

APPLICATION NO: 14/01823/FUL		OFFICER: Miss Chloe Smart
DATE REGISTERED: 7th October 2014		DATE OF EXPIRY : 2nd December 2014
WARD: Swindon Village		PARISH: SWIND
APPLICANT:	Mrs Susan Rowe	
LOCATION:	Land at Manor Farm, Manor Road, Swindon Village	
PROPOSAL:	Erection of 2no. bungalows and 6no. houses	

REPRESENTATIONS

Number of contributors	19
Number of objections	16
Number of representations	3
Number of supporting	0

5 Manor Court
Swindon Village
Cheltenham
Gloucestershire
GL51 9SD

Comments: 21st October 2014
Letter attached.

5 Manor Court
Swindon Village
Cheltenham
Gloucestershire
GL51 9SD

Comments: 21st October 2014
Letter attached.

7 Manor Court
Swindon Village
Cheltenham
Gloucestershire
GL51 9SD

Comments: 21st October 2014
Letter attached.

Church Cottage
Church Road
Swindon Village
Cheltenham
Glos

Comments: 21st October 2014
Letter attached.

69 Church Road
Swindon Village
Cheltenham
Gloucestershire
GL51 9RE

Comments: 19th October 2014

I would like to express concern over the number of dwellings in this planning application. There are too many properties for the available space and not enough provision made for the likely 16 cars and their visitors to park within this area. This will force the overflow cars to park out onto Church Road which is already under pressure from church visitors, the small cottage adjacent to the church does not have parking and others locals understandably want to park outside their house. The number of cars attending the local school is already creating congestion on a daily basis and the lack of parking for these properties will only add to this problem. This will have a huge impact on residents in the Church Road vicinity and will cause problems on a already overused rat run, given the congestion in the Kingsditch area as a whole.

The Old Rectory
Church Road
Swindon Village
Cheltenham
Gloucestershire
GL51 9QS

Comments: 29th October 2014

I object to the access to the development on safety grounds. This is a single farm track with a public footpath. The path is in daily use by villagers, workers from Kingsditch Estate and parents walking their children to the primary school through the well maintained amenity area. There is not enough room for both entering and exiting cars and pedestrians.

The access leads onto a difficult bend on a narrow section of Church Rd which is busy at peak times. When there are church events, parked cars block the road further.

My children have attended the school and we have often walked along this stretch of road and witnessed wing mirrors being clipped and vehicles mounting the pavement due to the bend and it's width. There was a serious accident close to the track this summer.

If the development goes ahead it is likely that an application to develop the land behind Manor Farm on the other side of the footpath will be made. This could mean 30 or more cars using this access which is unfeasible.

We are not against developing this disused land as long as the character and density of the housing fits the surroundings and adheres to Conservation area rules including allowing for areas for wildlife and consideration for all neighbours affected.

Green Lodge
Church Road
Swindon Village
Cheltenham
Gloucestershire
GL51 9QX

Comments: 22nd October 2014

I would like to register my objections against planning application 14/01823/FUL land at Manor Farm, Church Road, Swindon Village, Cheltenham.

My reasons for objection are many, primarily the inadequate access proposed in the planning application. Not only is the proposed access lane too narrow for two-way car traffic, it would be impossible for emergency services, refuse lorries and delivery trucks to have adequate and safe passage at all times whilst traversing this route.

The junction of the access lane is at the end of a tight bend from the direction of Wymans Lane and despite what is stated in the traffic survey that was submitted with the planning application this is a fast road with traffic frequently exceeding the 30 mph speed limit from both directions.

There is limited visibility to the right hand side when approaching Church Road from the lane, although when traffic from the right is observing the speed limit it is reasonably safe to turn into Church Road. On the other hand when the traffic is exceeding the speed limit it becomes very dangerous, as I have found out on numerous occasions.

The same problem occurs turning right off Church Road into the lane coming from the direction of the Church, again I have nearly been hit by traffic exceeding the speed limit coming around the bend. Lots of squealing tyres and obscene gestures from the speeding motorist aimed in my direction, from what the traffic survey would have you believe is a safe junction.

I can only presume the traffic survey was carried out at some obscure date and times in order to massage the results in favour of the planning applicant.

There is also a history of vehicular accidents within 50 meters of this junction, the occupant of Church Cottage can confirm that his vehicle has been hit at least once in the past two years by speeding traffic driving round the bend. In the past twelve years since I have lived here the volume of traffic along Church Road has increased considerably, noticeably since the expansion of the village school there are more vehicles being used on the school run.

There are already problems with large goods vehicles and articulated lorries driving along Church Road and only a few weeks ago I was forced to drive up the pavement to avoid being hit by a lorry traversing the bend in question. Church Road is also being used increasing as a short cut to avoid the congestion at the two mini-roundabouts adjacent to Topps Tiles on Wymans Lane.

The proposed access route is part of a public footpath running between Church Road and The Runnings industrial estate. You will note that there has been no mention of the pedestrian traffic that already uses the lane. There has been no survey showing the number of mothers and children, dog walkers, commuters or local workers taking a recreational walk during their lunch break. There is plainly just not enough width to safely accommodate both pedestrian and vehicular traffic.

There is also the issue of noise and disturbance that will inevitably be caused to the existing residents by the increased traffic from any new properties that could be built.

The site is part of a conservation area, there is a large badger set visible on the site not to mention the pollution from the construction site that would be almost certain to contaminate the river Swilgate that borders the lower edge of the proposed development.

There is another much safer point of access to the proposed development through Manor Close, but again why should the residents of Manor Close be subjected to the additional noise, disturbance and additional vehicular traffic that this development will cause.

Could access be made via the construction of a bridge over the river Swilgate from the Runnings industrial estate?

It is worth pointing out that for the moment only part of the land at Manor Farm is the subject of a planning application. What is to stop further applications and development of the remaining land in the future thereby increasing the traffic, noise and disturbance even further?

I would like to remind the council and its employees that they have a duty of care to us the residents of this Parish for our safety and I would strongly urge that this application be brought to planning view and then further to the planning committee for their consideration.

53 Church Road
Swindon Village
Cheltenham
Gloucestershire
GL51 9RE

Comments: 27th October 2014
Letter attached.

