

APPLICATION NO: 15/01450/FUL		OFFICER: Mr Ed Baker
DATE REGISTERED: 18th August 2015		DATE OF EXPIRY : 13th October 2015
WARD: Battledown		PARISH: CHARLK
APPLICANT:	Miss Alexia Buckwell	
LOCATION:	282 London Road, Charlton Kings, Cheltenham	
PROPOSAL:	Demolition of existing vacant dwelling house. Landscaping works to remove existing trees/hedges, plant new trees and erect new retaining wall. Erection of 2 no. 5 bedroom detached dwelling houses and separate garage block with parking courtyard and private rear gardens.	

REPRESENTATIONS

Number of contributors	4
Number of objections	0
Number of representations	0
Number of supporting	4

20 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LH

Comments: 9th September 2015

I would like to fully support the proposed development as it has been given great thought with the design in keeping with Sixways transforming a run-down site into well planned new house development kept to the right proportions

Sixways Hall
278 London Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6HS

Comments: 9th September 2015

I live at Sixways Hall London Rd - next door but one to proposed development. I would like to offer my support for the application and urge officers / planning committee to approve the application. The empty property needs to be sorted before it attracts anti-social activity in the area. I like the design and understand the design cues have been taken from Sixways Hall.

284 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YF

Comments: 29th August 2015

I live immediately next door to the application site and wholeheartedly support this application. Unlike recent applications for redevelopment of this site the proposal sits well in its surroundings in terms of its layout and architecture and makes good use of the land available.

I would however suggest that more of the trees along the London Road frontage should be removed as at least two are in danger of falling down.

This land has lain derelict for too long and needs to be brought back into beneficial use without further delay. I would therefore urge officers to support it and recommend it for approval.

Comments: 6th October 2015

I live at 284 London Road, next door to the application site.

I am dismayed to note that your conservation officer has recommended refusal of this application and am further disappointed to learn that you apparently support the officer's views, despite the fact that he or she has obviously misread the plans.

I will leave the technical arguments to yourself and the applicant's agents but would comment as follows:

You are aware that this derelict site has been the subject of several applications for development of a contemporary style over the last 18 months or so. Your conservation officer's comments in respect of these previous applications displayed absolutely no consistency of thought, therefore you should not attach a great deal of weight to the officer's observations on the current application.

Continued reference to the Cudnall Street Conservation Area is also somewhat irrelevant. This area contains buildings of no particular design quality or architectural theme, being instead a mixed bag of buildings with little evidence of planning control. The current application would not in my view cause any harm to the area, one of the key considerations of the National Planning Policy Framework.

The current application is far and away the best proposal to come forward for this site and has local support, including the Parish Council.

Should you remain minded to recommend refusal I would at least urge you to present it to the next planning committee to enable Members to decide. I am confident the Members would vote against officers' recommendations, as they have done on two of the previous applications on this site.

I understand that the applicant would appeal against a refusal, surely something the Council would want to avoid? Would not officers' time be better spent considering applications of greater significance?

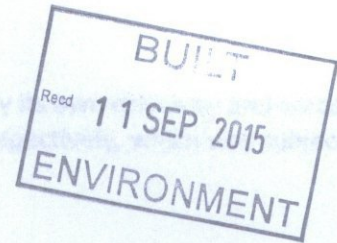
286 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YF

Comments: 14th September 2015
Letter attached.

286 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YF

9 September 2015

Tracey Crews
Head of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1JP

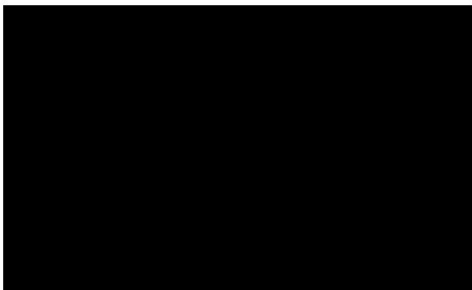


Dear Ms Crews

Planning Application 15/01450/FUL

Please find attached my comments concerning the above Planning Application, which I support.

Yours sincerely



PLANNING APPLICATION - REFERENCE 15/01450/FUL

MY COMMENTS.....

**C1 DESIGN AND ACCESS STATEMENT - PAGES 2 & 3
SITE LOCATION PLAN**

The site should include the land of 282 London Road which is subject to the Deed of Grant referred to in C2 below. Therefore the boundary line between 282 and 284 London Road (shown in red) should extend in a straight line to the pavement of London Road.

C2 DESIGN AND ACCESS STATEMENT - 2.1 Site Location

2.1.2 Access to the site is **NOT** by an in/out communal access road, but by its own driveway and across **individually owned parcels of land** of 284 and 286 London Road respectively, which was subject to a deed of grant dated 19th July 1969.

C3 DESIGN AND ACCESS STATEMENT - 3.5 Access and Parking

3.5.1 The widening of access to London Road, allowing two vehicles to pass is welcomed. With this, and with improved visibility for vehicular traffic, the danger to pedestrians, especially young children who continually walk, run and cycle over the shared land, should be mitigated.


286 London Road
Charlton Kings
Cheltenham
GL52 6YF

9 September 2015