

APPLICATION NO: 14/01677/FUL		OFFICER: Mr Martin Chandler
DATE REGISTERED: 19th September 2014		DATE OF EXPIRY : 14th November 2014
WARD: St Marks		PARISH:
APPLICANT:	Mr Gordon Malcolm	
LOCATION:	Garages adjacent to No 11 Rowanfield Road, Cheltenham	
PROPOSAL:	Demolition of existing garages and erection of a 4 bed house and associated hard and soft landscaping including parking	

REPRESENTATIONS

Number of contributors	12
Number of objections	10
Number of representations	2
Number of supporting	0

28 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AG

Comments: 9th October 2014

We are very pleased that you are now planning to do something with the garage site on Rowanfield Road.

As owners of a house opposite to the access to the development we have concerns about the access to the site: the road is very narrow at this point, with cars parked on the road, so our access to our property is compromised on many occasions. There are now many lorries up and down the road going to Lansdown Industrial estate. Even though there are 17 garages for 17 cars, for many years only 2-3 garages have been in use, and not all for cars. The road now has no double yellow lines and all this makes the road very busy and dangerous.

The application only makes provision for two cars, with 7 residents. Where are the visitors to park? As the younger residents grow older and more cars come, where will they park in the future?

In the application there is no provision for road safety. It would be nice to come and go to our own property in a safe way and I'm sure the new residents would feel the same. Perhaps this needs to be considered in this application?

4 Essex Avenue
Cheltenham
Gloucestershire
GL51 8AH

Comments: 9th October 2014

Letter attached.

11 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AQ

Comments: 13th October 2014

We have been made aware of the proposal to develop the garages in Parkbury Close. We strongly object to this proposal for numerous reasons as follows-

We feel that the area is already overpopulated and that any further developments would be to the detriment of already existing residents. We understand that the proposal is for social housing, surely the land would be better used to build bungalows for the elderly? A single house would do very little to alleviate housing pressures and would only cause upset to existing residents.

The type of home you propose will cause nothing but trouble for everyone here. Mothers with many unruly children, loud music, breach of privacy, crime and a feeling of not being comfortable in your own home are all major worries to us. During recent years the council has seen fit to house many unsavoury characters on our doorstep, even a drop- in centre just around the corner, resulting in a major increase of crime in our local area. We ourselves have been victims of several accounts of car vandalism and an attempted burglary! Something that will only get worse if the proposal goes ahead.

We all know that social housing of this type attracts trouble. This area does not need it. We have had to repair our garden fence four times in three years alone due to the damaged caused by children climbing our fence to retrieve sticks that they were using to knock down conkers from the trees outside our property. When challenged, the children are abusive and foul mouthed! Putting even more unruly children on our doorstep will not be tolerated!

We here are overshadowed by the very tall trees outside. If the proposal goes ahead it would give an even greater feeling of claustrophobia and the sense of being completely enclosed, not to mention the invasion of privacy that the proposed building represents. Not only that, I am not sure that you are aware but the root system of the above mentioned trees expand outwards to around three times the size of the trees canopy. Therefore the foundations of any building you erect would damage these roots. The trees themselves are not in the best of health, we were told this by a council parks inspector, further damage to the trees may cause significant and irrevocable harm. As the trees are so near our property and their roots undoubtedly have found their way under our house then I should point out that the council is libel for any loss or damage caused to us or our property.

The area by the garages is and has been for many years something of a nature reserve. Birds, squirrels and even foxes name the area as home. We enjoy the wildlife there and strongly object to losing this rare inner city contact with nature.

In closing I would like to point out the unsatisfactory service we have received in this matter. My wife is disabled and was unable to attend the proposal meeting. She phoned the council on two separate occasions and asked for a copy of the plans for the proposal. Each time she was assured that a copy of the plans would be posted to us, we have received no such letter which is quite disgraceful.

2 Essex Avenue
Cheltenham
Gloucestershire
GL51 8AH

Comments: 9th October 2014

Letter attached.

22 Devon Avenue
Cheltenham
Gloucestershire
GL51 8AP

Comments: 26th June 2015

We live at 22 Devon Avenue which is bordering plot with the one in application

With two massive trees (close to our garden - drawing attached) we have only two hour slot when the sun operates fully in our back garden (garden that is behind the fence of 11 Rowanfield Rd)

With the new planning proposal we will be completely cut off from the bright sunlight and the only things we will be able to grow will be ferns...

Therefore kindly I would like to ask you not to include "Acer campestre Streetwise" nor any other tall plants/replacements at the end of the back garden in you planning , as it will completely shield us from any sunlight that can access our garden. (already very limited) .

I hope you understand and will alter the plans accordingly,

To the new owners: Best of luck with your development...

Plan available to view on line.

3 Parkbury Close
Cheltenham
Gloucestershire
GL51 8AJ

Comments: 9th October 2014

As a home owner in Parkbury Close, I strongly object to the proposal to building a new 4 bedroom house in this close.

Currently in this area we already have fairly dense housing, and further building and removal of the beautiful mature trees and shrubbery would have such a permanent detrimental impact on the green environment and wildlife. It will also have a major effect visually, environmentally and financially on our property and our surrounding neighbours' properties.

In this area of Cheltenham we already have a high percentage of social housing, which can and does come with many problems, for example anti social behaviour; loud music till late at night; dogs barking; children screaming; parents shouting and swearing, etc. I have two young boys that really do not need to experience any more of this type of behaviour.

From your plans this proposed 4 bedroom house will be squeezed into a very small plot of land, which will only be available to build on by taking out beautiful mature trees and shrubbery.

I do understand that we have need for social housing, but cannot see that pulling down these trees and building on this small piece of land easiest our needs enough to justify ruining this plot. There are many derelict housing around the Cheltenham area which would be better to be brought by the council and renovated.

I do hope these views are taken into consideration.

4 Parkbury Close
Cheltenham
Gloucestershire
GL51 8AJ

Comments: 9th October 2014

I am writing to inform you of our opposition to the proposal for a new 4 bed house on the garage site adjacent to Parkbury Close. Houses on Parkbury Close are already closely surrounded by other houses, at both the back and sides. We are subjected to the noise of loud parties, with music playing late into the evenings, as well as mothers constantly shouting at children, and numerous dogs barking. Due to the close proximity of the large number of other gardens to our houses, there is sometimes no escaping the noise in any part of our homes. Another large house directly outside our front windows will only serve to increase the problem, and in particular the levels of noise heard from our main bedroom.

I was disappointed that the plans appeared to remove a large section of the well-established greenery in front of the garages. This area is an important habitat providing a home for several species of birds and mammals, as well as a plentiful food source for various migratory birds. One of the reasons we bought this house was the wonderful outlook onto a thriving natural habitat from the bedroom windows. Instead, we would be subjected to a brick wall and a patio. Replacing mature trees and hedgerow with a red brick building will have a negative visual impact. Additionally, the privacy we enjoy at the front of our house will be lost as our bedroom windows will be visible from the proposed garden.