Comments: 28th October 2014
Letter attached.

Comments: 6th November 2014
Letter attached.

St Lawrence
Church Road
Swindon Village
Cheltenham
Gloucestershire
GL51 9RE

Comments: 22nd October 2014
Letter attached.

24 Manor Court
Swindon Village
Cheltenham
Gloucestershire
GL51 9SD

Comments: 13th October 2014

I am writing to state my objections to the proposed planning application for land at Manor Farm, Swindon Village Cheltenham.

When Swindon Village became a conservation area in 1986 the field at Manor Farm was designated open space because it is next to the church (a listed building). Surely building 8 residential properties doesn't comply with designated open space.

The Design and Access Statement refers to the field being used for caravan storage for over 35 years. This is incorrect caravans haven't been stored on this site for at least 15 years. This is also a complete contradiction to the Ecology, Trees and Reptiles Design & Access Statement which states this is 'disused pasture land'. As the land has been 'disused' over recent years it has become home to various wildlife including badger sets, squirrels and birds. Where will all the wildlife go?

Based on the plans and architectural pictures the houses will not blend in with the bungalows in Manor Court and will adversely affect or result in the loss of important views, open spaces, tree cover and boundary features within the conservation area (as per the Local Development Framework February 2007). Due to the height of the two story houses compared to the bungalows we will be constantly overlooked therefore removing the privacy in the garden we have today. The house 'A' clearly shows three first floor windows overlooking my property.

On the plans distances have been falsely represented by showing measurements from the new properties to various points on the adjoining bungalows in Manor Court rather than to the boundary lines. For example the plans show a distance of 15.5 metres between my bungalow and the first terraced house 'A', however the line drawn shows this distance has been taken from the side of the bungalow and completely ignored the fact that I have a garage between that distance so in fact it is not 15.5 metres between me and the new property.

While certain buildings in the village have been taken into consideration with plans showing key buildings and their distance from the development Manor Court has not received the same courtesy despite the fact this is where the biggest impact is going to be when you consider loss of privacy, loss of light, additional noise and disturbance.

If development must happen on this site please consider that bungalows (i.e. true single story buildings!) would be more acceptable and in keeping with the neighbouring residential area. This would reduce the impact of the loss of privacy and light.

I should be grateful if you could take my concerns and opinions into consideration before passing this planning application.

Comments: 29th December 2014

With regard to the revised plans. The proposed houses are still not in keeping with the neighbouring bungalows of Manor Court. My objections remain the same, as of 13/10/2014. This is conservation land which should not be built on.

The Coach House
48 Church Road
Swindon Village
Cheltenham
Gloucestershire
GL51 9RD

Comments: 27th October 2014

Letter attached.

3 Swindon Hall
Church Road
Swindon Village
Cheltenham
Gloucestershire
GL51 9QR

Comments: 27th October 2014

Letter attached.

Comments: 9th January 2015

Letter attached.

25 Manor Court
Swindon Village
Cheltenham
Gloucestershire
GL52 9SD

Comments: 12th October 2014

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses in this conservation location.

Allowing this development will have a detrimental effect on our quality of life as the proposed buildings are adjacent to our property and will result in:

Overbearing: The scale of the building works means that the properties will have an oppressive impact on our bungalow. On the plan the proposed houses D and E are being built on small plots, with upstairs bedrooms. Where are the bungalows on the proposed site?

Loss of Light/Overshadowing: The height and proximity of the development would be such that unreasonable over shadowing would occur.

Overlooking/Loss of Privacy: The proposed site of development is at such an angle that the primary amenity area of our garden, a raised terrace with seating, would be severely overlooked from the top rooms of the new development, resulting in a serious invasion of our privacy.

Disturbance: There would be unacceptable intrusion in the form of noise nuisance, general disturbance, odour etc.

Out of Character: The proposed development is surrounded by a Norman Church and out buildings of Historical background of the village and its rural setting.

On the block plan(1:500) the measurements from the Proposed property D is 14m, this measurement is taken from our dining room window inside our courtyard, the measurement should be taken from our bathroom or garage wall.

Badgers: There is 3 Badger setts at various locations across the conservation area, it has been proposed to move the badgers to another site over the far field, Badgers are protected and its very unfair that they also should disturb in their habitat for new houses on a conservation site.

Human Rights Act

I would also like to cite this point of objection the responsibilities of the council under the Human Rights Act, in particular Protocol 1 Article 1. This states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land.

We believe that the proposed development is a direct contravention of Policy 6.8 of the District Wide Local Plan. The design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes

the home and other land. We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

I refer to Local Development Framework (Swindon Village Conservation Area Character Appraisal and Management Plan 2007)

Setting and views

The setting of the conservation area is very important. Any proposals for development will be required to demonstrate how the setting and long distance views, into and from the conservation area have been taken into account. The important views are identified on the Townscape Analysis map.

The Cheltenham Plan: Vision And Objectives December 2013.e Council Control of Development
It is essential that any development should preserve or enhance the setting of any adjacent historic buildings and existing landscape features and trees, and the overall special qualities of the conservation area. Therefore, careful consideration must be given to the size, scale, urban grain, layout, design, massing, height, plot width, frontage activity, landscape and materials in any such development. This does not dictate architectural style but does attempt to ensure that proposals respond positively to their context.

Management plans are in place to protect conservation areas, please refer to the above extracts from various policies which has been published by Cheltenham Borough Council.

In conclusion we would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. The proposed site of development is very small and contained, with no road frontage, so we would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

We would be grateful if the council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.

Comments: 29th December 2014

Our objections still stands with the revised plans. Please be reminded that the proposed plans is to build on conservation land. The proposed bungalows are over 6 m high and the neighbouring bungalows are just over 3m high.

Comments: 6th February 2015

I would raise the question to English Heritage who described in detail how detrimental the development would be to the Church and surrounding Architecture farm buildings. They now believe that the screening of trees will alleviate all their concerns.

2 Swindon Manor
Manor Road
Swindon Village Cheltenham
Gloucestershire
GL51 9TP

Comments: 22nd October 2014

I am not clear from the documents attached to the planning application on the following points and would like them to be considered :

1. Who will own the hedge on the southern boundary of the graveyard extension which is proposed to be a continuation of Swindon Manor's existing cupressus hedge on its southern boundary.

