

APPLICATION NO: 15/00354/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 4th March 2015		DATE OF EXPIRY : 3rd June 2015	
WARD: St Pauls		PARISH:	
APPLICANT:	Cheltenham Borough Homes Ltd		
LOCATION:	York Place, 47 Swindon Road, Cheltenham		
PROPOSAL:	Erection of 10no. residential units comprising 5no. one bed flats, 3no. 2 bed flats and 2no. 2 bed houses following demolition of all existing buildings on land at corner of Swindon Road and Brunswick Street		

REPRESENTATIONS

Number of contributors	5
Number of objections	5
Number of representations	0
Number of supporting	0

41 St Pauls Road
Cheltenham
Gloucestershire
GL50 4ES

Comments: 27th March 2015

We neither need nor want any further single accommodation but rather we need family homes with suitable parking

10 Dunalley Parade
Cheltenham
Gloucestershire
GL50 4LX

Comments: 26th March 2015

I live in St. Pauls and I support the redevelopment of the garage for CBH family housing, but object to the prospect of even more flats in an area that already has a high density of flats and HMO's in the St Pauls area. If Additional Licensing is applied to St. Pauls then the number of registered HMOs in the area will be even higher. As a committee member of the St. Pauls Road Area Residents Association (SPRA) I can say from my observations at last nights, and previous resident association meetings that this development in its current form would directly contradict the St. Pauls Road Area Residents Association (SPRA) aspiration to reduce this density.

This corner site is a key point to define where the residential St Paul community begins, an important opportunity to undertake place making through design. The natural design would be to extend the terrace of family homes to the end of Brunswick Street creating homes for households with a long term commitment to the neighbourhood. The whole design proposal is not in keeping with the Brunswick Street scene which is a terraced street.

This development by its size and architectural form does nothing positive to contribute to the neighbourhoods sense of identity. This is a community with a history and the building ought to be sympathetic to that character. Communities need a sense of identity to prosper. It is surprising that the council has ignored this as one of the borough councils stated aspirations is to build and support community cohesiveness.

There is also ample criminological research to suggest that persons in an area take their cues from the perceived values that prevail in that area. The 'broken windows' theory introduced in a 1982 article by social scientists James Q. Wilson and George L. Kelling is perhaps the best known theory of all. St. Pauls residents have worked hard both through the St. Pauls Road Area Residents Association (SPRA) and also through Streetwatch to alter and set norms of behaviour, and build a settled and cohesive community.

Crime is not new to this location. The properties in this location were a mix of large tenements called Courts@ and Robert Cox built many workers cottages there. By the 1930s the road known as Rutland Street, had such a dreadful reputation that the Borough Council demolished many of the properties, and renamed the Street Brunswick Street. This location still suffers from crime with previous attempts to break into the garage and sexual assaults. I note from documents submitted that the Crime Prevention and Design Advisor has expressed reservations about the current design.

Additionally there are inadequate parking facilities (7 places for 10 households) and the development will have road safety issues caused by parking and by adding another junction so close to the junction of Swindon Road and Brunswick Street. The inadequate parking facilities are surely an own goal and must weaken the councils ability to expect other planning applications to provide adequate parking facilities.

Shouldn't the council set an example?

53 Swindon Road
Cheltenham
Gloucestershire
GL50 4AH

Comments: 26th March 2015

We support the redevelopment of the garage for CBH family housing but believe the concentration on flats is an error that is not justified given the high density of flats and HMO's in the St Pauls area. In fact this design seems to directly contradict the Residents Associations aspiration to reduce this density and will deny the St Pauls the opportunity to develop as an identifiable neighbourhood, to build a sense of place.

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Additionally there are inadequate parking facilities (7 places for 10 households) and the development will have road safety issues caused by parking and by adding another junction so close to the junction of Swindon Road and Brunswick Street.

