

APPLICATION NO: 14/01276/OUT		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 11th August 2014		DATE OF EXPIRY : 10th November 2014	
WARD: St Marks		PARISH:	
APPLICANT:	Gloucestershire County Council		
LOCATION:	Land off Stone Crescent, Cheltenham		
PROPOSAL:	Outline application for residential development		

REPRESENTATIONS

Number of contributors	7
Number of objections	6
Number of representations	1
Number of supporting	0

10 Wharfdale Square
Cheltenham
Gloucestershire
GL51 8DL

Comments: 18th November 2014

I am writing to object to the planning proposal as I am unable to support it with out more information about the type and size of development.

I currently live at 10 Wharfdale Square and every car and person coming to the proposed new development would have to go past my house. Despite this and the fact that my garage is on Stone Crescent I wasn't informed of this proposal so there are potentially other affected people who do not know about this development. The only access route is via the east side of Wharfdale Square and there are currently under 40 houses served via this road. It appears that the development would consist of more than 13 houses as that is the number of houses on the plan that was rejected for not being varied enough. This would therefore be at least a 30 percent in the number of vehicles and people passing my front door resulting in an increase in both noise and traffic. Also Stone Crescent was only designed to access the small number of houses on it, not as the access road to a new development. Additionally there are no pavements on Wharfdale Square so the increase in traffic will also reduce the safety of pedestrians.

I am also concerned about parking. The estate was reasonably well designed with respect to parking, but is regularly congested with cars from parents taking their children to school so if the new development does not provide sufficient parking for the houses it contains this will have a negative affect on the currently housing.

Would it be possible to have more concrete proposals, or limits on the number of houses to be built?

4 Lucinia Mews
Cheltenham
Gloucestershire
GL51 8DR

Comments: 25th August 2014

The proposed development will significantly increase road traffic on the ramp between Wharfedale Square and Alstone Lane, and on the southeast side of the square.

In general, this will significantly increase the probability of accidents on these roads, as they are narrow, winding and heavily parked, and have blind corners at the south and east corners of the square, where the hedge hides cars from one another, and many drivers have taken to driving in the middle of the remaining roadway here.

In particular, it will increase delays and accident risks during the school run, as school-run cars fill available space on the ramp, reducing it to one-way traffic, and obstructing its junctions with the square and with Alstone Lane. Normal regulations on parking at junctions are ignored by drivers and enforcers.

If the proposed development is approved, the council should consider requiring the developer to widen the roadway on the ramp, where existing pavements could be narrowed, and the on southeast side of the square, and to remove the hedge on the southeast side of the square to improve visibility. Otherwise traffic hazards and accident risks will increase unacceptably.

Existing entrance and exit routes mean that these hazards and risks affect Lucinia Mews residents as much as they affect Stone Crescent residents.

3 Stone Crescent
Cheltenham
Gloucestershire
GL51 8DP

Comments: 19th November 2014

Letter attached.

139 Brooklyn Road
Cheltenham
Gloucestershire
GL51 8DX

Comments: 2nd August 2014

I bought this house with the confidence that there would never be houses built at the end of my garden .I have young children who attend Rowanfield school and was planning an open gate at end of garden for easy access to school and park. if planning goes ahead this can not happen. I do not like the fact that people will be looking into my garden from their house at the end, if I would of known this I wouldn't of given the house I bought 3 years ago a second thought!

Am and never will be happy about this and hope it doesn't go ahead! I feel violated and let down that this has even become a plan. As I said before... if I would of known this could happen I would NOT of got this house. If it does happen then I would have no choice but to sell which will be disruptive and very very upsetting for myself and children.

6 Stone Crescent
Cheltenham
Gloucestershire
GL51 8DP

Comments: 11th August 2014
Letter attached.

Comments: 18th November 2014
Letter attached.

7 Wharfdale Square
Cheltenham
Gloucestershire
GL51 8DL

Comments: 21st November 2014

I am having problems accessing the information on the planning portal ref 14/01276/OUT. As today is the deadline, I would like you to accept my email as comments on the proposal.

My neighbour has given me a copy of the letter you sent which gives details of this outline application. I am surprised that all residents of Wharfdale Square haven't been invited to comment as the proposed development will have a direct impact on the traffic in and out of our little estate. I am concerned about the prospect of an unlimited, undefined build now proposed as compared with the proposal for 13 detached houses. I object on the grounds of traffic impact and wish to be consulted on future stages of the application.

Please can you confirm that these comments will be taken into consideration

11 Wharfdale Square
Cheltenham
Gloucestershire
GL51 8DL

Comments: 28th November 2014

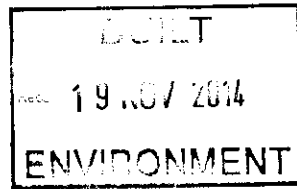
Firstly I would like to say how very disappointed I was that I had to be made aware of this significant planning application through my neighbour. I have not received any notification from the council of the proposal above, which would represent a major change to the local community, and be of significant detriment to the local area, and my enjoyment of my property.

I note that the initial application for 13 houses has been amended to omit the number of dwellings. Thus the application appears to be, in effect, for unlimited dwellings. This, in and of itself, is cause for significant concern as there is insufficient detail to determine exactly how the proposals would affect the local area.