If the Church, will the grant of planning permission stipulate that maintenance is to be in tandem with Swindon Manor so that the visual appearance is consistent from all geographical aspects and be complementary to the Conservation Area Designation

2. What is the reason for not linking the development onto the main sewerage system?

Where will the septic tank be located, is one adequate for a development of 8 homes, is there a health and safety issue for residents and/or neighbours & the nearby watercourse.

What are the requirements for periodic emptying, if the tank is under the development, is the courtyard large enough to accommodate "emptying" vehicle(s)

3. Is it sensible to recreate a badger sett on the southernmost boundary of the development following closure of existing sett(s)? Would consideration be given to relocation to a truly rural habitat.... residential & commercial development permitted in and around Swindon Village means that realistically the village no longer falls into this category

The Granary
Wormington Farm Barns
Wormington
Nr Broadway
Worcs
WR12 7NL

Comments: 13th November 2014

Letter attached.

45 Church Road
Swindon Village
Cheltenham
Gloucestershire
GL51 9QS

Comments: 18th October 2014

The access road is not wide enough to allow cars to pass each other, and may not be wide enough for fire access.

8 houses generate 16 cars. When a car is trying to leave the development as another arrives, one will have to reverse.

The reversing car will have to reverse into church road. At rush hour this would not be a safe manoeuvre.

For this development to be safe the access road would need to be wide enough for 2 cars to pass, and wide enough for fire access.

20 Manor Court
Swindon Village
Cheltenham
Gloucestershire
GL51 9SD

Comments: 31st October 2014

On viewing the varying submissions, we are neither for nor against the plans at Manor Farm, but we are in favour of the truth. The accident highlighted in Church Road had nothing to do with the farm access. There were no cars entering or exiting the farm access at the time, the accident took place solely on Church Road. Incidentally the future traffic if approved would be far less than all the farm machinery, cattle lorries, animals and caravans that we have seen over the past 30 years going in and out of manor farm.

So the accident and subsequent alternative access option should be discounted from any objection on the grounds of deception.

49 Church Road
Swindon Village
Cheltenham
GL51 9QZ

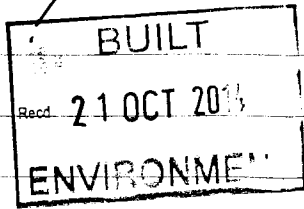
Comments: 27th October 2014

I object to the planning application for 8 houses and up to 12 residential units on Manor Farm.

Manor Farm is within Swindon Village Conservation Area. Surely "Conservation Area" means that it is the councils duty to preserve this area against change and innovation. The existing residents close to Manor Farm are well aware that they have to gain permission from the council to make any changes to their properties. The application for this development is a contradiction on the title of Conservation Area

The proposed access is positioned on a blind bend. This will add to the already dangerous part of Church Road, with road parking, school bus route, and a cut through for lorries. The single track lane is a designated public right of way. Local residents use this lane on a daily basis. The traffic of up to 12 residential units would make the lane unsafe for pedestrians. The council has a duty for the care and safety of the local residents.

ref 14/01823/FUL.



5, Manor Court,
Surrenden Village
Cheltenham

Glos
GL51 9SD
15/9/14

Dear Sir/ma'am.

I am writing to object to the planning that is proposed to take place on Manor Farm.

This is a conservation area. We are a village with a church and a farm. The land should be kept as a conservation area.

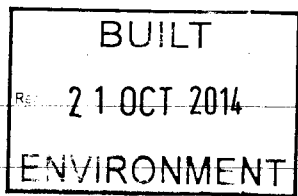
The additional noise from the building of these houses will add to the noise we already suffer from Spinax Sarco. Also more traffic will become obvious from the addition of cars that

will follow when people move into these houses.

I also object to the disturbance of the wildlife that has been present on the proposed land.

There will also be loss of light and view from the bungalows at the end of the cul-de-sac as the so called bungalows that are proposed are two storey.

Yours Sincerely



5, Manor court,
Swindon Village
Cheltenham
Glos
GL51 9SD
15.10.14

ref 14/01823/ful

Dear Sir / madam

I am writing to make
an objection to the proposed planning
at Manor farm.

I object to the additional noise,
extra vehicles that will be produced
by these new buildings.

The disturbance of the wildlife
as this is a conservation area. The
effect on the whole out look of what
should be maintained as a village
with a church and a farm.

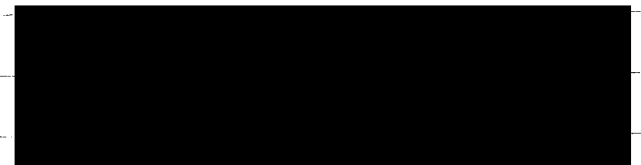
The loss of light and view to
the bungalows at the far end of
manor court and the potential risk
of more problems with air
drains and flooding.

Surely we have enough
traffic problems with the people
that use the village as a rat
run because the rest of Princess
Elizabeth way is blocked up
with traffic.

From looking at the plans
it does not look like bungalows
are being built as they are two
story.

I fiercely object to these
plans.

Yours Sincerely



Re: - New Development Manor Farm
Ref: 14/01823/FUL

7, Manor Court,
Swindon Village,
Cheltenham,

BUILT
Recd 20 OCT 2014
ENVIRONMENT

Glas.
GL 51 9 5D
18.10.14

Dear Mrs. Pickernell,

I would like to add my comments to the Proposal above.

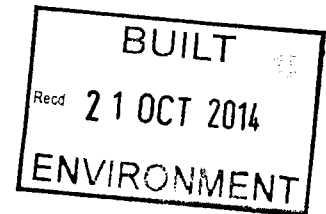
1. The very short time the public were 'alerted' to this, and to make their views heard (just over a week, excluding weekends.)
2. Building of houses will invade the privacy of a nearby road of bungalows - those near the end especially.
3. In this Conservation Area where we have to get permission for cutting/pruning trees, and plans for residents not to 'pave' their front gardens because of water run-off, just what the concreting of a new development achieve? As a dog walker, that Public Footpath past the site is downhill, and in winter a little stream goes down to the Brook, making it very muddy. This in turn goes into the Brook and floods on to Manor Rd, by the bridge - causing traffic to divert.
4. Increase in traffic would need to better the visibility in Church Rd, where there are two bends, before reaching the local school, as well as a footpath (continuous) on both sides of the road.

