

<b>APPLICATION NO:</b> 14/01901/COU	<b>OFFICER:</b> Miss Chloe Smart
<b>DATE REGISTERED:</b> 17th October 2014	<b>DATE OF EXPIRY :</b> 12th December 2014
<b>WARD:</b> Warden Hill	<b>PARISH:</b> LECKH
<b>APPLICANT:</b>	Mrs Justine Chapman
<b>LOCATION:</b>	1 St Michaels Road, Cheltenham
<b>PROPOSAL:</b>	Proposed change of use from residential dwelling (C3) to pre-school and nursery (D1)

## REPRESENTATIONS

Number of contributors	<b>68</b>
Number of objections	<b>44</b>
Number of representations	<b>0</b>
Number of supporting	<b>24</b>

8 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RR

**Comments:** 5th November 2014

It is with regret that I oppose the proposed change of use for 1 St Michaels Road. I admire the sentiment behind it and have spoken to Chloe many weeks ago, at which point I had not formed my opinion.

However, I cannot accept the potential traffic problems, ie congestion and parking, as the recent building work on one of the neighbouring houses demonstrated.

Of much greater concern is the potential risk to the children and parents that the facility is intended for. I just don't think it is suitable location, and would be extremely worried that an accident would occur at some point in the future. Personally, if the proposal went ahead, I would avoid using that junction (just in case), which I don't think is a fair position to be put in.

**Comments:** 4th December 2014

The revised proposal makes absolutely no difference to my objection to the development of 1 St Michaels Road, as it does nothing to mitigate my concerns regarding safety, parking, congestion and increased noise levels.

14 Haslette Way  
Up Hatherley  
Cheltenham  
Gloucestershire  
GL51 3RQ

**Comments:** 5th November 2014

I strongly support this application. I worked as Chairperson for St Christopher's Playgroup last year whilst my daughter attended. Mrs Chapman is professional, calm and totally committed to providing excellent childcare. But what I always admired was the quiet, organised and content atmosphere every session had. St Christopher's is over subscribed and there is demand for this setting.

The plan has careful thought for traffic by ensuring all children will not arrive at once and limiting the total amount to 18 children shows clear consideration to noise and traffic concerns. I wish the applicant every success and know with this opportunity she will be able to provide a very high quality childcare service that Warden Hill that is needed.

23 Durham Close  
Cheltenham  
Gloucestershire  
GL51 3DF

**Comments:** 9th November 2014

I understand this proposed Pre-School - not Nursery- will be as inconspicuous as an almost identical property operating on Everest Road. You would have to look fairly hard to see any sign of a Pre-School!

Number 1, has been a run down, overgrown 'residence' for as far back as I can remember I should think it would be to the delight of the neighbourhood that it will cease to be an eyesore.

St Christopher's currently operates, on a busy junction with no complaints of noise from neighbours, no complaints from the shift workers who live nearby and they have never had a complaint from the attached Church who conduct funerals on a regular basis - it has twice the amount of children that Mrs Chapman is proposing for St Michaels Road.

The nearby properties currently have the hum of traffic from the A46 as a backdrop; if I were them I should be more concerned with the proposed development of the land opposite which I understand will include an Industrial Site!

I have known Mrs Chapman for a number of years through my children going to playgroup and as a committee member. She is a remarkable woman; I believe she has every intention of making this a well maintained integral part of the community that will provide much needed Pre-School places in this area.

58 Canterbury Walk  
Cheltenham  
Gloucestershire  
GL51 3HF

**Comments:** 24th October 2014

Much needed facility in the area, giving local families flexibility and choice of child care provision. plans are well thought through and considerate of neighbours eg staggered drop offs and limited number of children in using the garden. It will be a real asset to the community

42 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RR

**Comments:** 9th November 2014

We wish to register our strong objections to the proposed pre-school at 1 St Michaels Road, for the following reasons:-

The Woodlands is a 1950's residential area that wasn't designed for today's vehicles or volume of traffic. Bringing a business with both staff and customer vehicles to an already narrow road, will only cause more congestion and the risk of accidents.

There is already a shortage of houses in the area, highlighted by the mass building developments proposed locally - so why is it a good idea to change a residential property to a business property and further reduce housing numbers?

There are already congestion and parking problems in St Michaels Road due to parents parking and walking through the alleyway to drop off and collect children from St James school. This new proposed pre-school/nursery will only cause more congestion but both to ends of the road.

Even with staggered drop off times, parents who have older children to drop off to Warden Hill or St James, aren't going to go off elsewhere to kill time to wait for their slot, further adding to traffic volume and congestion.

71 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 9th November 2014

The location of this property is simply not practical for the intended use. Its lack of parking means that a very busy junction will become even more dangerous (especially to pedestrians and cyclists), and a narrow residential road will become clogged up with even more parked vehicles. There is a bend in St Michaels Rd near to the property that can already cause issues for motorists who have to drive on the wrong side of the road. The extra traffic would increase that danger and would surely be risky for the children being dropped off.

7 The Orchard Grove  
Shurdington  
Cheltenham  
Gloucestershire  
GL51 4TN

**Comments:** 13th November 2014

I am writing to add my support to this proposal. I am a user of pre-school care in the Warden Hill area and had to wait a while to get this care, and there are many more on the waiting list. My experience, and that of others illustrates there is a need for affordable pre-school care in this area during term time only.

I have read other comments and there appears to be some miss understanding of a nursery compared to a pre-school that is proposed here. A pre-school would be open during school terms only and not during the school holidays.

Regarding concerns relating to increased traffic and parking, these seem to be over inflated as the pre-school proposer has thought of staggered drop offs to reduce the impact by those that drive and there are many people who walk, as illustrated at St. Christopher's Playgroup.

If the address remained a bungalow there is no certainty a large family would not move in with multiple cars or a childminder, who could have potentially more children playing outside for longer and not have staggered drop offs/pick ups. There are similar arguments for the perceived noise potential, but these perceptions, surely, are distorted, as people have mentioned there is a busy main road close by presumably creating background noise already. There is only so much noise

well managed 6 children can make, and again if a family lived in the bungalow, this noise and numbers of children may not be so well managed.

I appreciate the concern people may have to the proposal, but fear the perceived negative impact of the Pre-School is exaggerated and some facts misunderstood, and the actual impact will be minimal, and even enhancing the local area, particularly to those moving into the area. These high quality services are highly sought after.

4 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RR

**Comments:** 28th October 2014

A maximum of 18 children at any one time, according to the proposal can be accommodated. So potentially between 11:45AM and 12:00AM there could be 18 departing and 18 arriving. A 15 minute slot for 36 kids, ok that is extreme but allowed for in the plan. Assuming 50% capacity (more realistic) then that would be 18 kids handed over in 15 minutes. This is still far too many especially for traffic. Also there will be an increase in noise levels for a quiet street.

This will cause danger both for drivers and small children as this property is yards from the busy A46 and Woodlands road junction. The position of the property is unsuitable, and the maximum number of children is too great. A property near a free car park such as Hatherley Library or Morrisons would be more sensible.

Therefore we oppose the plan for the reasons above.

2 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RR

**Comments:** 5th November 2014

Letter attached.

1 Hawkswood Road  
Cheltenham  
Gloucestershire  
GL51 3DT

**Comments:** 28th October 2014

I would refer to your letter of 20th October 2014 regarding the above where you invite comments on this proposal.

Please be aware that I have resided at 1 Hawkswood Road (directly opposite the proposed pre-school/nursery) for the past 30 years. My wife and I chose our house location because it sat very neatly into a lovely, quiet residential area unspoilt by commercial development or noisy schools.

The proposed site and the bungalow opposite it were built as family residences and mirror each other at the entrance to St Michael's Road. They are surrounded by residential properties ' this area was designed for residential use not schools or nurseries.

Homes for families which we desperately need in Cheltenham so to lose even one would be a travesty.

The roads in this area are busy at the best of times with the local Co-operative store (recently re-designed and re-located into a large public house within 800metres) being stocked with delivery lorries using 38 tonne articulated trucks plus 12 tonne trucks supplying bread etc. There is regular congestion at the side of our house with these and other logistic companies not being able to pass each other. To add to this situation would be putting any youngsters being dropped off /collected at extreme risk.

A typical scenario could be that a mum dropping off a toddler who could also have another babe in arms plus a child of school age in tow. If either of the two children not being carried got into the busy road.... well?

This is a busy corner and to multiply this by 6 at any time of day is an accident waiting to happen

Quite simply, there is no safe parking anywhere as the plans quite clearly indicate. The last thing that I would ever want to see is double yellow lines around the corners to prevent parking by residents and/or potential users of this proposed facility. It is very easy to say that ONLY 6 families dropping off they youngsters at any given time but who will police this?

I would now move onto the noise aspect of this proposal. Children of the proposed age are usually full of beans and quite noisy and exuberant they need to let off steam. As previously stated this is a quiet, residential area and I and many of my neighbours would like it to remain so. The applicant has stated that she presently runs a similar operation to this at St Christopher's Church Hall. Might I suggest that this is an ideal location for a business such as this? It has good, safe access for dropping off and collection of the youngsters and if necessary parking for all. There is a lovely grassed area for play for the young ones and all of the other facilities required for such an operation. Number 1 St Michael's Road will be like trying to get a quart into a pint pot but with so many other incumbent health & safety risks.

With regard to visual impact the previous owner had a 25ft beech hedge surrounding the property but with assistance of Leckhampton with Warden Hill Parish Council this was removed and replaced with the correct height fencing as laid down in planning regulations. I note that there is now a proposal to plant a further hedge to screen the children whilst at play? Have we managed to restore the open aspect of the property only to have it removed because of this proposed change of use with the planting of a hedge or leylandii trees?

On now to privacy: this private residence has been recently landscaped to its former glory which because of the circumstances of the former resident has fallen back due to lack of maintenance. But a new residential owner would very quickly get it back to a very pleasing home & garden. We do not all want to be surrounded by high walls, fences and hedges nor do we want to look out on same.

Amenity value - The proposal states the need for this amenity and I would have thought that with the proposals for the development at Leckhampton on the White Land not 200metres away the applicant should be making moves to secure one of the smaller industrial units that could be custom built to suit the exact needs of a pre-school/nursery. There would be no danger to youngsters from busy roads, lots of safe, warm, indoor play areas with little or no disturbing noise to residents and no visual impact.

In order for the CBC Planning Committee (Elected Members) to get a much better understanding of the potential dangers to allowing this change of use to proceed I would respectfully request that they visit the proposed site and undertake a planning view.

For ALL of the reasons above I would strongly object to ANY change of use. This is a private dwelling and should remain as such.

**Comments:** 8th December 2014

Having duly read and digested the proposer's amendments I would comment as follows:

Paragraph 1:

I have previously commented on this item where I advised that only recently a hedge was removed and a low wall replaced plus the addition of an internal correct height fence installed. This was done to restore the 'open aspect' of the front garden which now matches ALL of the other landscaping of the other houses in this residential area.

You may recall the storms and high winds back in the late eighties when an awful lot of damage was done to walls and fences in the area. My own house suffered the complete destruction of the 6' brick wall along the boundary of our property that faces No.1 St Michael's Road. When I called the planning office I was told that I could only build a new wall to the maximum height of 1metre.

This caused both my wife and I some consternation but it was explained to us that this was to maintain the 'open aspect' of the garden to match all of the others. We followed instructions and our garden is a lot more 'open' than when we purchased it. So for the applicant to suggest surrounding the garden with additional fencing and hedging is totally unacceptable to us plus if one reads the Environmental Health Officers report there will be no acoustic gain and it will be most displeasing to the eye demeaning the amenity value to all of the surrounding properties.

The proposed site and the bungalow opposite it were built as family residences and mirror each other at the entrance to St Michael's Road. They are surrounded by residential properties this area was designed for residential use not schools or nurseries.

If one looks at the general make up of this mature residential estate you will observe that it comprises of both bungalows and semi-detached properties. The bungalows now house many retired couples/singles and the semis house families. Once again I stress that this is a residential area comprising of homes for families which we desperately need in Cheltenham so to lose even one would be a travesty.

Paragraphs 2 & 3:

To install a 1.8m high fence between No 1 St Michael's Road and No. 3 Woodlands Road will further add to the possibility of accidents as it will now even further reduce the line of vision for any vehicle pulling off of the drive at No.3 Woodlands Road. I am most surprised at this ill thought out proposal.

For ALL of the reasons above I would strongly object to ANY change of use. This is a private dwelling and should remain as such.

35 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 10th November 2014

Letter attached.

3 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RT

**Comments:** 3rd November 2014

I am amazed that this case has received pre-application advice and still been submitted for such an inappropriate proposal.

We live next door to the proposed site at number 3 Woodlands Road and we vehemently object to this application for the following reasons:

1 The change of use of the proposed site to commercial use as a children's nursery will be unneighbourly and detrimental to the amenity of neighbours, by reason of (among other factors) noise, disturbance, overlooking and loss of privacy.

2 Waste being stored directly on our boundary fence which will be on a commercial scale. The majority of this waste will be nappies and wipes.

