns.

Traffic turning in and out of a proposed Supermarket will be more frequent than that at the present car-wash. Cars will also be parked down the narrow residential roads such as Newcount Road, Bafford Lane and Pumpheys Close, while their owners visit the supermarket, if that car-park is full. The whole area will be more of a hazard to pedestrians and dog-walkers and more cars will be parked on the pavements too.

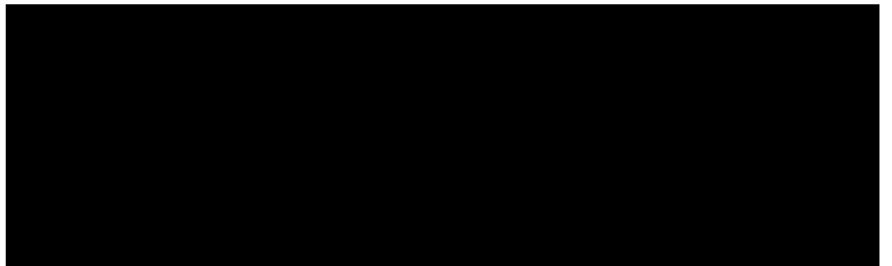
The late opening of the super-market (11pm) will cause a real noise nuisance to residents with cars zooming in and out when they are trying to sleep. There will be loitering of people who have bought cheap alcoholic drinks and will drink them up and down the road and drop their cans and bottles all over the place including Newcount Green.

I am also very concerned at the resulting

unemployment which will occur when the individual shops in Charlton Kings are undermined by the supermarket. This will include the closing of the Nisa Shop, the Flower Shop, the high-quality butcher's and Smith and Mann's, which contains the Post Office. This is most important as there isn't another for over 2 miles so people will have to use their cars to get to one, which adds to pollution.

The car-wash is well-used, but if it has to close, it would be better to build houses there than allow a supermarket - It is simply not needed.

Yours sincerely,



14/01436/FUL  
86 CIRENCESTER ROAD.

62 CIRENCESTER RD

BUILT CHARLTON KINGS  
- 9 SEP 2014 CHELTENHAM  
PERMITMENT

09-09-14

GL538DA

To whom it may concern,

I object in the strongest terms to any application by Tesco on this site for the following reasons:-

1) Local businesses will be affected & may close. I am in my 80's and have a well established relationship with local shops who take a phone order & deliver my food. I have no computer to order "on line" and I am not about to start now.

2) I am concerned about loss of employment in the area - hard-working people will lose their jobs & tesco will not ~~guarantee~~ guarantee them jobs.

3) my Grandson who is 10 & about to <sup>start to</sup> walk to School lives on the Cirencester r'd. It is busy enough already. We don't need any more delivery lorries on this road.

4) Tesco may have delivery time restrictions but will they adhere to them - also the restrictions appear to be operational during school times.

5) The building of a Tesco will detract from the "Village feel" and sense of identity of the people. We can now get local produce from local businesses. Tesco will change the feel of the village for good.

6) If the post office closes where will pensioners get their money. & don't say online!!

7) The road gets very congested at peak times already. <sup>& noisy</sup> making it unsafe for the young & elderly to cross roads. This road is used by children going to and from school & elderly people walking their dogs on the green. The green on New Court road will no longer be a dog walkers haven - due to noise disturbance & an ugly building.

The safety aspect is paramount you cannot cross safely at the Junction of New Court rd & Bedford Lane now let alone with lorries delivering.

Also - noise pollution, traffic pollution & parking problems - no staff parking

Yours Sincerely,

BUILT  
Recd 27 AUG 2014  
ENVIRONMENT

33 Brookway Road -

Charlton Kings

GL53 8HF.

Your Ref. 14/01436/FUL

Re 86 Cirencester Road

Again I must object on the grounds that we do not want or need another convenience store.

The existing Nisa store is only a few yards away & we have a Co-op by the library & Smith & Mann in Highfield Rd. Plenty of amenities! It would have a detrimental affect on all these good existing stores. Personally if Smith & Mann were to close I would no longer be able to do my own shopping I could be carry shopping from 86.

The second objection is to increased traffic - Cirencester Rd is already a very busy road as you would know if you had to cross it often.

