

APPLICATION NO: 14/00209/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 8th February 2014		DATE OF EXPIRY : 5th April 2014	
WARD: Charlton Kings		PARISH: CHARLK	
APPLICANT:	Mr R Martin		
LOCATION:	24 Horsefair Street, Charlton Kings, Cheltenham		
PROPOSAL:	Erection of 3no. detached dwellings with garages and construction of private access drive following demolition of existing dwelling		

REPRESENTATIONS

Number of contributors	30
Number of objections	27
Number of representations	0
Number of supporting	3

101 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 2nd March 2014

I object to this development for a number of reasons:

Although I do not live on Horsefair St, I have to use it quite frequently and it is a surprisingly busy road. The part outside 24 / 26 is at the narrowest section and so traffic speeds up to squeeze through as quickly as possible. I find it hard to believe that the visibility of traffic from either direction will be safe for exiting the potential new development as the road is so narrow and there will be very closely parked vehicles to the new exit way obscuring the driver's view. It is adding additional risk to pedestrians and vehicle users in what is already a dangerous part of the road which has narrow pavements but is used extensively by adults and children on their way to school.

There will be a loss of amenity for the whole area of Horsefair St, Cirencester Road and Gladstone Rd whereby an area of greenery is lost to the neighbourhood.

The new dwellings will definitely be significantly overlooked by the houses on all 3 sides massively restricting their privacy and also some of the existing dwellings as well.

Horsefair St is in the St Mary's conservation area and although number 24 and 26 is not a beautiful house, it certainly seems more in keeping with the styles of the area than the 4 potential houses planned. 4 houses on this plot seem to be much too dense to add to the area. Surely if ever additional development is granted the density should match the existing area so that the element of area conservation is actually preserved?

As the plot is below the houses on Gladstone Rd and Cirencester Rd, there would surely be a significant amount of run-off water to affect them during high spots of rain fall. If the plot is to be mostly tarmac and block paving surface (which appears to be the case), then there will be significant additional run off on to Horsefair Street itself.

Hewletts Farm
Aggs Hill
Cheltenham
Gloucestershire
GL54 4ET

Comments: 4th March 2014

I was intrigued to see the planning application for the development of 24 Horsefair Street and on reviewing the details online was shocked to see some of the comments that have been submitted.

Whilst I don't live in the village I am very familiar with the street and use it several times a week whilst using the local services. As a child in the 60's and 70's I spent a great deal of time in Horsefair Street; my uncle owned and developed the 2 properties opposite numbers 24/26, being numbers 1 and 3. He continued to live there for many years until retiring to a smaller property in the village.

Also around this time the cottages of numbers 24 and 26 Horsefair Street were renovated and became one residence.

We were familiar with the garden and realized that, one day, it would be the subject of a development proposal. Given this, the current proposal appears to be reasonably sensitive with low elevations and, because of the relative ground levels with surrounding housing and gardens, very discreet.

Clearly the development, if approved, would result in an increase in vehicular movements and in Horsefair Street concerns about traffic volume and speeds figure in many of the comments made about this application. The question of traffic management needs to be addressed as early as possible irrespective of the approval or otherwise of this proposal.

It is interesting to note that 24 and 26 Horsefair Street is described as a neutral element within the conservation area.

The proposed partial demolition and reworking of the cottage could present an opportunity to create a frontage to the street which has a positive impact on the conservation area.

Given the shortage of property in the village I consider this application to be an appropriate use of this site and wish to record my support.

5 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JF

Comments: 3rd March 2014

- extensions
- loss of green space
- impact on views
- demolition

In applying Local Plan policies, the Council will use the assessment of character set out in the appraisal accompanying this Management Plan as a basis for establishing the important aspects of context.

Clearly all of these issues (except extensions) need to be addressed with this application, and it is our contention that the proposals are incompatible with the aspirations of the conservation area SPD.

DEMOLITION

The proposal requires the demolition of a perfectly sound residential property to create access. Whilst this may be a small development, in view of the government emphasis on sustainable development, how can this be considered sustainable in any way?

CHARACTER & VIEWS

In relation to the Decision chart in the SPD Development On Garden Land And Infill Sites In Cheltenham (2009): (page 23) Question 3 asks: does the proposal complement and respect the character of the street and block or is it likely to cause harm? We do not believe that this has been adequately considered and that the proposal does cause harm.

From our property we currently enjoy a slightly elevated view from 3 kitchen/dining room windows, and two bedroom windows, southwards across the Street and across the drive of number 28, to the site. That part of the site is a little higher than the Street level and so appears more elevated in our views. From the proposed plans and elevations it is indisputably clear that we will see the side elevation of the property plot number 1, which will be only a short distance from the existing boundary of number 28. The loss of all the existing vegetation to this boundary will leave the property in full view. (Interestingly there is no drawing of the proposed elevation of property number 1 which should be submitted to ensure it is clearly understood what this elevation will look like).

The proposed dwellings will clearly be visible from several vantage points on Horsefair Street, principally up and along the newly widened access between numbers 22 and 26 and between numbers 28 and 30. From each of these vantage points the current view of the site is of vegetation.

TREE COVER and TREE LOSS

Whilst the site has few substantial tree species, there are other smaller tree species which make a significant contribution to the environment and amenity. The proposal indicates the removal of virtually all trees and large shrubs on the site. It is the stated intent of the council to maintain the overall leafy character and appearance of the area. (SM5). It is noted that the online submission does not include any proposed tree planting and that there is no clear proposal for any substantial replacement, indeed the site will have insufficient space to replace the lost trees.

From our property in particular there is a mature and large specimen Hazel (T7 on the Tree Condition Plan) which offers a substantial filter or screen into the site. This is colour coded category c which carries a qualification to remain a minimum of 10 years until new planting is established yet the plan also contradicts this with the letter U indicating removal for reasons of sound arboricultural management; this contradictory use of the two classifications needs explaining, not least because the Hazel is a species perfectly suitable for coppice management, if indeed any management is needed at all given this is not a specimen used for harvesting. We suggest the tree is in very good condition and should be retained for the contribution it offers as a screening element and for its wildlife contribution.