A further concern is the increased traffic. The plans have provision for 2 parking spaces, but with 7 residents, and visitors, there will be more than 2 extra cars from this development, and where will they park? I fear they will park on Parkbury Close (which already has limited space), or close to the entrance on Rowanfield road, making exiting Parkbury Close difficult.

Comments: 26th June 2015

We feel that the revised plans are a backwards step with regards to our previous objections. The originally proposed 1.8m timber fence is to be replaced with a chain link fence which will provide no privacy for either the residents of Parkbury Close, or the new tenants. There are existing concrete posts for the current fence, can they not be reused?

It is unclear how much of the hedgerow will be retained. Most of the hawthorns and brambles are on the Parkbury Close side of the boundary, and certainly this side of the proposed fence. Would the majority of these be saved? It would be nice to see an artist's impression of what the development would look like from the Close.

As mentioned before, we are upset with the planned destruction of an extensive wildlife habitat. Due to the thriving nature of the area, we would like to see an environmental survey reporting the nature of the plot, and the predicted impact on the local wildlife.

We also object to the changed location of the entrance. Parkbury Close is currently a very quiet close, and due to the open nature of the front driveways, car drivers can see pedestrians, and pedestrians can see oncoming cars. The newly proposed site entrance would present a restricted view for both cars and people coming round the corner from behind a hedge. It looks like the location of that drive would restrict the ability for visitors to #1 or #2 Parkbury Close from parking on the street. This coupled with the fact that a new house would undoubtedly bring additional visitor's cars, would result in Parkbury Close becoming dangerously crowded at certain times.

Was the position of the drive moved to comply with the root protection zone? A gravel drive under the chestnut trees would cause less damage to the roots, and also allow for rain to soak away.

We are concerned that the proposed drainage route runs through the root protection zone in the North of the plot. While the proposed planting of the row of Photinia is a nice addition, the effect would be greater if this green corridor was not broken by the driveway, and the site entrance returned to Rowanfield Road.

As stated in the Cheltenham Borough Local Plan, "Development will be permitted only where it would: ... (b) not harm landscape character (note 3); and (c) conserve or enhance the best (note 4) of the built and natural environments ... Note 4: 'Best' means a feature within the built or natural environment, which makes a significant contribution to the character, appearance, amenity or conservation of a site or locality".

The existing hedgerow is definitely a "feature" which makes a contribution to the character of the locality, and so this needs to be conserved as much as possible.

The provided plans are not accurate enough to give us confidence that the end result will be an acceptable solution for both the new and the existing residents. While we still object to the development, if it is to be carried forward, we would like to see more detailed plans (rather than just a low resolution scan of a drawing). In addition, we would like to see some artist's impressions of the view as seen from the houses on Parkbury Close, including how much of the hedgerow will be retained.

5 Parkbury Close
Cheltenham
Gloucestershire
GL51 8AJ

Comments: 9th October 2014

As residents of 5 Parkbury Close, we would like to object to the planning application for a new development on Parkbury Close on the following grounds:

Noise: The existing hedges and trees provide screening for the residents of Parkbury Close from the noise from surrounding houses and from the nearby railway line. It cannot be disputed that once some of this screening is removed, the noise level not only from the potential new development but also from surrounding houses will increase.

Furthermore, we believe the area is already over developed, and are concerned that the increased noise of a large family will negatively impact the quality of life of residents on Parkbury Close and Essex Avenue. We have already had several negative experiences of noise from other social housing in the surrounding area, and are naturally concerned that additional social housing could lead to further noise problems.

While it is unfair to judge the character of any future residents of the proposed development, it is natural that with three young children, we are concerned about the increase in noise and the impact that could have on them and us, particularly if that noise is of an anti-social nature.

Privacy: Additionally, we currently enjoy privacy from the front of our house since we are not overlooked. This privacy will inevitably be lost if the current natural screening is removed and a new house is built.

Visual impact: We also believe that the design of the proposed new house is not in keeping with the other houses in the area, and would therefore have a negative visual impact on the area. The removal of attractive trees and hedges, which also have great environmental value as noted below, would also be greatly to the detriment of people living in the area.

Environmental: The current trees and hedges provide a wildlife corridor for the area and another one like this does not exist within the local area. Removal of this planting would also have a

negative impact on the wildlife currently using these trees and hedges, while keeping the planting would retain the ecological value and species diversity in the area. The derelict garages are currently well shielded by these trees and hedges, and therefore building a new house would not improve the local environment as has been argued.

We hope that all of these views will be taken into due consideration.

Comments: 19th March 2015

We welcome the addition of green screening in the new proposal, but still have reservations about the development.

Our main concern with the new proposal is the fencing on the Parkbury Close side. Along with the green screening, we would like a taller solid fence at a height of 180cm like on the other side, rather than the current proposed 90cm chain-linked fence. This would be to stop children or potentially dogs getting out into the road and causing a nuisance and potential danger to neighbours and themselves, as well as to act as a sound barrier. We welcome the retention of current green planting and would request that as much of that be retained as possible.

Our main reservations about the new development remain the loss of a natural wide life corridor and a natural noise barrier to noise from example the nearby railway line. We would also be concerned about potential damage to our property from tree roots of trees that are taken out to accommodate the new development.

Comments: 25th June 2015

In response to the revised plans issued 5 June, we would like to state that we at 5 Parkbury Close, still object to the proposed development and would make the following comments;

1. The change of view from our property is still a concern due to the significant loss of mature vegetation. The proposed landscaping will take many years to establish and mature. Our view will be significantly changed for the worse. Also, as previously stated the natural noise barrier provided by the current trees and hedgerow will be lost, meaning we will be likely disturbed by noise from the nearby train line. In addition, the value of our property will at best remain static, no compensation for the disruption of the construction phase or the impact on the house value has been offered.

2. The proposed chain link fence alongside Parkbury close does not provide sufficient privacy for either residents of Parkbury close or the proposed development. This also presents a security risk to the proposed development as it can easily be climbed over. In addition we are concerned that until the proposed landscaping has matured we would have a direct view into the proposed developments garden. The existing conditions are a 1.8m fence in addition to the existing mature landscaping. Can a higher, more secure fence not be provided on the Parkbury Close side?

3. We continue to be very disappointed about the loss of this habitat of mature trees and beautiful hedgerow which, as previously mentioned, must provide a valuable wildlife corridor for the ecology in the local environment. There is no such habitat in the near vicinity and therefore destruction of this natural habitat must surely have a detrimental impact on local wildlife, as well as a psychological impact on local residents who do not have any green spaces nearby to enjoy.

4. The revised entrance raises concerns regarding the safety of traffic and pedestrians who use the street, as if a vehicle is reversing out of the proposed drive their view will be restricted. It will also cause more cars to be potentially parked along a road which cannot accommodate them. Parkbury close is a cul de sac, families use the road for children to ride bikes etc, their safety is now potentially compromised by the change of entrance. As the proposed landscaping matures, the view from this drive will be restricted presenting safety concerns for users of the street.