Yours,

[Redacted Signature]

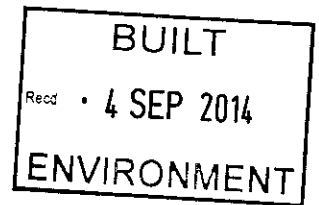


31 Charlton Close  
Charlton Kings  
Cheltenham  
Glos GL53 8DH

Mrs L. White  
Planning Office  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices Promenade,  
Cheltenham  
GL50 1PP

1<sup>st</sup> September 2014

Dear Mrs White



Re Planning Application no: 14/1436/FUL  
Convenience Store with associated parking Cirencester Road

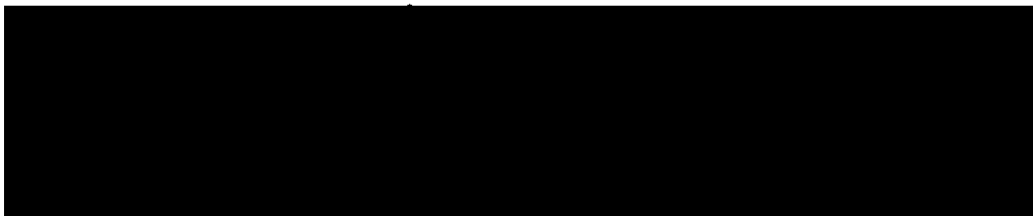
Further to the recent notification that the application has been revised I wish to make the following comments:-  
The revised plans do not ameliorate the fundamental issues as to why this development should **not** proceed

- 1 We do not need or desire another convenience store in this area. Charlton Kings is well served with privately owned businesses, the nearest being some 100 yards from the site. Therefore it does **not** constitute an **amenity**. Inevitably these privately owned businesses would suffer from losing the passing trade if not from our supportive community. Is it a good policy for the Planning Committee to support the demise of local enterprises in favour of a large national business?
- 2 Whatever hypothetical traffic plans are being suggested, they will not detract from the extra heavy traffic slowing down on that already hazardous corner.
- 3 The noise and disturbance to the surrounding residential properties will be detrimental to their environment.
- 4 The suggested elaborate planting will not mitigate any of the above issue or the austere appearance of the proposed building on this very small site.

Should not the concerns of the Planning Committee be for the benefit of the local community and what best serves them? Surely not to satisfy the somewhat greedy desires of a landowner.

Why cannot a few nicely planned houses be considered on this site. Is this not a government policy?

Yours sincerely



41 Lyefield Road West  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8EZ

RE: 14/01436/FUL - 86 Cirencester Road

I would like to resubmit my original objection letter, which I have included below, as I feel that all the same points still apply. The changes that have been made are merely small cosmetic changes. All of the real issues have not been addressed. Please can you notify me when my objection letter has been added to your website along with the pictures that I have emailed separately.

Letter of Objection in regards to 86 Cirencester Road Hi Lucy, Please find below a copy of my letter of objection to the proposed development of 86 Cirencester Road. I have emailed over some pictures separate to this email that I would like posted along with my letter. Please could you email back to confirm receipt of this email.

Dear Lucy White, I am writing to put forward my concerns in regards to the revised proposal for the development of 86 Cirencester Road. This is a matter that I feel very strongly about. I am the Sub-postmaster of Charlton Kings Post Office and the proprietor of Smith and Mann convenience store.

1) Firstly, I would like to address some of the comments made in the reports by Mango entitled 'Retail Statement'. Mango were employed by County to County Construction to put together this report as part of their planning applications. In this report a few key assertions are made that I would like to highlight as I do not feel that they are accurate nor do they reflect a clear representation of the impact of this proposed development. The first of these assertions is that the proposed convenience store would have an annual turnover of £1.51 million pounds (Paragraph 6, sub-section 19) as a worst case scenario. I believe this to be a gross underestimate based upon the research I have done. Looking at the average revenue generated by the national food retailers per square foot, a store of the proposed size would be much more likely to have a turnover of between £2.5-£3 millions. This is supported by the report submitted by the DPDS which suggests the turnover is more likely to be around £2.35 million. The report also states "There must be considerable uncertainty about the turnover that the proposal would achieve". As a result of the turnover figure provided by Mango, it is the report's conclusion that my store on the Lyefield Road West will only be marginally affected by the proposed development which I completely disagree with. There simply isn't enough business in the Charlton Kings area to keep the four existing convenience stores, plus a new store with a turnover of this size, in business. If I am to see between a 15-20% drop in my business as a result of this development I will not be able to keep my doors open. I will be forced to close my convenience store, which in my opinion, offers key facilities in the Charlton Kings community. My business' are family run and provide a personal and friendly service. These are the qualities that help to shape our community and if we were forced to close the very identity that our community prides itself on will be slowly chipped away at.

2) I'd also like to add that my business' currently employ approximately 20 members of staff, many of whom are residents of the Charlton Kings community. If we suffer a loss in business, or are forced to close, the people I employ would be directly affected. If both the Co-op stores and the Nisa store were affected in a similar way, the number of job losses and employees affected would rise beyond this.

