

APPLICATION NO: 14/02003/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 7th November 2014	DATE OF EXPIRY : 2nd January 2015
WARD: College	PARISH: NONE
APPLICANT:	Bushurst Properties
LOCATION:	Unit 3, Naunton Park Industrial Estate, Churchill Road
PROPOSAL:	Construction of 2no. B1 light industrial units following demolition of existing light industrial building (revised proposal following withdrawal of planning application ref. 14/00566/FUL)

REPRESENTATIONS

Number of contributors	15
Number of objections	15
Number of representations	0
Number of supporting	0

33 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 28th November 2014
Letter attached.

Comments: 23rd February 2015
Letter attached.

35 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 28th November 2014
Letter attached.

Comments: 23rd February 2015
Letter attached.

29 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 28th November 2014
Letter attached.

31 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 28th November 2014

We appreciate that changes have been made to the original plans submitted earlier this year, but we would like to express our ongoing concerns about the proposed development, as local residents and close neighbours to the location.

Height and Size

- The proposed height represents a significant increase on the height of the previous building, and will result in a commensurate loss of natural light to our back garden, particularly in winter months when the sun is lower in the sky; the proposed building lies directly to the west of our house.
- The planning application indicates that the floorspace will increase from 225 to 240 sq.m suggesting only the ground floor will be in use, the footprint being slightly increased. However, the proposed building is clearly a 2-storey structure, replacing a single-storey one. Second-floor windows are an integral part of the design, and will overlook gardens on Mead Road. We are highly sceptical about how much floorspace will actually be used and the implied increase in activity at the site, exacerbating the issues described in this letter.

Traffic

- The planning application increases the number of units from 1 to 3, and parking from 4 to 6 spaces in what is already a highly congested space with limited access from the extremely busy Churchill Road.
- The additional parking will be directly behind our garden fence leading to an increase in exhaust fumes and noise at close quarters.
- The proposed double-height slide over industrial doors imply larger vehicles coming and going, which would exacerbate the issues outlined above, and we would anticipate their use to result in an increase in noise disruption to the neighbouring quiet residential area.

Use

- In the planning application Employment (section 20) and Hours of Opening (section 21) are stated as 'not yet known'. We find this to be an unacceptable lack of information given the concerns we share with other local residents about the potential increases in noise and traffic volumes, which are reflected above.
- We are aware of limitations on hours of use elsewhere in the Mead Road Light Industrial area, to Monday-Friday normal office working hours and Saturday mornings, and request that similar restrictions be put in place for this site.
- Section 23 referring to 'material recovery/recycling facilities' and 'storage of waste' are blank. Previous tenants consistently left overflowing skips out for long periods of time which were unsightly and contributed to local problems with rats.

Mature ash tree

- We are aware that the site owner attempted to have the ash tree removed without appropriate consultation earlier this year. We believe it is highly doubtful that the provisions outlined in the planning proposals give adequate protection to the tree and associated wildlife through the construction period and into the long-term future.
- The tree is highly-valued among local residents for its aesthetic value in softening the light industrial estate and also in providing a habitat for local wildlife.

We are pleased that the applicant wants to improve the condition of the site, and would support a sympathetic development in keeping with the B1 category of Light Industrial Appropriate in a Residential Area.

Comments: 19th February 2015

Whilst we appreciate the changes to previous applications for this development, as close neighbours whose house backs directly on to the development, we have the following ongoing concerns:

Traffic

- 6 spaces for the 2 proposed units represents an anticipated increase on the previous amount of parking;
- Parking allocations at this location are meaningless; for example on Weds 18 Feb 10am there were more than 20 vehicles parked at the site with only two units in current use;
- The simple fact of increasing from 1 to 2 units will inevitably lead to an increase in traffic on the already-congested site leading to commensurate noise and pollution. Access to the site and spill-over on-street parking will become worse, with a negative effect on Churchill Road which is already double-parked with large vehicles.

Height and size

- If the proposed building is single-storey, as the previous building was, what is the justification for the increase in height over the previous one and the adjacent single-storey building?
- The larger construction will not be in-keeping with the specific location, which is closely surrounded on three sides by quiet private gardens, rather than directly facing onto a road;
- If it is to accommodate larger vehicles or operations, it will exacerbate the traffic-related concerns outlined above;
- Any increase in height over the previous building will reduce the amount of light to our house and garden, especially in the winter months.
- The planning documents do not indicate exact dimensions so it is not clear how much larger it will be, only that it will be larger. We have serious concerns that without published specifications there is no way of ensuring the construction matches the planning application. We are aware that elsewhere on the Churchill Road Industrial Estate a similar proposal was eventually built higher than the plans suggested and we want to avoid the same outcome here.

27 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 28th November 2014

Letter attached.

Comments: 23rd February 2015

Letter attached.

37 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 28th November 2014

Letter attached.

Comments: 23rd February 2015

Letter attached.

20 Asquith Road
Cheltenham
Gloucestershire
GL53 7EL

Comments: 23rd November 2014

Increased noise, smells and general disturbance. Also the danger from increased traffic to the site, the general poor design and look of the proposed building and also the impact on the mature ash tree that stands next to the proposed development.

Comments: 19th February 2015

As a resident of Asquith Rd we object to the revised application as apart from there being now only 2 units proposed instead of 3, the surface area will not be greatly reduced and the height reduction overall will only be slight also in the end. Additionally, the overall height will actually be much taller than the unit they propose to remove.

As stated previously, our objections lie as thus:

- there will be a considerable loss of light and over shading due to the increased height to 5.8m;
- there will be an increase in noise, smells and general disturbance;
- there will be a danger from increased traffic to the site additional to the increased traffic due to being near the school already;
- the general poor design and look of the proposed building;
- the impact on the tree (14/00720/TREEPO).

We moved here from London with our young daughter because it is a peaceful, beautiful residential area, NOT an industrial site!