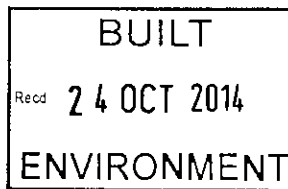
Yours sincerely,

[Redacted Signature]

Ref no 14/01823/FUL

Hi my name is [REDACTED] from church cottage church rd Swindon village gl519ra. I strongly object to the propose development at manor farm ref no 14/01823 ful on grounds the entrance to the farm is very narrow and it comes out on to a bend. This road as be come a rat run to avoid the roundabouts and my own car was damaged in church rd police inscident no 492 17/5/14 . [REDACTED]





██████████ Homestead, 53 Church Road, Swindon Village,
Cheltenham, Gloucestershire GL51 9RA

Ref : 14/01823/FUL

24th October 2014

We object to the proposed development at Manor Farm on many grounds but our main objections are:

1. SAFETY- The small single track lane (providing access to the proposed site) leading to Church Road opens up onto a blind bend. The traffic speed survey included in the planning application was performed in January when there are only 8 hours of daylight. The bend is most dangerous during daylight hours as cars seem to travel faster in daylight. As we have no streetlights, cars tend to travel slower in the dark hours and also have warning of approaching cars, as they see their headlights and slow down accordingly. All the accidents and near misses that we know of have happened in the daylight. A single track lane (even if slightly widened) is not a suitable access to put up to 80 extra vehicles along every day. Also more vehicles would mean on occasion vehicles would have to reverse onto Church Road to let other vehicles out.
2. SAFETY OF PEDESTRIANS AND FOOTPATH USERS – The single track lane/footpath is used by many pedestrians, school children walking to school, exercisers and dog walkers on a daily basis. At the moment there is a grass verge to one side, where pedestrians can stand or walk and as the lane is single track, vehicles tend to drive more slowly. Making this small lane a 2 way road would remove somewhere vehicle free, for standing or walking and making the road 2 way would cause drivers to drive faster. The council has a duty of care to protect those on foot as well as those in their in cars. Manual for Gloucestershire Streets (3rd Edition 12th June 2013) points out that new developments need to ‘design principles that will lead to a network that people feel safe when using, whatever their mode of travel.....encouraging people to walk or cycle’
3. CONSERVATION AREA- Section 69 of the Civic Amenities Act 1967 states that conservation areas are - ‘ Areas of special architectural or historic interest to preserve or enhance’ How can the option of pushing up to 80 extra cars a day further into the conservation area preserve or enhance this pretty single track lane in the Conservation area? How can ripping up grass verges and making the road 2 way be perceived as preserving or enhancing the area. This is even more puzzling as there is a readymade entrance to this proposed development that is on the perimeter of the of the conservation area, in Manor Court that would divert all the traffic out of the Conservation area completely.

4. ACCIDENTS – The traffic survey included in this application states that there have been no accidents in the area in recent years. This is simply not true. There was a very serious accident this year on 17th May 2014 incident number 492 17/05/14 OIC PC548 which involved the passenger being treated by the roadside then being taken to hospital in an ambulance with suspected back injuries. This accident was caused by the driver driving round the blind bend too fast and losing control, eventually mounting the pavement and spinning out of control. Also Manor Farm's own dog was run over and killed by a vehicle actually in the single track lane and this was not reported either? Again this year, on 29th August a motorbike took the corner too fast and hit the boot of a stationary car outside Homestead. There are frequent near misses caused by drivers taking the blind bend too fast. Adding a main entrance to a new development next to this blind bend will only make this bend more of a hazard.

We have requested by informing Councillor Fisher and Councillor Lucas by email, that given the safety and conservation area issues that we would like this application to go to the planning committee.

Manor Farm Application

Accidents and near misses around entrance to single track lane and along single track lane (the planning application traffic report said there have been no accidents in this area in the last few years). Blind bend is very close to lane entrance.



Serious accident police incident number [492 17/05/14](#) OIC PC 548 McMaster. Car took blind bend too fast swerved to avoid car parked outside Homestead, went onto grass verge almost hitting wall on opposite side of the road, then mounted pavement outside the church and spun round causing

significant damage to hedge and Victorian railings within hedge. Woman passenger was taken to hospital with suspected back injury (photos above).

29th August 12 midday motorbike came round corner too fast and hit back of a car. Minimal damage so not reported.

2010 Car parked outside the church hit in the back leaving denting and damage.

2011 Cindy the dog belonging to Manor Farm was hit and killed in the lane.

There are frequent near miss situations on the blind bend as vehicles take the corner too fast. Frequent slamming on of brakes can be seen and heard and tooting of horns is a common occurrence. Often when cars pull out of house driveways close to the bend and when cars pull out of the small lane, cars come round the bend too fast and have to do an emergency stop (and run the risk of mounting the pavement and hitting one of the many pedestrians walking through the village.



The traffic survey performed for the planning application took place in January at a time when there is only 8 hours of daylight and rush hour would have been in the dark in the morning and evening.

Vehicles take the corner slower at night as they can see approaching headlights (also it is particularly dark as we have no street lighting) all the accidents and near misses tend to be during daylight hours.

Single track lane off Church Road (within the conservation area) is the proposed access for Manor Farm Development.

Please consider the following points:

Lane has a narrow opening, is a single track road and frequently used footpath. Lane opens out onto Church Road with a blind bend to the right and Rectory Lane opening onto Church Road to the left behind a high brick wall.

Cars speeding round the blind bend have caused accidents, frequent near misses and already makes reversing into our driveway and pulling into and out of the single track lane very difficult. Traffic Survey on application was performed in January with only 8 hours of daylight. As there are no streetlights drivers drive more slowly at night and have warning from headlights of oncoming traffic.