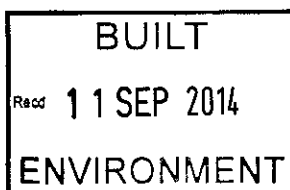
3) Moving on, I would like to address Mango's letter dated the 12th May of stores co-existing together in similar scenarios across Cheltenham. The main example that I would like to draw on is in regards to the Tesco store on 214 Hewlett Road and the Bargain Booze at 216 and 218 Hewlett Road. Not too long ago 214 Hewlett Road was a furniture store and Bargain Booze was a family run Premier Convenience Store. Also located in this neighbourhood centre was a thriving butchery and a busy greengrocers. However, this centre now only comprises of the Tesco express, Bargain Booze and 3 takeaways. This is a classic demonstration of how difficult it is for independent retailers to survive when faced with the competition of national retailers. The landscape of this community centre is completely different, and it no longer has the same feel or identity that it did previously. Therefore, I do not see how this can be used as an example of stores co-existing. The area has been changed irreparable and I feel that it is a well justified fear of mine that this will happen in

Charlton Kings. Another example given by Mango is in regards to the recently opened Morrison's Local Store which has opened on 116 Prestbury Road. The BP garage and convenience store at 80-86 Prestbury Road was actually a Londis Convenience Store before Morrisons opened. As a Londis store, it experienced a huge reduction in turnover and sold out to BP. The new plan for this site, as far as we are aware, is for an M&S Simply food to open. This is what I have been informed by the staff working in the store as BP who have now partnered up with Marks and Spencers. This is not an example of store co-existing.

4) The next point I would like to discuss is about the idyllic pictures that have been submitted by the architectural firm Daniel Hurd Associates. Looking at the pictures and plans, all deliveries will be made through the front of the store as there is no back entrance. My understanding of why this is the case is because this is the only way the store can also accommodate a car park. The loading and unloading bay has been squeezed on to the front of the store. I would like to draw your attention to the photographs that I have attached of the Tesco Express located by Cheltenham train station. This store also has its deliveries brought through the front of the store. As you can see, a number of empty cages and cages full of waste are lined up outside the store and along the pedestrianised area within the car park. You'll also note that there are a number of cars parked on double yellow lines on the road outside, a car parked on the pedestrian walkway, and another car waiting in the entrance for a car parking space to become available. This is a terrible eyesore and potentially very dangerous situation as people try to make their way into the store and along the walk ways. Its an accident waiting to happen and there is no reason to believe it would be any different at the proposed site on the Cirencester Road. I would like to conclude by saying that to me these are the most prominent issues regarding this proposal, however there are a number of other valid concerns and potential problems which other members of the public have already raised. Charlton Kings is a strong community area and I can only hope that due consideration is given to how this development would drastically affect and change community life.



Director, Built Environment  
Cheltenham Borough Council  
P.O. BOX 12  
Municipal Offices  
Cheltenham



10 Pumphreys Road  
Charlton Kings  
GL53 9DD

9 September 2014

Dear Sir

Revised Scheme Ref. 14/01436/FUL – Proposed Erection of a new convenience store with associated parking at 86 Cirencester Road, Charlton Kings

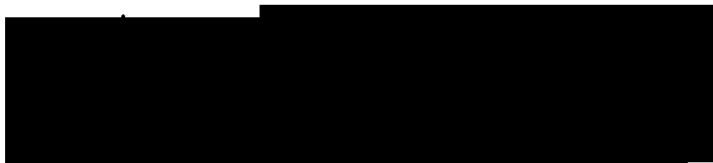
I am writing once again, to express my opposition to the above scheme. My objections are similar to those I have previously expressed:


This scheme would be bound to increase the volume of traffic in the area. As a resident of Pumphreys Road, I already experience difficulty in exiting from the road. The yellow lines have made no difference whatsoever, as cars are always parked at the end of the lines, making it hazardous to drive out into Cirencester Road. More cars and delivery lorries would only make matters worse, not to mention the increase in pedestrians crossing Cirencester Road at that point. It would also be dangerous for the pedestrians themselves.

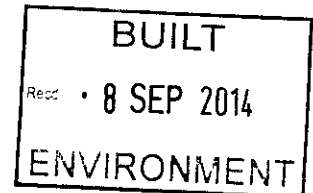
We are already supplied with all the convenience shops we need in our area. This proposed development would be bound to take business away from the established shops, the butcher, the coffee shops and the last remaining Post Office in Charlton Kings. The car wash currently on the site does not operate 24 hours a day, and is not therefore a nuisance to those living opposite, but a convenience store, with all the increased noise and traffic, would be a disturbance.

If the car wash is not to continue on the site (which would be a pity, as it does very good business and is a boon to the area), then the appropriate use of the site would be for housing, of which there is never enough. I would request your Council to refuse permission for scheme 14/01436/FUL or any other proposals for a convenience store on this site.