The realistic retention of trees Rowan (T5) and Maple (T1) is questionable because of the proximity of proposed paving; excavations to clear existing materials, to reduce levels for construction and the proposed construction will doubtless impact on the root zone of these trees and will probably mean they will be lost. It is therefore not realistic to suggest they can be retained unless the proposed paving is adjusted and moved out of the root zone. (Root zones are not always predictable, but the impact of reduced levels and excavation in close proximity to existing trees is relatively easy to predict).

WILDLIFE

The site is rich in natural vegetation and wildlife, the site is known (by local residents) to have at least one (some say two) active badger sett(s), badgers are a protected species and are seen regularly in local gardens and moving into and out of the site (we have seen them entering and exiting via the gardens of 28/30 Horsefair Street). A full and proper ecological survey should be undertaken to identify the seasonal extent of such wildlife and necessary steps taken to ensure their habitat is not disturbed.

FORMER SAND QUARRY

The site is a former sand/gravel extraction site, whilst this may have been many decades previously, it is currently at approximately the same level as the surrounding landscape and has presumably therefore been backfilled at some stage, historically backfill in such sites was not made in a controlled manner using only inert material, but more likely to have been uncontrolled and may well have included contaminated and/or putrescible waste, which may not be suitable for construction purposes; a full survey ought to be undertaken to demonstrate the land is suitable for such construction.

TRAFFIC AND PARKING

The site will generate substantial additional traffic on a short section of the Street already under serious pressure. Four properties are likely to generate at least 8 vehicles, plus visitors and deliveries etc. The plans do not appear to demonstrate sufficient allowance for access for delivery and service vehicles and emergency vehicles to the site, how these will enter, turn and exit the site - safely, is unclear.

Parking on Horsefair Street is already often problematic. Few properties have off street parking and this proposal will mean the loss of some parking where the drive and the property number 24 are lost as well as the on street parking outside number 24, plus any space required to ensure adequate sight lines are allowed.

The Street is used as parking for visitors to the church, schools and pub as well as shops in Lyefield Road. New houses will generate additional parking on the Street, with residents and visitors inevitably parking on Horsefair Street. The Street is a 2 way street, varying in width but with only one lane available for through-traffic because of parking down one side. As a result, larger vehicles mount pavements regularly, which causes structural movement in properties and a danger to pedestrians. Pavements are very narrow and end just west of number 3 with no pavement on the North side from there Westwards. The Street is also used as a direct route to and from 3 schools, a nursery and a play group. Children also walk and cycle on this Street. Several local people have reported being touched by wing mirrors of passing vehicles. Contrary to the application, traffic speed is not low, with many drivers speeding to clear the bottle-neck.

The Council SPD: St Mary s (Charlton Kings) Conservation Area Character Appraisal and Management Plan June 2009, under 5.5, states:

Horsefair Street frequently experiences high levels of traffic going north into Lyefield Road West. This road is at times used as a rat-run which is totally unsuitable and harmful due to its narrow width. Throughout the Conservation Area, on-street parking and traffic is a modern day intrusion which is detrimental to the area.

and further under 5.40:

Horsefair Street is frequently used as a traffic rat run. It is not suited to being used in this way because of the narrow form of the street. However in parts, it is one-way which does ease some of the problems. It is a residential street and the quantity of traffic creates pressure on the road system which in turn detracts from the nearby historic houses;

under SM9:

Cheltenham Borough Council, together with Gloucestershire County Council, will assess the situation of traffic movement along Horsefair Street and attempt to find new possible vehicular solutions through the area, subject to available funding.

It is quite clear that the existing pressure on the Street can only be made worse by this proposal which must be contrary to the Council's objectives in this matter.

SURFACE WATER RUN OFF

Proposals indicate a large area of the central site will be tarmac surfaced to facilitate access and parking. The surface area of the 4 properties, their roofs, their garages, parking and other hard surfacing will result in a massive increase in run off from this site (currently negligible, if any). Contrary to current best practice guidance, there is no consideration of sustainable water catchment or permeable surfaces to accommodate this. The Supplementary Planning Guidance document on Sustainable Drainage Systems, Adopted April 2003 which cites National and Regional guidance on avoiding flood risk, states in policy UI 117: Development will only be permitted where it would:

- (a) in the case of new development, not increase the quantity or rate of surface water run-off; and*
- (b) in the case of redevelopment, not reduce the quantity or rate of surface water run-off; and*
- (c) not have a direct and adverse effect on a watercourse or its flood defences; and*
- (d) not impede access to flood defence and management facilities.*

There is no suitable proposal for such matters in this application, indeed there are no comments at all with regard to water run-off or SuDs.

Under section 6 of the same SPG under Information to accompany planning applications and applications for prior approval it states:

6.2. Planning applications and applications for prior approval should include, as a minimum, a scoping report, evaluating the means of incorporating SuDS as part of the proposed development. The scoping report should include an assessment of local soils and geology, supported with site investigation results. This information will assist in developing an outline proposal for SuDS, to be incorporated within the proposed layout of the development.

There is no evidence that such consideration has been given any attention at all.

The SPD Development On Garden Land And Infill Sites In Cheltenham (2009) offers many examples of policies where the proposals falls far short of meeting or even attempting to address issues:

Page 21: Question W1 Flood Risk: Does the proposal make provision for water run-off in a way which will avoid any increase in flood risk?

Clearly not, there are no proposals evident for this.

CP1 states:

Development will be permitted only where it takes adequate account of the principles of sustainable development. In particular, development should:

- a) conserve or enhance natural resource and environmental assets.*

Clearly the proposals do not meet this requirement.

CP3 states:

Development will be permitted only where it would:

- b) Not harm landscape character*

- c) Conserve or enhance the best of the built and natural environments*
- d) safeguard and promote biodiversity*
- e) not give rise to harmful levels of pollution to land, air and water*
- f) minimise the risk of flooding*

Clearly the proposals do not meet these requirements.