23 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 29th November 2014

I would like to object to this application on the grounds of:-

Light - The proposed plan allows for higher buildings which will block sunlight to the properties backing onto it.

Increased noise and pollution - At present the industrial estate is reasonably quiet but there are occasions when there is an unreasonable amount of noise and disruption. Increasing the number of rental units is very likely add to the noise and disruption with increased deliveries as well as vehicular noise caused by customers and staff.

Being overlooked - the proposed upper floor has windows overlooking the houses and gardens of Asquith Road which will invade the privacy of the properties on Asquith Road

Increased traffic - the area is incredibly busy at times with trade vans, school run and park related traffic such as football matches - I believe that adding yet more traffic to the immediate area is not to be encouraged.

I see no problem replacing the demolished units on a like for like basis but adding an additional floor is not an appealing option in view of the above points

9 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 1st December 2014

I am a resident of Asquith Road and have vehicular access from the rear of my property onto Churchill Road - this access is less than 5 yards from the entrance to Naunton Park Industrial Estate.

I would like to object to this planning application for the following reasons:

Insufficient parking provision

The application allows for 6 parking spaces to be shared between 3 units - given that the units are increasing in size and are also two storeys it is highly likely that there will be more than 6 people working in the units, and so when visitors and deliveries are also taken into consideration, this will inevitably result in further parking concentration on the surrounding roads; these are roads which are already heavily congested in business hours.

I own a garage which opens directly onto Churchill Road and it is blocked by users of Naunton Park Industrial Estate on a daily basis already.

Increased traffic

Creating 3 units from 1 unit will most likely lead to increased traffic on narrow streets, many of which have cars parked on both sides of the road. These streets are already close to saturation point within business hours - Churchill Road is especially busy at these times with associated trade and school traffic.

Light

The proposed application is for significantly higher units which would directly reduce natural light coming onto the gardens of the adjacent houses in Asquith Road, particularly in winter months.

Use

In the planning application Employment (section 20) and Hours of Opening (section 21) are stated as 'not yet known'. I find this to be an unacceptable lack of information given the concerns I share with other local residents about the potential increases in noise and traffic volumes, which are reflected above.

This summer we endured over four consecutive weekends of continuous noise from one of the units whilst it was being repainted from a motorised cherry-picker.

14 Asquith Road
Cheltenham
Gloucestershire
GL53 7EL

Comments: 2nd December 2014

Letter available to view in documents tab

21 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 24th November 2014

I am a resident of Asquith Road and have vehicular and pedestrian access from my garden to the Naunton Park Industrial Estate.

I would like to object to this planning application for the following reasons.

The entrance to this small 'industrial estate' is in Churchill Road and very close to the junction with Asquith Road and near Naunton Park Primary School.

Traffic congestion in this area is already a serious problem. The residential streets in this area are narrow and have cars parked on both sides of the road. The popularity of the school has attracted many young families to the area. In addition, access to Naunton Park generates additional traffic. This includes allotment 'owners', dog walkers and adults, as well as many children, using the playing fields. Congestion is particularly severe at peak school drop-off and pick-up times but is not confined to this period. Cars and vans often have to reverse some distance. There is limited visibility and a risk of children running into the street between parked cars.

The residential area is close to industrial development in Churchill Road and Mead Road. Access to these units brings all the traffic they generate through the residential area. The problem is made worse by the nature of a number of these units. Many of them are closely related to the building trade. As well as Trafford Perkins a major builders' supplies trader there is a tiling, glass, bathroom and kitchen supplier, carpet sales unit etc. There is also a small café which attracts additional traffic. The vehicles visiting these units tend to be either large lorries bringing in supplies or typically 'white vans' purchasing supplies. In addition there are two garages in this small estate also generating visiting traffic.

Traffic visiting this 'industrial estate' not only has to negotiate the narrow residential streets but also enters and exits the area at junctions which are not designed to take this type of traffic. Large vehicles are directed to the estate via the junction of Naunton Lane and Leckhampton Road. This is an extremely narrow road with a brick wall along one side and limited viability.

There is no information on the planning application as to the nature of future tenants. There is therefore a risk of increased visitor or customer traffic to the unit.

I wish to argue that the access to this area is already saturated. Any additional development would add to the problems of both residents and visitors to the local amenities. The pleasant nature of this pocket of small streets with well kept red brick houses risks being ruined by a constant stream of commercial vehicles trying to negotiate the narrow streets. The risk of a serious accident particularly to pedestrians, cyclists the elderly and specifically to young children is high.

This would appear to be an important opportunity to reduce industrial development in this area and I would strongly urge that permission be withheld.

15 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 25th November 2014

Regarding the proposed units:

These units will create extra traffic and noise at the rear of properties in Asquith Road. One existing unit operates out of normal hours at the moment. I have problems at gaining access to my garage at the Moment.

Comments: 16th February 2015

Regarding the new proposed units:

Our main concern in living in what was a quiet residential area has become a noisy industrial estate in creating more units you need to create parking spaces for the workers and visitors Where are the extra cars going to park there is no room to accommodate them. It would be better to keep the units to a single storey as they would not overlook nearby houses. The extra traffic will increase significantly. I have access to the rear lane at the back of houses and it is always blocked with traffic

11 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 18th February 2015

We object for the following reasons. - increase in traffic, the area is already very busy and 2 units will mean more deliveries and visitors. The access to this site is narrow and opens out unto a busy road. - size of building - it is too tall in relation to the area and will block light. - we realise we live in a mixed use area and we do support local small business but we are living with much more noise, disruption and light pollution than at any time in the last 30 years.

Comments: 18th February 2015

My previous objection was registered as supporting the application by mistake. As the comments stated we object to this application as per the last submission

7 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 15th February 2015

I object to this planning application for the following reasons:

Insufficient parking provision - our garage opens directly onto Churchill Road, which is regularly blocked by users of Naunton Park Industrial Estate already.

