

APPLICATION NO: 14/01317/REM	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 23rd July 2014	DATE OF EXPIRY : 22nd October 2014
WARD: St Peters	PARISH:
APPLICANT:	Taylor Wimpey Bristol
LOCATION:	Christ College, Arle Road, Cheltenham
PROPOSAL:	Approval of reserved matters in connection with permission 13/00911/OUT. Residential development of 90 dwellings and associated roads, footways, parking, landscaping, and public open space.

REPRESENTATIONS

Number of contributors	9
Number of objections	8
Number of representations	0
Number of supporting	1

33 Netherwood Gardens
Cheltenham
Gloucestershire
GL51 8LQ

Comments: 18th October 2014

I look forward to the site being developed; it will brighten up the area.

I am not a planning expert but I have a concern about the scale of the houses. From my experience, new houses are typically built with small rooms, limiting the ongoing value of the house and the affluence of the area. Such a number of new houses built with no space will be in conflict with the area.

I would recommend that for all properties the first and second bedrooms are above 3m x 3m and the rest of the houses designed to an equivalent scale. This might seem an odd consideration but in the long term it will support the quality of the area and be consistent with the many 50's/60's builds in near streets.

This area is close to town and has the opportunity to flourish as Cheltenham grows.

Thank you for your consideration.

122 Arle Road
Cheltenham
Gloucestershire
GL51 8LF

Comments: 14th August 2014

Objections for this planning application are:

1. The entrance is inadequate and needs to be moved to be central to the site
2. There needs to be an entrance and a separate exit to this site to accommodate traffic from occupants and the sports facility

3. The gardens are totally inadequate in size - most appear to be the size of the individual base of these compact houses. Where will children play or families relax?
4. Too many houses/dwellings proposed. Cramped style housing developments cause social problems - families need space indoors and outdoors to minimize noise and interference from neighbours.
5. The style and size of housing proposed does not blend with the current 3/4/5 bedroom homes in Arle Road.
6. The quantity of parking spaces are inadequate - most families have at least 2 cars - nowhere for occupants or visitors park.
7. Increased quantity of vehicles will create further problems attempting to access The Old Gloucester Road or Princess Elizabeth Way which are already clogged and overloaded with impatient vehicle owners every day, at busy times it is like a carpark with vehicles stationary in all directions.
8. A spacious development of quality decent sized homes is needed with adequate parking and open grassed areas that will enhance the district.

Comments: 20th October 2014

I formally object to this proposed development.

Comparing the size of the houses and the gardens with existing properties in this area, highlights the need to provide substantial, suitable housing that conforms to the existing style and size.

Cramped conditions can only result in social unrest and problems. A prime example being Hester's Way and Springbank!!!

There is still only one entry and exit road and it appears that very little - if any - consideration has been given to local residents opinions.

106 Brooklyn Gardens
Cheltenham
Gloucestershire
GL51 8LW

Comments: 2nd August 2014

I object to the proposed plans as they stand primarily on the grounds of density and the impact of this on:

1. The Chelt Walk that runs to the rear of properties on Brooklyn Gardens; and
2. Vehicle traffic on Arle/Grevil Road at the junction with Princess Elizabeth Way.

With respect to number 1 (Chelt Walk), there is currently considerable noise and anti-social behaviour that detracts from our privacy and enjoyment of our property. We also have security concerns. Our worry with respect to this planned development is that these problems will be exacerbated as the traffic/use generated by 90 additional families directly adjacent to the Chelt Walk will be considerably increased.

With respect to number 2 (Arle Road/Grevil Road junction with Princess Elizabeth Way) this is already a difficult and dangerous junction and turning right onto Princess Elizabeth Way at any time of day can only be done with considerable risk. I understand that local residents have previously requested that the Council install traffic lights at this junction, a request that was turned down for reasons not understood by residents to whom I have talked. If this development goes ahead as planned there is bound to be an increase in use of this junction so the need for traffic lights will be even more urgent. I urge the Planning Committee to insist on the installation of traffic lights at this junction if the development goes ahead.

112 Brooklyn Gardens
Cheltenham
Gloucestershire
GL51 8LW

Comments: 3rd August 2014

I would like to object to the number of houses, original application was for less houses and the number of parking spaces leading to further traffic congestion etc.

I object to tress and vegetation being removed on the lane which would take away privacy and security from rear of my property. Therefore meaning I would then be overlooked if trees are removed.