3 Detrimental impact on car parking, traffic congestion and safety caused by staff and parents dropping off and collecting children.

4 Detrimental impact on the character of the area where the building would be completely removed from residential use.

#### Objection 1

The change of use of the proposed site to commercial use as a children's nursery will be unneighbourly and detrimental to the amenity of neighbours, by reason of (among other factors) noise, disturbance, overlooking and loss of privacy.

I currently work from home and my wife only works part time so we enjoy the amenity of this quiet residential location and spend the majority of our time here. We have children who have both been to nursery so understand how chaotic and noisy the morning drop off and collection of children can be.

18 children ranging from ages of between 2 to 5 years old in one room will create an unacceptable and perpetuating level of noise and disturbance throughout the day, 5 days a week. There will be no respite for us whatsoever. This is totally inappropriate business use in a quiet residential road and the impact on amenity and noise and disturbance outweighs any presumption in favour of sustainable development.

I can see directly into the main day nursery room from my office window on the ground floor just 2.6 metres away. Equally, our garden patio at the rear also looks directly through the windows of the main day nursery room. This is an invasion of our privacy. Anyone who comes into the nursery will see directly onto our patio in the garden where we spend a lot of time in the warmer months during breakfast and lunch breaks. The proposed removal of the garage will also be detrimental to our existing privacy as staff vehicles parking there will now drive directly up to our boundary fence.

The biggest impact will be noise and waste. With only windows separating the main day nursery room from our boundary, the noise levels in the warmer months when these are open will be unacceptable. Nurseries are noisy. Children will be encouraged to join in with singing, music development (including cymbals, bongo's or drums, triangles etc etc) and on top of this you will have general disruption such as continued crying at different times of the day. The noise level and extra activity resulting from this change of use can in no way be considered similar to residential households that have large families.

I would like to invite you as the planning officer to visit our property at 3 Woodlands Road and see the site from our rear garden to understand first hand the impact on our right to privacy.

#### Objection 2

Waste being stored directly on our boundary fence which will be on a commercial scale. The majority of this waste will be nappies and wipes.

The proposed position of the waste bins is directly on our boundary fence. The increase in waste will be appreciably higher and beyond what would be reasonably expected of a purely domestic use. Especially as the majority of waste will be nappies and wipes the impact in the warmer months will be insufferable.

### Objection 3

Detrimental impact on car parking, traffic congestion and safety caused by staff and parents dropping off and collecting children

The property has no provision for parking except for 2 staff parking spaces. So all visitors have to drop off in the street! This will impact on both congestion and safety and cause conflict with the enjoyment of the existing residential amenity. There are 4 full time staff so where do the other 2 members of staff park? The applicants own residential address across the road is not a facility of the site application and therefore irrelevant for planning support. The applicant could move house and therefore the property would no longer be able to facilitate additional parking.

I would suggest that this site is more of a convenience for the applicant than an appropriate search for a suitable site.

The existing proposal is to stagger drop off and pick up times and limit this to a maximum of 6 children. The applicant has no control over this. 6 parents can drop their children off from 8am to 11am but that doesn't mean that they have to drop them off at 8am. They can drop their children off from anywhere between those times so whilst they may be encouraged to do so there is nothing to police this process so there is no guarantee that there are not more than 6 parents dropping off at one time.

This will have a huge impact on both parking and the safety of children at drop off/picking up times. St. Michaels Road is a quiet residential road and was built for that purpose. Properties there have their own driveways with off street parking on a narrow road.

Any parents dropping off in St. Michaels Road will undoubtedly park their cars as close to the nursery entrance as possible so are most likely to park their cars half on the pavement and half on the road so both obstructing the pavement and the road for existing residents.

If they can't park their cars there they will park on the other side of Woodlands Road which is a busy thoroughfare. Not ideal where you would expect to transfer children during rush hour.

### Objection 4

Detrimental impact on the character of the area where the building would be completely removed from residential use.

Objection 4 is really no more than a conclusion to all the above objections. I understand the continued requirement for non-residential institutions and that part of planning policy involves sustainable development but the facilities provided have to be suitable for use but also ensure that both the residential character and amenity for existing residents is retained.

The noise level and general disturbance of a minimum 6 children playing in the front garden is an abuse of the residents existing amenity. Many of the residents are retired and have chosen to live here for many years in a quiet suburban location.

The low fence at 1.2 metres to the front garden is not sufficient to allow privacy for other residents. A nursery play area should be at the back of a premises where it is both safe and has less impact on the street both visually and for noise. Aside from general planning issues I would have a real concern for the safety of children literally being 'lifted' from the street.



There is no question that this will be detrimental to the residential character of the street and adversely affect the amenity of occupiers of dwellings in the close vicinity.

It will be an invasion of our privacy and approval of this application would seriously bring in to question the rights of existing residents within this community.

We vociferously oppose this planning proposal for change of use! It is quite simply not fit for purpose.

**Comments:** 5th November 2014

As per my attached letter which I have posted online I would like to invite you to our property at 3 Woodlands Road so you can see the impact the above proposal will have on our right to privacy.

I believe you will get a different perspective from our garden where you will understand how intrusive the change of use will be in terms of perpetuating noise, disturbance and loss of privacy.

Feel free to call me or e-mail me to arrange a time that is convenient for you. I work from home so most days are good for me.

I have attached my letter for reference but as mentioned this has already been posted online.

**Comments:** 7th November 2014

Letter attached.

**Comments:** 8th December 2014

I was hoping to not have to add to my original comments regarding this application but given the revised plans, continued determination for change of use and the falsification of facts I include my response.

The application states that we have been informed on several occasions that the intention is to build a 1.8m high fence along our boundary. For the record neither my wife or I have ever been informed of this. The applicant did initially inform us of the planning proposal and we made it very clear then that we were not happy with it and would object for all the reasons stated in my last letter.

Other local residents have visited the applicant to discuss the proposal and also voiced their objections yet the application is still going ahead. The application intimates that the proposal is for the benefit of the wider community but strangely seems to ignore the concerns of it's immediate neighbours.

If the proposals were not already problematic enough, the revisions to the application have now made the proposal even more hazardous. We currently have a view in both directions when reversing out of our driveway which is essential at such a busy junction especially in the mornings when parents are walking their children to school. If the fence or the evergreen hedge is extended to a height of 1.8m we will have no vision from our driveway looking down Woodlands Road.

This is difficult enough now but I would consider this addition not only an added danger but unneighbourly and detrimental to the existing character of the area.

It will also have no affect on the acoustic properties of the building. Double glazing is also irrelevant as it has no acoustic properties once they are open and the main windows and rear door both back onto and face our garden and office.

More importantly the revisions to the plans do not address any of the existing issues of parking, safety, noise and general disturbance caused by increased traffic and the noise from the play area to the front of the house. I can not see how any further appeal will address this issues either.

It has been suggested by some of the supporters of the application (who don't live in the immediate vicinity) that if we don't like living in a family environment with young children then perhaps we should move. On the contrary, we would welcome a young family as neighbours even if they had a large family. However, how many families do you know that have 18 children between the ages of 3 and 5 and are all at home at the same time? As I mentioned in my last letter the perpetuating noise level and extra activity resulting from this change of use can in no way be considered similar to residential households that have large families.

The application suggests that the local residents have in some way been influenced by a circulated letter. The letter informed the local residents where they could view the application so they could have a voice. Had this letter not been circulated the residents would not have even known about it. Their objections have been informed by the application proposal, nothing else.

It has also been intimated that maybe the local residents just don't embrace change or understand the requirement for sustainable development. On the contrary we are all informed enough to understand the need for sustainable development and I don't think anyone questions the suitability of the applicant to run a very successful pre-school & nursery. The objections have nothing to do with the applicant, they are purely about the suitability of the site for planning purposes.

I work with planning a lot in my job as a commercial designer and I understand the need to support local businesses and the requirement for change but it has to be measured so that is does not detrimentally affect the existing amenity enjoyed by residents who have chosen to escape to a quiet, neighbourly residential environment.

My biggest fear would be that approval of this type of application could set a dangerous precedent within the Warden Hill and wider Cheltenham area. This is an application of convenience and I hope that the committee will refuse this application so that the planning authority can then support the applicant in finding a suitable location so they can expand their business interests and support the community.

I believe this will be advantageous in the long run for all concerned.

15 Rochester Close  
Cheltenham  
Gloucestershire  
GL51 3DJ

**Comments:** 3rd November 2014

As a resident of warden hill I believe there are more and more families moving into the area. Warden hill has a good reputation and therefore families need more pre-school premises in the area and benefit the community greatly. I support this application entirely.

49 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 10th November 2014

I would like to object to the proposal for change of use at 1 St Michaels Road from residential to pre-school and nursery. This property is on a busy junction with limited parking. When exiting St Michaels Road this junction is already dangerous as the road width is narrow and any parked vehicles cause the exiting vehicle to be positioned on the wrong side of the road. This is made more dangerous by the nearby bend in St Michaels Road where parked cars cause vehicles to meet head on around the corner. I have already had several near misses and I would not like this accident risk to be increased.

I also sympathise with the local residents in their concerns about noise and disturbance with no suitable parking outside this property.

**Comments:** 7th December 2014

In response to the revised plan this in no way alleviates my concerns over congestion and parking outside the proposed development. This is already a dangerous junction with difficulty accessing and exiting the road with cars parked in the vicinity of the junction. There is no allocated parking for customers in the proposed development and this will result in residents of St Michaels Road having to exit the road onto the busy Woodlands Road on the wrong side of the road.

Any attempt to prevent parking outside the property would simply force customers to park on the bend in St Michaels Road where I have already had several near misses as cars turn the bend at speed not expecting drivers to be on the wrong side of the road negotiating parked cars.

The comments made about St Christophers Church Hall are irrelevant regarding the danger presented to the public highway in this location.

I support the comments by 5 St Michaels Road that the proposal is in breach of the charges held in the title deeds, as the proposal will indeed cause nuisance, annoyance and disturbance. These people have purchased their property based on the terms of the title deeds and the council should uphold their rights.

I note that the supporting comments are from people not in the area suggesting that this is unlikely to be a local facility.

2 Friars Close  
Cheltenham  
Gloucestershire  
GL51 3DU

**Comments:** 11th November 2014

I welcome another play group to the area due to the popularity of St Christopher's there is a long waiting list. Living so close i would walk as would others therefore traffic would not be an issue. I really hope this goes ahead

3 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RT

**Comments:** 12th November 2014

I wish to strongly object to the proposed application for the following reasons:

#### Unsuitable location

Most of us living locally are aware that the traffic flow next to the proposed site (i.e. Woodlands Road linking to the A46) can be busy to congested at peak times. The idea of introducing even more traffic via dropping off and picking up children around the same spot is only going to add to the problem. Coupled with the side traffic from St. Michaels road with its restrictive width, I would like to think that parents would naturally take even more care when it comes to transferring their children through also staggering their own drop offs. However from my experience of pre-schools / nurseries many will naturally roadside park wherever it seems convenient (and safe) for them and their child, irrespective of any bylaws and the knock on effect it can have to the wider traffic. Many will also wish to continue to stop and talk to other parents and staff, delaying their visit and risking further congestion / accidents, which will be heightened (in this case) by having both those adjoining roads adjacent to the proposed premises.

Given the local residents to this area already enjoy living in a relatively quiet community, many of which are elderly, some have children of school age or older (i.e. but typically don't have 3-5 year olds) I would also question this location as being the best catchment for those wishing to walk their children from nearby.

#### Unsuitable premises

The relatively small yet unique plot was designed and built to comfortably house a couple of people with a small garden. Not 18 three to five year olds and 4 members of staff. I appreciate they wont be living there, but the general disturbance and noise caused by that many on the premises (and as a pre-school) will undoubtedly impact on those living close by. I would still question the quality of the environment the children would be in, despite the best intentions. Even if double glazing were to be introduced, due to its small build I would consider that at least some of the windows would have to be left open to enable adequate ventilation for the children and staff. Clearly having the luxury of St. Christopher's Hall has so far enabled more children to be adequately accommodated whilst keeping the disturbance down due to its substantial build, larger ceiling and floor space, greater surrounding area and car park. Hence I would therefore recommend looking elsewhere for a premises already more in keeping with that.

On a personal note our house resides just a few metres away from the proposed site alteration so obviously we are concerned. Over the years we have developed our house to allow ourselves and others to work from home in relative peace and quiet (which is often needed if you run a small business). The intention for us to stay and work from home in the future will be significantly reduced if the proposed build next door were to go ahead.

So in summary normally I would want to support anyone wishing to expand their business, but at the cost of increased disruption and quality of life to those living nearby, risk of accidents from increased traffic and to ultimately provide little significant benefit (i.e. although the proposed move would allow more childcare hours to be run, it wouldn't host more children in that one period) I simply cannot see why the proposal was even drawn up. I for one wouldn't dream of turning my house into something similar, it would be fundamentally unfair to impose that on my neighbours when living that close and on those roads.