If this access was granted causing a busier lane vehicles approaching from Church Road would on occasion have to reverse onto Church Road next to the blind bend making that area extremely hazardous.

Why would you divert up to 80 vehicle journeys a day further into the conservation area along such a small lane? Surely the council has a duty of care to the many pedestrians walking along the little lane and along Church Road, to maintain safety and somewhere for them to safely walk as they have always done in this Conservation area.



Picturesque entrance onto Church Road very close to blind bend, this area and the surrounding nearby houses in the heart of the village ‘ has remained relatively unchanged despite the developments of the mid 20th Century..quiet and tranquil village atmosphere.’

Swindon Village Conservation Area Character Appraisal and

Management Plan – Adopted February 2007

Single track lane off Church Road (within the heart of the conservation area) cont.



Proposed application suggests ripping up the grass verges/footpath (that have been sown and tended regularly by the neighbouring properties for many years) and making this tiny lane 2 way (even so this would barely be wide enough for 2 compact cars to pass). Surely getting rid of grass verges and creating a much busier road would not be right in a conservation area? This is a popular footpath for children and parents walking to school, exercisers and dogwalkers where would they walk or stand if this is made a 2 way road?



Narrow opening is often obscured by parked cars and always during special church services

3.15 Historical development of Swindon Village conservation area

Historical development of Swindon Village Conservation Area

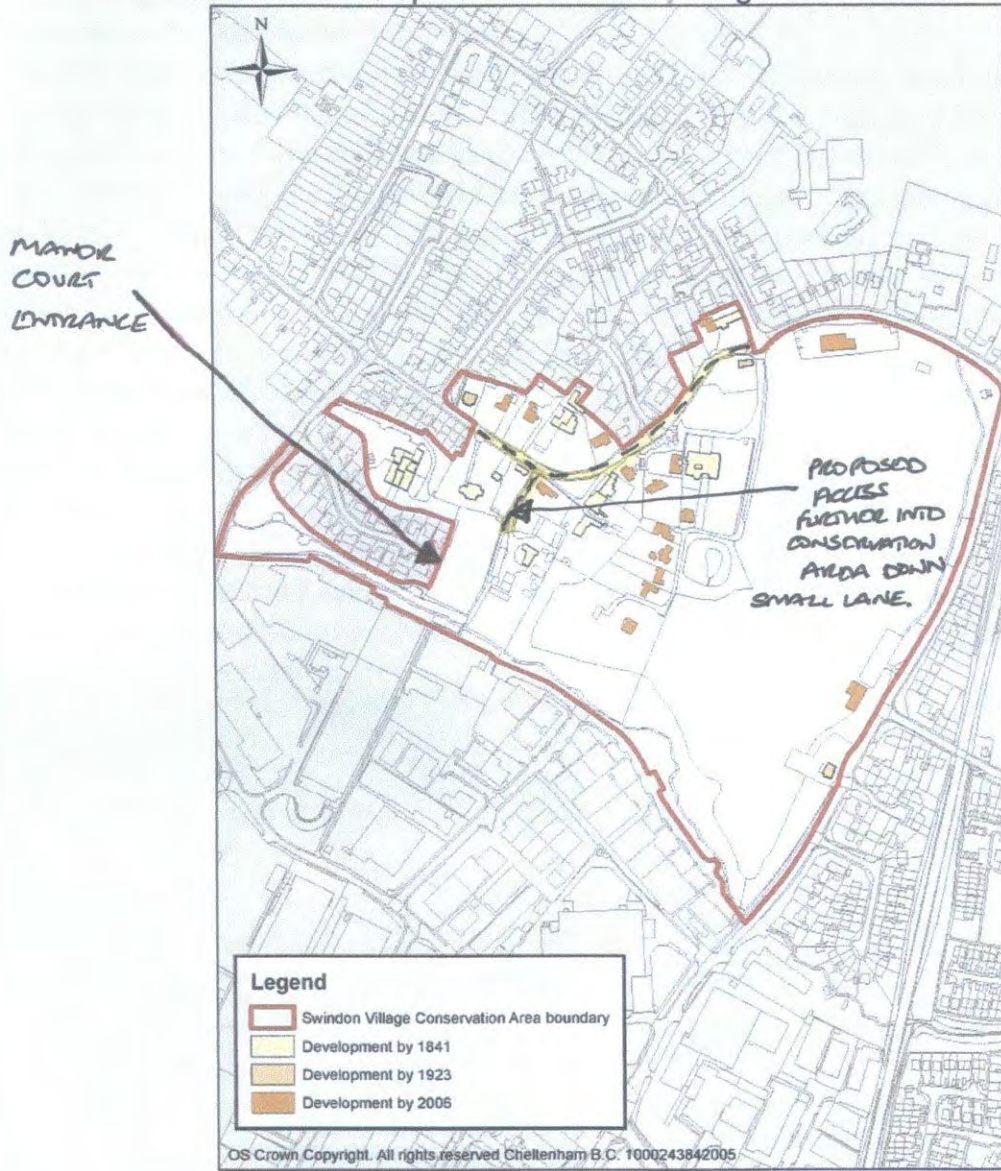


Figure 5 Historical development of Swindon Village conservation area

Manor Court borders the outside of the conservation area and leads directly onto proposed building site for 8 dwellings. Why is this safer access outside the conservation area not the access of choice?

Manor Court has a wide opening of over 50 ft.
Good visibility in both directions when pulling out of Manor Court.
Wide road for whole length of road where cars can easily pass each other leading to entrance to proposed site (Manor Court also has a turning area)
5 photos of Manor Court below plus Conservation area map.



1. Wide entrance to Manor Court



2. Good visibility to the right



3. Good visibility to the left of Manor court T junction



4. 'Ready to go entrance onto proposed building site.