We still object to this development, however if it is to go ahead, we feel that more effort could and should be made to retain the existing vegetation and protect the privacy both of the current residents at Parkbury Close and the residents of the proposed development.

We we also feel that the Development plans have not been clearly presented to those of us who are not experts eg there is no clear record of changes from previous plans to current plans, which does not allow us to easily give an informed opinion.

We trust our points of view will be considered in the determination of this planning application.

6 Parkbury Close
Cheltenham
Gloucestershire
GL51 8AG

Comments: 4th October 2014
Letter attached.

Comments: 24th June 2015
Letter and newspaper article attached.

2 Parkbury Close
Cheltenham
Gloucestershire
GL51 8AJ

Comments: 9th October 2014
Letter attached.

Comments: 23rd March 2015
Letter attached.

Comments: 24th June 2015
Letter attached.

4 Essex Avenue
Cheltenham
Gloucestershire
GL51 8AH

Comments: 15th March 2015

These revised plans for the demolition of the existing Rowanfield Road garages make no difference what so ever to our original concerns and objections as out lined in my letter dated 6th October 2014.

As a home owner, who has lived in this house for the last 27 years, I am extremely angry as well as being greatly disappointed that non of my original objections, especially those concerning the overshadowing ,visual impact & noise disturbance, have been taken in to consideration or addressed in any way as this will definitely affect the peace of mind & quality of ,not only our life, but also that of our elderly neighbours.

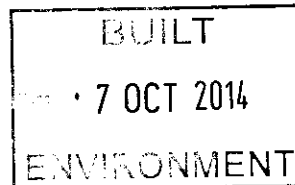
As usual our views & objections count for nothing with the council.

11 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AQ

Comments: 12th January 2015

I should also point out that we have the right of access to the outside of our property via the lane that the proposal wants to turn into the new house's driveway. Obviously we strenuously object to this right being taken away.

4 Essex Avenue
Rowanfield
Cheltenham GL51 8AH
Monday 6th October 2014



Mrs Emma Pickernell
Planning Officer
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham
Glos GL50 1PP

Ref: Demolition of existing garages and erection of a 4 bedroom house at Parkbury Close
(Ref No. 14/01677/FUL)

Dear Mrs Pickernell,

As a home owner, I object in the strongest terms possible to the building of a new 4 Bedroom House in Parkbury Close, Cheltenham.

We wrote to the Cheltenham Borough Homes on 6th September and were very dissatisfied with their reply as they seem to have totally failed to understand the depth of our feelings, the strength of our views and the issues for us and our neighbours arising from this proposed development.

We have lived at 4 Essex Avenue for 27 years, the road is a compact, harmonious and largely quiet cul de sac with a mix of privately owned and council houses. We have the benefit of a number of mature trees and a wide range of birds and other wildlife.

Overshadowing and visual impact

There will virtually be no space between our garden and the new house approximately 4/5 feet from their fence. The distance from our house wall to the fence of the new property will be approximately 39 feet. At present we have the rear garage wall facing our garden which is approximately 6 ft in height, plus established shrubs and hedging (see attached photograph). This will be replaced with an approximately 24 ft red brick wall (gable end of the new building) staring us straight in the face and will appear as if it's literally sitting in our back garden.

Due to the confined nature of the site the proposed house will have almost no space on each of its side boundaries and for a four bedroom family property an arguably inadequate narrow garden/recreational space to the front and rear. It will also be in close proximity to the large, environmentally valuable, horse chestnut trees to the front and the ash trees to the rear.

Noise disturbance

As both the front and back gardens will run parallel and in close proximity to our property with no sound deadening or sight barrier apart from the new 1800 mm (less than 6 ft) fence, there will be an inevitable loss of visual and sound privacy.

It would be unreasonable not to expect this consequential increase in the noise disturbance coming from the new property aimed at a large family.

From our lengthy past experience with tenants in the area we have justified fears that this will further exacerbate longstanding problems including noise pollution, anti social behaviour, etc, as well as vandalism and damage to our garden, which currently has a real impact on our life.

In an area of already fairly dense housing any further building and the removal of both mature and smaller trees and the development will have an inevitable and permanent detrimental impact on the wildlife and the green environment, and the wildlife corridor provided by Parkbury Close. It will

also have a major effect visually, environmentally and financially on the properties and their inhabitants in the immediate vicinity and in the wider neighbourhood.

While we appreciate the need for social housing, we would argue strongly that this cramped site with all of its existing problems and precious environmental assets, cannot for all the reasons set out in this letter be an appropriate location for further sizeable two story development of the type proposed on a narrow and confined site.

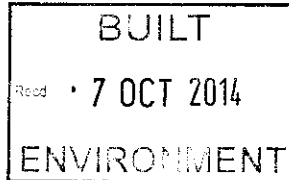
I hope that the resident's views and objections are taken into serious consideration, your proposal will greatly and permanently impact our life, the value of our property and the future environmental domestic amenity of not only the affected properties in Essex Avenue and Parkbury Close but the wider community in both those roads and Rowanfield Road.


Kind regards,





View from garden of 4 Essex Avenue.




2 Essex Avenue
Rowanfield
Cheltenham GL51 8AH
Monday 6th October 2014

Mrs Emma Pickernell
Planning Officer
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham
Glos GL50 1PP

Ref: Demolition of existing garages and erection of a 4 bedroom house at Parkbury Close
(Ref No. 14/01677/FUL)

Dear Mrs Pickernell,

I write with regards to the proposed building of a four bedroom house behind our property and having seen the plans I have to protest strongly about this.

I have lived here for 50 years and my husband and I are both pensioners. This house will overlook our back garden from the bedroom windows and also our own bedrooms. This takes away our privacy which we treasure and it will also devalue our property. I also think that the erection of 6 ft fencing panel is not enough protection.

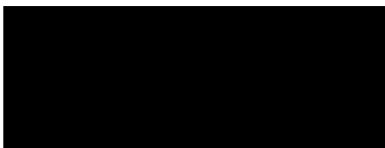
As we are both old we spent a lot of time in the garden and enjoy watching birds feed. I also suffer from breathing problems and do not go out much. With the front and back gardens of this new property so close to our garden will consequently increase noise disturbance coming from the new property.

I have made our feelings known to the Cheltenham Borough Homes but was disappointed with their response.

I am certainly not against building new accommodation as I realise people need homes but surely something more presentable would be acceptable. I have in mind a couple of bungalows.

I hope you will understand how we feel and help in any way you can.