Ultimately we can all see the need to sometimes expand in order to meet the increasing demands of the community, for example in child care or in affordable housing. However in this instance I would strongly suggest that they look for a location that would enable QUALITY childcare to be delivered through Justine's team, rather than what appears to be a half baked attempt which will

cause more local disruption than solution. With some modernising this current bungalow would make an ideal home for a professional couple / startup family or as a retirement / disabled residence, and help it maintain in keeping with the local style of property.

149 Salisbury Avenue  
Cheltenham  
Gloucestershire  
GL51 3DG

**Comments:** 8th November 2014

I wish to oppose this application because I believe that this nursery is too close to a major road with no adequate parking outside.

I think that the bungalow is too small for a nursery and that the garden is not big enough for outside play even for 6 children

3 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 17th November 2014

This notice is to register our OBJECTION to the above planning proposal.

We have lived next door to the proposed site for almost 12 years and chose to move to the area as it was and currently remains a quiet residential area and a safe place to bring up our young family.

We strongly object to the proposal to turn the bungalow at 1 St Michaels Road into a Nursery / Pre School and our objection is ratified by the comments below.

1. Traffic congestion and Car parking

The site is directly situated on the corner of the busy junction leading onto the Woodlands Road. Woodlands Road is severely impacted by congestion at peak times during the day where it meets the A46 and traffic remains a steady stream for the rest of the day and night. As the junction to St Michael's road is so closely situated to the A46 junction (noted as a road traffic accident blackspot), traffic becomes congested.

The proposed plans state that there will be off road parking for two vehicles, these will be used for staff, therefore parents dropping off or collecting their children will be parking on the road. Even if the attempted 'policed' drops offs of children are carried out then there will be extra vehicles trying to park close to the already congested junction at peak times during the day. This would cause chaos! The road itself is quite narrow and with a blind bend approx. 25 metres away it would be an accident waiting to happen, having witnessed several 'near misses' personally already without the added obstructions. Due to the positioning of driveways on St Michaels Road it is already extremely difficult to find a parking space that does not obstruct the owner's access and that is safe to do so.

It is also proposed that the driveway to number 1 St Michaels Road is extended, this would also shorten the amount of road left to legally park outside of the property as quoted in The Highway Code section 243: You cannot park opposite or within 10 metres (32 feet) of a junction, opposite a traffic island or (if this would cause an obstruction) another parked vehicle, in front of an entrance to a property or on a bend. Section 244 also states: You MUST NOT park partially or

wholly on the pavement unless signs permit it. Parking on the pavement can obstruct and seriously inconvenience pedestrians, people in wheelchairs or with visual impairments and people with prams or pushchairs.

The plans proposed DO NOT provide a safe dropping off / picking up facility for the children within the site.

## 2. Noise and disturbance

As previously mentioned, the area is in a quiet location. Young children between the ages of 2-5 cannot and should not be expected to be quiet. They should be encouraged to play and express themselves freely. With the proposed number of children expected to attend the facility and knowing the size of the proposed facility, it would be impossible to maintain an acceptable level of noise. Outdoor activities would have a huge impact on the quietness of the area, with several residents closely located to the site working from home on a daily basis.

By changing the use of the bungalow, storing of and removal of commercial waste would need to be regular due to the nature of the waste (soiled nappies etc.). This would cause further disturbance.

## 3. Appropriateness of location

The location of the proposed site is a wholly inappropriate setting for a nursery / pre-school. In addition to the above mentioned traffic concerns and noise levels this was built as a residential dwelling and is the opening to a quiet residential street. There is a mix of professionals and young families residing here but we cannot forget the elderly residents many that have lived here since the houses were built. The site was designed to be a home. By changing the use of the bungalow on site takes away the chance of a retired couple for example moving in and freeing up their family home for a young family which is in much need. Bungalows themselves are at a premium in the Woodlands area and are highly sought after.

There are far more suitable locations for the proposed nursery / preschool. A few examples of these are the soon to become vacant Co-op, The Brizen Young Peoples Centre not forgetting the countless planning proposals for the fields opposite the site where a purpose built facility would surely be more appropriate. All of these examples would have the facilities required and safe parking provided.

Of all these suggestions it would be most fitting and beneficial to the young children of Warden Hill to have the nursery/ preschool situated within the safety of Warden Hill Primary School where the proposer has already been offered the use of its facilities to do so.

## 4. Loss of Amenity

Although there is an increasing need for non-residential buildings to house such facilities as a nursery/ preschool they clearly have to be fit for purpose.

It is a fact that should this proposal be allowed it will have a detrimental effect on the local residents and their homes. It would disrupt the quiet residential character of the area not just the road itself. Many residents have chosen to move to the area for the quiet suburban location and have done so for many years. Now it is proposed that this is taken away and increased traffic congestion, noise and overall view of the entrance to the road is to be disrupted.

The road is valued as a private residence and it should remain that way.

## 5. Safety!

A major concern would be the overall safety of the area and those passing though it on a daily basis.

By adding congestion to the entrance of a narrow road that already has a dangerous blind bend could prove fatal, should an emergency vehicle be required to attend one of the homes within St Michaels Road access would be restricted causing delays.

With no rear garden the only option for the children to play outside would be the garden to the front which is visible from the road leaving the children vulnerable. This would also face the main road which is close to the main junction with the A46.

The junction of Woodlands Road with the A46 has been recognised as an accident blackspot. This has been quoted within a report concerning the development near to Kidnappers Lane. This is before adding to the congestion and traffic at peak times that allowing this change of use would incur.

Should any of these safety issues arise, the unthinkable could happen to anyone let alone to an innocent child.

We respectfully request that the CBC Planning Committee visit the site to see the issues and potential risks for themselves.

In conclusion, we **STRONGLY OBJECT** to any change of use and would ask that it be kept as a residential dwelling as it was built to be and that a more suitable and safe facility be found for the nursery / preschool.

**NUMBER 1 ST MICHAELS ROAD IS A COMPLETELY INAPPROPRIATE LOCATION.**

30 Barrington Avenue  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6TY

**Comments:** 17th November 2014

Having had this Application brought to my attention by posters in local residents windows, I have taken the time to read and digest the Application in full, together with all the Comments, both positive and negative.

I am shocked that someone has written and been permitted to circulate a letter to residents with such incorrect and misleading information contained within it (the letter is evidenced further down this Comments List). It seems that this letter and its' author has made every effort to influence and encourage a negative opinion, which I find very disturbing and quite against the ethic of the Council.

As an ex-employee of the Council, I would like to assure anyone party to, or with an interest in, this Application that I'm sure the Council will take this 'Campaign' into account when assessing the Application and act within the strict 'fair play' guidelines set.

It has also been brought to my attention that people have been stopped in the Street and encouraged to register an Objection to this Application. I don't think that type of persuasive behaviour is acceptable, nor should be encouraged and I have suggested the persons involved make a formal complaint to the Council.

Having read the Application in its' entirety, I am in complete support of this well thought out and considerate Proposal and would hate to think that bullying tactics would prevail in this day and age. I wish the applicant every success.

15 Langdale Road  
Cheltenham  
Gloucestershire  
GL51 3LX

**Comments:** 17th November 2014

We support this application. As parents of school age children we understand the need for a good quality pre school in this area and know this will be delivered by Justine & her staff. As the area benefits from a good community environment we feel that the proposed development is a perfect example of a local resident trying to bring a much needed, quality service to local residents. The size of the development reflects the small and friendly atmosphere that will benefit the youngsters of this neighbourhood for generations to come.

27 The Avenue  
Cheltenham  
Gloucestershire  
GL53 9BL

**Comments:** 18th November 2014

My wife and I are regular visitors to this area of Woodlands Road and we have never experienced any problems with parking. Traffic and parking issues have been greatly exaggerated and are not consistent with the GCC Highways submission.

It is disappointing that neighbours have obviously not taken time to read the facts associated with this application. Perhaps some have been misled by a local resident who is more interested in his personal publicity rather than distributing the factual details relating to this application.

With regard alleged noise and disturbance, have any residents visited St Christopher's Church Hall where 30 children attend pre-school. This would allay any fears when a maximum of 18 children would be attending the proposed pre-school. Replacement double glazing will be fitted to the property which will reduce any disturbance to an absolute minimum.

The Planning Committee must take into consideration the needs of parents with children who live in the area and not just those residents within the immediate vicinity of the property.

This will be a professionally run pre-school with qualified, skilled and dedicated staff.

1 Pentathlon Way  
Cheltenham  
Gloucestershire  
GL50 4SE

**Comments:** 18th November 2014

You can see from my address that I don't live near the proposed site but I do feel that I need to comment after reading all of the negative and misleading information.

My background involves working with pre-school children; this field is completely different to a nursery environment that is typically open 50 weeks a year on an all day basis ,Mrs Chapman has proposed 38 weeks pre-school term time care with significantly less hours per day.

I myself work in Warden Hill and have done so for the last 7 years, I travel along the A46 and turn in to the junction near the proposed site at around 8am and have not experienced any traffic problems in this area.



There won't be any crying babies or rotting nappies as stated in one comment as pre-school children tend to have passed these stages of development.

The site has more than ample capacity to accommodate the number of children proposed and is well within Government recommended guidelines.

This is a very well thought out proposal, Mrs Chapman is a true professional in this field and is well known and respected within the community.

I totally support the application and await its approval based on the facts not the fiction.

7 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 5th November 2014  
7 St Michaels Road (Objects)

We very strongly object to the proposed change of use from a residential dwelling to a pre-school and nursery at 1 St. Michaels Road. Our objections are purely based on the location of this proposal, and are not at all personal to Mrs Chapman, as we know she does an excellent job at her current playgroup. As local residents, our objections are founded on the following reasons.

#### Traffic

The current traffic levels on the A46 junction with Woodlands road is already at a very high level. Congestion at this junction has a severe impact on Woodlands Road, St. Michaels Road and Hawkswood Road. We feel that the proposed change of use will greatly increase congestion to a dangerous level causing excessive traffic and obstructions within and around our road and to our property.

#### Parking

The highway code section 243 states: You cannot park opposite or within 10 metres (32 feet) of a junction, opposite a traffic island or (if this would cause an obstruction) another parked vehicle, in front of an entrance to a property or on a bend. Section 244 also states: You MUST NOT park partially or wholly on the pavement unless signs permit it. Parking on the pavement can obstruct and seriously inconvenience pedestrians, people in wheelchairs or with visual impairments and people with prams or pushchairs. Law GL(GP)A sect 15

With this in mind, it is very clear looking at the site in question that there is absolutely no room to park closely legally and safely. This would cause parents to park further down Woodlands Road and St. Michaels Road, where parked cars already cause traffic problems. Also being as the proposed plans only allow two parking spaces (which will be taken by staff), the amount of children being dropped off/picked up at any one time would cause a significant increase to the traffic, and parking around our property. The obstruction due to parked vehicles would pose a danger when trying to leave our property or crossing the road with the children and when I leave for work in my vehicle.

#### Noise

We located here, as it's a lovely family home in a quiet road. The greatly increased noise levels and disturbances from traffic, children and outdoor activities would have a huge impact on our quiet road, and we all would very much like for it stay that way.

## Loss of amenity

To allow this proposed change of use would be unneighbourly and detrimental to the amenity of the area. The location of the site in question, which is on the corner of a residential area like this, is wholly inappropriate. The likely effect on the visual character of the property would be detrimental to all who live here. This is a private residence, and should remain so!

## More suitable locations

There are far more suitable locations situated nearby. The fields opposite to the A46/Woodlands Road junction, have already undergone several planning applications, and a purpose built facility, with adequate safe parking, away from the dangers posed by a busy highway such as the A46, on a site where people would be buying property knowing what they would be moving next to would be far more suitable. Also Winton House Day Nursery and Nursery Rhymes Day Nursery, are both located less than half a mile from this proposal, and both have plenty of spare capacity (They are both currently advertising this!)

## In Summary

We strongly urge the council to refuse the proposed change of use planning application at 1 St. Michaels Road, on the grounds of loss of amenity to residents, increased traffic during peak times, lack of safe parking, noise disturbance and detrimental impact on road congestion.

I also respectfully ask that this proposal is referred to the committee of the authority's elected members and that the CBC Planning Committee would visit the site and see the issues for themselves.

43 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RS

### **Comments:** 4th November 2014

I support this venture whole heartedly.

A community that is becoming increasingly made up of younger families should have as many local facilities as possible.

The majority of the families that will use a day nursery like the one proposed will undoubtedly live locally. The traffic I do not believe will be any worse than at the present because most parents will either be walking, or parking to drop older siblings at primary schools first.

This will be an exciting venture by a local for the locals. We have a real community spirit growing in this neighbourhood. We are very lucky that our local parade of shops and businesses is of a quality that we can be proud of. I have no doubt that this will be another of those facilities.

I wish the applicant every success.

21 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

### **Comments:** 5th November 2014

I would like to register my objection to the proposed change of use at 1 St Michaels Road .