CP4 states:

Development will be permitted only where it would:

- a) not cause unacceptable harm to the amenity of adjoining land users..*
- b) not result in levels of traffic to and from the site attaining an environmentally unacceptable level*

CP7 states:

Development will only be permitted where it:

- a) is of a high standard of architectural design*
- c) complements and respects neighbouring development and the character of the locality and/or landscape*

GE2 states:

The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted

We would argue that in the context of the conservation area this space/garden does make a significant environmental contribution and that the proposals should be rejected.

We would invite the relevant planning officers to view the potential impact on the amenity of the area from our property.

Comments: 26th August 2014

I have read the consultee commentary and am surprised at the lack of any requirement to undertake appropriate surveys on the Badgers known to be on the site, which are a protected species. I am surprised also that no comment appears to have been requested from a qualified ecologist regarding this matter and other habitat/conservation value of the site.

Comments: 2nd March 2015

We refer to our earlier objection to the original proposal for four dwellings on the same site and maintain that all the comments raised in that objection and all references to policies we believe the application infringes remain appropriate to this proposal. In addition we would like to add the following comments.

The application form (the first document on the list) still appears to indicate four dwellings, surely a revised and correct application for three dwellings and adjustment to other elements consequent on that revision (parking etc) is needed?

Vehicle Movement

The letter from PFA consulting, states that the proposed build-outs will render the road wide enough for two cars to pass, whilst accurate in citing the Manual for Streets, the letter fails to emphasise that for the greater length of the street, parking prevents two way traffic. (We have lived in the immediate vicinity for 10 years and on this street for 6 and in that time have never been able to pass moving traffic between numbers 30 and 8). The proposal is not going to improve this. If we read it correctly the proposed visibility splay and build outs will displace some

of the car parking spaces, including an allocated disabled bay to be relocated. It would be helpful to have a clear unambiguous statement setting out how many spaces will be lost as part of this proposal as it appears to be significant.

Site Levels and Existing Vegetation

The proposed site plan and the proposed cross sections have no indication of site levels apart from a notional datum of 100.00, which does not state the relative finished floor level of the properties in relation to external levels, and ignores the existing levels around the existing trees, which, according to the survey is closer to or in excess of 101 for the three trees to be retained and any excavation in the root zone will impact on the tree. Furthermore reduction of levels outside the root zone will clearly alter the ground water table and result in a longer-term impact on the trees.

These considerations are important to determine how realistic the retention of existing levels and existing vegetation actually is. Previous objections have made it clear that the retention of the two trees (Rowan and Maple) adjacent to plot 1 is ambitious. Likewise the retention of the Birch (a shallow rooted species susceptible to changes in ground level) to the rear boundary behind property 3, is also ambitious. A site plan with proposed and existing levels would be more honest in determining how realistic this is.

Badgers

According to the Badger survey report, section 4, the site is already regarded as 'sub-optimal', clearly any further development on the site will result in an even less 'optimal' habitat. The conclusion also states that there are 'no plans to exclude badgers from the proposed new gardens' and, implicit in the statement the proposed gardens, constituting the greater part of the site and the badger's existing foraging area, will replace the current foraging ground. Clearly the owners of these properties are not going to allow badgers to use their private gardens as foraging areas, which draws into question the sustainability of the proposal.

The proposal is also reliant on a specific list of species for replanting, yet there are no plans or plant schedules to indicate where this will be implemented or what size and maturity of planting stock will be used, or indeed how this will be maintained when private residences are built. Clearly it will take many years before the species listed will fruit to the extent that they can replace the existing vegetation and so again it is questionable how this habitat can be sustained. The report suggests the mitigation proposals will 'seek to ensure long term sustainability of the group within the area', however, the proposals effectively contain movement within a very narrow corridor surrounded by further development and it is difficult to see how this can be construed as long term sustainability.

To allow the application would be in direct contravention of all and any policies intended to protect such species and habitats. It should also be noted that appendix four, 'plans to show new layout with areas to be retained for badgers' is not appended to the documents. It is therefore not possible to comment on how this contributes to the proposal.

Vehicle Movement

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The application from (the first document on the list) still appears to indicate four dwellings, surely a revised and correct application for three dwellings and adjustment to other elements consequent on that revision (parking etc) is needed?

Comments: 25th September 2015

Whilst the report and analytical drawings for vehicular access are unquestionably accurate, they do clearly indicate that, as a result of the build-out, there will be some loss of on street parking which has not been acknowledged.

73 Bluecoat Pond
Christ's Hospital
Horsham
RH13 0NW

Comments: 25th February 2014

I am the co-owner of 1 Horsefair Street which we purchased in 2001.

Due to my husband's work we often live abroad which has resulted in us renting this property. We do however love the area and the house and hope to return to this property in the future.

Our property is directly opposite the house and development in question, and in my opinion, it would be a disaster.

Even when we lived in the house many years ago there was always problems with the traffic and parking and we always felt it was quite unsafe to come out of our house and crossing the road. The amount of parking that occurs on the street means it is single file only, and having more houses as well as the construction associated with that would make it even worse.

Our council (the one actually considering the application!), turned the area into a Conservation Area approx.. 12 years ago I think. When we needed to have a beautiful willow tree removed as it was affecting the foundations of the house, we had to go through strict procedures for that to be allowed. I was therefore shocked that the same council would consider allowing 4 brand new houses in an old and established conservation area.

I am in complete support of the residents of Horsefair Street in their opposition of this development. As my neighbour's letter to the parish council (who I believe are also in objection to this) states:

" I would remind you of the Borough Councils policy for the St. Marys Conservation Order as stated in the St Marys Charlton Kings Conservation Area Character Appraisal and Management Plan (which we assume was supported by the Parish Council):

Any future development or redevelopment of the conservation area will be required to preserve or enhance the character and appearance of the conservation area

This proposal does not."

Please do not allow this to proceed as we are living in times when houses are being put up in any available space to the detriment of the environment and local residents, and for the pure financial benefit to the developers.

Can anyone in the planning department actually give me any benefits to the locals and/or the environment, because I cannot see any.

Thank you for taking the time to read this and I hope many residents take the time to make their comments know.