Further there are serious concerns about the design proposals in relation to community safety given the previous break in attempts at the former garage itself and the range of assaults that have occurred in this area.

Opening up the rear of the new properties to public access linked to proposals to reduce the height of the existing back garden walls of all the 8 properties adjacent to the site increasing vulnerability to crime in all these homes in St Pauls Street North.

I also object to the overbearing and overshadowing impact of the development as an East facing development it will have a significant impact on our light.

13 St Pauls Parade
Cheltenham
Gloucestershire
GL50 4ET

Comments: 27th March 2015

On behalf of the St Pauls Road Area Residents' Association, we are pleased to hear that Cheltenham Borough Homes will be developing this site as housing. We appreciate the ongoing need for affordable housing in Cheltenham, and this gives the opportunity for people to move into the area on a secure tenancy and put down roots in the community. This location gives the tenants the option of tapping into the facilities and support available in the St Pauls Walk development. We hope that the criteria and contracts for being housed here is the same as for the St Pauls Walk development.

However we do have a few concerns as follows based on points that have regularly come up as concerns for residents:

- 1) Over-density of occupation and the make up of the planned development. The residents association has been concerned for some time about over density of housing and occupancy in St Pauls with many family houses having been converted into multiple occupancy households. This has led to an imbalanced and transient community with increasingly disproportionate numbers of 18 -25 year olds, many on very short-term tenancies and with no stake in the community. While we appreciate that CBH's plans are possibly lower density than a private developer's plans for this site could have been, we would have preferred to have seen more 2 or 3 bed properties rather than five one bed properties proposed. We hope that when CBH are selecting tenants for this property they are careful not to add to the community imbalance. In other areas of St Pauls where we have had a concentration of young single people in social housing this has led to problems making the tenants themselves vulnerable and creating problems for their neighbours.
- 2) Parking. We have concerns about the number of parking spaces available relative to the number of units. We appreciate that in St Pauls we are lucky enough to have excellent walking, cycling and public transport links, but despite this many residents choose to have cars, including social housing tenants. Surveys by Gloucestershire Highways have shown there are already significant pressures on parking in St Pauls. In response to residents concerns about previous developments in the area, our local councillor has assured us that there will be no more development in St Pauls without adequate parking. Merely building houses without adequate parking is not enough to persuade people not to own a car. Where this has been done elsewhere in St Pauls, e.g. St Pauls Lane and the site of the former St Pauls Garage in St Pauls Road, this has led to ongoing problems with illegal and obstructive parking (as can be evidenced by complaints to the police, Apcoa and local councillors), and has had a knock-on effect on parking in neighbouring streets. If properties are to be built without sufficient parking spaces, this should be accompanied by other measures to support non-car ownership, such as personalized travel planning and possibly access to a car club. But the preferred solution would be fewer residential units relative to the number of parking places. Considering the number of units and the developments proximity to a major through road and junction, we are surprised that Gloucestershire Highways has not appear to have been included as a statutory consultee.
- 3) Style of building. We agree with Mark's point about this corner marking an entrance point to the residential area of St Paul's and the missed opportunity for place-making. A continuation of the existing terrace would have been more in keeping with the character of the area, as would a more sympathetic use of materials. This is a conservation area and we would hope that any development is sympathetic to the characteristics of the area as defined in the area assessment of 2008.

53 Swindon Road
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GL50 4AH

Comments: 26th March 2015

I live in St Pauls and support the planning of housing for families . we are swamped by HMO

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This development by its size and architectural form does nothing positive to contribute to the neighbourhoods sense of identity. This is a community with a history and the building ought to be sympathetic to that character. Communities need a sense of identity to prosper. It is surprising that the council has ignored this as one of the borough councils stated aspirations is to build and support community cohesiveness.

It also will effect greatly light coming into my home and garden and I believe will effect my right to light . there is also a safeguarding issue of security of my children having bedroom windows 3 meters from theirs and as a victim of crime it increases vulnerability .