Increased traffic - the roads around the industrial estate are already close to saturation. Churchill Road is especially busy with associated trade and school traffic. Please carry out a proper risk assessment to ensure pedestrians walking between Mead Road and Naunton Park Primary School are safe.

Use - surely the Hours of Opening must be determined before permission is granted? I share concerns with other local residents about the potential increases in noise. Last summer we endured over four consecutive weekends (Saturdays and Sundays) of continuous noise from one of the units whilst it was being repainted from a motorised cherry-picker - whilst I'm sure maintaining these units at weekends minimises disruption to the businesses concerned, it also ruined the early part of my summer. Please do not permit anything that means we could have to put up with this sort of thing on a permanent basis.

29 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 18th February 2015

We are in receipt of your letter dated 6 February 2015 in which you provide details of the further revised plans for the application for planning permission as described above. We are pleased to see that some of the concerns raised with respect to the height of the construction have been addressed in a small way, however, the revised plans still fail to address the main issues and concerns for us and our neighbours.

In our responses to the each set of plans for this construction we explained that the land on which the units which are the subject of the application are proposed to be built backs onto the back garden of our property ' 29 Asquith Road. The construction that has recently been demolished to make way for the new building was single storey so our property was not overlooked. The proposed new unit has a two storey elevation which is still significantly higher than the old construction. This will result in a significant and seriously detrimental impact on the current peace and quiet that we currently enjoy in the use of our private garden. We consider this to be intrusive and totally contrary to our right of free and undisturbed use of our garden.

The latest design is still not in keeping with the previous brick built buildings. The design is more in keeping with an industrial estate with metal cladding and multiple roller doors which extend to almost the entire height of the building. The height of the proposed construction will block out the current unhindered view we have of the trees and to the hill in the background. The view will be obliterated and replaced by an industrial unit. This will detract from the value of our property not only from an aesthetic perspective but also from its commercial value. At present we have nothing blocking the view, we are not overlooked and we do not have cars driving back and forth adjacent to the boundary to our property.

We will experience a significant increase in the level of noise and traffic in the area behind the fence at the back of our property. The old units were not used at weekends and noise during the week was low due to the nature of the businesses using the buildings. It is still unclear what businesses are intended to be located in the proposed construction nor what the intended hours of usage will be. There will be an increase in noise and air pollution due to the proposed design of the buildings and the additional traffic that will drive past the end of our garden.

There is a mature tree located at the bottom of our garden in the industrial estate. No one has paid any interest in the maintenance of the tree so this has been taken on by my husband and I. It provides additional screening from the industrial estate and shade to our garden. This is not on the plans so we assume it is intended for this to be removed. We must register our strong objection to this tree being cut down for no good reason. Once again, this will have an adverse effect on our privacy.

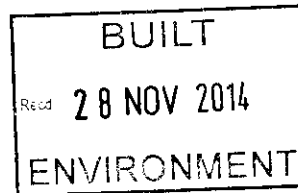
None of the issues raised above have been addressed in the latest revised plans.

In summary, the proposed application will increase noise and disturbance particularly from increased traffic and much closer proximity of the buildings. It will have a very significant and detrimental visual impact to the enjoyment of our home and will have commercial implications in devaluing our property. Our privacy will be totally compromised which is unacceptable. We are not overlooked at the moment and this helps with peace of mind from a security point of view.

We must object in the strongest form possible to this proposed planning permission for all of the reasons given above. We do not believe we are being unreasonable and the fact remains if the construction were to be single storey at the same height and location as the previous construction and of a more aesthetically acceptable design, we may be inclined to be more amenable to this

application. Once again, we ask you to review and revise the plans accordingly to take account of the issues raised.

20th November 2014



33 Asquith Road
Cheltenham
GL53 7EJ

Miss Michelle Payne Planning Officer
Cheltenham Borough Council
PO Box 12
Municipal Offices
Cheltenham

Revised Planning application Ref. 14/02003/FUL

Proposal: Construction of Three B1 Light Industrial units following demolition of existing light industrial building at 3 Naunton Park Estate Churchill Road

Dear Miss Payne

As you are aware the previous application relating to this site was withdrawn following numerous objections and a tree preservation order being put on a mature ash tree (14/00720/TREEPO)

We wish to make you aware of a number of strong objections we have regarding this latest proposed development. Ref 14/02003/FUL

As an immediate neighbour to the site, we are of the view that the proposed development will have serious impact on our standard of living, the peaceful enjoyment of our property and a considerable loss of light and over shading. Our specific objections are as follows:

1 Detrimental impact upon Residential Amenities

The proposed development by reason of its greatly increased height, (from 4.4m to 7m) along with the design practically the metal cladding would have an unacceptable adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of visually overbearing, intrusive impact resulting in loss of privacy and light. From our back garden we will look out on a wide expanse of gray metal cladding and a large gray metal roof.

The increased height of 2.6 meters (8'6") show this is clearly not a like for like redevelopment

The unit that in this proposal and has already been demolished it stood 8.7m from our boundary at the closest point. The maximum height was 4.4m with the front elevation gutter 2.3m.

We have included 4 photographs with this objection, the proposed unit has been superimposed using the excising building and the planning drawings as a scale reference, and this is an accurate representation as the perspective of the photograph permits.

Photograph 1 this is viewed from our bedroom window. The white end of the excising building is only 200/300 mm lower than the demolished unit. The red outline shows the floor plan and the gable end. It clearly shows the increase in height and the overall volume

Photograph 2 The superimposed sketch shows the front elevation and roof along with three full height roller doors

Photograph 3 As viewed from our back door taken at eye level .It shows the height lines of the proposed building compared to the original, it is not possible to show the full impact but the fact is that the outlook from our garden will be on to a wall of gray cladding along with 3 full height roller doors, and with a sloping roof of the same unsightly material, the lower brickwork would not be visible being below the top of the fence. The increase in the overall height will, as can clearly be seen will reduce the light we now enjoy and later in the day put what is a now a pleasant sunny garden in full shade.