Yours faithfully,



  
*'The Poplars'*  
*11 Newcourt Road*  
*Charlton Kings*  
*Cheltenham*  
*Gloucestershire*  
*GL53 9AZ*



The Planning Department  
Municipal Offices  
Promenade  
Cheltenham  
Gloucestershire  
GL50 9SA

**R.E: THE ERECTION OF A NEW CONVENIENCE STORE (A1) WITH ASSOCIATED PARKING (FOLLOWING DEMOLITION OF EXISTING BUILDINGS ON THE SITE) AT 86 CIRENCESTER ROAD CHARLTON KINGS CHELTENHAM**

**REF: 14/01436/FUL**

5 September 2014

To whom it may concern

**Planning Application: 86 Cirencester Road, Charlton Kings - Resubmission**

With reference to the above revised planning application, the proposed access for deliveries does not address the fundamental objections for the development. The proposal remains unacceptable for the following reasons:

Noise: despite alterations from the original and earlier revised resubmission, there is still likely to be new and excessive noise disturbance because of this effective change of use. The operating hours are still scheduled to be 06.00 to 23.00, exceeding current use on the site by at least 5 hours, and while it is anticipated in the resubmission that deliveries will not occur in the evening, nighttime or early morning, this is not, nor could it be guaranteed.

It is noted that the site will be close to a residential care home for the elderly, and this application will increase noise and general disturbance to residents. The resubmission asserts that the ambient noise will be within 'acceptable' levels. This is judgemental and not attested by evidence from those likely to be affected. Besides, ambient noise is less of an issue than specific noise intrusion at normally quiet times of the day for residents, eg starting heavy duty engines, 'revving up' from stationary, reversing (especially if, as is likely, to be accompanied by a warning signal), loading, and the transmission of verbal communications between operatives.

Traffic: the projections used for the forecast use in the original Appendix D are based on national projections and have no specific relevance to Cirencester Road, Charlton Kings, and have not, apparently, been revised. Currently the road is frequently congested. The number of parking spaces is inadequate, thereby causing likely overspill onto the main Cirencester Road or nearby residential roads, which are already at saturation point. Comparisons with the existing and previous use of the site are irrelevant as the site currently has copious parking space based on short duration and high through-put.

The observations concerning the availability of public transport are misleading. The bus service is hourly and it is unlikely that potential customers for this site's provision will be drawn to it because of the bus service.

Visual impact: while the current site does not enhance the visual impact of the area, and there has been some improvement to the original and initial resubmitted design, the current resubmission will continue to have a negative impact, because of low quality building material. The basic design remains unimaginative, providing a highly disappointing entrance to Cheltenham on one of its major arterial approaches. All of the designs create a monolithic 'blockhouse' effect.

It is noted that the resubmission includes highly judgemental and subjective observations concerning the ambient deciduous greenery, which are for residents and those who use the area as an open space amenity to determine, not those with a vested interest in the commercial development of the site for unsuitable purposes.

Privacy: Parking will almost certainly overspill into nearby residential roads as a result of the inadequate on-site parking provision, thereby reducing privacy in a predominantly residential area. A principal source of overspill parking is likely to be from staff, who will be unable to use even the limited parking space available. This overspill would inhibit parking for visitors, especially dog walkers, to the local green area, contrary to Local Plan Policy CP4(a).

Amenity: the area is currently well-provided for in terms of small local convenience stores and supermarkets and has no need of enhanced provision. There is already a convenience store on the opposite side of the road. Besides the proposal is in reality for a local supermarket incorporating convenience store elements, which is unnecessary in the area because of existing provision.

The application itself demonstrates evidence of existing saturation, providing as it does examples of supermarkets and convenience stores within a short distance from the proposed site. There is no demonstrable need for an additional supermarket in the area, there being two local supermarkets within walking distance of the proposed site, plus, as noted several convenience stores.

That the area is saturated with similar retail outlets negates the argument that new jobs will be generated. It remains likely that jobs will be lost at existing sites. The application therefore contravenes Local Planning Policy CP4(e).

It is noted that in the planning refusal letter of 17 July the borough council gave as its reasons 'that the proposed development would result in significant and demonstrable

harm to the long-term vitality and viability of this neighbourhood centre leading to a loss of local facilities and services for the local community'. The resubmission, while addressing some superficial matters of appearance and design, does not fundamentally address the issues of demonstrable harm to the long-term vitality and viability of the neighbourhood centre. Consequently, the fundamental reason for refusing the original planning application has not been addressed or altered in the resubmission, and should similarly be declined.

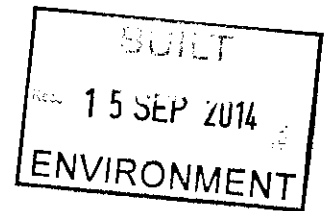
An alternative, more suitable use should be found if there is to be a redevelopment on the site.