Yours sincerely,



BUILT
Recd • 7 OCT 2014
ENVIRONMENT

2 Parkbury Close
Rowanfield
Chelt
GL51 8AJ

5.10.2014

Re. Plans for a 4 bedroom house
adjacent to Parkbury Close and
Essex Avenue (drawing no 4065F/xx

We bought our house 28 years ago
mainly for the views of Greenery
opposite which affords us a lot of
privacy not to mention the habitat
for a large species of wild life which
we enjoy very much,

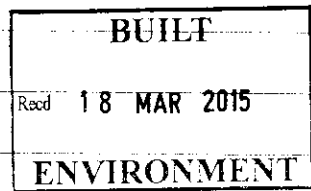
We very much object to the proposed
plans as we feel it is detrimental
to build a house in such a restricted
area already with increasing Anti-
Social problems which the council fails
to respond to. We do not want a new

more in the area.

both of us are pensioners and were
hoping to stay in our home for many
more years

Please consider the residents who
are to be affected if this proposal
is granted





2 Parkbury Close
Cheltenham
Glos
GL51 8AJ

Re. Revised Plans For house on land
between Parkbury Close and Sussex Avenue.

Having seen the proposed plans for
above, we are writing to express
our utter disgust with C.B.C.

To willfully destroy several trees with
abundant habitat within them is

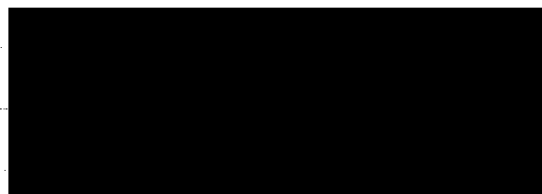
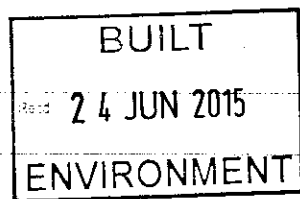
sheer lunacy, as for removing
existing wooden fence and replacing
it with cheap and nasty loop top

What about the privacy of residents
in Parkbury Close or Sussex Avenue!

We bought our house after working
hard 29 years ago, we chose the

house because of the privacy &
lovely outlook which C.B.C. is now
going to destroy - this proposed
plan by C.B.C. is madness this is
the wrong place to build a house and
we will fight to the bitter end to
have this plan stopped.





Re 14/01677/ FUL

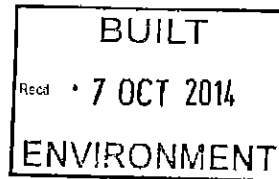
after visiting the planning dept to view the revised plans for above we are appalled to see a new road is proposed opposite our house. This proposal is ludicrous, it means cars coming out of this road will not make the turn if there are cars parked in parkbury close also it will be dangerous as there is a blind corner on our road also and more importantly emergency services will not be able to make the turn into the site because parkbury close has a very narrow road. has the person responsible for this

Proposal actually visited the site? even a lay person can see the problems this proposed road would incur especially when there is an existing road in place to the site.

We also strongly object to the felling of decades old trees which house several species of wildlife which have been a source of great enjoyment for us and now for the sake of one proposed house that will be gone along with outlook our house affords



6, Parkbury Close
Rowanfield Road
Cheltenham
Glos
GL51 8AJ



4 October 2014

Objection to Proposal: Demolition of existing garages and erection of a 4 bed house and associated hard and soft landscaping including parking at Garages Adj No. 11 Rowanfield Road Cheltenham

We at No 6 Parkbury Close have 9 houses with the rear gardens of Devon Avenue to the side of our property of which nos 24 and 26 are both in very close proximity to the front of the property and to the rear Sussex Avenue of which Nos 9 and 11 are directly at the rear of our property all Borough Homes managed properties. We have lived in this house for 46 years therefore are well acquainted and experienced in our knowledge of this area.

Noise

We are very concerned and worried of the proposed building of a 4 bed house to be built directly in front of our properties we in particular would have another noisy garden a short distance from the front of our property, which no doubt will be the case with the large amount of persons living in this house. We have over the last 15 years experienced nothing but problems with the CBH tenants in these houses in the main all noise related. I list exactly the level of noise for you to fully comprehend

24 Devon Avenue to our side a few feet from the front of our house.

Children of the tenants at this time would climb over the fence into Parkbury Close create a large amount of noise and egg the windows of our house and our neighbour at No 5 for no reason, just the sheer fun of it. Our neighbour at the time was a 80 yr old widower. How do you think he felt about this? He felt very vulnerable, afraid. This house also had a couple of noisy dogs barking all hours of the day and night, this was another problem unable to be resolved, fortunately they moved.

The next tenants to move into this house, noisy dogs again, noisy parties in the back garden loud music and smelling, noisy chickens - we were unable to open our windows day or night because of the smell and noise. Once again we had to complain, the environmental department became involved and resolved the issue with the chickens. The noise of the loud music continued and noisy dogs nothing was resolved there. These people exchanged I think due to arguments they were having with the neighbour at 26 Devon Avenue.

The next tenants they were delightful - no it did not get any better even though at the time we were assured by an officer at CBH these new tenants would present no problems. It came to light the exchange with the previous family they were all connected and related and had the same mindset, noisy, disruptive. The noisy drink fuelled parties escalated they would light large bonfires, jumping in and out of these bonfires, very loud music well into the early hours of the morning, they obtained a very large bouncy castle

the type you would see in fairgrounds, the noise from the compressors would be switched on about 10.30 in the morning and continue to the early hours of the next morning far worse than any noise we may hear from the nearby industrial estate. The bouncy castle issue was resolved by the Borough Council even though this should have been dealt with by Borough Homes who I bypassed because their procedures were so drawn out. Thankfully they have now moved, the new tenants I think moved in around early 2013 so far so good, however the wind changes rapidly in this area. This was anti-social noise behaviour related to one house over a period of time with 3 different tenants.

26 Devon Avenue another problem tenant for all around to contend with, once again loud music, shouting, abusive language. One notable incident the tenant held a party on a Sunday afternoon she had a sound system in her garden that you would expect to be played in a nightclub, the police were called by several neighbours it eventually came to a close when a brawl broke out with her rowdy neighbours at 24 Devon Avenue which spilled into the Devon Avenue. Our house shook with the noise of this equipment you could not even listen to the television. We complained on several occasions over a period of time, it appeared to be resolved the case was closed a few months down the line off she would start again. We complain again its reopened but back to square one, she knew how to play the system, it took about 2 - 3 years to finally resolve this nightmare, this only happened because on one occasion we phoned the officer dealing with this case and asked if he would come and listen for himself the noise from this loud music, as it was he was due to pay her a visit that day. He came, he listened he went to pay her a visit knowing she was in but she avoided to answer the door. This woman had been a source of disruptive behaviour for a few years not just music, bonfires noisy gatherings in the garden the music issue has calmed. This tenant her neighbour at 28 Devon Avenue was a lady in her eighties too frightened to complain no doubt in case of repercussions, she just put up and shut for years, the noise from the outside was bad enough never mind what the lady must have heard through her walls from this extremely selfish tenant. Also bear in mind whilst this problem was occurring the third family of tenants at 24 Devon Avenue were also a problem, so you can well imagine the affect this had on our lives and wellbeing.