5. Wide two way road for the whole of Manor Court.

3.15 Historical development of Swindon Village conservation area

Historical development of Swindon Village Conservation Area

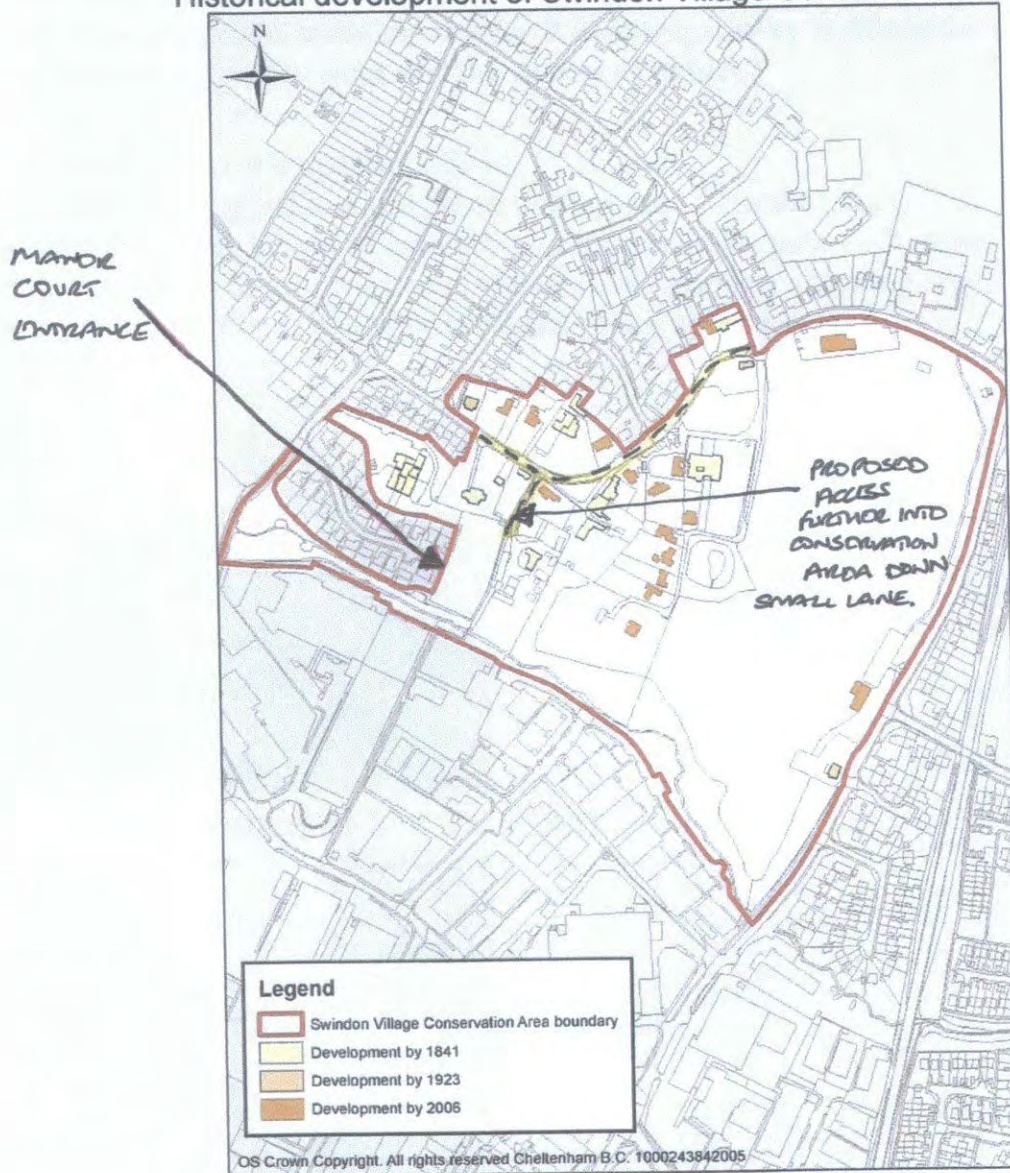


Figure 5 Historical development of Swindon Village conservation area

I have just remembered something that we did not include in our first letter.

In the beginning of March 2014 a tree was chopped down in the proposed Manor Farm development site. We were very concerned as the row of trees create a sound barrier for us, we were worried that all of the trees were going to disappear without any warning (although so far only one has been felled).

We were a bit puzzled as we did not receive a letter of notification from you that a tree was going to be removed and there was no warning and no planning notice as is required within our conservation area (even if a tree has in extreme cases died)

There was just a lot of sawing and commotion and when I walked passed on the 14th March 2014 and took the attached photographs one tree had been felled (conveniently making the access to the bottom field much bigger.)

I thought I should mention this as we really don't want the screen of trees to be removed. Please would it be possible to ask your council tree specialist to look into why we were not notified and to contact me by email or post.

Please can this be added to the comments along with the photographs attached. (See Below)



Dear Emma and Owen

I am very concerned about the accuracy of the travel survey that was completed between 15th and 21st January which has been submitted as an integral part of the application attempting to prove that this single track lane opening onto Church Road next to a blind bend is a suitable access to the proposed building plot at Manor Farm.

I have included bus timetables for both of the school buses that pass through the village morning and evening and have realised that 9 school bus journeys are missing in the survey over the 5 school days that the survey took place.

Timetable (Photo 1) - Marchants Bus to Bishops Cleeve School does a loop round the village to turn round. This bus drive along Church Road then down Rivelands Road at 8.15am The bus returns to Swindon Village after school at 3.37pm.

Timetable (Photo 2) - Bennetts Bus to Denmark Road/STRS drives west along Church Road in the morning at 7.45am and then onto Manor Road. In the evening bus drives east along Manor Road and on to racecourse. The bus returns to Swindon Village after school at 4.14pm (My son took this bus between 15th - 21st January)

This means that there should be 2 school buses recorded by the travel survey on schooldays travelling round the blind bend in Church Road at 0700 and 0800 time slots and 2 journeys of buses travelling round the blind bend at 1500 and 1600 time slots.

The travel survey appears to be missing 9 bus journeys.

15th Eastbound and Westbound am	1	2
15th Eastbound and Westbound pm	1	2
16th Eastbound and Westbound am	2	2
16th Eastbound and Westbound pm	0	2
17th Eastbound and Westbound am	1	2
17th Eastbound and Westbound pm	2	2
20th Eastbound and Westbound am	1	2
20th Eastbound and Westbound pm	1	2
21st Eastbound and Westbound am	0	2
21st Eastbound and Westbound pm	2	2

The above data means that 9 school bus journeys were not recorded that took place on schooldays between 15th January and 21st January (out of a total of 20 bus journeys we know for certain took place that week). Both of these buses travelled past the camera set up to do an accurate speed and traffic specification survey but the camera did not see or record 9 school buses that went past it in a week!