Comments: 12th February 2015

I am the co-owner of No 1 Horsefair Street and would like to re-enforce my objection that I made last year. I still do not believe additional houses would help the road situation in any way and cannot see that other people other than the new house owners would be able to park their cars in there, so how it will help the street I am not sure.

Once again being directly opposite my entrance into the house provides more or a risk for the children leaving with the increase in the amount of cars coming directly in and out of the proposed site.

Although we are not currently living in the property, we have strong ties to the street and hope to move back when work commitments allow.

Comments: 16th September 2015

I am a joint owner of 1 Horsefair St located directly opposite 24 Horsefair Street.

Once again I completely object to the proposed building of three houses opposite the house we own. I have already stated my reasons and that has not changed. I have also read the very detailed objections from our resident neighbours and could not agree with what they have said more.

These plans should not be permitted as it goes against the conservation area rules made by CBC. I had to get special approval to cut a tree down that was going to affect the foundations of the house - and a new development is being considered - that is not right.

15 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JW

Comments: 3rd March 2014

I would like to comment on planning application 14/00209/FUL. I have known the site at 24/26 Horsefair Street for nearly sixty years. My family has lived in the village since 1932. I have known the Martin family children since our days at the old Charlton Kings Infant School in the 1950's.

The old gardens, or should I say the sand quarry, for that is what it was, behind 24/26 has always been a waste of land. Even in poorer times it was never utilized to the full and now who is going to live there and dig it. The fact is that anybody who could afford to buy the plot would not want to live there. Both 24 and 26 are built with a single brick skin. They have scant insulation and only a rudimentary damp course. I know because I helped to install it in the 1960's. The proposed houses will be a very great improvement to the housing stock of the village and use less energy to heat than the older houses.

Mrs Martin was a sensible pragmatic lady, and may I say a great supporter of life in the village. She knew that demolition and rebuilding was the way forward. Can anybody suggest an alternative?

This brown field site has to be used. With the off street parking and garages it will improve the situation in Horsefair street. Though the residents of 24/26 may have seldom parked on the roadside visitors did. Now with the opened up access people will naturally drive in and leave a wide section of the road clear. This new and wider entrance to the site will provide a much needed vehicle passing place at the narrow and midpoint of the street. This could and should reduce the congestion.

Four new families will bring their life, trade and social input to the village.

I very strongly support the application.

Comments: 26th August 2014

Thank you for notifying me of the new proposal regarding application No. 14/00209/FUL.

As stated in my last comments (dated 3/3/2014), I very strongly support this application.

I have carefully studied the revised layout and believe that three houses are just as acceptable as four.

It appears that the applicant has taken note of and addressed the legitimate concerns raised by other respondents. I was particularly interested in the traffic survey. It is lengthy, extensive and very detailed and clearly delivers evidence which should dissipate any concerns raised both in terms of flow and access. I think the proposed solution will in fact ease the present traffic situation.

I think this proposal is both an appropriate development for this neighbourhood and use for this site. This site has to be used. We need houses. If not this what?

Comments: 16th February 2015

Surely the applicant has now done all that has been asked. Other than those who may say 'Don't build anything near me', the legitimate concerns of the relevant authorities and private individuals have been addressed. Now is the time for a decision, and in my opinion, if we do not want our village to ossify, it should be a positive one.

32 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JE

Comments: 4th March 2014

Letter attached.

30 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JE

Comments: 6th March 2014

Letter attached.

22 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JE

Comments: 5th March 2014

We are the residents of No 22 Horsefair Street. Our neighbours have raised many very valid technical points as to why planning consent should not be given to which we totally agree. We are raising mostly the same points but from a different view and perhaps not so technical but equally as important. May I just say that Beth and I were friends and it is so sad that after she passed away on 8th February the planning application notice was displayed on her property only four days later on 12th February.

BOUNDARIES

Our boundary fences and walls are to the left of our property and are our responsibility as clearly shown on our deeds, the survey that has been done only shows where the boundary is now not where it should be. Last winter we needed to replace nine fence panels, concrete posts etc. when we asked Beth if she would like to contribute towards the cost of this she said that as far as she was concerned it was not her fence but to check with Roger, (one of Beth's three sons who is party to the application) he also advised us that it was not his mother's responsibility and was happy for us to bear the whole cost ourselves. Therefore the point we make is that the boundary wall, the 120ft fence and the wall at the front of the property are ours and **MUST NOT** be demolished or interfered with under any circumstances, as indicated on the planning application.

PRIVACY AND LIGHT

We will have a huge privacy issue with any properties that may be built next door, we cannot imagine the noise from families living in the houses and light from presumably new lamp posts shining over our now calm, quiet and peacefully tranquil back garden, a little piece of hidden bliss in a beautiful old village. Why does every inch of green space need to be built on because greedy people want to line their pockets! Is this not garden grabbing at its worst?

The far end of our garden has a raised patio area approx. 6'6" above No's 24/26 and therefore our garden overlooks the land in question. This means that even with our six foot fence we will still be able to look directly into the gardens of the planned houses and more importantly they will be able to look into ours! We are aware of the 10 metre privacy rule but as this was not applied in the Little Owl application we would ask that it is observed in this one.

Our main bedroom at the rear of our property has a full length clear glass door opening onto a flat roof. Any properties built next door will be able to see directly into our bedroom and actually see us sitting in our bed! We will be able to sit in our bed and look at them and at a red brick wall instead of a beautiful orchard! Apparently our view is not taken into consideration but our privacy must be.

At the front of our property we, at the moment, have privacy from Mrs Martins front door which faces our front bay window, this is because of our wisteria, should this be destroyed then the front door of the newly refurbished property number 26 Horsefair Street (THE FIFTH PROPERTY to be created, not the four as people are thinking will be there). As the wall and wisteria are ours it cannot be removed or cut back in any way or the wall altered. When the wisteria is in full bloom it has huge beautiful purple blooms that dangle and add to the beauty of our street and the old village of Charlton Kings.

OUR WALL

We have a large brick garden shed and a wall on our property, against which it is planned that a garage and a parking space will be built and abut. The existing buildings are planned to be

demolished. We are concerned how this will affect our walls and shed? And do not agree at all in any way for the removal, interference, raising or lowering of our boundary walls.