9 Sussex Avenue directly at the rear of 5 and 6 Parkbury Close, yet another noisy anti-social tenant very loud mouth constantly shouting obscenities at her children and a noisy barking dog throughout the day. August 2013 we and our neighbours at no 3 and 5 felt it necessary to complain to Borough Homes of her behaviour as this had been going on for sometime, I have attached a letter which explains our predicament (Attachment 1). It was dealt with by Borough Homes passing this information to social services, who contacted her by letter we believe, they contacted us to inform us they were now handling this matter and we have heard no more. One year down the line she is still at times still loud and vocal with her obscenities our neighbour at No 5 has also heard her on repeated occasions also my husband, it appears we are back to square one. Is this the same scenario we went through with the woman at 26 Devon Avenue and the music issue.

11 Sussex Avenue also directly at the rear of No 6 Parkbury Close, we have had numerous problems with previous tenants regarding bonfires during the day, noisy dogs especially.

In total there are 11 houses in close proximity to 5 & 6 Parkbury Close, 4 Borough Homes managed, 1 private let and 6 owned, 3 out of 4 of the Borough

Homes managed are the problem tenants, one rented problem tenant, no problems tenants in the owned house, therefore statistically it is the Borough Homes tenants that are the real problem in this small area alone and it is for this reason we are so opposed to a further Borough Home 4 bedroomed house being imposed on our lives and all the problems it will bring with it. Borough Homes cannot guarantee the occupants of this new property will present no problems this is supported by the turnover of disruptive, noisy tenants in one house alone namely 24 Devon Avenue over the past 15 years. All the facts regarding these tenants are true I have supporting documents including CBH forms to support this. Unfortunately these noisy disruptive houses managed by Borough Homes the tenants I can only describe as having this "Jeremy Kyle" attitude, its their right to throw loud parties, play loud music, shout obscenities and to hell with everyone else. Please understand the severity of the level of stress and upset how this has impacted on our lives it is real and genuine. Unlike Borough Homes tenants we cannot request an exchange of living accommodation if things are not to our liking, it is far to costly and why should we after years of hard work and why should we have to spend our time complaining. The six houses in Parkbury Close present no problems this should be reciprocated. These facts and figures appear to reflect decent Borough Homes tenants are in the minority. Times have changed since this estate was first built in the early 1940s many of the good tenants have had the opportunity to purchase their once rented properties, in this area of Rowanfield Road we are on the perimeter of this estate and there are now only approximately 6 Borough homes managed properties in this area covering Sussex and Essex Avenues, it is very unfair and inconsiderate to impose a large house with this number of persons in an already densely populated area, sadly Borough Homes are not able to guarantee this will be a trouble free household if the track record of the properties I have previously mentioned is anything to go by, they may well be proud of their track record of dealing effectively with anti-social problems related to disputes between tenants however where the general public are concerned this is questionable. Three years to resolve a noise nuisance of loud music! It is very worrying and a major cause for concern of the noise level which will be generated from this larger property which is inevitable with up to 7-8 occupants or more in very close proximity to the front of our houses. The profound effect it will have resulting in the quality of our well being and health further being eroded should be taken very seriously. The problems we have highlighted relating to 26 Devon Avenue had a devastating affect on our health with constant sleep deprivation.

AMENITY

It is noted from the plans this house will have a large rear garden however the children of this house will obviously be of varying age groups some in their teens no doubt so therefore it will be impossible to contain these children at all times in this rear garden and their friends they will attract to the area, therefore it does not take a crystal ball to know where they will hang out, cycling up and down our road, footballs etc. There is a lone tree with a protection cage around it on the grassed area in Parkbury Close, that was the best offer a Liberal Councillor could strike a deal with the Borough Council to help prevent the anti-social behaviour of teenage yobs playing football in this road from the estate(his well intentioned effort was ineffective, they would prop their cycles against it or use it as a goal post), we do not have the same protection as Borough Homes managed estates have **No Ball Games Signs** to erect as a deterrent against this sort of behaviour. We have been down this route before with damaged cars parked on our drives by the way and not in the road, flowers and plants in our gardens

damaged and trodden on and do not need to re-visit this situation again. A valid reason why we are opposed to this large house.

VISUAL/PRIVACY

I submit to you a picture (attachment 2 & 2a) taken about 1980/81 clearly showing the landscape with the newly planted hedgerow, I also submit to you (attachment 3, 3a,3b) the hedgerow as it stands now, also bearing in mind the first picture does not show the intended 4 bed house with a high brick wall, and this building is supposed to enhance this area, so say Borough Homes! The wanton destruction of this magnificent hedgerow is unbelievable and heartbreaking, in actual fact it should have a protection order placed on it. The wildlife (squirrels) and variety of birds it attracts is amazing. The blossom this year in early spring due to the mild winter was phenomenal and the cascading berries it is laden with now for the birds to enjoy. It was pointed out at the drop in session and through written communication to CBH this hedgerow formed a "wildlife corridor". please refer to attachment 4 an aerial view clearly defining this, running the length of our Close and then right passed the houses in Essex Avenue, half of which is now intended for destruction.. Also worthy of a mention from one end of the Rowanfield Road to the other end no trees have been planted by the Borough Council so apart from the Horse Chestnuts trees at the bottom of the road this will further mar the visual environment this hedgerow provides for many in the Rowanfield Road, Essex Avenue and Parkbury Close area. I am sure you are well aware the trees earmarked for removal are Mountain Ash trees otherwise known as Rowan trees. The land our homes were built on was an orchard, the surrounding area many years ago was market gardens and I would imagine many more of these trees were growing and that is where most probably the name Rowanfield was derived from.

This hedgerow if destroyed will certainly destroy the privacy to the occupants of Parkbury Close and Nos 2 and 4 Essex Avenue(as indicated in attachment 2) and 11 Rowanfield Road, we no doubt at No 6 will have to exchange this view for noisy trampolines as the like we can clearly see from our bedroom window that occupy 22 Devon Avenue which will be at the rear of this new build. We will also be very closely overlooked from the rear windows of this new build. Surprisingly this hedgerow also acts as a sound barrier and muffles a large amount of noise from the nearby very busy railway lines and nearby industrial estates as defined in attachment 4.

TRAFFIC

Another concern in our opposition is visitors to this house where will they park. This small cul-de-sac is already tightly parked, no parking in the turning area, the Rowanfield Road is also tightly parked and car vandalism is rife.

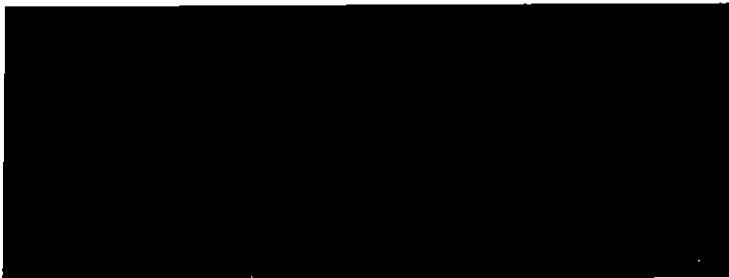
The garage site presented no problems for a good many years and was an asset to this community in this area, however the poor management of this site contributed greatly to its downfall, if this garage site had been properly maintained with secure gating, secure lighting access, rented only to people for garaging a car and not storage this site would still be a thriving concern today (there are many people that would welcome the opportunity to garage their vehicles safely) and not a target for vandalism and anti-social behaviour i.e the fence being burnt down in 2007 fire services and police attending.