I feel that this information puts into question the whole traffic survey and ask that some very serious questions are asked of the company that did the survey. I would also ask that an independent company is instructed by the council to repeat the whole survey (vehicle specification and speed) and that the cost is covered by the planning applicant.

With thanks for looking into this situation.

Best regards


Homestead, Church Road.



	A.M.	P.M.	Route No.8	A.M.	P.M.
	0800	1535	Pates School Bus Stop PE Way	0800	1550
ackle	0803	1538	St. Thomas Moores Church	0802	1548
			Yellow Warehouse PE Way	0805	1545
	0807	1540	Wymans Lane, White Gates	0810	1540
	0830	1525	Opp. Swindon Village School	0812	1535
			Church Rd/Rivelands Rd	0815	1537
			Bishops Cleeve School	0830	1525



BENNETTS COACHES LTD
DENMARK ROAD AND
SIR THOMAS RICH'S BUS STOPS 2014/15

STOP NUMBER	PICK UP/DROP OFF POINT EXACT ROUTE TO BE CONFIRMED*	APPROX TIME TO BE CONFIRMED*	
TEDDINGTON/GOTHERINGTON AREA STOPS			
1	A435 Teddington Hands	7.30	16.29
BISHOPS CLEEVE AREA STOPS			
2	Finlay Way/The Cloisters	7.35	16.24
3	Finlay Way/Bramble Close	7.36	16.23
4	Bishops Cleeve/Evesham Road (Bus Stop)	7.38	16.21
5	Cheltenham Road Essc Garage (Bus Stop)	7.41	16.18
CHELTENHAM/RACECOURSE AREA STOPS			
6	Racecourse Car Park near Vet Surgery	7.40	16.20
7	Swindon Lane	7.42	16.19
8	Swindon Village (Church)	7.46	16.14
9	Grevil Road	7.48	16.12
10	Princess Elizabeth Way/St Thomas Moore	7.46	16.13
11	Coronation Square	7.47	16.12
TEWKESBURY AREA STOPS			
12	A438 Ashchurch Road, Elmbury Road	7.40	16.21
13	The Crescent, Tewkesbury	7.45	16.16
	Bus Stop near Council Offices	N/A	PM Only
14	Walton Cardiff Roundabout	7.46	16.15
15	Highfield Trading Estate	7.48	16.13
16	A38 Coombe Hill Lights	7.52	16.09
17	1 st Leigh Turn, travelling from Tewkesbury	7.54	16.07
18	Priors Norton	7.55	16.06
19	Opposite Denwell Garage, Norton	7.59	16.03
20	Bus Stop near Hatherley Lane	8.00	16.02
21	A38 Twigworth Caravan Site	8.01	16.01
CHARLTON KINGS AREA STOPS			
22	London Road, Sixways	7.35	16.25
23	Copt Elm Road/Lyefield Road	7.37	16.23
24	Moorend Road/Withyholt Court	7.40	16.20
25	Greenhills Road	7.41	16.19
26	Greenhills Road/Greenhills Close	7.42	16.18

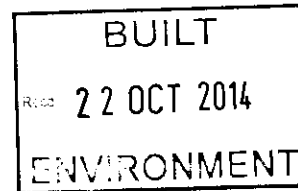
St. Lawrence House · Rectory Lane · Swindon Village · Gloucestershire · GL51 9RD

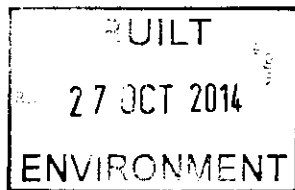
21/10/14

I wish to register my dissatisfaction with the
planning application ref: 14/01823/FUL.

The proposal to allow access directly on to
Church Road raises serious questions of
safety, and I am not happy that it
should be allowed to proceed on this
basis.

Yours faithfully





THE COACH HOUSE
RECTORY LANE
SWINDON VILLAGE
CHELTEXHAM
GL51 9RD

REF: 14/01823/FUL

Dear Sirs,

No No No, it would be a disaster to add to the problems this village already has with flooding. This village has a very high water table due to the make up of the underlying land.

The houses opposite i.e. the Old Rectory and St Lawrence have basements which regularly flood - they have to pump the water out -

the rest of the high water would gradually soak through the ground to the brook.

Building on Manor Farm would prevent this. The back up of holding water could cause subsidence to the surrounding houses including mine - next door to the Old Rectory and St Lawrence.

The Church has run out of burial ground, surely that area would be a perfect solution and would last them for many years, and being a conservation area would not cause any problems.

The drainage system in the village is already overloaded and is totally inadequate for the size of the population, another 8 dwellings would only add to the problem, plus additional traffic.

Yours very against the proposal.

[Redacted signature]

Your ref:
14/01823/FUL

Mrs Emma Pickernell
Built Environment
PO Box 12
Municipal Offices
Promenade
CHELTENHAM
GL50 1PP



3 Swindon Hall
Swindon Village
CHELTENHAM
GL51 9QR

24th October 2014

Dear Mrs Pickernell

Proposed Erection of 8 New Dwelling at Manor Farm, Church Road, Swindon Village

I am writing about the above proposal on behalf of the Swindon Village Society. The Swindon Village Society acts as civic society for Swindon Village. We were in large measure responsible for establishing the Conservation Area and have assisted in all reviews of that area. We are also concerned with local history and conservation.

The society is not against development at this site which is, in essence, brown field. However we do not feel that the proposed development is suitable for the location for two main reasons – the height of the building in relation to the church and the proposed access to the site.

The core of the conservation area is the church of St Lawrence which is grade two star listed. The two story buildings proposed for the site at a height of 8.6metres would present an inappropriate backdrop for such a building. We are not convinced that the North elevation of the site is a true picture. The bungalows, however, would not create such a problem. About ten years ago there was a proposal to build a dwelling immediately behind the church in the grounds of the Manor House and this was refused for just such a reason.