Our beautiful sunny garden will be extremely shaded by the proposed properties next door. This will affect the plants that we have chosen to attract the butterflies and very importantly the bees that we keep in two active hives.

WILDLIFE

We are constantly being told that we must teach our children to preserve wildlife (especially bees) but what lesson is it to them to see adults destroying every green space possible by garden grabbing and building on them?

From our bedroom door we see in the orchard next to us robins, sparrows, finches, blackbirds, bluebirds, magpies, wrens, pigeons, squirrels, badgers, foxes, red admirals, cabbage white butterflies, honey bees, we hear owls and a whole host of other creatures that would make this list rather long. However popular, or not, that these creatures are why destroy their habitat? They all have a place in creation and of cross pollination, how can they do their job properly without their natural surroundings? We will hear car doors slamming and people in their gardens instead of the beautiful sound of a songbird or the morning chorus and blackbirds singing at dusk, how irresponsible to deny these creatures homes.

TRAFFIC

We feel that a full traffic survey should be done prior to any decision being made during varied times of the day, to cover the school runs, morning and night, to count the number of large lorries forcing their way through and to correct the applicants statement. We live in fear that there will be a terrible accident in Horsefair Street one day and that day will be sooner rather than later if four extra houses and a new road are built in this narrow old street. The footpath outside our house is very busy and used by all the school children who attend the schools in the area, including nursery, infant, junior and senior age pupils. Not all of these children are traffic aware. Also not all drivers are pedestrian or cyclist aware! The road is so very narrow at this point that when we open our car doors to get in or out of the vehicle or to unload our four year old grandson or shopping, we fear for our safety as drivers push past with total disregard and at great speed! Mrs Kania does not work (she has recovered from cancer) she is at home all day and is therefore very aware of the daily congestion. Some cars turn around in the queue rather than wait to get to their exit, this is very dangerous here. Because it is a bottle-neck they speed up to get through first.

We have a parking space and dropped curb to our property, one of our two cars is always parked on this space, and this will undoubtedly block the view for vehicles exiting the new road from the four new planned properties as well as the existing wall and flora.

This road is used for parking by residents of other streets and nearby areas who have double yellow lines or restricted areas outside their homes (they cannot park anywhere else, as there is nowhere else) and parents who drive to the schools, people who work in the shops, vets, café and post office in Lyefield road west, also the church when people attend weddings and funerals and other services. To top it all 'The Royal' public house has a small car park to which we are an over flow!

Should the proposed planning be passed then it will exasperate an already major problem for all of the above and cause further mayhem in the little street called Horsefair street, the clue is in the name, it was built for the use of horses NOT countless speeding motorists all in a hurry to get nowhere fast!

I have seen one very small child (a little girl with her dad, no helmets!) fall off into the road in front of incoming traffic and motorists do not stop for children or adults cycling up Horsefair Street towards the war memorial. When the cars are speeding down to get past the row of parked cars they disregard the cyclists completely not giving way to them at all, especially outside our house where it is narrow, hence the cyclists get squashed into the wall opposite our house so that the

motorists try to beat the oncoming cars. IT IS ALREADY MADNESS OUT HERE DURING PEAK PERIODS, WHY ADD TO THE CHAOS.

CONSERVATION AREA

As it has been reported by other residents in Horsefair Street this proposed development will be in the St. Mary's Conservation area, WHY make these rules if they are to be ignored by planners, councils and the powers that be? Is it because after they are built the homes will bring much needed revenue to a council that has over spent elsewhere? Garden grabbing is never right and cannot be justified at all.

FLOODING

On a rainy day and more so recently with the torrential rain we have experienced this little road becomes like a river and adding more properties and roads to it will obviously cause problems with drainage and runoff.

CONCLUSION

In conclusion we strongly oppose the approval of planning for building on this beautiful orchard. The only people to gain from approval would be the people who do not actually live anywhere near it at all! Some of the boundary edges, including one of ours, are very steep and I wonder how long it would be before the 'reinforcement' walls are slipping away as we are told the garden used to be an old sand/gravel pit?

How sad Beth would be to see the bulldozers crashing down her home and digging up her garden which she had lived in and loved for so many years. We were told not to tell her and that the plans were being put into place months ago, only to proceed only upon her demise.

This has caused much stress to us and much time spent by ourselves and others trying to defend the safety of our street (used as a rat run, the speed bumps are sadly ineffectual much like the parish council who are ignored by the borough council) and beauty of an English country garden with its abundance of wildlife. I would not like the destruction of all of this on my conscience or the life of any child knocked down by speeding motorists trying to beat the run through before the next confrontation of road rage and quite frankly bad manners takes place!

So come on someone please see sense and turn this planning application down and leave our green and pleasant land be.

Comments: 2nd March 2015

I note that the applicant has attempted to address just two of the major objections to this proposed development. I oppose the alterations to allow the site lines to be achieved for the following reasons.

1. The boundary marked is incorrect and encroaches on my property.
2. The driver of any vehicle will have to obstruct the pathway to achieve the sight lines indicated, unless they are riding a bike!
3. Why does a disabled space have to be altered? This will force the car further out into the flow of traffic endangering the passenger/driver trying to enter it and the damage that will be caused due to the narrowing of the road, lost wing mirrors etc.
4. Where will the people park that use the areas in-front of numbers 24/26?
5. I have a dropped kerb in front of my home to allow me to park, as a two car family where will I park my car? Why should I suffer the inconvenience this will cause - Will the developer of the proposed houses give us allocated parking at no cost please?
6. Two of the major objections to this development are parking and traffic, how does this help?

7. As the owner of the boundary wall indicated I will replace it to prevent the occupiers of any new houses constructed using my drive as a shortcut to safely access Horsefair street.
8. I note that the only people that support this application do not live locally and as such will not be affected by it.
9. I agree that there is a need for housing but I am concerned that it will be at a great cost to nature, why is there no affordable housing?
10. How are the remains to No. 26 to be finished, and where will the occupants park.
11. The proposed fence between 24/26 cannot be permitted as it will prevent access to MY boundary wall to allow maintenance.