Photograph 4 Taken at the similar distance from the fence as no. 3 it shows the old building before demolition the overall height was 4.4meters. This despite being old and dilapidated had little visual impact when viewed from ground level.

The internal details that give details on the plans show no mezzanine floor on what is clearly a two storey building

2 Over shadowing and loss of light

We have a small private garden it is a sun trap facing southwest, it has full sun light from mid day until sunset which we have enjoyed for over 30years.

This proposal will due to the increased height and positioning result in a large reduction to the light we enjoy in our garden and the back of our house. This will result in what is now a pleasant sunny garden being in full shade later in the day and most of the day in the winter months.

3 Loss of privacy and noise

The close proximity of this proposed building and the increase from 1 unit to 3 will inevitable cause more traffic and general increased noise to the site and intrude on our privacy.

4 Noise and smells/ B1 usage suitable to a residential area

The council's records will show over the past 30years there has been a number of problems with tenants of the existing units on the site, they have caused a noise nuisance practically working hours being a major problem this includes late evening and weekend working. One tenant caused a problem with fumes from a spraying operation (this was dealt with by environment health department) There has been a number of occasions when complaints have been made concerning none removal of rubbish and fully loaded skips remaining on the site for weeks at a time, resulting in a rat problem.

I understand it is possible to add restriction to the types businesses permitted to operate and restriction to working times, this would be commiserate with B1 usage in a residential area and that this can attached to any granting of consent.

A local precedent for this exist, the units on the Maida Vale site in Mead Road have working time restriction in place 8am/6pm Monday/Friday and 8am/1pm on Saturdays no Sundays or Bank holidays.

I understand that the council refused an alteration to this recently in respect to work hours and a laundry

5 parking and access

Increasing from existing 1 unit to 3 will add to the traffic to and from the site not only workers but with increased deliveries and general operating movements. Churchill Road is very congested with parked vehicles on both sides of the road all day; this is particular concern with Naunton park Primary School only 100yard away.

I note from the questionnaire/form with the application that provision is for further parking spaces for cars; with no provision for commercial we have notice recently a large vehicle being parked or stored for long periods. I understand further permission may be required for this.

6 Contaminated lands

I am aware that there have been some contamination concerns with the site dating back to 1940'S. I assume that the appropriate check will be carried out. Please note that the building that was demolished in this proposal is partly constructed from asbestos.

7 Wild life and trees

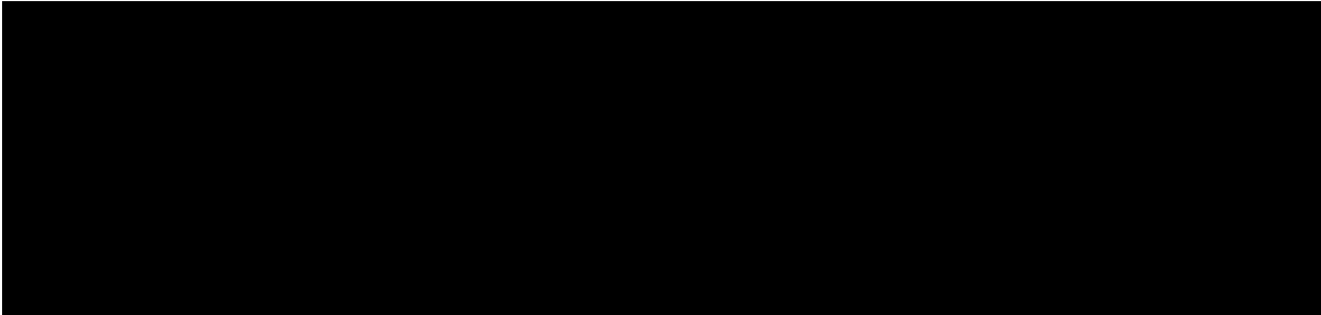
I note that an arboricultural report has been attached to this application I assume paid for by the applicant. We have no expertise in this field but I would ask that no action is permitted to cause harm to the tree or the wild life it supports. No mention is made of the local bat population that is resident in or close to the tree. In the past we have also had slow worms and lizards onsite to the side and back of the buildings.

In conclusion we are pleased that an unsightly and dilapidated site is being looked at to be improved, but as you will appreciate that we have genuine concerns relating to this proposal as being far from satisfactory. This will have a major impact on us and our neighbors, blighting our enjoyment of our properties. We are not against a sympathetic development, but this proposal is unacceptable and will have an overwhelming effect not only on us but our neighbor's and surrounding area.

A site visit from you, and if required the planning committee to inspect the proposed site and impact viewed from our home and gardens would be welcomed at any time. This would give a clear insight into our objection and concerns.

As anticipated you office has confirmed that the application is put before the planning committee for consideration, we would like to attend. I understand that someone can speak to the committee, we would like that opportunity for either me or one of our neighbour's to articulate our concerns and objections.

Yours sincerely



No 1



The red outline
Showing the floor
area and the gable
end of the proposed
building.

