

APPLICATION NO: 14/01956/FUL		OFFICER: Miss Chloe Smart	
DATE REGISTERED: 29th October 2014		DATE OF EXPIRY : 24th December 2014	
WARD: St Peters		PARISH:	
APPLICANT:	Millbrook Street Builders		
LOCATION:	29 - 31 Millbrook Street, Cheltenham		
PROPOSAL:	Conversion of 2no. B1 commercial offices to 2.no flats		

REPRESENTATIONS

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

46 Millbrook Street
Cheltenham
Gloucestershire
GL50 3RP

Comments: 18th November 2014

1. As long term residents in Millbrook Street we have always had major concerns and issues about the parking in Millbrook Street. With this proposal of two two bedroomed flats we could be faced with the likelihood of another increase in parking. We were assured originally that there would be sufficient parking within the site for all the flats and the commercial units would use the street during the day so parking at night would not be affected. However a resident was told by a resident of Riverside Court that they knew of more than one flat using Millbrook Street for additional parking. We have definitely been misled.

2. In our opinion the bottom units were never intended for use as commercial units by the builder as they were fitted out as residential flats upon completion (just look through the windows!). And yet on the proposal to the Council for the change of usage the builder states that the work has not already started (when it clearly had, again, by looking through the windows).

3. We are sure that the majority of residents would have been happy with the plan of continuing with a row of terraced houses on the site and a new small Close like Amos Close, but commercial units were a stipulation. To build this "out of character" block in such a small street is appalling re privacy, size, parking, etc, and in every way. We have noted that objections to the height of houses proposed on the St Benedict's site by residents have been listened to and the plans have been changed.

4. What business was ever going to think it could succeed in a residential street like Millbrook Street even if it did not require passing trade.

5. It is always Millbrook Street that over the years that has come off badly with planning, traffic control, and general upkeep. The surrounding streets seem to be generally well maintained with new road and pavement surfaces, residents parking and traffic management etc. But Millbrook Street is left to deteriorate, become a rat run, and have monstrosities plonked in the middle of it against residents wishes. We appreciate that the horse has already bolted in this case but parking is a continual very serious issue. We put our trust in councillors and planning officers and

Councillor Rawson has been helpful in the past with street cleaning which we all appreciate (it needs doing again).

6. Why should we the residents continually struggle with this issue of parking and safety which never improves but only gets worse in Millbrook Street? The council have a duty of care to their residents to provide a safe environment to live in and Millbrook Street is becoming more and more dangerous for residents, pedestrians (who mostly walk in the middle of the road) and motorists which has only been greatly exacerbated by this development.

7. One final point: "Why were the units built with the doors opening out onto the path?"

30 Millbrook Street
Cheltenham
Gloucestershire
GL50 3RP

Comments: 18th November 2014

Having previously objected to the original planning proposals the fact that I have not been notified by the Borough Planning Dept of this proposal has only confirmed to me the slightly suspect manner in which the whole project has been handled. And whilst this comment may be offensive to some the complete lack of consideration to the existing residents of Millbrook Street has made me view the planning permission(s) in a rather cynical manner. But that said, I know you will only consider the facts:

1. It was always stated that parking would become considerably more difficult and this has now been proved. The allocated 14 spaces for the flats already built does not provide for the ones that are occupied and where these residents have 2 cars, they now park on Millbrook Street in what is an already overloaded area in regards to parking. I find it difficult on a regular basis to park near my home and sometimes not even in the Street.

2. Pedestrian traffic usually walk in the road itself, especially if they have pushchairs or prams because of the amount of cars parked on the pavement. I am aware that some residents which young children have indeed been unable to leave their own houses with pushchairs/prams due to being blocked in by cars parked next to their front door.

3. Cars regularly park half on the road and half on the pavement and when/if the proposals that Martin Horwood is proposing with his Private Members' Bill which will be returning to the House of Commons in January 2015 come into force where will these legitimate residents park their cars? Bringing in permit parking will not alleviate the situation as there are not enough spaces for the residents let alone any new ones generated by the Riverside Apartment.

4. I regularly witness the difficulty amenity and delivery lorries drivers experience accessing the street and it is almost impossible for delivery lorries to access the Riverside Apartments due to the current parking creating limited and restricted manoeuvrability.

5. In the case of any potential emergency in the street or with individual residents requiring the emergency services it would be extremely difficult for them to gain access and there is absolutely no way they could park to fulfil their duties.

6. It states on item 3 of the planning proposal 'Has the building, work or change of use already started?' - no it hasn't already started - it is finished. Kitchen, bathroom, bedroom fitments are already in place, as the Planning Committee or a representative would have seen if they had been to view the premises subject to their viewing the proposal. I note the application has the 'No' box crossed which has only confirmed my cynicism in the opening remark.