Will there be a site visit and if there is will you please notify me, as the applicant has spent time removing debris from the side of his mothers home I expect there is.

Comments: 1st July 2015

Yet another attempt to make life more difficult for the people that live in the area, not in Cowley. Will the applicant have a traffic survey done at this narrow squeeze point so that the true speed of cars and lorries rushing to make it to the other side and not in a place where they have to wait until the road becomes clear, to give a true reflection of the chaos this will cause.

I have been asking the applicant and his solicitor to provide written legal documentation such as deeds etc. that show that the boundary they wish to remove is theirs, for over a year I have been seeking the information and it has never been supplied. Because the wall is my boundary as indicated on my deeds.

As the views show it is possible for traffic to enter and leave the proposed site only when MY BOUDARY is reduced then they will never be achieved and as such the application must be refused.

The applicant has still failed to provide the levels and other information requested and until they do then the application must be refused.

Are the people that made the observation that the development will hardly be visible from the road going to amend their comments to reflect the hole this will cause?

Comments: 2nd July 2015

I would further like to comment that should the planning permission be granted and the development does go ahead under the current plan I will not be able to park my own car on my own drive because of the 'build out' and 'bollard'. These will prevent me from reversing onto my drive because of the angle and space needed to drive or reverse onto my drive!

It is also impossible from the other way because of cars parked, quite rightly, by residents outside their own homes.

It is quite obvious from the plan that this would happen, therefore planning permission should NOT be granted!

28 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JE

Comments: 4th March 2014
Letter attached.

3 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JF

Comments: 26th February 2014

I wish to object most strongly to the proposal. I am amazed and utterly at a loss to understand why such a proposal has been encouraged by Michelle Payne of the Borough Council, as the area was designated by this same council as a Conservation Area in October 1989 and re-designated in September 2001. In 2009 a leaflet was produced explaining that:-

'Conservation Areas are designated by the Borough Council when an area is recognised to have a special character or appearance worthy of protection'. It further states that 'any proposals should preserve or enhance the special character or appearance of the conservation area'. This proposal certainly does not!

My main concerns are:-

TRAFFIC

Horsefair Street is not in any way suitable for further development. It is stated in the Design and Access Statement submitted by the developer 'It should be noted that traffic speeds along this narrow section of Horsefair Street are extremely low'. - This is pure fabrication! Over past years the residents of Horsefair Street have become more and more concerned about the amount and the speed of the traffic along the street. Five petitions have been submitted to the council expressing their views, with little success. The applicant, Mrs Martin, was an active campaigner and signed four of these petitions. Parking is limited, and creating more houses would exacerbate the problem. At present residents have to compete for parking with local shops and businesses, the church, and the Royal Public House, the proposed plan would limit parking even further. To create a new access onto the street would be dangerous to say the least. Visibility would be restricted and cars coming out of the new development would have to dodge in and out of the cars driving along the already-congested street. The street itself is very narrow, suited far more to the horses and carts, for which it was designed, not cars and lorries. At one point the street is only 4.4 metres wide and part of it has no pavement at all.

CONSERVATION

As stated earlier the proposed development is in a Conservation Area, and apart from completely destroying the appearance of the old street, the orchard at present is home to numerous forms of wildlife, including badgers, foxes and birds. There are also many trees and shrubs on the site, which should be protected.

In the Application Form the question was asked at Point 13. (Biodiversity and Geological Conservation), if protected and priority species were likely to be affected adversely, and the applicant answered 'no'. This is totally untrue. Badgers live in the orchard. Mrs Martin was fiercely protective of them and took me round her garden on numerous occasions, pointing out their sets to me. Badgers are legally protected by the PROTECTION OF BADGERS ACT 1992, which

states that it is illegal to kill, injure or take badgers, or to interfere with a badger set. By building on this orchard the badger sites would be destroyed.

Point 15 on the application form asks if there are any trees or hedges on land adjacent to the proposed development site that might be important as part of the local landscape character. The applicant answered 'no'. However, on the Site Plan it is proposed to take down the beautiful old wisteria bush at the entrance to the land, and also many of the trees in the orchard, which give protection to the birds and wildlife.

VISUAL EFFECT

What is happening to Charlton Kings? The rot started in the 70's with the demolition of cottages and almshouses in Church Street and New Street. Have the Planners learnt nothing since then? Still they allow hideous buildings to be put up in our precious village, against the wishes of most of the villagers, and they compromise the safety of the people and children by lax or non-existent traffic policies. Must they always pander to outsiders, developers and profiteers, instead of listening to the wishes of the people they represent?

Lastly I find it sad and strange that the application for this outrageous proposal was signed by my friend and neighbour, Mrs Martin on the 3rd February and that she sadly passed away 5 days later. The person who may benefit from the proceeds of the development, may not live in this area, and seems to care nothing for the effect it will have on the local community.

20 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JE

Comments: 27th February 2014
Letter attached.

16 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JE

Comments: 24th February 2014

I have to object on the proposal to erect 4 detached houses on this land on several grounds.

1. This is a listed conservation area and therefore there should not be any consideration to allow this planning application to go through as modern buildings in amongst those that have been in situ since the 1900's and before, will be unsightly and out of character. This is already well documented in the councils documentation.

2. The volume of traffic that currently uses Horsefair Street as a rat-run is already at its maximum with many drivers having no regard for oncoming vehicles and causing pinch-points. Number 24 is at the narrowest part of Horsefair street and any 'diggers. construction machinery etc would cause further impact to the traffic, leave alone nuisance and disruption through noise. Even further to this there would inevitably be debris, dust and impact to those residents who live and work predominantly from home.

Furthermore, we are already struggling to park outside our own residences. Should a development of this nature take place, it would be inevitable that any visitors to the proposed

dwellings, would seek parking near-by. This would then impact on those that already live in the street.

3. As I do work from home, and building works will have a great impact on my job, through noise as I work at the back of my house during the entire length of the project. This will be unacceptable and distressing.

4. The integrity of flora and fauna that has undoubtedly been in situ at No. 24, and has been established will be ripped out to make way for unsightly new buildings.