Yours faithfully



**PLANNING APPLICATION 14/01436/FUL**

**86 CIRENCESTER ROAD CHARLTON KINGS GL53 8DA**



THIS PETITION SIGNED BY 600 OPPOSES IN THE STRONGEST TERMS THE REVISED PLANNING APPLICATION LISTED ABOVE WHICH UPDATES THE PREVIOUSLY REJECTED APPLICATION 13/02174/FUL

WE DO NOT BELIEVE THAT THE REVISED APPLICATION IS MATERIALLY ANY DIFFERENT FROM THE ALREADY REJECTED APPLICATION, ALL WE CAN SEE ARE MINOR ALTERATIONS TO GARNER COUNCILLOR SUPPORT, THE APPLICATION HAS NOT MATERIALLY CHANGED THEN THIS APPLICATION SHOULD BE REJECTED ON THE SAME GROUNDS. OUR GROUNDS COVER

CBC LOCAL PLAN POLICY CP4 SAFE AND SUSTAINABLE LIVING IN THAT WE BELIEVE THE DEVELOPMENT WILL

**SUBSECTION A** - CAUSE UNACCEPTABLE HARM TO THE AMENITY OF ADJOINING LAND USERS AND THE LOCALITY (EG THE NISA OVER THE ROAD, LOSS OF BUSINESS, LOSS OF JOBS)

AND THEREFORE WILL NOT

**SUBSECTION E** - MAINTAIN THE VITALITY AND VIABILITY OF THE TOWN CENTRE AND DISTRICT AND LOCAL SHOPPING FACILITIES (EG OUR CORNER SHOP THE NISA)

CBCS OWN INDEPENDENT REPORT CONDUCTED BY DPDS STATES QUITE CLEARLY THAT THE NISA WILL CLOSE IF THIS SHOP DEVELOPMENT GOES AHEAD. HOW IS THAT SUSTAINABLE, A CHANGE FOR THE BETTER, WHEN 13 WORKERS IN TOTAL WILL LOSE THEIRS JOBS

DEAR COUNCILLORS, PLEASE REJECT BY VIRTUE OF CP4(A) AND (E), ALSO RT 85(D), RT86 (A) (B) AND (C), ALSO RT 88 (A) AND (B)



23 Church St. Close  
Green Road

NAME PLEASE PRINT	SIGNATURE	STREET I LIVE IN
		HAYWARDS ROAD
		Bafford Lane
		Little Herbert Road
		Little Herbert Rd
		Little H Rd
		Chariton road
		COBENEY
		CROFT GARDENS
		CROFT GARDENS
		Cirencester road
		197 CIRENCESTER RD
		102 CIRENCESTER ROAD
		Little Herbert Rd
		11 Pumpkins Road.
		Cross
		72 Little Herbert Rd
		Bafford Lane
		BAFFORD LANE
		Cirencester Road
		(CROFT ROAD)

rod.

Cirencester Road

23

23

600 SIGNATORIES

u

69 BEECHES	RD
69 BEECHES	RD
86 London Rd	Chelt.
WILTON KINGS	CHERT
4 Grosfeld Drive	Cheltenham Kings
4, GREATFIELD DR	Cheltenham Kings
6 LITTLEDOONS RD	CHERT.
40 LITTLE HOOKS RD	
4 HALES ROAD CHELTENHAM	GL52 6ST
CASTLEMEADS AVE,	GL52 64R
Little Herbers Rd.	
131 Cirencester.	GL53 8DB
MVREW HOUSE	
egglesworth.	
Thruslands, CK Cheltenham.	
E Glouc 14-12 Pumpheys Rd. CK Chelt.	
Cirencester Rd.	
8 RIVERSIDE RD.	GL53 8NS
83 Beeches Road	GL53 89X
85 Beeches Rd	GL53 89X
Longfield Lane Garsfield A	GL53 8SP
Croft Rd	GL53 8CA
Beeches Estate	GL53 8PQ
4 BEECHES RD	" "
7 SAFFOLDS LANE	GL53 8DN
Windmill Farm Bampton	GL64 3BY
Whithorne. Cirencester	GL52 6UG
BECKETT CHURCH LANE	GL54 5SW
Cheltenham	GL51 9PW
CK; USC.	GL53 8PS
BAYFORD LANE	GL53 8DN
GL53 8AR	
" "	GL53 80A
12 Gladstone Rd	GL53 8JG
7 Gladstone Rd	GL53 8JG
122 Horsefair St	GL53 8JT
83 CIRENCESTER RD	GL53 8DG
245 Cirencester Rd	GL53 8EP
31 Bedford Rd	GL53 8JN



(41)

Handwritten notes and signatures at the bottom right corner.