It is my opinion that the siting of a nursery on or near this road junction would cause severe traffic problems including disruption on the busy A46 junction. There is no facility for safe parking around this site, which along with the high flow of traffic could lead to high risk of injury to both children and parents as they attempt to cross, and if the parents all park directly outside the property it would cause problems for the residents of St Michaels road, a large proportion of which are elderly, and would, I am sure be subjected to more noise, more difficulty driving or walking away from home at the pick up and drop off times as well as the extra noise when the children are at the nursery. At present the traffic is at its worst between 07:30 and 09:30 every weekday. I feel that making things worse than they already are will lead to upset, and most importantly possible injury and heartache for the parents and children attending. I feel this proposal should be refused.

32 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RR

**Comments:** 5th November 2014

WE STRONGLY OBJECT TO THE ABOVE PROPOSAL.

Every day vehicles are parked on the footpath at the top of St Michaels Road outside this property. This means that people (a large proportion are elderly) are obliged to walk on the road.

Also vehicles are parked at the top of Woodlands Road adjacent to the area marked out as a crossing. This makes it very dangerous for elderly residents to cross the road safely.

This situation already exists and the proposal would certainly make things even more difficult for local residents.

10 St Michaels Close  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9DW

**Comments:** 5th November 2014

I would like object to the planning application for 1 St Michaels Road, Cheltenham. I would have thought it was clearly obvious that such a change of use of the property will result in serious traffic implications around the Woodlands Road, Shurdington Road junction. In addition increased traffic flow and parking in the immediate vicinity at such time as pick up and drop off are also clearly obvious. Being so close to the main A46 road into Cheltenham creates such a potential accident area I dread to think of the response to the first child killed or injured if such an application is approved.

40A Alma Road  
Cheltenham  
Gloucestershire  
GL51 3LU

**Comments:** 5th November 2014

Shortage of key residential housing: location is by a busy main road and the increase in traffic from parents dropping off and picking up is unwarranted.

**Comments:** 5th December 2014

The applicant's comments that there is a need for nursery places in this immediate area is not substantiated. There are several already established in the locale who advertise in the "Local Answer" magazine.

There is a greater need for residential accommodation as identified in the council's core strategy plan.

Therefore I would object to this application.

132 Farmfield Road  
Cheltenham  
Gloucestershire  
GL51 3RB

**Comments:** 6th November 2014

It is so disappointing to see the objections that have been made to this wonderful proposal. It would seem that people are very quick to pass criticism when they feel something is going to affect what is "theirs" and when they think it will have a negative affect on them. This should not be the issue here. The fact of the matter is that Warden Hill needs more pre- school provision as currently there is not enough. Warden Hill is a family area. Yes there are many elderly people, but we have a growing number of young families who also have needs and deserve to feel part of the community.

Let's be clear about this- Mrs Chapman is not proposing a youth club which is open in the evening. Nor is she proposing any kind of dwelling which could cause anti social problems for the neighbourhood. What is being proposed here is a small, well organised pre- school, run by a caring, experienced lady who genuinely wants to help young families in Warden Hill.

The obvious concerns about increased traffic are understandable but it is clear from the proposal that the absolute maximum this would ever be is 6 cars. I would suggest this is more likely to be 3 cars at a time as most parents live nearby and will walk! Anyone who has ever visited a pre- school will know that parents take the utmost care when dropping off and picking up their children- they aren't suddenly going to become irresponsible.

I cannot believe that some small minded people have objected to the sound of six children singing and playing - really?! If people are actually offended by this noise then perhaps the family area of Warden Hill is not for them.

I must also address the comment made about there being places available at Winton House nursery or Nursery Rhymes nursery. Mrs Chapman is proposing a pre- school not a nursery. The two are very different and many parents cannot afford to send their child to nursery as they very often require a minimum of two full days and their hourly rate can be extortionate. A pre- school provision is very much needed

The final decision made on this proposal should be based on what meets the needs of the families in the area and what is best for them, rather than whether someone who works from home will be disturbed or any other petty complaints that have been made. Some people are against change of any kind. However Warden Hill must evolve. This is a fantastic opportunity, thoughtfully put forward, to address the need for more pre-school provision. I fully support this proposal.

10 Westover Court  
Churchdown  
Gloucestershire  
GL3 2AA

**Comments:** 6th November 2014

There is a BIG difference between a preschool and nursery (I have worked in both). Nurseries are open all year round, longer hours, employ more staff, have more children so yes there would be more traffic, but they are also much more expensive and not so accessible financially for a lot of families. Families don't just use childcare because they are working, there are many families where they don't need childcare but want their child to have a good quality preschool education where the children learn social skills and build the foundations for learning.

If the people who objected actually looked at the facts they would see its only 38 weeks of a year and 5 days a week. The children are only out for 2 hours a day, 1 hour in morning and 1 hour at lunchtime and even then only 6 children at a time. The noise level is hardly going to disrupt your activities in your own home. I doubt very much that you would hear any noise from inside the property either. And as for crying children, these aren't babies we are talking about so other than when a child first starts where they MIGHT be upset crying is not going to be an issue. Besides the applicant and the staff will be well trained and experienced to deal with this.

Potentially there could be more traffic, however the applicant has put in staggered drop off and pick up times but I expect that a lot of parents would be walking especially as there is such a need in the area. Also the concerns of a child being run over I feel are a little unfounded as the parents of preschool children will be holding their hand or carrying them in from car (IF they drive) and will be responsible for their own child / children. The parking at schools is much worse and much more of an issue.

There is a great need for good quality preschool spaces in this area, the property is ideal for this, the plans have been thought through properly with consideration of many aspects and should not be refused just because a few people object to a few extra cars and a LITTLE extra noise. (Most playgroups, nurseries, preschools etc don't play musical instruments on a daily basis!!). The needs of the community need to be a strong factor in this and this community needs more preschool spaces.

**Comments:** 8th December 2014

I would like to respond again and address the wrong information that has been stated. First of all, I for one and I expect many of the others who have made comments but don't live in the immediate area, know the area well. I am making these comments as I have worked with children for over 20 years in different kind of facilities and I think it needs to be made clear what preschools are about.

In response to the noise concerns - childcare facilities of any kind do NOT have open windows due to health and safety so I doubt very much that the noise from inside the property would be heard much past the front door. There will only be 6 children outside at a time for only an hour in the morning and hour in the afternoon. My son goes to a childminders and they have 6 children at a time, they go outside to no disturbance to the neighbours. The reality is that a childminder could operate from that property and have children playing outside just the same and no-one could object. As the applicant has stated the outdoor area will be used as an extension of their learning and it won't be a case of children running around screaming and shouting. The concern of noise has been greatly exaggerated in my opinion. Students could move into that property and have parties till the early hours and would be a lot more noisy and disruptive.

In regards to the number of children being dropped off/picked up at one time - the applicant has been very clever I think in how they have planned the sessions. I did at first question how they could guarantee only a certain amount of children coming at one time but looking at the plans it has been very well planned. If anyone thinks it wont work and parents will be late and cause an

overlap, the applicant only has to put a hefty fine in place (as standard practice in childcare) and that will certainly discourage a parent from picking up late (or also in this case dropping off early).

Some people have suggested that this isn't needed and there is an excellent playgroup (St Christopher's) down the road. If the plans had been read properly they would understand that this is in addition to St Christopher's due to the strong need for more preschool places. Schools in the area are expanding due to increase in numbers, then surely that in itself indicates that there is a need for more preschool places.

Some have suggested a purpose built building in the proposed development nearby. I only know of one purpose built childcare facility (in Churchdown) and anyway the spaces are needed now, that development has not been approved I thought. Some have said that other nurseries have spaces, that may be so but nurseries are a different set up and are not so financially accessible to families. This proposal is for a preschool, like a playgroup set up except not run in a church hall or community centre but in a bungalow as there is no other option in the area (and its this area that needs the spaces!). This is for the children's preschool education, to set their foundations for learning ( which has proved to be beneficial for children ). This is not set up with the intention of providing childcare facilities for families who need childcare due to working (that is what nurseries are for). This will only be open term time just like schools.

Lastly there was a letter that went round, as evident in one of the responses in the documents. It is also obvious it has influenced others due to the same wording used in their responses. Using the word "ridiculous" is offensive, you may not like the proposal and have objections but this proposal has been thought through thoroughly and it deserves to be looked at by the planning department who I am sure will look at all aspects and will come to a decision they think is appropriate.

In my opinion this should be approved as it is beneficial to the community as preschool places are needed and it is a well thought out plan.

7 Leckhampton View  
Shurdington  
Cheltenham  
Gloucestershire  
GL51 4GW

**Comments:** 5th November 2014

We would like to support this proposal for a much needed high quality pre-school provision in this area.

After looking through the access statements and appendix 1 and 2 we can see that serious consideration by the applicant has been made in terms of traffic congestion, through the proposal of staggered session times, meaning that those arriving and leaving will be limited to a small number, and therefore in reality there would be only a small number of cars at any one time.

In light of the need for pre school placements in the actual residential area, it is also likely that those living close to the establishment may well walk also.

Although many of the objections have focused on the safety of children crossing the road, we do feel that this somewhat insults parents ability to safeguard their own children. The majority of Parents of small children are very aware of the dangers of crossing roads and ensure their children are under their close supervision when crossing roads, and therefore it is extremely unlikely that any parent would allow an under 4 year old to cross a road without any supervision. In fact parents would be vigilant due to the age and inability for small children to comprehend road safety.

Another concern highlighted is noise. Again the applicants appear to have considered the impact of this on the surrounding area and have proposed only allowing 6 children in the garden at any one time. Considering the population of this area, where there are many families with children, we do feel that hearing a few children in the garden would not differ from any other house where children are living.

In terms of noise from inside the house, double glazing has come a long way and cuts out considerable noise and therefore is unlikely to cause any noise pollution to neighbours.

It appears clear that this area is lacking in pre school provision and the needs of local children could be met by this application.

154 Farmfield Road  
Cheltenham  
Gloucestershire  
GL51 3RB

**Comments:** 6th November 2014

We now live in a world/country/town/local community where everything is growing fast and that includes the population. As everyone is aware, housing is in short supply but at the same time there is a demand for local public community services. I am sure that in the long term the housing situation can be fixed in the right hands. In the meantime, there are young families which are crying out for this type of service i.e. PRE-SCHOOL.

Some of the objections are referring to the proposal as a Nursery. Although the planning application does word this, this is not the case and I believe that the form was incorrectly entered.

Pre-schools & playgroups - provide care from age two to five years, open term time only (38 weeks of the year).

Nurseries - provide care for children from birth to five years , open all year round and much longer hours.

The comments referring to the Highway Code (section 243) are correct; however it would seem that not everyone understands this rule as I am often finding myself carefully driving past cars parked in Hawkswood Road near the junction of Woodlands Road. There are local young families who live in this area and use the existing playgroup and do not take their cars and instead walk to the venue. Would this not been seen as good exercise for both parent and child in the current environment where we are told to leave the car behind to reduce exhaust emissions?

It is strange to read one objection claiming that the Co-operative store has been re-located into a public house when there is a sign on the building that clearly states that the freehold is for Sale! Does this person who wrote this have inside information? Further on, there would be lorries making deliveries to the store but they would mostly be made out of hours i.e. not during the day. I should know as I have seen them at the early hours of the morning and late at night.

To continue, there are objections to noise that could be from the premises. The residents that actually live either next door or near-by have seen to have forgotten a major point. They live near, opposite or nearby the A46 (Shurdington Road). This is a noisy road at most times of the day and if that was their choice to live there then I would of thought that fitting good quality windows that can block noise as well as insulating the home would be a sensible idea. I am sure that this would be the case for the Pre-School if the development was to go ahead.

The point of the matter is that Mrs Chapman has recognised the lack of the Pre-Schools in this area and being a local resident has invested a lot of her own time and not forgetting finances, in finding a solution to this problem. I for one totally embrace this development as it saddens me to

read the objections that cannot accept new changes that go on around the world/country/town and our local community.

38 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RU

**Comments:** 6th November 2014

132 Farmfield Road wrote this, I would suggest this is more likely to be 3 cars at a time as most parents live nearby and will walk! Anyone who has ever visited a pre- school will know that parents take the utmost care when dropping off and picking up their children - they aren't suddenly going to become irresponsible. Around here in Warden Hill parents park in a very unsafe manner dropping their children off at Schools of all types.

As for parents living locally they still drive as they are mostly dropping their Children off on the way to work and yes the parking is a danger as many have already said. This is a residential area where people young and old wish to enjoy their homes and myself and many others in this area would like it to remain residential and not commercial. Those who feel it is a good idea are clearly not looking at the road safety where your Children will be at risk just the convenience of a local Pre-School/ Nursery in an area most of you do not live in.

**Comments:** 7th November 2014

I am against the proposal for 1 St Michaels Road for the following reasons.

The parking in the area at school drop off and pick up time is dangerous due to parents dumping their vehicles on corners pathments double parking with no thought for anybody else other than themselves and their mission dumping the child.

Woodlands road is used as a rabbit run from Shurdington Road to Town avoiding the main Bath Road. The extra traffic from the playgroup and unruly parking will certainly add to the present parking and traffic congestion in the area.