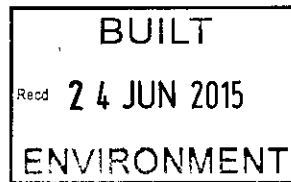
After the fire incident in 2007 (7 years ago) that garage site should have been gated and secured for health and safety reasons alone as was the case with the garage site at the top of the Devon Avenue when a sub station on the garage site was set alight. Borough Homes were very neglectful of this at the time and could well have prevented all the further acts of anti-social behaviour which have occurred since, which they are now aware of.

We trust our views to this opposition will be given thoughtful consideration as it is apparent Cheltenham Borough Homes have totally ignored our views from the feedback they received from the drop in session and further written communication and to state in their letter "these proposals are in the very early stages and are keen to share the first stage of the development plans with local residents" yet 14 working days later we receive the notification of the planning letter! A house of this size whether for social housing or otherwise is very unsuitable in this already over crowded area especially on this very compact site, one house alone will not ease the housing shortage however it will compromise far too many other peoples lives and well being.

We have approached Councillor Chris Coleman if he would kindly arrange for this planning application to be dealt with by the planning committee, as we all feel it is now controversial due to Cheltenham Borough Homes reluctance to take our considerations into account at an "early" stage, bearing in mind the strong opposition they are aware of raised against this application.

Yours sincerely





23 June 2015

R.E: Demolition of existing garages and erection of a 4 bed house and associated hard and soft landscaping including parking at garages Adj No.11 Rowanfield Road Cheltenham

This letter is in response to the 3rd revised plan submitted by Cheltenham Borough Homes and the removal of a large section of the hedgerow for access to the proposed new build, a potential safety hazard in the making, directly opposite houses 1 & 2 in Parkbury Close, the hazard of parked vehicles on both sides of the road, very close to the entrance onto the Rowanfield Road, visitors to this house will no doubt park along this stretch of road near to the main entrance a potential accident risk waiting to happen.

Our concerns regarding the removal of further trees and the impact this could have on the foundations of our houses appears to have been totally ignored. We were given sound advice by a tree maintenance operative employed by the Highways department working in the area, he was of the opinion given the age of the trees and our houses it was highly likely the combined tree roots had now established themselves in the foundations of our houses. As he explained tree roots grow deep in very dry soil and naturally search for water (an example the Elder tree growing from the drain in the turning point planted by Mother Nature not the Borough Council), together with the drainage systems installed in the road and to our properties they would now almost certainly be under our foundations. It was his expert opinion bearing in mind it was his occupation. The canopy of these said trees is no guideline as over the years they have been chopped about by various contractors for CBH. In fact 2 years ago one such contractor removed a tree in the corner near the turning point area due to a complaint from the new owner of 22 Devon Avenue at the same time they attempted to remove a tree further along at the rear of the turning area, however they were prevented from doing so due to our complaints. The reason so say the tree was dead. This tree has new growth and flourishing profusely now! How strange? This tree had a canopy size equal to the size of the tree in the garden of 24 Devon Avenue. Also this March 2015 a large section of the tree opposite No 5 was removed so say because it was leaning, it has been leaning for several years due to the weight of the ivy, this was done regardless of birds nesting. We have been given no reassurances to the potential risk to our properties, why is this? As we have received no feedback on this question then obviously we all need to contact our insurance providers for advice to cover any eventualities that may arise from the removal of the trees on the Parkbury Close boundary.

The 2nd revised plan repositioned this house build due to the close proximity of the root protected Horse Chestnuts trees, through this action it is now repositioned even closer to the root protected area than it was before. When you visually look at this area rather than look at a drawing on paper to compare the canopy span of these two different root protected areas there appears to be very little difference, the canopy of this root

protection area also looks to be encroaching into the new designated area so with the demolition of the garages and the foundations for the new build surely there is every possibility this root protected area will be damaged and yet you are still attempting to have this plan approved. This is most peculiar, why is this feasible for one area and not another. We have previously asked this same question.

Our disapproval of the replacement of the wooden interlocked fence for a chain link fence has also been ignored. The original 1st plan clearly showing a 6ft wooden fence on the boundary, the reason for this change to a chain link fence half the size as well - "to better support a 'green boundary' What piffle! The wooden interlock fence has been there for nearly 50 years and for almost 40 years has supported a 'green boundary', now grown into a possible Wildlife Corridor. What is farcical the wooden interlock fence was replaced in preference to this type of fencing when this land was an orchard the original of which still remains on the boundary with 22 Devon Avenue and the boundary fence behind the garages now to be replaced with a wooden 6ft fence. Why not recycle this chain link fencing when removed from these two areas and install it on the boundary of Parkbury Close. All this taxpayers money being thrown at this house - administration fees, demolition costs, construction costs, solar panels, rotating bin area, garden shed etc, etc, and yet you skimp on this cheap and tacky looking quality of fencing. No private developer would be allowed to get away with this, no private developer would even contemplate using it, after all if it wasn't appropriate nearly 50 years ago it would hardly be appropriate now! The very same type of fencing can be found on the Borough Homes managed properties in the Pates Avenue area along Alstone Lane, what an eyesore this is, distorted by misuse of children over the years, considering the number of children to live in this four bed roomed house we all know what this will look like after a year. This type of fencing was used in the older type of CBH managed properties i.e. the Moors, Pates Avenue, St Pauls, Whaddon estate to support privet hedging an evergreen, as we previously pointed out Hawthorn is not an evergreen and during the long winter months will be very visually demoralizing, especially if you are confined to your home through illness and that is all you have to look out on, it is a cul-de-sac and not a main thoroughfare with more activity. Furthermore you are creating a potential safety hazard a fence of this type the length of the road, this house will become a prime target for burglars easy accessible fencing, cover from the so say 'green boundary' but not in winter, a crime prevention officer would most certainly agree with this. Through this act of thoughtlessness our properties will also be placed in jeopardy. We have previously stated we live on the perimeter of a vulnerable area.

Having checked our deeds another plan of this site which Parkbury Close was built on is included within this legal document and clearly shows a 6ft wooden interlocked fence and according to the original deeds for this land we believe that there is a restrictive covenant in place relating to the boundary fence between Parkbury Close and the garage site, you are in effect meddling and changing legal documents. Myself and my wife have lived in this house for 46 years and both approaching 70 years of age apart from the very distressing and upsetting destruction of this hedgerow and trees the very heart of this small road and completely changing the visual appearance you insult us with this chain link fence for a very feeble reason which in reality is visually ugly, cheap and tacky, not practical easily distorted. Not the pretty picture described that is what dreams are made of. (e mail attached A)

Considering 75% of persons affected by this proposal are within this age category as ourselves i.e. over 60 years all opposing the build of this intrusive house it certainly highlights Cheltenham Borough Councils/Borough Homes attitude and lack of concern towards elderly persons and the impact this build will have on all of our lives and also the devaluation of our properties after years of struggle and sacrifices, issues instigated through simple things such as changing the fencing. It is almost as if we are being penalized for objecting so candidly.