7. The building is set exactly to the boundary line which means the doors, which are not set back, and the windows open onto the street, creating what could be a potential hazard for anyone passing. This would not be the case if the building had been set back even 2 feet from the boundary line.

8. Grounds for objection include visual impact and whilst the quality of the build is not an issue, indeed the flats at the back near the river are very attractive even if not in keeping with the surrounding houses. The building which this proposal adheres to sticks out like a sore thumb, is not in keeping with the surrounding area which are terraced and semi-detached houses, rather as if a child has build a tower of lego bricks and randomly placed it somewhere!

9. To state that there has been no interest in the 'low key' marketing of these premises for commercial use only confirms to me what I know was the original concept of keeping the build to 14 flats so as not have to pass any over to housing association organisations. I have not seen any advertisements offering them as commercial premises and have never seen a board on the premises to indicate this either.

17 Millbrook Street
Cheltenham
Gloucestershire
GL50 3RR

Comments: 17th November 2014

I object to the proposed change of use on the following grounds:

1) Parking on Millbrook Street is already woefully inadequate, necessitating vehicles being parked on the pavement on the Northern side, and even with this measure there is a severe shortage particularly in the evenings when residents are at home. The addition of a further 2 households will worsen an already unacceptable situation.

2) Planning permission for the original development was explicitly conditional on the commercial usage aspect because the previous site usage was commercial.

3) The planning form submitted contains material inaccuracies - specifically in section 3 it states that the work has not already started. However it is clearly visible by looking in through the windows on the street that the development already matches that shown in the "PROPOSED" drawing.

4) The covering letter states the reason for the application being that the applicants have had no success marketing the commercial units. However the evidence they themselves have provided in support of this states that the agents were requested to employ "low key" marketing. This is borne out by the lack of any advertising of the units on the street. Indeed it is hard to see how any interest could have been generated in these properties as commercial units given that they have been built from the outset in the format of residential units.

In view of the parking problems and the lack of good faith evidenced by the applicants in this application I would urge you to reject the application.

32 Millbrook Street
Cheltenham
Gloucestershire
GL50 3RP

Comments: 17th November 2014

There has been a huge increase in the volume of vehicles parked on Millbrook Street, following the building of the new flats. Any addition to this will only make things worse.

We strongly object to this application, and believe that it was always the builders plan to develop the commercial units into residential homes.

40 Millbrook Street
Cheltenham
Gloucestershire
GL50 3RP

Comments: 14th November 2014

I have been living in number 40 since May 2014, before the initial residents moved into the new flats. I have noticed a massive increase in the number of cars now parking on Millbrook Street, so much so that there have been times when it has been almost impossible to find a space on the street at all!

Adding two additional flats to this already busy street will only make matters worse.

I have since heard from people who worked on the development that there was never any intention of making these into commercial properties. I have been led to believe it was merely a way of getting around the need to supply social housing due to the number of properties they were building.

I strongly object to additional properties on the street due to the current parking situation unless something is done to help ease the current congestion.

38 Millbrook Street
Cheltenham
Gloucestershire
GL50 3RP

Comments: 11th November 2014

We would like to raise our concerns regarding the development on the site of 29-31 Millbrook Street Cheltenham, having recently received a correspondence from Cheltenham Borough Council regarding the proposed conversion of 2no. B1 commercial offices to 2.no flat at 29-31 Millbrook Street Cheltenham Gloucestershire" dated 29th October 2014, reference 14/01956/FUL.

As we understand it, any objections made to the planning department can only relate to:

- Noise or disturbance from the use (not from the construction work itself)
- Traffic
- Visual impact
- Privacy
- Amenity

However we have major concerns with Elmstone Builders Ltd's underhand tactics and complete disregard for correct planning procedures. For example, the "2no. B1 commercial offices" were never built. They have been flats from day one, with kitchens, bathrooms, built-in wardrobes, carpets etc. installed from the start. We feel this makes a complete mockery of the whole system.

As we are sure you are fully aware, being our local councillors, there is already a huge parking problem in Millbrook Street which has become considerably worse since the completion of the flats. This problem is exacerbated in the evenings when people return home from work. If approval is granted for 2 additional two-bed flats, this problem is only going to get a lot worse. We have ourselves witnessed elderly people and people in wheelchairs having to walk/wheel down the middle of the road due to vehicles being parked on the pavement in front of the flats. There has also been increased damage to vehicles, for example wing mirrors being knocked off as vehicles struggle to squeeze through the narrow gap.

This also causes problems for delivery lorries, dustmen etc. and could seriously hinder emergency services.

I recently spoke to a resident of the River Court apartments who openly admitted to parking on the pavement of Millbrook Street due to there not being enough parking spaces on the site. She also informed me that there are 8 cars between 4 flats that she is aware of. Please bear in mind that not all flats are yet occupied and this problem will get much worse once they are; this is without taking into account the proposed "conversion" to 2 x two-bed flats.