We currently have three main schools in the area and 4 playgroups adding another one in a residential area will cause extra hazard to pedestrians currently making their way to school as a council you have a duty to protect these pedestrians.

Like many I moved into this area for the quietness and school location for my children along with the greenbelt in the area. We have lost a lot of greenbelt with more to loose on top of this many homes are getting planning permission to build unsightly unfinished dwellings. It now seems you are considering to allow commercial use this will only devalue our existing properties.

Finally we have a right to protect our property and the area we live in we have worked hard to pay for our homes and homes they should stay.

The old COOP will soon be available with ample parking at the rear close to the current business at St Christopher's Church and Warden Hill School keeping the children, parking, noise, in one area with expert people to hand if needed.

**Comments:** 3rd December 2014

Most people are objecting mostly due to the inconsiderate parent parking, the speed driven, and close proximity to a busy main road.

These comments should be taken on board by parents and maybe if their thoughtless parking improved the thought of more prep/nursery/ schools would be welcomed. The parents and the schools who run these projects should police these improvements.



St Christopher's playgroup, along with Lakeside School, Warden hill School create a huge traffic problem when collecting and dropping off their Children, yes lorries delivering and working in the area do not help the situation so this should make parents more diligent when dropping off and collecting their Children.

Councillors please come and see for yourselves.

I do not want more traffic in my area I do not want parents from all over dropping their Children off and yes I do feel for Numbers 3,5, & 9 St Michaels Road like myself they have worked hard for their property and should be aloud to enjoy it the Council are to fond agreeing to extension planning without taking everyone's feelings into consideration.

THIS PROPOSAL WILL NOT EFFECT THE OWNERS ONLY THEIR POCKET AS THEY WILL NOT BE LIVING IN THE AREA AND IF THE COUNCIL FEEL WE NEED MORE FACILITIES LIKE THESE IN THE AREA MAYBE THEY COULD FIND A SAFER AREA WITHOUT TAKING THE WELL EARNED PIECE AWAY FROM HARDWORKING HOME OWNERS.

15 Hawkswood Road  
Cheltenham  
Gloucestershire  
GL51 3DT

**Comments:** 7th November 2014

I live very near to the junction this planning concerns.

At the best of times it is not good to exit into Shurdington Road, St. Michaels Road or Hawkswood Road (Where I Live).

My mother lives in St. Michaels Road. In the past few months due to more Road parking there it is difficult to go down this Road.

I am against giving Planning Permission. I live in Hawkswood Road.

My Mother who lives IN ST.MICHAELS ROAD would be against it also.

65 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 7th November 2014

This property is on the corner of a narrow road. Additional traffic would cause problems for neighbouring properties and roads. The dropping off would cause issues as highly likely drives would be blocked in as not enough parking. Inappropriately close to several junctions including access to busy A46. Neighbours gardens would be affected by noise and existing bungalows garden too small.

**Comments:** 2nd December 2014

I have read the amendments and applicants lengthy letter.

I STILL STRONGLY OBJECT. I Live far enough away that noise will not affect me (neighbours have my sympathies)

The location in my opinion is not suitable, the dropping and dropping off will cause problems on this narrow road either in St Michaels or at front of property near to the busy A46. As the applicant has pointed out recent building work to a nearby property made it very tight and difficult near 1 St Michaels. Can you imagine rushed mothers in the morning blocking in drives? I can! I wish the applicant well but still feel this is an inappropriate site.

30 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RR

**Comments:** 6th November 2014

I would like to raise my objections to the proposal for change of use at 1 St Michaels Road from residential to pre-school and nursery. This property is on a corner with a busy junction onto a narrow road. When coming out of St Michaels Road to turn left onto the Shurdington Road there is already a problem because there always seems to be a vehicle parked opposite the junction. The extra traffic will cause added congestion and risk of accidents. I do not live very close to this property but can understand that there will be noise disturbance to residents nearby.

15 Hawkswood Road  
Cheltenham  
Gloucestershire  
GL51 3DT

**Comments:** 6th November 2014

I believe the granting of planning permission for a pre-school nursery to be a VERY BAD IDEA.

The TRAFFIC on this area is very bad mornings and afternoons, and only barely acceptable at other times.

I am personally aware how bad it is around the bottom end of our road due to children being dropped to school. A pre-school will cause the same problems but WORSE AS NEAR A JUNCTION WITH THE A46 Shurdington Road.

PLEASE DO NOT GRANT PERMISSION.

27 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RS

**Comments:** 6th November 2014

The proposed application for 1 St Michaels Road, Warden Hill, Cheltenham, I would like to express my disagreement and opposition to this proposal.

1 I think it is in the wrong position for said proposal.

2 The proposed building is less than 30metres from the main A46 where there has been several previous bad accidents on that junction and on the main road.

3 Side roads can barely cope with the traffic now with a lot of properties have one or more cars.

4 Woodlands Road/ Salisbury Avenue is used as a rat run and the traffic is very heavy at times and a lot of excess speed, more than the 30 mph.

5 This is a residential area and would not benefit from the said proposal as this area is mainly elderly people.

THIS COULD BE AN ACCIDENT WAITING TO HAPPEN

80 Shurdington Road  
Cheltenham  
Gloucestershire  
GL53 0JH

**Comments:** 23rd October 2014

A fantastic proposal for more high quality child care provision in an area where it is urgently needed.

The plans are well thought out and will have little or no effect of the current traffic levels due to the staggered drop off and collection times.

I support this application entirely.

22 Hawkswood Road  
Cheltenham  
Gloucestershire  
GL51 3DS

**Comments:** 25th October 2014

This is a domestic house which should not be lost to commercial use. The needs of childcare should be incorporated in the new proposed development across the road in Kidnappers lane. This application will increase traffic at an already difficult junction.

1 Abbots Close  
Hatherley  
Cheltenham  
Gloucestershire  
GL51 3DX

**Comments:** 8th November 2014

We are apposed to this application for the following reasons:

- 1) This is a residential area
- 2) It will cause increased traffic congestion on an already very busy road close to a major trunk road (A40)
- 3) As several other road junctions are close to this property this will create further access problems
- 4) It will create parking issues which will not enhance public relations
- 5) It will create many safety issues for pedestrians
- 6) This property is unsuitable for the proposed business as it will not provide any outside recreation area for the children to play. I feel Ofsted would agree with this opinion

**Comments:** 7th December 2014

Further to my previous objection to the proposal having seen the revised plans it has not changed anything. I am therefore of the opinion that this application should not be approved

127 Salisbury Avenue  
Cheltenham  
Gloucestershire  
GL51 3BZ

**Comments:** 8th November 2014

Great idea, brilliant to bring to a bit of life into the area! We are in desperate need of more pre-school places in this area due to a greater number of young families moving in.

11 Caernarvon Road  
Cheltenham  
Gloucestershire  
GL51 3JD

**Comments:** 9th November 2014

I strongly support this proposal, Mrs Chapman is a very professional, considerate and effective manager at her current pre-school facility. I have had the benefit of experiencing this ability first hand through both my daughters attending St Christopher's and having been on the committee for this setting. Simply, Mrs Chapman knows what she is doing and would never have proposed these plans without having thought through all of the issues raised. This facility would not only offer a pre-school that meets her high and exacting standards but one that has been carefully designed to fully meet the developing needs of this community. I wish her every success with this project.

8 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RU

**Comments:** 9th November 2014

We wish to register our objection to the pre-school at 1 St Michael's Road for the following reasons:-

-Traffic is already congested at the junctions of A46, Woodlands Road, St Michael's Road and Hawkswood Road. This is due to the estate being used as a cut-through for morning rush hour, school drop-offs and collections, and the infrastructure of The Woodlands and Warden Hill having been built for the needs of the cars in the 1950's, not today's ever growing car sizes and quantities. By running a pre-school/nursery in this location its parking will spill onto these roads and it will only increase congestion and potential accidents on this already busy junction and for pedestrians this will become a very dangerous corner. Parents parking in the Warden Hill and St James' School vicinity show how bad congestion and unsafe parking has become, so a narrow road like St Michael's Road is not a good location for a new pre-school.

-As parents we understand the need for pre-school, however, this is at the cost of the safety of local residents and potentially children of the proposed nursery - we regularly walk from our home to visit family in St Michael's Road, and on many occasions due to recent building work have been forced to repeatedly push our pushchair out onto the road to get around parked cars on both sides of the road. This is already a dangerous blind bend, so adding more traffic per drop off/collection time slot will only add to this.

-Whilst proposals state that there would be only 6 children at a time in the garden area, the garden is located at the front of the property, which would mean the sounds of the pre-school carrying to neighbouring properties in all directions, not just those directly adjacent to the property.

-There is a shortage of residential houses in the area, which proposed local developments clearly demonstrate, turning another property over to business will only further this problem.

-The Woodlands is a residential area - not a business area, unlike the current pre-school location at St Christopher Hall in Warden Hill.

Whilst we fully understand the need for more pre-school places in Cheltenham, our objection is due to the positioning of the proposed pre-school and the change of use from a much needed residential property to a property for business use.

9 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 11th November 2014

We totally object to the planning application submitted for change of use of the above residential property to a pre school nursery,

The existing narrow roads were not designed to cope with the amount of traffic we are now seeing, The woodlands road has itself become a rat run for people avoiding the queues that build up on the Shurdington Road during rush hours, We have also seen an increase in parked cars on these roads with people dropping off and catching buses in to town from this point.

The idea of adding more cars dropping off and picking up children on the roadside is a accident waiting to happen on this already busy junction,

A more suitable property maybe on the proposed new development across the Shurdington Road would probably make more sense.

13 Hawkswood Road  
Cheltenham  
Gloucestershire  
GL51 3DT

**Comments:** 10th November 2014

Letter attached.

45 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 10th November 2014

Letter attached.

**Comments:** 8th December 2014

I have been trying to view the comments related to this application and TWICE the web page has expired very quickly.

I wish to confirm my original OBJECTIONS to this proposal.

39 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RS

**Comments:** 4th November 2014

The positioning of the bungalow is not suitable for this type of usage, with its situation right on the corner of the Woodlands Road/St. Michaels Road junction. St Michaels Road is essentially one way and anyone turning in would have to wait for any oncoming traffic causing queuing back towards the main Shurdington Road junction. This traffic will include large lorries delivering to the Co-op, school coaches etc. It is a very busy junction and this additional traffic would increase the likelihood of a serious accident.

20 Wells Close  
Hatherley  
Cheltenham  
Gloucestershire  
GL51 3BX

**Comments:** 14th November 2014

I support the need for another preschool in the area. The need is great as there is quite a long waiting list at the current St Christopher's would be walking, so traffic/ parking would not be affected. The situation would be far worse if it was bought to let and filled with noisy students with no consideration for anyone.

65 Canterbury Walk  
Cheltenham  
Gloucestershire  
GL51 3HN

**Comments:** 30th October 2014

This is a great opportunity for a high quality child care provision in an area where it is obviously needed, with regards the waiting lists for places like the playgroup at St Christopher's.

The plans are well thought out and will have little effect on the current traffic levels due to the staggered drop off and collection times, and the likelihood that many parents would be local and would therefore walk are reasonable assumptions.

Having previously been a committee member for the playgroup Mrs Chapman currently runs, I am in full support of this proposal, and believe that if it goes ahead it would be run to the same very high standards. Both of my children had a great start to their Early Years education thanks to her and her team providing such a quality service.

41 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 10th November 2014  
Letter attached.

11 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RS

**Comments:** 10th November 2014  
Letter attached.

26 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RU

**Comments:** 10th November 2014  
Letter attached.

31 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 10th November 2014  
Letter attached.

25 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 7th November 2014  
I am in total agreement with these views.

We very strongly object to the proposed change of use from a residential dwelling to a pre-school and nursery at 1 St. Michaels Road. Our objections are purely based on the location of this proposal, and are not at all personal to Mrs Chapman, as we know she does an excellent job at her current playgroup. As local residents, our objections are founded on the following reasons.

Traffic

The current traffic levels on the A46 junction with Woodlands road is already at a very high level. Congestion at this junction has a severe impact on Woodlands Road, St. Michaels Road and Hawkswood Road. We feel that the proposed change of use will greatly increase congestion to a dangerous level causing excessive traffic and obstructions within and around our road and to our property.

## Parking

The highway code section 243 states: You cannot park opposite or within 10 metres (32 feet) of a junction, opposite a traffic island or (if this would cause an obstruction) another parked vehicle, in front of an entrance to a property or on a bend. Section 244 also states: You MUST NOT park partially or wholly on the pavement unless signs permit it. Parking on the pavement can obstruct and seriously inconvenience pedestrians, people in wheelchairs or with visual impairments and people with prams or pushchairs. Law GL(GP)A sect 15

With this in mind, it is very clear looking at the site in question that there is absolutely no room to park closely legally and safely. This would cause parents to park further down Woodlands Road and St. Michaels Road, where parked cars already cause traffic problems. Also being as the proposed plans only allow two parking spaces (which will be taken by staff), the amount of children being dropped off/picked up at any one time would cause a significant increase to the traffic, and parking around our property. The obstruction due to parked vehicles would pose a danger when trying to leave our property or crossing the road, and when I leave for work in my vehicle.