It is also infuriating to read in the local newspaper dated March 21st 2015 an article "Planners pick 29 green sites for green spaces protection", one example Westdown Gardens in Hewlett Road, a few trees on a small green area, yet they are quite happy to destroy this magnificent hedgerow, there is no comparison. What **hypocrisy!** This is one Brownfield Site that should remain Green. The Echo also reported on 21 April 2015 the council have compiled a list of 100 parcels of land for future building in view of this statement this one house will make little difference if it is not built, however retaining this green space in this area off Rowanfield would most certainly be beneficial.

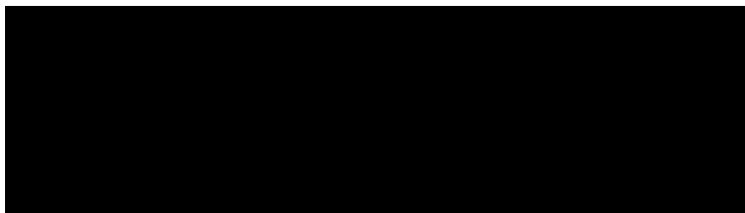
The newspaper articles attached (B & C) are supplementary to our 1st letter of objection as we feel the articles further supports our objections listed under the noise and amenities sub titles. The family on the front page headlines "Ludicrous" is the very same family previous tenants of CBH at 24 Devon Avenue that we listed the catalogue of anti social behaviour imposed on us by this family in our 1st letter of opposition, here they are once again creating more anti social behaviour for other tenants and bringing the Guinness Trust Foundation into disrepute because the Trust took a strong line to stop this. Well done to the Guinness Trust CBH have lessons to learn here. This is also supported by a writer for the Cheltenham Standard as you can read in the attached article(C), a man after our own hearts and for the hearts of a great many others no doubt. The Highways Act 1980 161 section 3 clearly states If a person plays at football or any other game on a highway to the annoyance of a user of the highway he is guilty of an offence and liable to a fine not exceeding Level 1 of the standard scale. Level 1 on a standard scale of fines is currently £200. A strong stance against this anti social nuisance has also been taken by Nottingham Community Protection clearly using this act and even imposing a prison sentence (article attached D). Families like this see no wrong in themselves and think they are above the law creating havoc where ever they go, as we know only too well from our experience. The article on 11 June 2015 justifies everything we stated regarding the CBH tenants with their antics of anti social behaviour living by us.

Further more it brings into question our concerns and fears we have previously raised regarding this type of family with this mindset occupying the new house and the question of the children playing in this small road and our previous problems with ball games. With the proposal to place the access to this house in Parkbury Close it is now a foregone conclusion we will be plagued with this nuisance once again. So Cheltenham Borough Homes and Cheltenham Borough Council can you both guarantee we in Parkbury Close will be given the same quality of support provided by the Guinness Trust and Nottingham City Council. In fact as the access is now to be in Parkbury Close will a "No Ball Games" sign be put in place at this entrance, it will be a Borough Homes managed property and they are afforded this privilege.

Perhaps the answer to all of this is to lower our standards and moral values and jump on the same bandwagon as the family on the front page of the Echo and take our sorry saga to the media as with each revised plan it is becoming more controversial. In fact we could take it further to the national newspapers as was the case of the Heather Frost scandal embarrassing Tewkesbury Borough Council, we are certainly being given plenty of encouragement from Cheltenham Borough Homes and the revised plans for this line of action to be adopted.

The continual manipulative revising of the plans over the course of almost a year has resulted in the complete loss of privacy for houses 1 and 2 with the additional noise of the movement of the seven persons allocated to this house brought about by the removal of a large section of the hedgerow for the introduction of the access from Parkbury Close, immediately in front of these houses. Two houses losing their privacy with the reduction of the height of the hedgerow and now to be confronted with a large imposing brick wall. Two houses losing their privacy also with the reduction of the hedgerow and the additional noise of a rear garden a virtual childrens playground bouncy castles etc., that is when they are not in the small road making a nuisance for everyone. All the houses visual aspect further blighted by the replacement of the chain link fence. This as all been engineered in favour of this intrusive house and no considerations whatsoever have been given to the owners of Parkbury Close. No amount of plant infill could compensate for the loss and privacy afforded to all of us including Essex Avenue and 11 Rowanfield Road by this wanton destruction of this well established hedgerow. Personally our standard of life completely eroded we might just as well have added our name to the council housing list all those years ago and having four children of our own would have been quite entitled to. We chose not to become a burden on the state and purchased our own house and this is our reward.

The stress and upset of this long drawn out procedure of almost a year has been instigated by Cheltenham Borough Homes and Cheltenham Borough Councils determination to fit a "square peg into a round hole" by whatever manipulative means and we all remain still strongly opposed.



ATTACHMENT (A)

Pearl Blake



I am coming back to you in respect of your query regarding the planning drawings for the proposed redevelopment of the garage site at Rowanfield Road.

The fencing provided to the new property will be close boarded fencing to the rear right and rear boundaries. The fencing to the rear left – the boundary with Parkbury Close will be chain link fencing. This consists of concrete fence posts and interlinked wire mesh fencing.

This has been chosen in place of timber fencing with the intention that it will support the retention of as much of the existing hedgerow on the boundary and will help with any infill planting required, to recreate a 'green' boundary at the earliest opportunity. This will be supported by a planting plan including trees and hedges.

I trust that this answers your query satisfactorily.

Regards
Gordon Malcolm
Cheltenham Borough Homes



Subject: RE: New Build on garage site in Rowanfield Rd- Revised Plan Query

Hi Laura

Thanks for sending this through, Gordon is going to reply when he's back in the office tomorrow

Alison



Subject: FW: New Build on garage site in Rowanfield Rd- Revised Plan Query

Hi both

Please see below queries from Mrs Blake ref Parkbury Close

Thank you

Laura

Laura Neale

Community Regeneration Manager

Cheltenham Borough Homes Ltd

Hester's Way Community Resource Centre

Cassin Drive

3/26/2015

LUDICROUS

Picture: Kevin Fern Photography CHKF20150608E-001_C.j



**HAVE
YOUR
SAY...**

What do
you think
of the
letter?

gloucestershire
echo.co.uk

GAME OVER: Harrison Brazil, Tyler Kelly, Dante Brazil, Alfie Kelly, Madison Berry, Sienna Brazil, Ruby Robertson, Lexi Robertson, with Dean and Emma Brazil in Hester's Way

Anger as letter warns playing in street could break tenancy

PARENTS have spoken out after receiving a letter warning them not to let their children play in the street.

A letter to tenants in Prin-

By Lewis Pennock

lewis.pennock@localworld.co.uk

cess Elizabeth Way said families could be in breach of

their tenancy agreement, if children ride their bikes or play ball games in the road.