Notwithstanding the amendment above, the initial proposal for 13 detached dwellings would have a significant impact on the area. As it is, Stone Crescent has 11 detached dwellings. A further development of 13 new houses would more than double the traffic in the road. The development around Wharfdale Square currently enjoys relatively calm traffic, allowing children and teenagers the freedom to play in the brick paved thoroughfares. Doubling the traffic would undoubtedly have a negative impact on safety. The traffic issue is only compounded by the regular use of the square by parents of children at Rowanfields school for their twice a day school run. Even at present, access to and from the square is significantly impeded, as the parked cars on the roadway between Alstone Lane and Wharfdale Square effectively turn that roadway into single lane traffic. I have personally witnessed a number of "near misses" on that road. Adding another

20 cars to the area can only negatively impact safety in an area where primary school children are frequently crossing the road. Additionally, with an increase of traffic past my property, there will be an inevitable increase in noise.

I sincerely hope that you will consider carefully the impact of this proposed development, and give your utmost consideration to alternative routes of access.



Campion House
3, Stone Crescent
Cheltenham

GL51
GL51 8DP

Dear Sir

I write in response to reference 14/012761
our (development at end of Stone Crescent).
We strongly oppose any development of said
piece of land, based upon the increase in
traffic this will bring into Wharfedale Square.
The Square has not been designed to cater
for traffic in a 'two way' road scenario.
Traffic + parking already means that
pedestrians can not use the pavements within
Wharfedale Square, and parking from the
Rowanfield schools near the square, and
the access road from Motone Road, are

usually resembling a car park - any additional traffic would be a disaster.

Yours.



Cheltenham Borough Council,

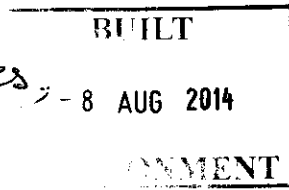
PO Box 12,

Municipal Offices,

Promenade,

Cheltenham,

Glos GL50 1PP



6 Stone Crescent

Cheltenham,

Gloucestershire,

GL51 8DP

8-8-14

Reference Outline application for 13 dwellings at land off Stone Crescent, Cheltenham.

Reference No. 14/01276/OUT

Even though in principal I have no objections to additional dwellings being built, I do however feel strongly that the current access road would be inadequate for the additional traffic that would need to access any new dwellings.

At present two dwellings Nos 4 & 8 currently have between 4 and 5 cars for each household and I believe No 7 has recently been purchased with the objective of conversion for living accommodation for young professionals as is the case with Nos 4 & 8 so there is a probability of another 4 cars for that dwelling!


The turning area cannot be used for that purpose as cars are always parked on it. I suggest you also have a word with the refuse collection guys and ask them about how difficult their job is

Driving along this road. I notice that they no longer do a 3 point-turn but now have to reverse all the way back on the road to leave Stone Crescent.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Cheltenham Borough Council,
Planning Department,
For attention of Miss M. Payne,
Planning Officer.


6 Stone Crescent,
Cheltenham,
Glos. GL51 8DP
18-11-14

*Re: Outline application for residential development at land off Stone Crescent, Cheltenham
Planning application ref: 14/01276/OUT*

Before commenting on my concerns regarding this amended development proposal I would firstly like to correct an error and clarify a statement in the 'Planning, Design & Access Statement' by the agent S.F. Planning.

The developer of the current 60 dwellings built in the early 2000's was Barratt homes not Bloor homes as stated in paragraphs 1.4 & 1.6 .

Secondly the statement in paragraph 1.5 referring to vandalism of the fence separating Stone Crescent from the land to which the proposal relates, the vandalism ceased after a number of the residents of Stone Crescent paid for the erection of the current steel fence to replace the previous close boarded wooden fence.

I had concerns regarding the previous 13 dwelling proposal, not from the house design/street views aspect as the design was sympathetic to the current dwellings in Stone Crescent.

My concerns were mainly in respect of the fact that with 2 cars per dwelling there would have been potentially an additional 26 vehicles using the road which in my opinion is already overstretched to capacity as I'm sure the majority of residents of Stone Crescent would agree.

In the 'Planning, Design & Access Statement' in paragraph 1.8 there is a photograph of Stone Crescent looking back towards the proposed development site with the road clear of traffic.

However this picture is not an accurate reflection of the number of vehicles parked on each side of the road for the majority of the time. For the biggest part of the time there are lots of vehicles parked on each side of the road partially restricting vehicular access. I will later send you some photographs that will fully demonstrate this.

Not only is Stone Crescent overcrowded with parked vehicles, so too is Wharfdale Square which forms the access and exit route to the proposed development.

It amazes me that the council officers would consider even more than an additional 13 dwellings requiring access from Stone Crescent and Wharfdale square with the vehicular restrictions as they are at present!

In my previous letter I suggested you spoke the people responsible for refuse collection for this area in regard to the difficulties they experience.

Was this done? What were their comments?

We have too on a number of occasions required the emergency services, I can particularly recall occasions when the fire department experienced difficulties manoeuvring their fire engine with all of the parked vehicles in the street.

I strongly suggest the planning officers reconsider this latest amendment proposal of more than 13 additional dwellings to the site in respect of the potential negative impact it will have on the current residents of Stone Crescent and Wharfdale Square.

I look forward to hearing your reply.

Yours sincerely,