## Noise

We located here, as it's a lovely family home in a quiet road. The greatly increased noise levels and disturbances from traffic, children and outdoor activities would have a huge impact on our quiet road, and we all would very much like for it stay that way. As a shift worker, my choice to live here was based on the fact it is quiet during the daytime when I need to sleep

## Loss of amenity

To allow this proposed change of use would be unneighbourly and detrimental to the amenity of the area. The location of the site in question, which is on the corner of a residential area like this, is wholly inappropriate. The likely effect on the visual character of the property would be detrimental to all who live here. This is a private residence, and should remain so!

## More suitable locations

There are far more suitable locations situated nearby. The fields opposite to the A46/Woodlands Road junction, have already undergone several planning applications, and a purpose built facility, with adequate safe parking, away from the dangers posed by a busy highway such as the A46, on a site where people would be buying property knowing what they would be moving next to would be far more suitable. Also Winton House Day Nursery and Nursery Rhymes Day Nursery, are both located less than half a mile from this proposal, and both have plenty of spare capacity (They are both currently advertising this!).

## In Summary

We strongly urge the council to refuse the proposed change of use planning application at 1 St. Michaels Road, on the grounds of loss of amenity to residents, increased traffic during peak times, lack of safe parking, noise disturbance and detrimental impact on road congestion.



80 Shurdington Road  
Cheltenham  
Gloucestershire  
GL53 0JH

**Comments:** 9th November 2014

I would like to support the proposal. Mrs Chapman has gone above and beyond what is required of her by offering staggered drop off times at the pre-school in order to be thoughtful and considerate to the local residents.

My two daughters have attended St Christopher's Playgroup. I have always been amazed at how calm and happy the children are. This is 100% due to Mrs Chapman's high standards, professionalism and her love of the job she does.

By allowing Mrs Chapman to open a new pre-school it will create new jobs, new pre-school places that are desperately needed in the area and improve the appearance of a very tired bungalow.

I hope that Mrs Chapman is successful and that local residents enjoy watching the young children attend a caring and nurturing new pre-school.

**Comments:** 7th December 2014

I fully support the proposal. The ever increasing need for pre-school's and playgroups is clear as Mrs Chapman has stated, with local schools increasing their reception intakes for the past few years.

Having a pre-school in a residential area is beneficial to local residents, as crime rates lower, as more people are around as people arrive and leave the premises.

The time slots allocated for the small number of children arriving and leaving really do mean that traffic increase is minimal.

I am a parent and a teacher. I have been fortunate enough to be able to help out at St Christopher's Playgroup each term for the past 3 years. I have always been impressed at how happily the children play both inside and outside and loud volumes of noise have never occurred. This will reinforce what Mrs Chapman has stated about never having a complaint from the immediate neighbours of St Christopher's!

Mrs Chapman is a thoughtful and professional pre-school practitioner. She has gone to great lengths to recognise the viewpoints and feelings of the local community.

I look forward to hearing a successful outcome for the pre-school, as it really will benefit so many of the local residents.

36 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RU

**Comments:** 10th November 2014

with reference to the proposed application for a nursery at 1 St Michaels Rd, I feel I have to state my sincere concern on the current lack of respect for the 30mph speed limit. Living at 36 Woodlands Rd we have a front room view of the traffic and are astounded at the speed of some of the passing vehicles. I would hate to think of any consequences involving children jumping out of parked cars etc.

25 Woodlands Road  
Cheltenham  
Gloucestershire  
GL51 3RS

**Comments:** 10th November 2014

I am writing to register my strong objection to convert the residential property into a Nursery/Playgroup.

This will have a huge impact on congestion at a very busy junction.

There is already a successful playgroup in the area so another playgroup is not required.

Woodlands Road can already become a 'rat run' when there are traffic hold ups on the Shurdington Road.

18 Amaranth Way  
Up Hatherley  
Cheltenham  
Gloucestershire  
GL51 3YU

**Comments:** 2nd November 2014

A much needed facility in the local area and these plans have been adjusted with excellent thought and consideration. The staggered drop offs will mean that any noise or traffic disruption would be very minimal - I agree that as the clientele will be local it is highly likely the majority will walk anyhow. My child went to St Christopher's Playschool (which as we know is very over subscribed) and what was always clear from Mrs Chapman's leadership and organisational skills is how calm, structured and well behaved the children in her care always were.

15 Bronte Close  
Hatherley  
Cheltenham  
Gloucestershire  
GL51 3NG

**Comments:** 10th November 2014

I strongly object to the proposed pre-school and nursery in St Michael's Road.

As a regular visitor to the area for my own childcare needs and family visiting I already find it extremely difficult to drive and park in this already crowded residential area. Located almost directly on the junction to the Shurdington Road I find that people shoot off the A46 and into Woodlands Road often with little care to the narrow turnings into Hawkswood Road and St. Michael's and still doing the 40 mph speed limit.

My concerns over added traffic of parking in the area and parents trying to cross the roads is a major concern for me not only as a parent using the area with my child but for my safety as a driver, there are already enough accidents along this road without adding to the problem.

I strongly believe this area does not need the added setting as there are child care places available and advertised at other local nurseries and pre-schools with perfect onsite parking, would it not be better for the applicant to wait for the new housing estate proposed across the way and get a purpose built unit with adequate parking and safety precautions than use the current option?

I personally do not know the Applicant and my objection is purely based on the fact that this location is simply not an acceptable place for a nursery.

2 Norwich Drive  
Cheltenham  
Gloucestershire  
GL51 3HE

**Comments:** 24th October 2014

I am a working parent in this community who recognises that there is a great need for high quality provisions. I would love the flexibility of longer sessions to be available for me to fit in around working hours, something that you currently can not find in other local pre-school settings.

The location is perfect as I would still be able to walk my child to the proposed location and be able to walk to collect my other child from the local school.

Justine demonstrates her high standards for quality in her current work, so I know that this would be an excellent asset to the community. Justine has regular contact with her local children centre and attends meetings with them to keep in-touch with up to date childcare practices as well community affairs.

11 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 5th November 2014

Whilst this is nothing personal to Mrs Chapman and I agree with some of the lovely comments about her professionalism in managing St Christopher's playgroup, I am objecting to this facility on my doorstep.

As with previous comments, I am highly concerned about the parking with drop offs in the area. Again as previously stated in someone else's comments, individuals have tended to park on the path ways preventing pushchair access and forcing pedestrians to squeeze by or cross roads. I am a working mum and have children at preschool/nursery and Warden Hill School. There are plenty of facilities for nursery care that already exist in the area currently which accommodate my needs perfectly. When walking my children back to St Michael's Road from Warden Hill school, the top end of Salisbury Avenue by the A46 I already find this road is particularly dangerous for crossing. Therefore adding more traffic and parking in this area would cause me concern as a pedestrian myself as well as a resident and mum of small children. The main junction, a crossing and parking on the property would all need to be addressed to ensure the safety of children and other individuals. Sorry but whilst I appreciate it may be a great business venture in a growing population, it is just the wrong site due to the potential risks of accidents which mainly concern me as well as additional parked cars causing difficult visibility for crossing with children and cars coming round the corner of St Michaels Road and Salisbury Avenue from A46. Dangerous.

5 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 19th November 2014

In relation to the proposed planning change of use for 1 St Michaels Road I wish to express my formal objection to this application.

The main objections are the detrimental effect this proposal would have upon the residential amenity, surrounding area, neighbours, environment, road users/highways safety and pedestrians in relation to noise of operations, disruption and disturbance to neighbours lives, intrusion and loss of privacy, and creation of a security/crime risk.

The quiet, private and safe character of the neighbourhood would be detrimentally affected and be opened to a new intrusion in amongst a wholly residential setting.

The objections, factors and supporting arguments against the proposal are outlined below.

#### 1. Objections based upon PLANNING POLICY

- a. Local, strategic, regional and national planning policies are not supported by the application
  - i. Housing stock in a residential area is being removed for an inappropriate service in an unsuitable facility. The houses in this area are sought after and in short supply with this proposal running against the local area housing needs policy.
  - ii. The proposal would give rise to a potential increase or increase in fear of crime, which is contrary to Cheltenham Bourough Council Local Planning policy to grant approval if it creates these problems. See Appendix A below.

#### 2. Objections based upon PLANNING HISTORY

- a. Woodlands area was developed from a green field Woodlands site specifically for housing generation and the local facility buildings were sited in Salisbury avenue which is the centre of the residential area for shops and other services. This is where the current operations are undertaken and are next to secure play areas and school facilities, which are used by the play Group.
- b. The proposal would detrimentally affect the current environment of neighbourhood by creating a new focal point for traffic, transit operations, services, security and safety issues that the proposed location was not designed for, and in fact does not provide adequate infrastructure or buildings.

#### 3. Objections based upon SITE CONSIDERATION & NEIGHBOURS

- a. In considering the actual site there are a number of objections
  - i. Insufficient land, incorrect building - the site is not purpose built for the propose services and has insufficient secure areas for the children to play (which to provide to required standards would mean obtrusive and visually impacting erection of fencing or barriers)
  - ii. The site does not support easy access or egress for the staff, for which there are inadequate parking facilities ( 3 parking on site but there are more staff and the proposal to use the owners off site parking is not part of the planning proposal so should not be relied upon, and by its self would change residential parking into commercial parking, requiring its own change of use (and whilst not a planning issue would attract appropriate tax implications for the owner and staff)
- b. Loss of privacy
  - i. The road is small and quiet, and the introduction of the nursery would mean people can enter the site/property and see across the gardens, these can be staff, customers or unwanted suspicious intrusions as the property will have open access to the side.

c. Adequacy of parking/turning

- i. The proposal does not provide adequate parking, turning or access and egress.
- ii. The proposal allows for 3 on site cars which will have difficulty parking so they can turn around and not reverse onto the small road creating hazardous access and egress.
- iii. As can be seen in the current location of the business there is a dedicated car park, but this is totally overwhelmed at drop and pick up times. As this is a residential property there is no such car park, and the only parking facility is for part of the staff. Therefore the narrow street of St Michaels road or the very busy thoroughfare of Woodlands avenue would be the only place for parking. This would create further dangers and hazards for pedestrians and other road users when turning or manouvering.

d. Road access/Highway safety

- i. Due to the insufficient parking the small road of St Michaels avenue will change from a quiet road into a busy car park, where there is not enough curbside for the number of cars to park, or to park safely without blocking the road or causing visibility hazards for other road users or pedestrians.
- ii. Congestion and blockages would prevent emergency services access to the road
- iii. Highway safety would be also be compromised by the lack of parking causing obstructions and reduced visibility at junctions, additional traffic on a small road which has two sharp reduced visibility bends increases the risk of accident for road users and pedestrians alike.

e. Traffic generation

- i. Additional traffic would be generated in St Michaels road and across the already very busy thoroughfare of Woodlands Avenue, which could back up the traffic leaving the main artery into Cheltenham along the Shurdington road.
- ii. This would create traffic disruption to other road users and the local residents
- iii. St Michaels road is both small and has sharp bends and is not suitable for the additional traffic.

f. Noise and disturbance resulting from use

- i. I work from home and my office is at the front of the property and the noise generated by the proposed operations would be a disturbance throughout the whole day and is unwanted.
- ii. The noise generated by staff arriving at unsociable hours, cars doors, cars and engine starting stopping outside the house is also an unwanted intrusion and disturbance for all of the neighbourhood. This would negatively disrupt both my personal life and business life.
- iii. Disturbance would be created to the local area and neighbours from additional traffic, Children noise, operational noise
- iv. There would be an increase in potential for crime due to an empty commercial building when out of hours (see crime prevention officers report appendix A, which infers there will be an increase in this risk by their own report.) This is completely unwelcome to all residents and gives the increase in fear of risk of crime, which is contrary to Planning Policy, see Appendix A for Cheltenham's local plan.

g. Hazardous materials

- i. The proposal would mean the creation of commercial waste being generated on the site, requiring commercial removal with additional issues for collection, access and egress of commercial collection vehicles in a residential setting.
- ii. The commercial waste would also have to be managed with commercial bins and these provide nuisance by potential for fly tipping and unsightly views for neighbouring residential properties
- iii. There is also therefore the potential for disturbance from smells created from the commercial waste generated by the operations, which would not be welcome to the residential setting.

h. Unsociable operating hours

i. The planned opening times would mean staff arriving early and creating disturbance, noise issues for the local house occupants, which would change the quiet housing environment currently enjoyed

i. Potential for weekend use

i. The building would have the potential to be rented out for functions when not in use as a pre school, which would cause constant ongoing disturbance from noise, parking issues, traffic congestion

j. Change of operations

i. There is a potential to increase the number of children and staff, extend opening hours which would also increase the noise, disturbance, hazards for the local residents and further detrimentally impact the character of the neighbourhood.