On a rather more practical note, the proposed access to the site would be on to Church Road. The access point would be at the only yards from a difficult double bend. Church Road often has considerable traffic, particularly at the times of school opening and closing and a further narrow junction onto the road here can only exacerbate the problem.

For these reasons the Society feels that the proposed development is not appropriate for this site.

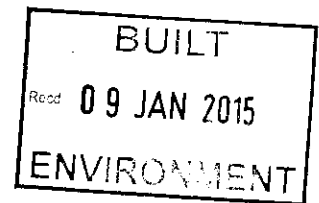
Yours sincerely



[REDACTED]

Your ref:
14/01823/FUL

3 Swindon Hall
Swindon Village
CHELTENHAM
GL51 9QR



Miss Chloe Smart
Built Environment
PO Box 12
Municipal Offices
Promenade
CHELTENHAM
GL50 1PP

[REDACTED]

8th January 2015

Dear Miss Smart

**Proposed Erection of 8 New Dwelling at Manor Farm, Church Road, Swindon Village
Planning Application 14/01823/FUL**

I am writing about the above proposal on behalf of the Swindon Village Society. The Swindon Village Society acts as civic society for Swindon Village. We were in large measure responsible for establishing the Conservation Area and have assisted in all reviews of that area. We are also concerned with local history and conservation.

I have been trying to access the CBC computer system to determine what changes have been made to the above application. Unfortunately the system has not recognised my previous registration, neither has it allowed me to re-register. Therefore I have not been able to look at the detail of the changes. Therefore my only option is to entirely concur with the comprehensive objections to the revised proposals which have been registered by the Swindon Village Parish Council. In addition I wish to reiterate our statements regarding the original proposal.

The society is not against development at this site per se. However we do not feel that the proposed development is suitable for the location for two main reasons – the height of the building in relation to the church and the proposed access to the site.

The core of the conservation area is the church of St Lawrence which is grade two star listed. The three story buildings proposed for the site at a height of 8.6metres would present an inappropriate backdrop for such a building. We are not convinced that the North elevation of the site is a true picture. The bungalows, however, would create less of a problem. About ten years ago there was a proposal to build a dwelling immediately behind the church in the grounds of the Manor House and this was refused for just such a reason.

On a rather more practical note, the proposed access to the site would be on to Church Road. The access point would be at the only yards from a difficult double bend. Church Road often has considerable traffic, particularly at the times of school opening and closing and a further narrow junction onto the road here can only exacerbate the problem.

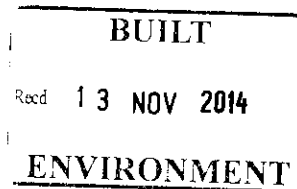
In addition we are most concerned that no firm proposals have been made regarding the right of way leading from Church Road between Manor Farm and the development site. This right of way not only connects to the Amenity Area, it also provides a short cut through the industrial area directly to Gallagher Retail Park. Any development must safeguard this right of way.

For these reasons the Society feels that the proposed development is not appropriate for this site.

Yours sincerely



Built Environment
Cheltenham Borough Council
P.O.Box 12
Municipal Offices
Promenade
Cheltenham
Glos GL50 1PP



11th November 2014

For the attention of Emma Pickernell

Dear Mrs Pickernell,

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT MANOR FARM,
CHURCH ROAD, SWINDON VILLAGE
YOUR REF.14/01823/FUL

I refer to the above-mentioned planning application and to our recent meeting in your office. Please note that I represent the owners of Green Lodge and The Homestead which are the two properties on either side of the farm access drive at its junction with Church Road. As such, these are the dwellings which will suffer the most severe adverse impact if the development proceeds as currently proposed. The reasons for their entirely justified objections are as follows:-

1. The existing track was designed and always intended to serve a single planning unit i.e. Manor Farm and whilst there has previously been an ancillary use for up to 5 touring caravans, this was low-key and seasonal only.

The Granary Wormington Farm Barns Wormington Nr Broadway Worcs WR12 7NL

2. The proposed up-grading and resultant urbanisation of the track to serve 8 dwellings (initially) will generate an addition of approximately 56 traffic movements per day (8x7) all of which will exit onto Church Road at a point where visibility is extremely restricted. The resultant noise, fumes and general disturbance caused to my clients will be unacceptable and lead to a major diminution of the amenities that they presently enjoy.
3. Whilst the current proposal specifies 8 dwellings, there is reference within the Applicant's application to "12 dwellings". The Applicant's total land holding - including the blue line - would appear to be capable of containing a much greater number still and the Planning and Highway Authorities must give this issue full attention now. My clients' view is that the track is totally unsuitable to serve the 8 dwellings proposed, let alone a potential doubling of that number. It would be much better for all parties if the Applicant pursued - at this time - the alternative access referred to later in paragraph 5.
4. You will have noted from your site visit that my clients have several mature, attractive trees on their boundary with the track. These comprise a Hornbeam and two Lime trees and the proposal to tarmac over the grass verges along the track is likely to cause terminal damage to these trees which materially contribute to the Swindon Village Conservation Area.
5. In light of the above, it is clear that the farm track is wholly unsuitable to serve the proposed development for a variety of reasons. There is, however, a far better and more appropriate

vehicular access to serve the site and this is via the modern cul-de-sac of Manor Court. From the o.s.plan it is clear that when Manor Court was developed the road layout provided for extension at a future date to serve the land subject of the current application. Manor Court has a wide roadway with footpaths on either side and its junction with Manor Road has excellent visibility in both directions. It has been suggested that there is a "ransom strip" at the end of Manor Road, but this is not a matter which should influence Planning or Highway Authorities in their duty to ensure safe and appropriate access for a new development.

6. A further consequence of not utilising the obvious vehicular access via Manor Court where all the services are available, is that the application proposes to deal with foul sewage from the dwellings by individual septic tanks! Within a relatively high density residential development in an urban area this is ridiculous in the year 2014. Once again, this will adversely impact upon my clients with the need for tankers accessing the track to remove sludge from each tank.

I trust that your council will give full consideration to all aspects of the submitted proposal and refuse this application which would result in a sub-standard development served by a wholly unacceptable access.

Yours sincerely