Mum-of-five Emma Brazil said Guinness has no right to

tell people whether their children can play in the road.

A spokesperson for housing provider Guinness Partnership, said they can't prohibit

children from playing in the road, but encourage parents to take them to a local park.

FULL STORY: PAGE THREE

**BUY IN
ADVANCE FOR
GREAT SAVINGS!**



BREWIN DOLPHIN

JULY
ADVANCE
ADULTS

Picture: Kevin Fern Photography CHKF20150608E-003_C



ANGER: Emma Brazil with Lexi Robertson, Madison Berry, Sienna Brazil and Ruby Robertson

Parents hit out after play in street warning

By Lewis Pennock

lewis.pennock@localworld.co.uk

FAMILIES have been warned against letting their children play in the street because it could be a breach of their tenancy agreements.

Hester's Way residents were told by their landlord, housing provider Guinness Partnership, that playing ball games and using pushbikes and scooters is a "nuisance".

Parents have now hit back at the call for youngsters to stop and said it was agreed in a meeting with the provider that youths could use a foam football.

A letter addressed to tenants in Princess Elizabeth Way said an anonymous complaint had been made to Guinness about children playing ball games in the road and cars being hit, which could cause damage.

It added: "Children are also riding around on their pushbikes and scooters in the road and, at times, are not aware of the vehicles entering or leaving Quebec Drive.

"This is an accident waiting to happen.

"If this is the case then you are in breach of your tenancy agreement."

Mum-of-five Emma Brazil lives on the street and said Guinness has no right to tell people whether their children can play in the road.

"The letter was quite harsh and I don't feel Guinness is sticking to their side of the agreement," she said, referring to the meeting several years ago.

"I was annoyed that they had not made other residents aware of the meeting that happened."

"The letter was quite harsh and I don't feel Guinness is sticking to the agreement"

Emma Brazil

The 35-year-old added that the road is controlled by Gloucestershire Highways and children are allowed to play there.

Guinness has since responded to residents' frustration and said the risk of damage to cars, windows and plants means playing ball games close to other people's homes is a breach of the tenancy agreement.

"While we can't prohibit children from playing in the road, we'd encourage parents to take them to a local park or play area where they can play more safely and not cause a nuisance to neighbours," a Guinness spokesperson said.

But Emma said residents know children play there and that youngsters warn each other to move out of the road when a car is coming.

"They are kids and we do

stand out there sometimes and watch them, but we can't be out there all the time," she added.

"Cars speed down this close and everyone who lives here is aware that children play out."

The Guinness spokesperson added: "We'd also encourage any of our customers who have any questions or concerns to contact us, so that we can address their queries directly."

Fierce debate has broken out online since the story was shared on the *Echo* website.

Debbie Manley said it is "ludicrous" and "children should be encouraged to play outside".

Josephine Charlotte Allen said as long as children play safely it is not a problem, adding: "It's down to the parents to teach them safety."

haveyoursay

Share your views on the letter. Visit

gloucestershireecho.co.uk

Seven and five.
The brothers were subjected to Lamb's sadistic ways at their home in Accrington, Lancashire, while their mother was at work.

Mr Taylor said: 'The defendant would lock them in cupboards under the stairs in the dark. Music - The War of the Worlds - was played loudly to scare them at night.'

'He used to own lizards and would make them bite fingers. Both children were left outside in the cold.'

The three boys all suffered in silence for up to two decades before going to police in Lancashire in 2013 when they were in their 20s.

In a statement, one of the boys told the court he had turned to drugs and believed Lamb had caused him harm.

He added: 'David Lamb hurt and scared me so much. He has ruined my life.'

Another boy said Lamb had been the first father figure in his life but had started 'physically hurting and torturing him' on a regular basis. He said he became depressed in his teens and told the court he felt 'very lonely' growing up and also was made to feel 'worthless.'

Mr Taylor added: 'The defendant would call him dumb, refer to him

as a duffer. The defendant would hit him. He is quite nervous in public places. Day-to-day things targeted his memories and he gets distressed about things to do with his children.'

Lamb was arrested and bailed but failed to turn up for his trial. He was found hiding under the bed of his latest girlfriend - who was pregnant with his child.

Passing sentence, Judge Stuart Baker told Lamb: 'You were taking pleasure in terrifying all three children.'

'This was not just a game when a moment of fear would be dispelled

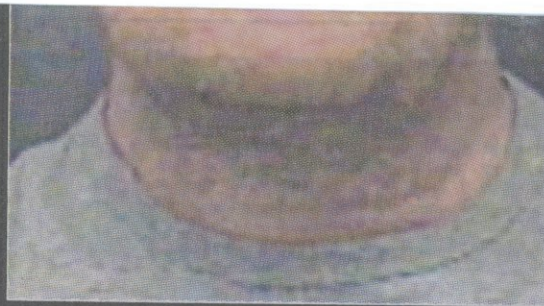
by a loving parent. This was deliberately making these three children fearful and terrified.'

'They were very young and very vulnerable and to who you owed a duty of trust. The term sadistic is not an exaggeration or overstatement for you.'

'They suffered psychological harm at your hands.'

Speaking after the hearing, Mrs Foley said: 'I hadn't got a clue what was going on but he truly is a monster who should be kept away from children. He is a monster and should be locked away for good.'

j.narain@dailymail.co.uk



Sadist: David Lamb was jailed for five years



Monster: Fred

£100 fines threat over kickabouts

PARENTS have been told they could be fined up to £100 or jailed if they let their children play football in the street.

Residents of a road in Sneinton, Nottingham, were sent a warning letter after complaints that youngsters were causing a disturbance and could break windows.

Nottingham Community Protection (NCP) - a partnership between the city council and the police - said that although street football may seem 'harmless entertainment to children', it can represent 'anti-social behaviour' to others.

It warned that parents could be served with a fixed penalty notice of £100 or an injunction, which 'carries a prison sentence' if breached. Richard Antcliff of the NCP said the sanctions are available 'where behaviour escalates' but added: 'We are happy the letter will have the desired effect... without the need to fine parents.'

BBC young gardener jailed for child porn

A FORMER runner-up for the BBC Young Gardener of the Year has been jailed for ten months for hoarding child porn.

Damian Jenkinson, 28, who worked for Wigan council, kept 338 indecent images on his computer - one of sexual abuse of a three-month-old. The horticulturalist, pictured, was caught after his partner found the porn.

At Liverpool Crown Court, Jenkinson, of Platt Bridge, Wigan, admitted possessing and making indecent images. Judge Mark Brown told him: 'But for people like you, such appalling abuse would not take place.'



Crippled man sues MoD

A ROYAL Marine Defence for up to his neck in a Cana

Spencer Vaughan diving into shallow Canaria while on a cise with his comm

Mr Vaughan, who gave his evidence injured as he e London's High Co

The 27-year-old f cut a shallow d waist-height. Tra

sand bar, resulti

He is seeking d saying his superi general warning a into shallow water has reserved his j will give his ruling