4. Objections based upon SUROUNDING AREAS

a. The proposal conflicts with the current area use, namely that of housing and changes the environment to a focal point for traffic congestion, road hazards Conflict with the character of the area

b. Better alternate sites available and it correct locations

i. Current pre schools in the area have places available so the area requirement could be taken up by these

ii. It is also noted the current location would be closed thereby reducing the capacity provided by the applicant. If the current facility is retained this negates the need the new proposal

iii. The site is not suitable from many perspectives and more suitable ones are available, at current schools used by the applicant, or in buildings that are designed for this type of use.

iv. It is noted that in the new development over the road from the proposed site will have specifically designed buildings for this type of commercial business and would provide a better facility than an existing bungalow site. This new development would also have specific community areas i.e. shops, doctors, etc. whereas the proposal seeks to create a new one in a residential area that the residents do not want or require

c. I would not choose this location to live in this location if it had a nursery when I purchased the house. I chose the location and house because it is quite residential area, with limited traffic on small road. This would be completely removed by this proposal and change the character of the residential area detrimentally.

d. The proposed local demand for spaces is based upon the submissions Appendix 1 but this has no reference so cannot be relied upon as supporting evidence

e. There are other similar facilities within the area that have vacant places which could support the demand and also negates the main reason for the application.

f. The application notes consultation with the neighbours, however what is not noted is not one is in support of this application.

g. Appendix 2 of the application does not reflect the mix of times that can be taken by the Customers, and therefore is not representative of the true nature of the pick up and drop off times, so is a poor attempt to try and disguise the traffic, noise and disturbance issues that would be created by this proposal is it were operational. There is chaos in the current operational location even with parking for many more cars on hand.

i. During the middle and end of the day there could be up to 18 plus cars trying to park

ii. Operationally there is no way for the Owners to police or enforce the proposed pickup and drop off regime proposed, so this in no way provides a solution to the issues that would be created.

5. Overall this is a very poor attempt to consider the suitability of the location, impact on the local environment, effect on the neighbourhood and its residence and creates further planning and more risk/issue that it purports to manage.

a. The detrimental impact this proposal creates for the local area, residence and change of character without any regard for the property being fit for purpose provides evidence the proposal and application is unsuitable

6. With all of these points taken in consideration the application should be rejected.

#### APPENDIX A -

Annex A - Planning Policy

Cheltenham Borough Council's Local Plan which contains Policy CP 4:

Development will be permitted only where it would:

(c) make adequate provision for security and the prevention of crime and disorder; and

(b) not, by nature of its size, location, layout or design to give rise to crime or the significant fear of crime or endanger public safety.

#### **Comments:** 21st November 2014

Please refer to the letter emailed to Chloe Smart on 20th November 2014 (attached).

RE: Planning application for change of use at 1 St Michaels Road Cheltenham: Objection Grounds

In respect of the above application the objection is based upon the title deed for the property and associated charges contained therein.

The charges state there should be no use of the land or property that will cause disturbance or nuisance to neighbours or lessen the value of the property of neighbours (refer to a copy of the extract of charge for the land and property in the letter issued as above).

Therefore the proposal is in breach of the charges held in the title deeds, as the proposal will indeed cause nuisance, annoyance and disturbance to the neighbours and myself.

Please therefore reject the planning proposal based upon this planning legal requirement.

5 Hawkswood Road  
Cheltenham  
Gloucestershire  
GL51 3DT

#### **Comments:** 6th November 2014

We have lived in the area since 1990 having moved here because of the quiet, unspoilt by noisy schools, location. Although the noise will have a minimal impact on us, it will definitely impact on the more immediate properties and the wider area as a whole, and that is not acceptable. This is a residential area and as such should continue without the disturbance this pre-school nursery will cause. We are short enough of residential property, we should not lose this bungalow to this sort of development.

The property is on the junction of St Michaels Road and Woodlands Road, very close to junctions with Hawkswood Road and the A46 Shurdington Road. This area is already congested during busy times, 07:30 to 09:30 and 15.00 to 18:00 causing queuing traffic past this property. Parking close to junctions or on paths is contrary to the Highway Code, parking on a local resident's driveway is not an option, where are the cars going to stop to drop off and pick up the children? These children are going to be in danger from other road users.

The junction of the Shurdington Road and Woodlands Road has been modified many times by the council/highway agency since we have lived here, due to both minor and near fatal accidents, how is the safety of both residents and nursery users going to be addressed? Parking in this area is already oversubscribed by the local residents, even staggering the picking up and dropping off will raise the risk of accidents for all. This junction is also a pick up and drop off point for the bus collecting children attending Chosen Hill School living at the top of the estate, another road hazard to consider.

Do we really need this nursery? We ask this as in the November 2014 addition of 'The Local Answer' two well established local nurseries are advertising vacancies. They have easy access, safe pick up and drop off areas and parking for parents, very similar to the St Christopher's Hall site the applicant is already using. However if the applicant wishes to expand her business would not a more appropriate option be to secure a building on the proposed 'white land' development site the other side of the A46, which would provide a purpose built nursery and safer environment for all concerned?

Please consider the objections and concerns of local residents when reviewing this application.

We strongly object to this proposal as it is both unsuitable and unsafe.

46 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RR

**Comments:** 4th November 2014

This change of use will result in excessive congestion and increased numbers of parked vehicles leading to an elevated level of risk of injury and loss of access to properties for owners and service vehicles. The level of traffic and static vehicles in St. Michaels Road is already very high (as it is for the surrounding area), the additional traffic from this change of use will place an unacceptable extra burden on the road system.

44 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RR

**Comments:** 5th November 2014

I would like to put forward a request to oppose the proposed change of use for 1, St Michaels Road for the following reasons.

1. The location is not suitable for a pre-school and nursery type dwelling.
2. The traffic congestion will cause the area and adjoining junctions to the A46 will become dangerous to other traffic users.
3. The area and junction is not suitable for the extra parking that will occur and will be required.
4. The noise disturbance will increase, so not acceptable.



65 St Michaels Road  
Cheltenham  
Gloucestershire  
GL51 3RP

**Comments:** 7th December 2014

I write to object against this inappropriate application to change the use of this premises. The objections already raised by other neighbours, have clearly identified sound and compelling reasons not to allow the application.

The premise is a small corner plot, immediately adjacent to established residential properties. The noise generated by placing a nursery there, would hugely diminish the value of the existing properties and deny them any quiet.

Therefore it would deny them reasonable enjoyment of their own properties and a significant loss of privacy. The building is not separated by anything substantial ie trees or large garden that would reduce the noise that they would have to suffer. It has been suggested that the children will be let out in limited numbers. This is a consideration but a) How will this be monitored and maintained for compliance and b) The opening of a window in the (small) premises will allow the sound out anyway.

The location is also inappropriate for the proposed use, due to the insufficient parking that exists already there. It is on the corner of a junction, where care is necessary based on the current regular residential use. To add to the burden in this location would create a hazard for road and pedestrian traffic. The applicant appears to indicate that there will be only two members of staff there. This appears to be surprisingly few, based on the numbers proposed to use the site. If we apply a realistic expectation that there will be additional staff on a part time basis, the number rises markedly, before we even consider the number of customers coming and going.

The applicant has indicated that there will be staggered drop offs to reduce the impact on the parking in the area. This is a positive suggestion but wholly unworkable. Allowing for traffic delays, herding children in the morning and other reasons why we all sometimes leave late for work, there will always be an excuse used to explain why they arrive out of their allotted time. In addition there appears to be no explanation as to how this will be monitored to ensure compliance or any legal basis upon which to ensure allocated times are maintained. Therefore it is unworkable and unenforceable.

Added to the limited parking available already, I have every expectation that parents will make poor parking decisions to make the drop offs when running late or due to congestion. This will compromise the safety of other road users and pedestrians in the vicinity. This is clear now, so to allow this application and let the situation actually occur would be irresponsible.

Finally, I cannot help but notice that a significant majority of those supporting this application do not live in the immediate area, in some cases they are several miles away (with no suggestion they have either been to the location already or would even use it) .

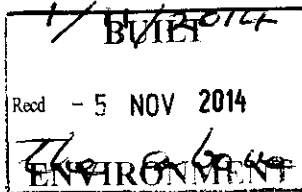
They refer to the need for child care in the area or the reputation of the applicant. Neither of these issues are relevant to this application. The issue is whether this small plot is suitable for use as a nursery, where the noise for neighbours will be significant and the impact of the surrounding traffic will be detrimental.

I do not know what their connection is with the applicant or the business, but they should examine their consciences to see whether they would be so quick to support this application should they live in the immediate vicinity themselves.

In conclusion, the premises is too small and close to other established residential addresses. The noise generated by this particular application would significantly impact upon existing properties and their occupiers. The additional burden on parking would present a hazard to all the road users due to its location.

REF N<sup>o</sup> 14/01901/COU

2, St. Michaels Rd.  
Warden Hill  
Cheltenham. GL51 3RR



Dear Ms Tracy Crew,

With the regard to ~~The above~~ proposed to change 1st Michaels Rd from Residential to Nursery - Pre-school.

My reason for concern as I have said to the neighbour concerned are as follow:-

- 1) Property too small as the grounds are not big enough for children to Run/Play/use equipment to develop skills needed for development as they grow.
- 2) Traffic Already parking is an issue as cars are parked part on the pavement as left while the drivers go into town etc: as close to The Shurdington Road and regular Bus Service
- 3) Noise Children need to shout and play its natural.
- 4) Busy Roads Very close to three

Cont: 2.

busy roads, so safety could be an issue.

The lady proposing to use the bungalow for change has said extra cars will not cause a problem but having had a family myself and a Retired Nursery Nurse/Teacher Assistant dropping off child/children to Nursery takes longer than 5 mins. 'Upset child' 'Needing to talk to staff' etc etc Nurseries with large car parks have everyday problems this property doesn't have a large car Park or even a small one!!

Yours sincerely

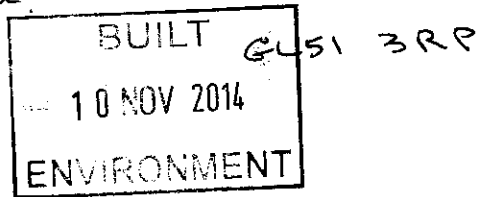
my telephone N<sup>o</sup>

6.11.2014

35 St. Michaels Rd.

Yr Ref 14/01901/cou.

Cheltenham.



Dear Madam

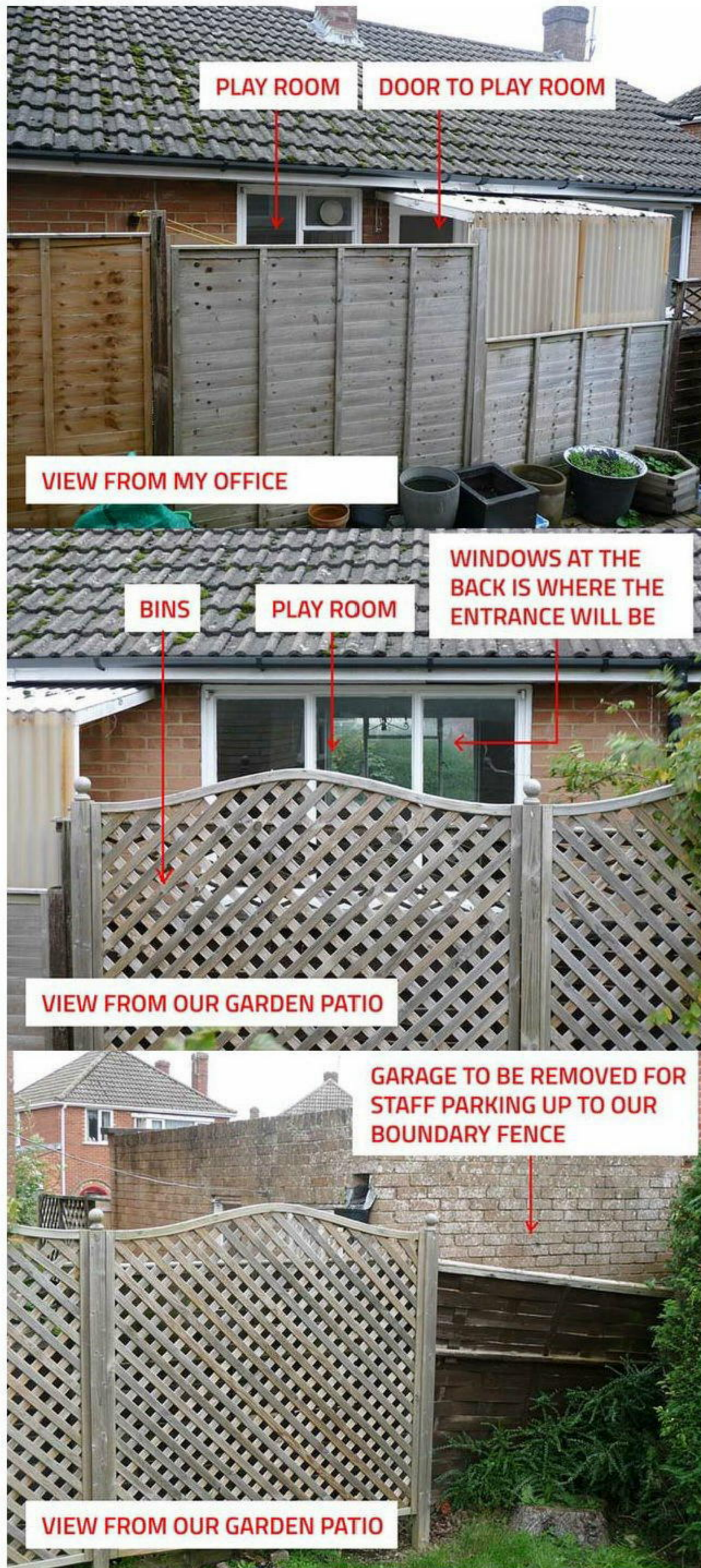
With reference to the planning Proposal for change of use at 1 St. Michaels Rd to a day nursery / Playgroup I object to this for the following reason  
Traffic will increase. St. Michaels Rd is narrow with two dangerous bends either end Drivers have to be careful as there usually parked cars. Many people drive along this road at speed and as many residents are elderly I feel a nasty accident could occur. Dropping 20 children off will cause chaos

Yours faithfully,

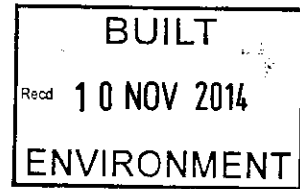
Tracey Crews.  
Head of Planning



See attached images from our garden for your reference. I am hoping these will be seen publicly but probably not. I don't know how anybody could suggest that this proposal would not be detrimental to our privacy both visually and acoustically. The requirement for sustainable development within a community does not outweigh the loss of private amenity for others.