15 NEWCASTLE LOTS

14. LIEFIELD RD WEST.
33, Garden Road
28 Horsefaw Street.
17 croft gardens.
Hambrook St. Chalkhill
28 Hom-Farm COURT
42 SANDY LAWE
" " " "
322 Lonsdale Wy (1/3)
50 Norlands Drive
GOODWOOD Newcastle Rd.
Beeches Rd. Chalk.
C/King
Bradley Road.
BAFFORD APP.
BAFFORD EST.
BRADLEY RD
1 HUGHESON Mews
4 Croft Elm Road
22 KAVONS GATE
26 Croft (Kats)
Cirencester Road
Mossend Road,
SANDY LAWE
Croft Road, C.K.
71 BEECHES RD C/K
Porcher House Timbucktoo C.K.
Leoburnum Garden Rd
25, Garden Rd C/K
"
13 Newcastle Park
15 Balfour Dr.
41 BAFFORD APPROACH
4 Balfour Approach
10 Balfour Approach
Birch Close
WELL HOUSE
1a Beaumont RD
Croft Gardens

First Name

Signature

Street I live in

11/11

[Redacted]	1 Regis Close	C/K
[Redacted]	" "	C/K
[Redacted]	41 Rawsyde Rd	O.K.
[Redacted]	P.J. Booth	C/K
[Redacted]	[Redacted]	C/K
[Redacted]	[Redacted]	C/K
[Redacted]	[Redacted]	C/K
[Redacted]	Cirencester Road	
[Redacted]	[Redacted]	- - -
[Redacted]	[Redacted]	Thownton Kings.
[Redacted]	[Redacted]	Lockhampton
[Redacted]	[Redacted]	C/Kings
[Redacted]	[Redacted]	1 Withyhall Park
[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	C/K
[Redacted]	[Redacted]	BRADLET ROAD
[Redacted]	[Redacted]	St Michaels Close
[Redacted]	[Redacted]	Coke Ln
[Redacted]	[Redacted]	Churching Way
[Redacted]	[Redacted]	Cirencester Road
[Redacted]	[Redacted]	Cirencester Road
[Redacted]	[Redacted]	Willow Row
[Redacted]	[Redacted]	LITTLE EN RISE
[Redacted]	14 PUMPHREY RD	[Redacted]
[Redacted]	" "	[Redacted]
[Redacted]	11. Pumphrey Rd	[Redacted]
[Redacted]	29 Beeches Rd	[Redacted]
[Redacted]	" " "	[Redacted]
[Redacted]	31 ALEDMORE RD	C.K.
[Redacted]	Beeches Rd	Beeches Rd
[Redacted]	12 Sunk Way	C.K.
[Redacted]	[Redacted]	Churchwood Rd
[Redacted]	28 Charlton Close	Charlton
[Redacted]	12 Okus Road	Cheltenham
[Redacted]	Maple Drive	[Redacted]
[Redacted]	[Redacted]	Maple Drive
[Redacted]	[Redacted]	COCKLEFORD
[Redacted]	[Redacted]	Charlton Kings
[Redacted]	[Redacted]	Charlton Kings
[Redacted]	[Redacted]	OKUS Road

42/11/11

ends 20 from street, GLS2

6 DR

- 17 MORLANDS DRIVE
- 12 OKUS Rd.
- 7 Parkwood Grove.
- 1 CLOFT PARADE.
- 9 Boxcottage WPIACOP
- Chack ~~Chack~~ Charleston Kings
- 17 Palmside Drive
- Thotton Kings
- R, MAPLE DRIVE Kings
- Back clow c.k
- Beeches Rd c.k
- Beeches Rd c.k
- c.kings
- C KINGS BAFFORD GROVE
- C KINGS BAFFORD "
- Greencaster Rd
- C KINGS GLS3 8BS
- Clay GLS3 9AW
- Clay GLS3 9AW
- Buckles Cl. Ch. Kings
- Horsedair St
- ESCAPE HEALTH & BEAUTY.
- BEECHES ROAD
- H. LAWSON GLADE
- 4 in ...
- 7 Buckle ...
- BAFFORD ...
- Little Herbert Rd GLS3 8L
- 239 Greencaster Rd
- " " "
- Bafford App
- PURPLEWAYS ROAD
- 5 LARCH CLOSE
- 20 Mad Lane Rd
- CLOFT AVE
- BUCKLES ROW.
- 2 ROOSEVELT AVENUE
- 29. GLS3 7DL
- GL 52 SNX
- GLS3 8NL
- GLS3 7RU

43/1044



133 Citrus Ave R

133 Cirences Terrace

A Farms P Seams

8 Roddas Close

PERENCETER RD.