It shows the increased
in height and overall
Volume

no. 2

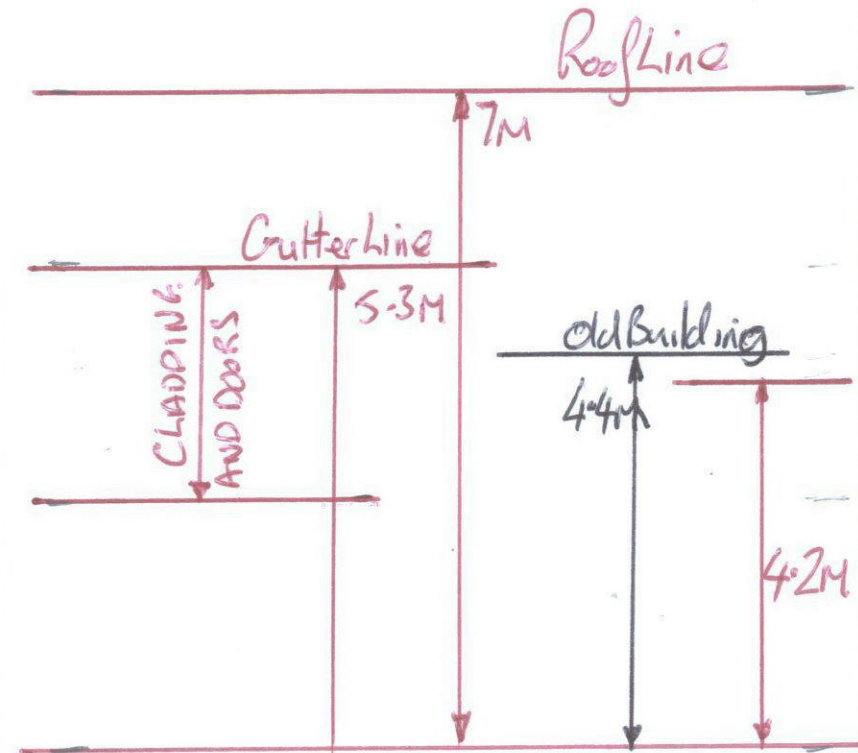


The superimposed sketch has been scaled using the end of the white build and the measurement from the application drawings. As viewed from our bedroom window

NO 3

THE SUN SETS DIRECTLY
BEHIND THIS PROPOSED BUILDING

MATURE ASH TREE



As viewed from our
back door, photograph taken
at eye level
The black section is the old
Building

No. 4

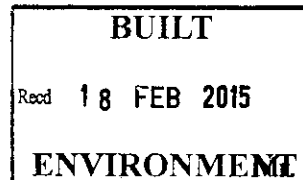


TAKEN BEFORE THE OLD
BUILDING WAS DEMOLISHED

Handwritten text, possibly a name or address, which is very faint and difficult to read.



15th February 2015



33 Asquith Road
Cheltenham
GL53 7EJ

Miss Michelle Payne Planning Officer
Cheltenham Borough Council
PO Box 12
Municipal Offices
Cheltenham

2nd Revised Planning application Ref. 14/02003/FUL

Proposal: Construction of Two B1 Light Industrial units following demolition of existing light industrial building at 3 Naunton Park Estate Churchill Road

Dear Miss Payne

As you are aware that two previous application relating to this site have been withdrawn following numerous objections and a tree preservation order being put on a mature ash tree (14/00720/TREEPO)

We wish to make you aware of a number of strong objections we have regarding this latest proposed development. Ref 14/02003/FUL

As an immediate neighbor to the site, we are of the view that the proposed development will have serious impact on our standard of living, the peaceful enjoyment of our property and a considerable loss of light and over shading. Our specific objections are as follows:

1 Detrimental impact upon Residential Amenities

The proposed development by reason of its increased height, (from 4.4m to 5.8m) along with the design practically the metal cladding would have an unacceptable adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of visually overbearing, intrusive impact resulting in loss of privacy and light. From our back garden we will look out on a wide expanse of gray metal cladding and a large gray metal roof.

The unit that in this proposal and has already been demolished it stood 8.7m from our boundary at the closest point. The maximum height was 4.4m with the front elevation gutter 2.3m.

We have included 3 photographs with this objection, the proposed unit has been superimposed using the excising building and the planning drawings as a scale reference, and this is an accurate representation as the perspective of the photograph permits.

Photograph 1 this is viewed from our bedroom window. The white end of the excising building is only 200/300 mm lower than the demolished unit. The red outline shows the floor plan and the gable end. It clearly shows the increase in height and the overall volume

Photograph 2 show the old building (now demolished)

Photograph 3 Is a view taken at eye level from our back door/patio the two lines represent the gutter line and the ridge line using the remaining building for scale the appearance will be of a solid block of gray corrugated metal cladding, the sun set directly behind this roof.

2 Over shadowing and loss of light

We have a small private garden it is a sun trap facing southwest, it is has full sun light from mid day until sunset which we have enjoyed for over 30years.

This proposal will due to the increased height and positioning result in a large reduction to the light we enjoy in our garden and the back of our house. This will result in what is now a pleasant sunny garden being in full shade later in the day and most of the day in the winter months.

3 Loss of privacy and noise

The close proximity of this proposed building and the increase from 1 unit to 2 will inevitable cause more traffic and general increased noise to the site and intrude on our privacy.

4 Noise and smells/ B1 usage suitable to a residential area

The council's records will show over the past 30years there has been a number of problems with tenants of the existing units on the site, they have caused a noise nuisance practically working hours being a major problem this includes late evening and weekend working. One tenant caused a problem with fumes from a spraying operation (this was dealt with by environment health department) There has been a number of occasion when complaints have been made concerning none removal of rubbish and fully loaded skips remaining on the site for weeks at a time, resulting in a rat problem.

I understand it is possible to add restriction to the types businesses permitted to operate and restriction to working times, this would be commiserate with B1 usage in a residential area and that this can attached to any granting of consent.

This has been reinforced by an email in the planning folder with this application from Environment Health department. It states that the premises planned for this site may only accept deliveries and be operational from 08.00/18.00 Monday/Friday and 08.00/13.00on Saturdays no Sundays or Bank holidays.

Further to this any extraction or noisy equipment would need further approval before use.

Reasons: To protect amenity of the local resident and to protect from loss of amenity through noise or odour

A local precedent for this exist, the units on the Maida Vale site in Mead Road have working time restriction in place 8am/6pm Monday/Friday and 8am/1pm on Saturdays no Sundays or Bank holidays.

I understand that the council refused an alteration to this recently in respect to work hours and a laundry.

5 parking and access

Increasing from existing 1 unit to 2 will add to the traffic to and from the site not only workers but with increased deliveries and general operating movements. Churchill Road is very congested with parked vehicles on both sides of the road all day; this is particular concern with Naunton park Primary School only 100yard away.