14/01901/cou

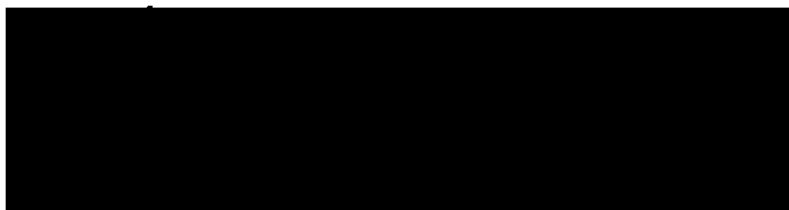


1. St Michael's Road

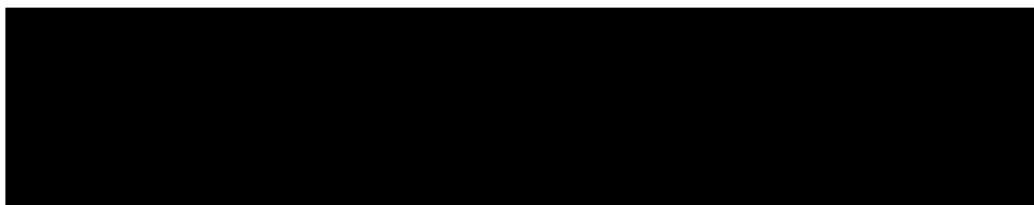
Proposed nursery

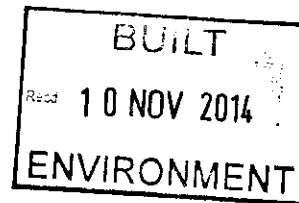
I am for nurseries in general. However this is a dangerous traffic area, and there is a parking issue for parents who may use the nursery. If parking can be controlled and be made safe for traffic and pedestrians using/crossing the road junctions, then I am for the nursery. If parking is a source of danger, I am

against the use of this building  
for a nursery.



013 Hawkswood Road,  
Cheltenham, GL51 3DT





45 St Michaels Road  
Woodlands  
Cheltenham  
GL51 3RP

7 November 2014

PLANNING APPLICATION 14/1901/COU  
No 1 St Michaels Rd, Woodlands, Cheltenham  
Proposed Nursery School

I WISH TO OBJECT TO THIS PROPOSAL.

1. I object to a change of use from residential to business use.

Mrs. Chapman says in her press release that there won't be major internal alterations, but the site plans show quite a few walls removed to make the play space area.

If the bungalow is sold *'It would probably have to be put back as it was'* If the 'change of use' is granted I would suggest that it could be sold on as business premises either as another nursery facility or 'an other'.

2. I certainly feel it would increase traffic congestion. The side roads, immediate ones, Hawkswood Rd and St Michaels Rd, are narrower than Woodlands Rd. and were not built for current numbers of cars and tradesmen's vehicles. Most, if not all residences, on The Woodlands development **didn't** have garages at initial build stage. They have all been added since.

Staggered Drop off in the mornings is suggested between 8.00 and 9.00, just when locals themselves are trying to get out onto Woodlands Rd thence to the A46 which is generally queued back a considerable distance as are the three roads afore mentioned.

There are also a number of cars parked at the bottom of St Michaels Rd at this time of the day while parents take children through to St James School. They generally face up the road so again will be exiting onto Woodlands Rd adding to residents and business vehicles.

3. I fully support the Play Group at St Christopher's, I was co-founder with a former infant school teacher in the 1960's, but I am **sceptical** that most users would **walk** to St Michaels Rd. The Church car park is generally full; Lincoln Ave, Lichfield Drive and Salisbury Ave are parked, very often on both sides, with cars taking children to Warden Hill School and Play Gp parents then stay parked waiting for admission to the halls. I am sure there would be cars going on from school 'drop off' to No. 1 St Michaels Rd adding to those going earlier with adults going on to work. Which is almost certainly the reason for the 8.00 a.m. start.

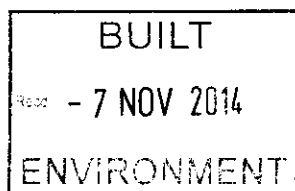
4. I am not near enough to be disturbed by noise from the children playing outside, but am sure it would affect closer properties. We can certainly hear play times from all local schools. This is for a limited break time. The Nursery outdoor play would be continuous relays during morning and afternoon sessions.

5. It could almost for sure cause negative impact on the prices of properties in all nearby roads.

Yours faithfully,

A large black rectangular redaction box covering the signature area.





41 St. Michael's Road,  
Cheltenham,  
GL51 3RP.

7<sup>th</sup> November, 2014

Mr Mike Redman,  
Cheltenham Borough Council.

Dear Mr Redman,

Proposed change of use from residential dwelling to pre-school and nursery at 1 St. Michael's Road, Cheltenham.

I'm astonished to learn of the above proposal. The location is quite unsuitable being situated on what amounts to a four way road junction where St. Michael's Road, Woodlands Road & Hawkwood Road join Shurdington Road.

Traffic is already very high at peak times and congestion results from a large

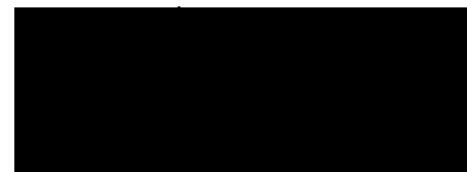
amount of local traffic compounded by the heavy traffic flow on the A46.

The presence of additional traffic resulting from children being dropped and picked up from the proposed nursery would increase congestion four times each day at times when traffic flow is close to its normal peak.

There is also the problem that is bound to result from excessive car parking on the local roads that are too narrow to cope.

This proposal would harm the locality and should be rejected.

Yours sincerely,



BUILT  
REC - 7 NOV 2014  
ENVIRONMENT

11, WOODLANDS ROAD,  
WARDEN HILL  
CHERTENHAM.

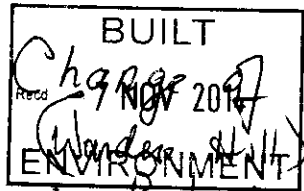
GL 51 3RS

Dear SIR OR MADAM .

SUBJECT - PLANNING PROPOSAL FOR  
CHANGE OF USE AT 1, ST MICHAELS RD  
WARDEN HILL to a DAY NURSERY/PLAYGROUP.

OBJECTION - My wife and I strongly  
oppose any change of use of this  
property. Changing it to a DAY NURSERY  
would cause many problems ie traffic  
chaos at peak times of the early  
morning and late afternoon. Also cars  
parked on to pavements would cause  
safety issues. Surely this would not  
be a good idea to give permission for  
this ridiculous proposal to go ahead.

Yours faithfully



use of 1. St. Michaels Rd  
Chettenham

Ref. 14/0101/COO.

This is not suitable for a Pre/Nursery school. Traffic is very bad at this junction at many times during the day.

Twenty small children at a time can be very noisy in a residential area & we do not think there is enough space outside for a play area. I'm sure they can find a more suitable building/grounds... Think very carefully.

26. WOODLANDS, RD

GL513RU.

# Planning proposal for change of use at 1 St Michaels Road to a Day Nursery/Playgroup

BUILT  
Recd - 7 NOV 2014  
ENVIRONMENT

Dear Resident,

You may or may not be aware that at 1 St Michaels Road, the current property has a planning application in process to convert the residential property into a Nursery/Playgroup for 20 children per session morning and afternoon.

This will have a huge impact to the already high levels of traffic and road congestion in St Michaels Road, Woodlands Road, Hawkswood Road and A46 road junction in the mornings and early evening. These roads are already congested from the local school, playgroup, shops and work traffic at these times of day. Even with the proposed unenforceable staggered drop off/pick up times, and in particular at the peak traffic times, the greatly increased parking within the vicinity, will increase the current noise, traffic, parking congestion already in this area to an unacceptable level.

### The Facts:

- This proposal **WILL** increase traffic congestion
- This proposal **WILL** cause excessive parking in the vicinity
- This proposal **WILL** increase noise disturbances
- This proposal is likely to have a **NEGATIVE** effect on the value of your property

We have until the 10<sup>th</sup> November 2014 to view and submit any comments and objections on the Cheltenham Borough Council website. You can also send an email or letter to CBC Planning at their address on the attached letter.

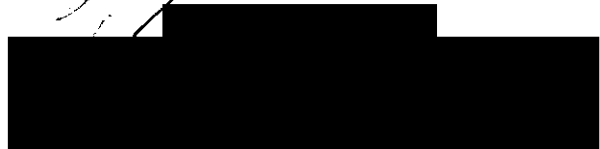
**We don't have long, so act now! The more people who object, the greater chance we have of putting a stop to this ridiculous proposal!**

5-11-2014

31. St Michaels Rd.  
Woodlands  
Cheltenham  
Glos. GL51 3RP.

This is a totally ridiculous proposal and I suggest the council view the site which is on a very busy corner close to Sharncliffe road St Michael Rd and Salisbury Avenue which at School times and day times is used as a cut through. There is no room for the cars which will be collecting and dropping off children at the nursery. As a resident of 50 yrs who has seen the build up of traffic which can only get worse with all the new builds the proposers should rethink and the council consider the considerable dangers.

Yours faithfully



5 St Michaels Road  
Cheltenham  
GL51 3RP

20<sup>th</sup> November 2014

Ms C Smart  
Cheltenham Borough Planning Department  
Cheltenham

Dear Ms Smart

**RE: Planning application for change of use at 1 St Michaels Road Cheltenham – Objection Grounds**

In respect of the above application would like to express my further objection to this proposal receiving planning permission.

The grounds for this objection are based in the Title deeds for the property which refer to the Charges Register on the land based upon (extract of title deed)

Title number GR354703

**C: Charges register**

This register contains any charges and other matters that affect the land.

- 1 (19.05.2011) A Conveyance of the land in this title and other land dated 20 July 1955 made between (1) Hurst & Beamish Limited and (2) Robert Cartwright contains restrictive covenants.

*NOTE: Copy filed under GR288909.*

- 2 (19.05.2011) REGISTERED CHARGE dated 28 April 2011.
- 3 (19.05.2011) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

Which states there should be no use of the land or property that will cause disturbance or nuisance to neighbours or lessen the value of the property of neighbours

(extract of charge for the land and property)

9. The Purchasers to the intent that the covenants hereinafter contained should bind the said land into whosoever hands the same might come and for the benefit and protection of the adjoining and neighbouring lands of the Vendor or any part or parts thereof thereby for themselves and their successors in title covenanted with the Vendor and his successors and also by way of separate covenant with the Commissioners as follows :-

(a) That neither the property thereby conveyed or any part thereof nor any existing or future building thereon or on any part thereof should at any time thereafter be used as or for a place of amusement hotel tavern inn or public house nor should any spirituous or fermented liquors at any time be sold in or upon the same property or any part thereof and that no act deed matter or thing should at any time be done suffered or permitted in or upon the property thereby conveyed or any part thereof which might be or become a nuisance annoyance or disturbance to the Vendor or his successors or which might tend to depreciate or lessen the value of the adjoining and neighbouring property belonging to the Vendor

Therefore they are in breach of the charges held in the title deeds, as the proposal will indeed cause nuisance, annoyance and disturbance to the neighbours and myself.

Please therefore reject the planning proposal based upon this planning legal requirement.

Yours faithfully