5. The proposed development of houses and the roof height will be right in my eye-line and invade our back gardens. I feel very uncomfortable at the prospect of being overlooked by workmen, leave alone the potential residents of these dwellings.

6. The overall impact from noise pollution, environmental damage, potential structural damage to the foundations of houses nearby and the knock on effect of increased sewage flow, plus the continuous flow of 'works/building traffic' is not something that fair to those residents who are so near to the proposed site.

So to conclude, there are many strong and valid reasons as to why this planning proposal cannot be accepted, as the impact to the current residents at such close proximity is going to cause an awful lot of disturbance and nuisance.

Comments: 25th August 2014

I still and unequivocally object the erection of the proposed 3 detached buildings.

The same issues that have already notably been discussed around traffic, badger setts, removal of trees and wildlife, plus the increased demands on sewage management that will be required, make a confirmed argument against the proposed development going ahead. Furthermore as previously stated, this area is marked as a conservation area and this should be upheld and not breached.

Comments: 22nd February 2015

Once again I object to the proposed plans for detached dwellings to be erected on the grounds of 24/26 Horsefair Street.

The council have received enough mitigating reasons, supported evidence and commentary from residents and people who are opposed to the planning of detached houses on this land.

Why must they persist in pursuing this avenue, when there a plethora of reasons and evidence to support that this should not go ahead?

Comments: 3rd July 2015

BADGERS

It would appear that in recent months the badgers have been deliberately harassed and disturbed in their sets. I truly hope that this is not a deliberate and inhuman attempt to remove them by the individuals attempting to win the planning proposal? These are after all protected animals and have been frequent, welcomed visitors to our gardens!

TRAFFIC and PARKING

As continually cited, the reports and studies do not take into account the flow, speed and density of traffic during key times, nor does the study review ongoing events and the impact of traffic/parking when there are events at local churches as well as over-flow drivers seeking to park nearby. In so doing this is impacting on local residents. However, this is short lived. Should however the planning consent go ahead, there will no doubt be an impact on local residents as guests and visitors to the proposed dwellings will seek to park nearby, this will be of detrimental effect to the residents that currently live in Horsefair Street,

The report has failed to note the speeding through the road (noted audibly during the latter part of the evening and early morning), the impatience of drivers who fail to let oncoming traffic pass with adequate space and patience. Many drivers are impatient and try to squeeze past oncoming traffic with no regard for residents cars that are parked - as I've noticed my wing-mirror is increasingly being bashed.

Should any part of the road become obscured, then this will potentially lead to an accident.

Furthermore, it is noted in the reports, that recommendations have been made for the refuse truck to not enter the proposed dwellings and for bins to be put elsewhere upon collection. Where exactly will these go and what consideration has been given to the current residents of out street? Probably non and an assumption that this will be acceptable.

What benefit will the building of bollards provide, especially at No.24 as surely any narrowing of the pavement or road will cause issues rather than to provide assistance to pedestrians?

The report also continues to overlook the fact that where number 24 is situated is the narrowest part of Horsefair Street. Any demolitions, building machinery will need to gain access to the land. As the road is already narrow, the ability to manoeuvre any vehicles will be limited and cause major disruption to the traffic.

Finally has the council given any consideration whatsoever to the impact, planning, and risk of this proposal? If they have, then it should be REJECTED on every point of conservation, protecting wildlife, flora & fauna, traffic and parking, disturbance, intrusion and lack of privacy, leave alone the fact that there is assumption that number 22 will give up the right to their land and boundary line.

All of the residents that are nearby have continually OBJECTED the proposal (no matter how many houses are planned). I do not want to be overlooked, have issues with sewage, have increased traffic, nor have any increased pressure on parking. Furthermore, I do want to have any disruptions from noise, pollution nor see a house demolished in the essence of capitalism rather than urban regeneration.

Once again I OBJECT.

Comments: 27th September 2015

Objection

Once again I object to the proposed planning for 24 Horsefair Street. As stated previously on numerous occasions, the proposal fails to accommodate local residents, existing wildlife and the impact of increased parking should permission be granted. Furthermore should such a proposal be granted, then it will be in direct contravention of the fact that this has been declared as a CONSERVATION AREA.

In the current t adaptations that propose to minimalize disruption to the existing badger set: it has to be questioned as to how this can be. As when digging foundations for all dwellings, laying sewage works and pounding the ground to make way for levelling of the foundations will cause extreme disturbance for several hours per day for several months in its very nature to surrounding badger sets and wildlife by the very virtue of building works being conduct. Therefore such proposals are nonsense!

No matter how many times the plans are drawn in an attempt to be passed, the fundamental issues of disruption, disturbance to residents and wildlife, impingement on parking plus the constant noise from building works and associated deliveries of building materials will have a direct impact on all surrounding houses that an in close proximity to the proposal. The proposal also fails to take into consideration the impact of neighbouring eye-line, as the proposed roof and chimneys are invasive to say the least will be noticeable by all surrounding properties.

This area cannot accommodate such plans, nor should it ever entertain the thought to ever be considered for re-development. I urge the town planners and council to take strong consideration of the objections in the past months based on all reasonable statements and to uphold the fact that this is a conservation area and such planning proposals will be detrimental to wildlife and residents, leave alone passing traffic that use Horsefair Street as a rat run at all times during the day.

There have been many objections in the previous months, surely this has to be noted.

89 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 1st March 2014

I object to the proposal.

As a resident on Cirencester Road, my rear garden faces the back of the plot.

I encounter the problems that the already overcrowded road causes to the cars going up and down the road, with the increase in properties this will undoubtedly bring many more cars to the road, meaning more noise, more traffic etc. People already speed down the road to avoid getting stuck waiting for passing cars, and as a person with a young child this brings worry to me for their safety.

I also find it hard to believe that building work can commence on a conservation area?! Are we not supposed to protect the limited green areas we still have? What will happen to the inhabitants - badgers, birds, trees and plants. We often have badgers wondering into our garden, yet as I understand it the council say the sets are not used, this is clearly incorrect.

The sun rises in the left side of our garden, with the proposed plans, it will obscure the sun therefore limiting the light in our garden.