I note from the questionnaire/form with the application that provision is for further parking spaces for cars; with no provision for commercial vehicles, we have notice recently a large vehicles being parked or stored for long periods. I understand further permission may be required for this.

6 Contaminated lands

I am aware that there have been some contamination concerns with the site dating back to 1940'S. I assume that the appropriate check will be carried out. Please note that the building that was demolished in this proposal is partly constructed from asbestos.

7 Wild life and trees

I note that an arboricultural report has been attached to this application I assume paid for by the applicant. We have no expertise in this field but I would ask that no action is permitted to cause harm to the tree or the wild life it supports. No mention is made of the local bat population that is resident in or close to the tree. In the past we have also had slow worms and lizards onsite to the side and back of the buildings.

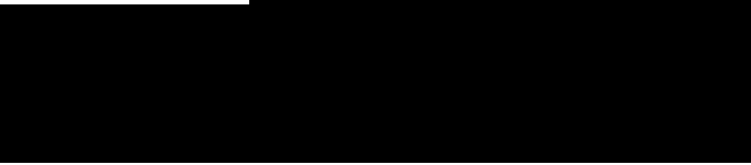
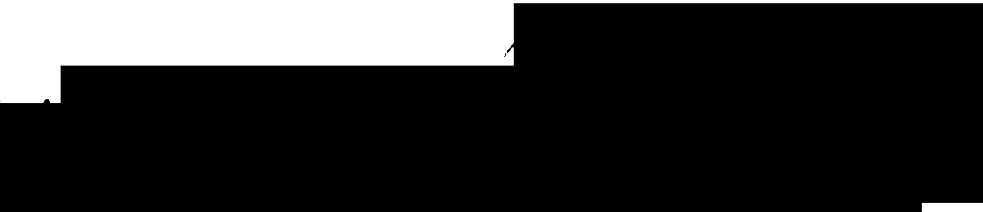
In conclusion we are pleased that an unsightly and dilapidated site is being looked at to be improved, but as you will appreciate that we have genuine concerns relating to this proposal as being far from satisfactory. This will have a major impact on us and our neighbors, blighting our enjoyment of our properties. We are not against a sympathetic development, but this proposal is still unacceptable and will have an overwhelming effect not only on us but our neighbor's and surrounding area.

We would welcome site visit from you, and if required the planning committee to inspect the proposed site and impact viewed from our home and gardens. This would give a clear insight into our objection and concerns.

I would ask that if any permission is granted that it is clearly stated what the maximum permitted overall size of any building to be constructed is, this will clear up any inaccuracies in the drawings and give all concerned the full information to closely monitor progress. We have been informed of two local developments have been constructed in excess of the height permitted and then retrospectively allowed.

As anticipated you office has confirmed that the application is to go before the planning committee for consideration, we would like to attend. I understand that we have booked place to be permitted to speak to the committee to articulate our concerns and objections.

Yours sincerely





①

5-8 M.



4 M

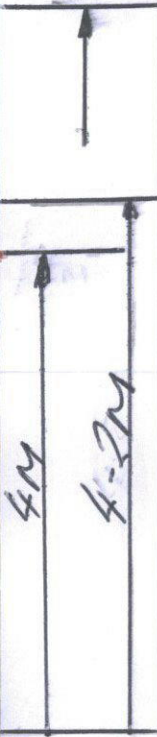
4.2 M





(3)

5.8M



BUILT
28 NOV 2014
ENVIRONMENT

25th November 2014

35, Asquith Road,
Cheltenham.
G105
GL53 7ES.

Miss Michelle Payne Planning officer
Cheltenham Borough Council
PO Box 12
Municipal offices
Cheltenham.

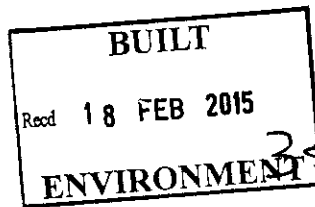
Ref - 14/02003/FUL

Dear Miss Payne,

After receiving the new proposal to the redevelopment of the units in Asquith Rd, we would like to view our opinions to this matter. Firstly the height of the building will tower above our fence, leaving our garden without sun or light for long periods of the day. We would also be looking out onto metal cladding which would be unsightly. We are also concerned with the volume of traffic which would be entering the units. At present there is one unit and this will be increased to three. It is a very busy site as it is. As yet we do not know what businesses will be entering the units. The noise level and hours of business are also a concern.

We are pleased that something is being done to make the premises more appealing to the eye, but we feel the plans which have been put forward are unexceptionable.

Yours Sincerely,



35, Asquith Road,
Cheltenham
Glos
GL53 7EJ

17th February 2015

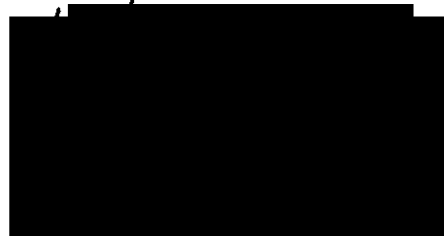
Ref 14/02003/FUL

Miss Michelle Payne planning officer
Cheltenham Borough Council
PO Box 12
Municipal offices,
Cheltenham.

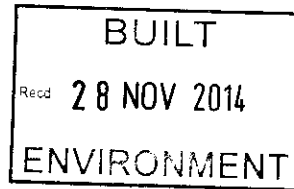
Dear Miss Payne,

After reading the 3rd proposal to the redevelopment of the unit in Asquith Road, Navuton Park ind estate, we still have a few concerns with the proposal. We do feel it is a little better than the first two proposals, but it will still be taller than the existing building which was there. We feel we are still going to be without a lot of valuable light in our garden. The appearance is not very appealing to the eye, we will be looking out on grey cladding and brick work. The final concern is that we don't know what business will be using the premises, and whether the working hours will be acceptable.