These trees were originally planted to obscure our property's from the sports center that was built and I would like to see them kept.

139 Arle Road
Cheltenham
Gloucestershire
GL51 8LJ

Comments: 18th August 2014

Would you please submit my comments for the above application due to your server being down.

Too many houses / dwellings proposed for the size of the plot

One road in and the same road to exit is not acceptable considering the already congested Arle Road especially as the road will be used by people using the sports facility as well.

Housing type doesn't blend with what is in the local Arle Road area especially as we were told by local councillors at the on set that it would be.

Houses that are too small and small gardens are already proven to be a problem later on so the sizes including vehicle space needs to be reconsidered.

No visitor parking considered for houses that will end up with 2 or more vehicles causing frustration and congestion and will end up with pavement parking.

Do not want to see Oak panelling used which seems to be on other houses being built around Cheltenham which eventually looks unsightly.

Consideration to the colour of rendering used but none would be preferred.

Due to the increase in traffic in Arle Road that this development will cause the Council needs to consider a round about or lights where Arle Road joins Princess Elizabeth Way.

15 Netherwood Gardens
Cheltenham
Gloucestershire
GL51 8LQ

Comments: 18th August 2014

Letter attached.

43 Arle Gardens
Cheltenham
Gloucestershire
GL51 8HP

Comments: 19th August 2014

I would like to offer my objection towards the proposed planning of 90 houses by Taylor Wimpey on the Christ College site in Arle Road.

We live in Arle Gardens and feel 90 houses are too many for the site and are more than the original proposed application.

Our main concern is the increased amount of traffic this development would cause and believe the road infrastructure would become too busy and unsafe.

Arle Gardens already has parking issues for the residents, particularly with the increased cars from the student houses. It is a cut through for many cars and lorries, who drive too fast and the road already feels unsafe for the children and residents who live here. The increased traffic from the development will only increase these problems.

I believe Arle Gardens would benefit from traffic calming measures that has been done in residential surrounding roads.

Arle Road is also a busy road and the access roads that are planned into the new site will also cause problems with cars that are trying to come out from Arle Drive and Arle Gardens. In particular the traffic comes over the railway bridge quite speedy & it appears the plans have a couple of access roads into the site where it will become potentially dangerous and an 'accident waiting to happen'. There is also a bus stop along this road that will also lead to difficulties with seeing cars coming in and out of the development.

Traffic problems will also be increased at the junction of Arle Road leading to Princess Elizabeth Way - this junction is already difficult to turn right from and has had serious traffic accidents over the last few years - the development will increase these problems or increase the traffic using Arle Gardens and Arle road as mentioned above.

I was unable to make out if any trees will be removed from Arle Road to make way for the development - I assume some will have to be - and believe this would have a strong impact on the current aesthetics of this road and the wildlife of the area, we have seen slow worms and a wide assortment of birds.

Also can the local schools meet the demand for all the new pupils this development will bring?

I would like all my concerns to be considered and support Councillor John Rawson's view that due to the size and significance of this development application that it should be decided by the Planning Committee rather than being delegated to officers to decide.

12 Arle Gardens
Cheltenham
Gloucestershire
GL51 8HR

Comments: 21st August 2014

Letter attached.

6 Arle Gardens
Cheltenham
Gloucestershire
GL51 8HR

Comments: 3rd September 2014

I apologise that this email is late (I understand that the closing date for comments was 18th August). However I thought that I would still send you my thoughts in case there was a chance that they may be considered.

I am a local resident & live in Arle Gardens. I went to see Taylor Wimpey's plans in July when they invited local residents to view them. I felt that only 13 residences for affordable housing out of 91 properties was exceedingly poor. There is a great need for affordable housing in the immediate area & this is in need of being seriously addressed.

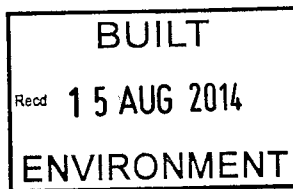
Comments: 22nd October 2014

My partner and I wish to echo the comments made by others regarding the effect that the additional traffic will have on Arle Gardens and Arle Road.

Arle Gardens is becoming increasingly busy through traffic using it as a cut-through to avoid the railway crossing. Cars far exceed the speed limit as they zoom down the road. A road where it is impossible to drive down without passing cars that have been parked on pavements. Pedestrians are increasingly having to walk into the road to pass the said cars as not enough room has been left free on the pavement for prams and pushchairs and wheelchairs to get past. Pedestrians + speeding cars does NOT make a safe environment. Arle Gardens desperately needs to be made one-way in order that traffic flows towards the railway crossing only.