5 South (151047) MDRD CI

80 Bafford approach

Gatwick Head, Ardour

76 Beeches Road

16 Craft parade

22 Garden Rd.

32 Priors Road

Wanborough ST

17 Bafford Lane

[REDACTED]

157 CIRENCESTER RD

[REDACTED]

East Court road

8 Kimberley Walk

2 Craft Parade

19 Browning Mews

5 Cherry Ave CK

7 Cherry Ave CK

[REDACTED]

22, from chase

Corvallis Road

HIGHLAND RD

ASHGROVE SEEBCHES

4 Barta (151047)

21 Hesters way Rd and

14 Branch Hill Rise

5 (Cherley) Road, Cheltenham

Changrove lane, Cheltenham

40

PLUS 2 OVERLEAF

A OVERLEAF

9 cherry avenue  
60, Cirencester Rd  
20 Fairwood Lane  
17 Southfield  
Cirencester Rd.  
BRANCH HILL Rise  
168, Cirencester Rd  
Sunny Lane  
27 Bafford Lane  
NISA  
GL52 3PY  
85. GL53 8NS.  
GL52 6XR  
8 Dunkley

42 OAKLAND AVENUE  
2 WALTON DRIVE  
185 CAREN WATERLOO  
144 DULE STREET.  
117 Cirencester Rd  
10, Little Pleasant  
2<sup>nd</sup> YARD. LD.  
134 Cirencester RD  
3 CROFT COURT

257, Cirencester Rd  
18 Bafford, A. Bafford

12 Head Road.  
Garden Road  
LAVENS CASE ROAD  
BECOLSKY RD, C. KING  
30 Kyrsham Rd Chelt.  
51 Bafford Lane, Chelt.

Branch Hill Rise  
Pumphreys Road

49 BAFFORD LANE, CHELT.  
7, Branch Hill Rise

4/1/2016



CIRENCESTER RD.  
 CROFT ROAD  
 Garden Road  
 Cien (Cirencester)  
 Croft Parade  
 CIRENCESTER RD.  
 SRECHES ROAD  
 CIRENCESTER RD.  
 BAFFORD LANE  
 CIRENCESTER RD.  
 LONGWAY AND  
 WONDON RD.  
 CHARLTON HILL  
 CHARLTON KINGS  
 CHARLTON PARK  
 FEE CLOSE, CK  
 COPPER RD. CK  
 BECHES ROAD  
 CROFT GARDENS  
 Buckle Lane  
 Haywards Road  
 Haywards Road.  
 OKUS ROAD, CK  
 SANDY LAKE  
 RWE  
 GLS3  
 CIRENCESTER RD  
 GLE 452  
 20 COLESPARK  
 4 Wesley Rd  
 29 Littleton Rd  
 76 Little (1665) Rd.  
 68 Cirencester Road.  
 TAJUDEEN  
 1 Maple Drive  
 11 Haywards Rd.  
 55 Ravensgate  
 OLD BATH RD.  
 Bafford Approach

Ledmore Road.  
 Charlton Close  
 CROFT RD  
 1 LITTLE HERBERTS CLOSE  
 133 CIRENCESTER RD.  
 5 MTC COULES.  
 HORSEFAIR ST.  
 Branch Hill Road  
 112 Cirencester Rd.  
 21 SAFFORD LANE  
 30 CROFT ROAD.  
 [REDACTED]  
 East End Road  
 1 CROFT DRIVE  
 92 Cirencester Rd.  
 2 LARCH CLOSE  
  
 Cirencester Road  
 Cirencester Road  
 Cobham's Village  
 CH 39  
 191 Pumphreys Rd.  
 CIRENCESTER RD. 251.  
 LITTLE HERBERTS RD  
 A ROCKWORTH  
 SANDY LANE  
 Pumphreys.  
 Newcourt Road (PTD)  
 WANDA BRADY RD  
 " " "  
 165 Cirencester Rd.  
 165 Cirencester Road  
 1 CROFT ROAD  
 14 Longway AVE  
  
 1167. Cirencester Rd.  
  
 BEZMUS ROAD,  
 Gadsden Rd. Cx.  
 3 CROFT PARADE

40 MS  
 19 TC

122 CIRENCESTER RD CK  
 Buffalo Grove Springs  
 Hambrook St  
 COTT PARADE  
 13 Keel E. 1/2 1/2 Rd  
 79 CIRENCESTER Rd  
 62 CIRENCESTER ROAD  
 Charlton Close  
 GRANGE WALK  
 Beeches  
 CROFT PARADE  
 Andy Lane Rd. CK  
 GLENDON DR  
 Greatfield CRT  
 Greatfield CRT  
 44 CIRENCESTER RD.  
 44 CIRENCESTER RD  
 75 CIRENCESTER RD  
 105 Peering RD. Chells  
 28 Highwood Rd  
 CROFT ROAD  
 100 CIRENCESTER Rd  
 34 Willow rd  
 5 CROFT Gardens  
 3 Oaks Rd.  
 3 Greatfield DR CLK.  
 1 Stockton Close  
 55 CIRENCESTER ROAD  
 Derrington Daley  
 Branch Hill Rise  
 Branch Hill Rise  
 EAST END ROAD.  
 Cirencester Road  
 14 Pine C/WIND  
 165 CIRENCESTER ROAD, CHELSEA  
 102 Cirencester Rd.  
 Colham Road  
 10 Calder Rd