Yours Sincerely



26 November 2014



29 Asquith Road
Leckhampton
Cheltenham
GL53 7EJ

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

For the attention of: Ms Tracey Crews – Head of Planning

Reference : 14/02003/FUL : Proposal : Construction of 3no. B1 light industrial units following demolition of existing light industrial building at Unit 3 Naunton Park Industrial Estate Churchill Road

Dear Ms Crews

We are in receipt of your recent letter in which you provide details of the revised plans for the application for planning permission as described above. In our response to the first set of plans for this construction dated 11 April 2014 we explained that the land on which the units which are the subject of the application are proposed to be built backs onto the back garden of our property – 29 Asquith Road. The construction that has recently been demolished to make way for the new building was single storey so our property was not overlooked. The proposed new unit has a two storey elevation which is 3 metres higher than the old construction. This will result in a significant and seriously detrimental impact on the current peace and quiet that we currently enjoy in the use of our private garden. We consider this to be intrusive and totally contrary to our right of free and undisturbed use of our garden.

The latest design is not in keeping with the previous brick built buildings. The design is more in keeping with an industrial estate with metal cladding and multiple roller doors which extend to almost the entire height of the building. The height of the proposed construction will block out the current unhindered view we have of the trees and to the hill in the background. The view will be obliterated and replaced by an industrial unit. This will detract from the value of our property not only from an aesthetic perspective but also from its commercial value. At present we have nothing blocking the view, we are not overlooked and we do not have cars driving back and forth adjacent to the boundary to our property.

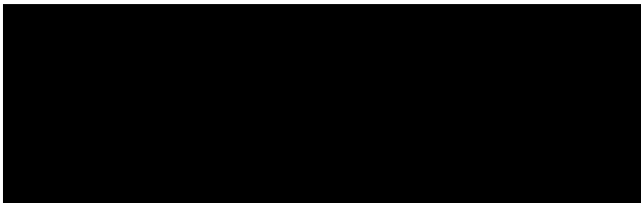
We will experience a significant increase in the level of noise and traffic in the area behind the fence at the back of our property. The old units were not used at weekends and noise during the week was low due to the nature of the businesses using the buildings. It is unclear what businesses are intended to be located in the proposed construction nor what the intended hours of usage will be. There will be an increase in noise and air pollution due to the proposed design of the buildings and the additional traffic that will drive past the end of our garden.

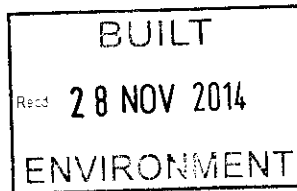
There is a mature tree located at the bottom of our garden in the industrial estate. No one has paid any interest in the maintenance of the tree so this has been taken on by my husband and I. It provides additional screening from the industrial estate and shade to our garden. This is not on the plans so we assume it is intended for this to be removed. Once again, this will have an adverse effect on our privacy.

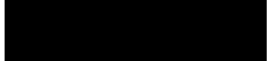
In summary, the proposed application will increase noise and disturbance particularly from increased traffic and much closer proximity of the buildings. It will have a very significant and detrimental visual impact to the enjoyment of our home and will have commercial implications in devaluing our property. Our privacy will be totally compromised which is unacceptable. We are not overlooked at the moment and this helps with peace of mind from a security point of view.

We must object in the strongest form possible to this proposed planning permission for all of the reasons given above. If the construction were to be single storey at the same height and location as the previous construction and of a more aesthetically acceptable design, we may be inclined to be more amenable to this application. We ask you to review and revise the plans accordingly.

Yours sincerely






27 Asquith Road
Cheltenham
Glos
GL53 7EJ

Miss Michelle Payne – Planning Officer
Cheltenham Borough Council
P O Box 12
Municipal Offices
Cheltenham
GL50 1PP

25th November 2014

**Reference: 14/02003/FUL : Proposal: Construction of 3 no B1 Light Industrial Units
– Churchill Road**

Dear Miss Payne

With regard to the above proposed plans I feel the need to object to this new proposal ref 14/02003/FUL.

As mentioned in my previous letter dated 22nd April, I have lived in my house for 33 years we have had many instances of noise, smells fm paint spraying, no privacy, horrendous blocking of light by large vehicles, endless working at weekends with one particular unit especially, which still continues, some of the problems have been resolved, others still continue.

My worries are the fact that there will be 3 Units creating a lot more traffic and parking.

The height of the new building, unsightly to look at and much too high, it should stay at the original height of the previous one.

The fact that we have no idea what type of businesses will use these units and the times they will be permitted to operate, will there be restrictions to normal working hours with no weekends or Sundays?

Obviously a lot more noise with deliveries etc..

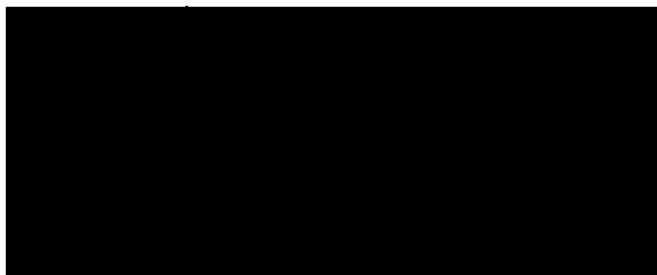
Also, assuming all of this does not affect the tree on the site.

I have no problem at all with proposals to build a new much improved building, but am very concerned about the above. Also, the parking is already a great concern in Asquith Road with the School Traffic and people from the Industrial Estate parking in the car park every day. And now we will have more traffic at the back of our houses.

I feel that someone should actually come and visit the site and see for themselves the problems that could and probably will arise if the plans go ahead.

In conclusion, I have kept my points of view brief because I am sure my neighbours will have more to say.

Yours sincerely



BUILT

Recd 18 FEB 2015

ENVIRONMENT

[REDACTED]
27 Asquith Road
Cheltenham
Glos
GL53 7EJ

Ms Tracey Crews – Head of Planning
Cheltenham Borough Council
P O Box 12
Municipal Offices
Cheltenham
GL50 1PP

15th February 2015

**Reference: 14/02003/FUL : Proposal: Construction of 3 no B1 Light Industrial Units
– Churchill Road**

Dear Ms Crews

With regard to the above proposed plans I feel the need to object to this new proposal ref 14/02003/FUL.

