

<b>APPLICATION NO:</b> 14/02003/FUL		<b>OFFICER:</b> Miss Michelle Payne	
<b>DATE REGISTERED:</b> 7th November 2014		<b>DATE OF EXPIRY :</b> 2nd January 2015	
<b>WARD:</b> College		<b>PARISH:</b> NONE	
<b>APPLICANT:</b>	Bushurst Properties		
<b>LOCATION:</b>	Unit 3 Naunton Park Industrial Estate, Churchill Road		
<b>PROPOSAL:</b>	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)		

## ADDITIONAL REPRESENTATIONS

31 Asquith Road  
Cheltenham  
Gloucestershire  
GL53 7EJ

### **Comments:** 14th April 2015

We are pleased to see the fresh revision to the plans on the basis of the Planning Committee's deferral. We appreciate and strongly support both the additional protection for the mature ash tree in the 2nd April Arboricultural Survey, and the adoption of condition 7 proposed in the Planning Officer's report of 11th March, relating to restricted hours of operation.

However we still do not believe that all of our longstanding concerns have been addressed.

The Planning Committee requested that the developer reconsider the proposal for the scale of the building. We believe that this should encompass bulk, proportions and the number of units, and their related impacts.

The building which formerly occupied the site comprised a single unit which measured 16.8m wide by 14.3 metres deep, and had an eaves height of 2.3m and a ridge height of 4.8m. The scheme now proposes two units within a building 19.5m wide by 11.8 metres deep, and the Planning Officer has informed us that it will have an eaves height of 4m and a ridge height of 5m. The overall proposed height is still higher than the original building, therefore still reducing the amount of light into our house and garden especially in winter months. The eaves height will increase by 1.7m to 4m which is not in keeping with the design of the existing adjacent building, or what was there before, making for a more vertically imposing building very close to residential neighbours.

The plans show the vehicle access doors stretching to the new increased eaves height. This creates an expectation and facility for larger vehicles to enter the site. Parking for 6 vehicles is proposed directly along the neighbouring garden fences. These factors will combine to increase noise and pollution for neighbouring residents.

The developer still proposes to double the number of units from 1 to 2. This increase in scale will have a commensurate impact on noise and pollution. It will also increase the number of vehicles arriving at what is a cramped site with narrow access and have a negative impact on Churchill Road.

21<sup>st</sup> April 2015

Whatever the final outcome on scale, we request that the specific dimensions are confirmed by the Planning Officer, and are made public and easily available so that local residents and neighbours understand what permission has been granted.

20 Asquith Road  
Cheltenham  
Gloucestershire  
GL53 7EL

**Comments:** 11th April 2015

Please see my previous comments on why we object. As far as we can see, little has changed, we will still be affected in the same ways as previously.

29 Asquith Road  
Cheltenham  
Gloucestershire  
GL53 7EJ

**Comments:** 14th April 2015

We are in receipt of your letter dated 7 April 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 further addressed in a small way, however, the revised plans still fail to address the main issues and concerns for us and our neighbours. We still have no firm answer on the fate of the tree adjacent to the back of our property which affords us shade in the summer and which we have been tending for the last 12 years. We are now further concerned about the positioning of car parking spaces adjacent to the fences to our properties.

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.

21<sup>st</sup> April 2015

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.

Yet again, 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.