The "commercial units" were not allocated any on-site parking and would have had to park on the street; this would not have been such a problem in the daytime as most residents are out at work. Amongst the Planning Application Documents, we noticed that Elmstone Builders Ltd have included letters from Charterhouse claiming that there has been little or no interest in the commercial units. However, as these have never been commercial units, nor advertised as such, this is not surprising. Not only does this show how far they are prepared to stoop and deceive to achieve their aim, but also shows complete contempt for the Planning Department.

We hope you will give our concerns the attention they deserve.

We look forward to receiving your response.

Comments: 19th November 2014

Petition attached.

36 Millbrook Street
Cheltenham
Gloucestershire
GL50 3RP

Comments: 19th November 2014

I have not received a letter from the Council regarding the above proposal but was provided with a copy from my neighbour on 13th November.

I wish to raise my concerns regarding the above proposal.

I live directly opposite the flats and note that the number of cars parked in the street has increased considerably, with many residents from the flats parking here too. It has always been difficult to park and made busier by people (non residents) who park their cars here before heading to work or into town. With cars parked on the pavement outside the flats, many pedestrians walk in the road.

In the summer I observed that an emergency vehicle could not get through as there was a large van parked on the pavement opposite, along with the vehicles parked on this side of the street. It had to turn back. Large delivery vehicles are just about getting through. I have had to check my vehicle a few times fearing that vehicles may have damaged my car.

I have also observed that the dustcart struggles to get through this part of the street.

There needs to be a solution for the residents of Millbrook Street to actually be able to park our cars and without fear of damage.

I note that the following conditions have not been observed by the builders:

11/00945/FUL - Planning Conditions.

22. Commercial Space

Area designated for B1 use is to be prepared as approved (Used only for B1 use).

Area designated for B1 use is to be completed, before the first residence is occupied.

The two units in question have not been built as commercial units so I am not surprised that there has been no interest in them as commercial units. I am able to look through the windows and they have clearly been built as residential flats with kitchens, bathrooms, built-in wardrobes, carpets.

I hope you will consider my objection as I fear that this part of the street is becoming very dangerous for both drivers and pedestrians.

PETITION - Planning Application Objection

Conversion of 2 B1 commercial offices to 2 flats
at 29-31 Millbrook Street, Cheltenham

We, the undersigned, object to planning application number 14/01956/FUL on the following grounds:

Should the conversion be approved, it would cause further significant parking issues, particularly in the evening. The additional vehicles parked on the road/pavement will seriously impede the safe flow of traffic, cause increased access issues for refuse/delivery lorries and could obstruct emergency vehicles.

Name	Address	Signature
	38 Millbrook Street, Cheltenham, GL50 3RP	
	38 Millbrook Street, Cheltenham, GL50 3RP	
	APARTMENT 14, RIVERCOURT APARTMENTS. ^{GL50 3QA}	
	APARTMENT 14, RIVERCOURT APARTMENTS. ^{GL50 3QA}	
	FLAT 11, RIVERCOURT APARTMENTS, ^{GL50 3QA}	
	FLAT 13, RIVERCOURT APARTMENTS, ^{GL50 3QA}	
	44, MILLBROOK ST.	
	46, Millbrook St.	
	46, Millbrook St.	
	50 MILLBROOK STREET	
	60 Millbrook street	
	68 MILLBROOK STREET	
	76 MILLBROOK STREET	
	78 MILLBROOK STREET	
	88 Millbrook Street	
	94 Millbrook Street	
	36 Millbrook Street	
	20 Millbrook Street	
	20 Millbrook St	
	18 Millbrook St	
	14 Millbrook St	
	12 Millbrook St.	
	10 Millbrook Street	

Petition Organiser

38 Millbrook Street, Cheltenham, GL50 3RP

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Name	Address	Signature
	58. MILLBROOK STREET, CHELTENHAM	
	1 St. WISTON TGS CHELTENHAM	
	11 MILLBROOK STREET, CHELTENHAM	
	19 MILLBROOK ST, CHELTENHAM	
	19 MILLBROOK ST CHELT	
	4 AMOS CLOSE MILLBROOK STREET CHELT	
	4 AMOS CLOSE MILLBROOK STREET CHELT	
	4 AMOS CLOSE MILLBROOK STREET	
	30 Millbrook st	
	28. Millbrook Street	
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	40 MILLBROOK STREET,	
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	32 MILLBROOK STREET	
	32 MILLBROOK STREET	
	44 MILLBROOK STREET	
	44 MILLBROOK ST,	
	15 Millbrook St	

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Name	Address	Signature
[Redacted]	64 Millbrook.	[Redacted]
	52 Millbrook	[Redacted]
	52 Millbrook	[Redacted]
	54 MILLBROOK STREET	[Redacted]
	48 MILLBROOK STREET	[Redacted]
	42 Millbrook Street	[Redacted]
		[Redacted]
		[Redacted]
		[Redacted]
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