As previously mentioned, I have lived in my house for 33 years. We have had many instances of noise, smells of paint spraying, no privacy, horrendous blocking of light by large vehicles, endless working at weekends with one particular unit especially, which still continues. Some of the problems have been resolved, others still continue.

My objections are summarised below:-

The height of the new building, although slightly lower, will still be unsightly to look at and still much too high. It should stay at the original height of the previous one. Also, the diagram did not appear to be entirely to scale and so the actual building height is maybe inaccurate? From the diagram, skylights are incorporated into the roof area. This may suggest future use of the loft area for office or storage, which would mean that we could be further overlooked.

We have no idea what type of businesses will use these units and the times they will be permitted to operate, although presumably the working hours suggested by Environmental Health will be adopted.

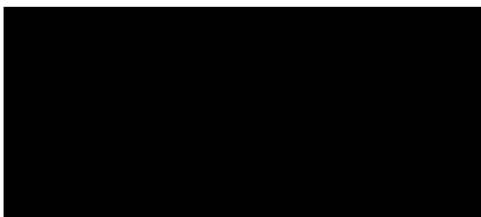
Hopefully the nearby tree will remain safe, although from the diagram, the tree seems even closer to the proposed building than it was before.

I have no problem at all with proposals to build a new much improved building, but am very concerned about the above. Also, the parking is already a great concern in Asquith Road with the School Traffic and people from the Industrial Estate parking in the car park every day. And now we will have more traffic at the back of our houses.

I feel that someone should actually come and visit the site and see for themselves the problems that could and probably will arise if the plans go ahead.

In conclusion, I have kept my points reasonably brief as I am sure my neighbours will have more to say.

Yours sincerely

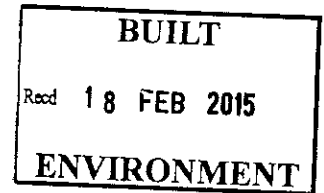


To cut tree
clear
destroy
grass
cut line



hedge pushed over into
our garden to
make it look
the tree is owned by next
door.

Naunton Bank
37, Asquith Road
Cheltenham
GL537EJ
16th Feb., 2015



Dear Tracy Crews,
Your ref. 14/02003/FUL and 14/00720/TREEPO
Planning Application (Number 3) Construction of 2 units Naunton Park Ind. Est.

There are **two principles** we would like to additionally share with you re the above ongoing discussions:

1) That any new buildings fit in with the environment which the present application does not.

Why? a) On three sides the current height of warehouses and outbuildings is considerably lower than that of the proposal. This discrepancy makes it unsightly.

b) The higher and larger building will inevitably result in greater noise, smells, light pollution and general disturbance, all of which will not fit with the close surrounding residences.

c) The proposed building is of relatively cheap design, being wrapped in gray metal cladding, unlike other buildings on the Industrial Estate which have an attractive brick facing.

d) The present much closer proximity to our property will result in an unsightly view for us from our garden and the increased access to the rear of the building will lesson privacy and increase disturbance. Presumably access to the rear of the building will have to be via the narrow one meter passageway next to us. Our neighbours will suffer even more than us *points a-c*

2) The second principle (referred to us by your colleague Dave Anderson) is that of **justification**. At least fifty neighbours, probably more, will be directly affected by the proposals and much unnecessary worry and stress will be generated. The general consent is that we will all be happy if the building is rebuilt on the original base and at the same height. The bare proposals as put forward have no mention of usage etc. The proposals sadly lack justification for the need for this expansion in length and height.

Concerning changes to the **tree**, the most recent proposals appear to us to **negate the need to have the crown reshaped or the height reduced**. Beyond some minor trimmings over the south-west area of the roof of the new building and some protection of the roots as outlined in the second proposal we see no further action needed, especially as some thirty people signed a petition supporting its continued existence as it was and the TPO being successful. You will recall that on the original submission no mention of the tree's existence was mentioned, the tree was illegally partially cut down and only saved by the prompt action of our neighbours (we were on holiday) and with the help of our councillors. We believe, as we hope you do, that further large scale "pruning" has no justification. We repeat an enclosure of a photograph of the Ash Tree with a few explanatory notes attached.

In view of the damage already done to the tree and our hedge (see photograph) we would like an assurance from you that if developments are allowed, any trees or hedges on our or our neighbours' boundaries are not disturbed without consultation with us. We regret to have to say this but in the absence of any meeting with the applicants and in view of actions taken to date we feel we have to ask for this.

enc. one picture.

Tracy Crews, Head of Planning, CBC, PO Box 12, Municipal Offices, Cheltenham

The inner of
the tree is already
destroyed.

note lower
height of
adjourning units

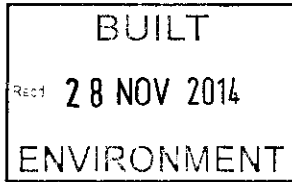
Note the nice shape
of the crown and
the greenery
being at the
edges



Note the damage
done already by
pushing an
hedge over an
drive (and
access to
garage)

[REDACTED] 82015
16th

14 / 02003 / FUL
14 / 00720 / TREE PD



14 ASQUITH ROAD

CHELTENHAM GL53 7EL.

Ref: 14/02003/FVL

I have lived in Asquith Road for 30 years. Over that time parking in the road for residents has become troublesome, due to more parents driving their children to school. It is quite haygardens at times - It is essential that adequate parking facilities are allowed for all the employees of the new development.

This is a large residential area, albeit not far from Mead Road Industrial Estate. There is little if any noise from the industrial estate, and the residents would need absolute assurance that the new development would not create more noise/nuisance than presently experienced. Restrictions on the new development should be similar to those already in existence on the Mairia Vale site.