Similarly, the traffic calming measures on Arle Road are becoming obsolete! They do not deter irresponsible drivers for speeding along the road.

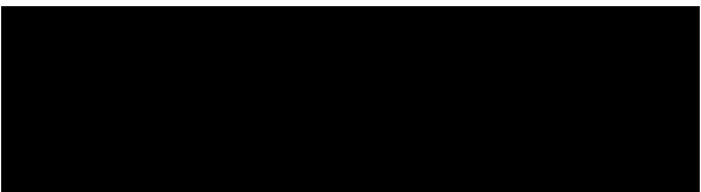
Until Arle Gardens and Arle Road are made safer we remain in opposition to the proposed development because of the additional traffic that will be brought into the immediate area.



[REDACTED]
15 Netherwood Gardens
Cheltenham
GL51 8LQ

14 July 2014

Emma Pickernell
Cheltenham Borough Council
Municipal Offices
The Promenade
Cheltenham
GL50 1PP

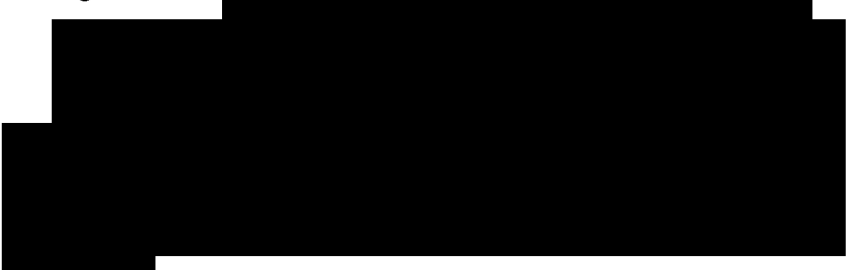


Dear Emma

With reference to the Housing Development on the Christ College Site, Arle Road (Saxon Court) Application No: 14/01317/REM. I would like to object strongly about the access and departure of vehicles in particular allowing some 200 cars onto the Arle Road with no provision for their access out onto Princess Elizabeth Way from Grevil Road a notoriously difficult junction. Problems and concerns go back several years, it wasn't until 2013 that ex Cllrs Shepherd and Skinner after campaigning for some time obtained funds and persuaded the Glos. County Council to paint a yellow box on the junction as a temporary measure until a more permanent solution could be addressed potentially from funding arising from the redevelopment of the former Christ College site.

I was informed by one of the Highways Representatives at the outline planning stage that he didn't think it was going to make as big an impact on the area as I thought, how can you allow an extra 200 cars into an area with a junction problem and it not have an impact. I respectfully urge you to look again at this potentially hazardous situation with a view to resolving what maybe a flaw in the development.

Regards



16 August 2014

Dear Emma,

Regarding the development of the Christ College site on Arle Road, I and probably the other residents in Arle Gardens have a number of concerns / objections as it is going to be a huge development and will have a bearing on traffic as well as other resources. Some of the main concerns are:

- There will be a big increase in the amount of traffic in the area, especially Arle Gardens. This street is used as a "Rat Run" by a lot of traffic at present in order to avoid the railway crossing. Other streets are not used as some have been made into "one way traffic" streets. Drivers often race along at high speed and the street itself is narrower than some of the other streets which make things difficult for oncoming traffic. This street needs to be turned into a "one way traffic" similar to the other streets or "humps right across the road" need to be introduced.
- Over the last few years there has been a very large increase in student houses in Arle Gardens and with that there has been an increase in the number of cars on this street. These cars very often are parked on the pavement thus blocking them as there is not enough space on their driveways. Added to this, the traffic is running in both directions at high speeds and with the number of vehicles parked on the road it makes it difficult for traffic to flow smoothly and in a lot of cases for people to reverse out of their driveways due to unclear visibility from oncoming traffic. There is also the problem of blocking access to the pedestrians especially old people and mothers with prams and young children who often have to walk on the road to get past the parked cars across the pavements.
- There seems to be a "decrease in water pressure" at weekend times in the last few years in the area and with the proposed increase in a large number of dwellings in the area possibly feeding of the same water supply things will get even worse.

These are some of the main concerns in this area.