401 Per  
Pa.

Wainfield, Leckhampton CIRENCESTER RD HARVEY HITCHMALLON KINGS GILBERT WARD COURT	[REDACTED]
[REDACTED]	HAMLED, CHARLTON KINGS CHARLTON KINGS
36 Bartlettbury way GLOS 6 4B	[REDACTED]
44 Borewood, GLOS 38 NA	[REDACTED]
7 Diddley Road 64 Bafford Approach	[REDACTED]
WESTERLEIGH ELSSTONE WILLOW ROAD COLES DOWN	[REDACTED]
17 King William Drive 24 Colbourn	[REDACTED]
[REDACTED]	ROSEHILL ST. CROFTS
CROFT DONS	[REDACTED]
[REDACTED]	CROFT GARDENS WALTON
1 CROFT PARADE	[REDACTED]
21 OWS RD 54 CIRENCESTER	[REDACTED]
54 CIRENCESTER RD 14 EVELYN	[REDACTED]
53 LITTLE HERBERT	[REDACTED]
54 LITTLE HERBERT	[REDACTED]
38 Gloucester Road	[REDACTED]
9 Roosevelt Ave	[REDACTED]
64 Beeches Rd.	[REDACTED]
[REDACTED]	22 [REDACTED] Chelt.
[REDACTED]	66 Little Herberts Rd.
Chelt	5 MAPPLE DRIVE 5 CHERRY AVE, C. KINGS
11 Bafford Lane, Chelt.	[REDACTED]
Glagfull Lodge, Chelt	[REDACTED]
[REDACTED]	4, Lower 41.
[REDACTED]	Newcourt Road, Charlton Kings
Charlton Close Beeches Rd	Chelt Kings
191 CIRENCESTER RD	[REDACTED]
201 CIRENCESTER RD	[REDACTED]

Wainfield

Wainfield

41 / 108  
PA



The Schools, Glenall Way  
 1 HETTON GONS  
 35 CROFT ROAD  
 BIFFARD LANE.  
 Balford App.  
 4 Bank Balknair Rd  
 Cirencester Road  
 CHALTON Close  
 Charlton Close  
 King Henry Close  
 154 Bunnicker Rd.  
 16 BUCKLEHAVEN  
 16 BUCKLEHAVEN  
 14 BUCKLEHAVEN  
 145. Cirencester Rd  
 23 Charlton Close  
 22 B. L. P.  
 37 Chase Ave  
 5. Station Close  
 15 CROFT AVE  
 North Somerset  
 PUMPERYS ROAD  
 Lock Road  
 Newcourt Park  
 The Brick House  
 96 Beacon Rd  
 Charlton Kings  
 Chase Avenue.  
 Charlton Kings  
 C/Kings  
 de  
 C/Kings / 2nd  
 41 MARLBOROUGH RD CHERT-  
 C/KING  
 96 Cirencester Rd  
 GILLS HALL FARM  
 16 CROFT RD C/KING  
 5 BILLAND BRIDGE  
 4. COPTLEM GLOSE  
 CROFT AVE, C/KINGS

41/1/131

Signaling

- 14 Sandy Lane
- 15 Craft Gdns Charlton Kings
- 4 LITTLE HERBERTS CLOSE
- 249 Cirencester Road
- 28 Charlton Court Road
- 11 Bafford Lane
- 35 Winstonian Rd
- 4 Guardian Ct. Park K.
- 155 CIRENCESTER RD.
- 18 Beeches
- Wentworth Cirencester Rd
- 5, Vineyard Rd CLOSURE
- 155 CIRENCESTER ROAD
- 60 GLEBE AVE
- 1. Wealdy Rd
- 2 Uskely Rd.
- 151 Cirencester Road.
- 65 CIRENCESTER
- 67A Cirencester Rd
- " "
- 11, Ewens Rd.
- " "
- Cromwell Road
- Cirencester Rd
- Presbiery
- 182 CIRENCESTER RD
- 2 Barton Ct.
- 5 Newcourt Park
- up the road.
- 111 CR.
- Craft Rd.
- Craft Rd
- CIRENCESTER RD.
- CIRENCESTER RD.
- 4, BEECHES RD.
- 64 Beeches Rd
- 91 Beeches Road
- Cirencester Rd.
- Smithwood.
- 32 Bafford Lane.

41/1000