We are lucky enough to have beautiful red brick homes and I do not see why we should have to have houses built that would detract from the visual appearance of the area.

93 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 17th September 2015

I am concerned with this application because my property sits at a much higher level than the property with the proposed planning application, I am concerned any building work will cause my garden to subside onto the property in question. I also note that some evergreen trees have been planted at the back of the property and I am concerned that eventually these may affect the sunlight in my garden, we are all keen gardeners in the properties backing onto this application and any massive tree growth will affect our gardens.

95 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 5th March 2014

I have lived at this address for more than 10 years and my garden shares a boundary fence with 24 Horsefair Street.

I oppose this planning proposal (14/00209/FUL) for 4 detached houses and garages because of the conservation and ecological impact on the area if allowed to go ahead.

In 2011 I discovered areas at the end of my garden had subsided into large badger tunnels. I contacted Natural England, Wildlife Licensing Unit in Bristol for advice on what I was able to do as they are protected and against the law to interfere with them. They decided to visit 24 Horsefair Street, with the permission of the owner, to survey the damage and to discuss how to prevent further problems.

I was granted a license to carry out the repairs needed.

Natural England are very aware of the presence of these badger setts as are the owners. There are strict laws covering building projects on land with badgers and am concerned these would be broken.

99 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 3rd March 2014

I object to this development for a number of reasons:

Building in a Conservation area - it is unclear to me what is the point of a designated Conservation area, if it can be built on seemingly without consideration to the very land it is in place to protect.

The end of our property's garden is close to the edge of the proposed development, and I can confirm that there is at least one family of foxes using the area, I have seen them jumping over the fence. Badgers are also clearly in residence in the area, as they are regularly digging holes in our garden.

The buildings will immediately impact the privacy and views for the properties on all 3 sides of the proposed development, affecting light into and views from the gardens and houses.

My main concern is around the increased volumes of traffic, access and parking that the development will cause. We walk our 2 young daughters along Horsefair Street every day to school and the volume and speed of the traffic coming down the road we are trying to cross is frightening.

Parking for the local shops and Horsefair Street residents can create a dangerous bottleneck for cars driving up into the village. Visibility is limited for those driving down the road and this can cause problems. Additional traffic during the development and once completed will only exacerbate these issues.

101 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 2nd March 2014

The application has many faults such as:

There is a clue to the likely problems that this development would create in the fact that a house is required to be demolished to create access i.e. it was never envisaged that the new houses were supposed to be there!

The most serious issue is the level of additional traffic that will be a hazard to the existing and potentially new house holders. Horsefair St. is a small road that becomes a choke point at the section involving no. 24. As it is too narrow to allow 2 way traffic at this point, vehicles are encouraged to speed when it is their turn to go through. Additionally the creation of access will remove at least 1 or 2 parking spaces in an already tight area for parking. With an average of at least 8 new vehicles for 4 houses plus service vehicles there will be perhaps 10 additional traffic movements most likely squeezed in twice per day to already busy times of the working day.

The visibility of traffic from either direction would be difficult for exiting the potential new development as the road is narrow and there will be very closely parked vehicles to the new exit way obscuring the driver's view. It is adding additional risk to pedestrians and vehicle users in what is already a risky part of the road network. Many parents and children walk down this road on their way to schools in the area.

There will be a loss of amenity for the whole area of Horsefair St, Cirencester Road and Gladstone Rd whereby an area of greenery is lost to the neighbourhood.

The new dwellings will suffer from being significantly overlooked by the houses on all 3 sides massively restricting their privacy and potentially to the existing dwellings also.

Horsefair St is in the St Mary's conservation area and although number 22 and 24 is not a beautiful house, it certainly seems more in keeping with the styles of the area than the 4 potential houses planned. To be frank, 4 houses on this plot seems to be much too dense to add to the area. Surely if ever infill is granted the density should match the existing area so that the element of area conservation is actually preserved, otherwise what is the point of calling it a conservation area?

As the plot is below the houses on Gladstone Rd and Cirencester Rd, I would expect a significant amount of run-off water to affect them during high spots of rainfall. If the plot is to be mostly solid surface (which appears to be the case), then there will be significant additional run off on to Horsefair Street itself.

The previous(?) owner of 24 Horsefair St categorically told me that she would never consider building on this land and I think it is a shame on her memory that this is now being proposed.

Comments: 25th February 2015

I am pleased that the applicant has reduced the number of houses applied for on the site. However, on balance I still object. The remaining comments that I made on 2nd March 2014 are still largely applicable in terms of being overlooked (the new houses and existing ones), drainage of the site onto Horsefair Street, conservation area.

However, my main concern remains that of traffic and safety. In terms of sight lines:

Comparing the letter from PFA of 8th August 2014 to the 3rd Edition of Gloucestershire Highways Streets Manual I cannot find a reference to or downloadable Appendix 1. I can however find Appendix C which seems relevant.

Section 3.2.2 to 3.2.5 seem to cover the subject.

PFA's letter does correctly quote section 3.2.2 "If visibility splays cannot be provided in accordance with the deemed to satisfy requirements set out below, the appropriate level of visibility can be derived from a speed survey". However, I do not understand why they have reduced the 85th percentile speed from 25 mph and introduced a lower wet weather version of 22.5 mph. This speed seems lower than my observed reality of street speed at this point.

From section 3.2.5 the wet weather distance seems to only be relevant in certain circumstances: The parameters to be used to determine the appropriate y-distances are dependent upon the character of the highway. On highway subject to a 30mph speed limit or lower, the parameters will come from Manual for Streets, although these will depend on whether the site is located on a bus route, whether the adjacent highway has a high HGV content (above 5%) and whether the corrected 85th percentile wet weather speed is greater than 37mph.

The key part seems to me to be "on a highway subject to a 30mph speed limit, the parameters will come from Manual for Streets" i.e. shouldn't the value used be 25 mph or above?

Although the Manual seems to diminish the impact of parking close by as quoted by PFA, I know from personal experience from near misses on Cirencester Road, that this is really not accurate. Perhaps some additional parking on the site could be found for local residents so that on street parking could be reduced to improve the sight lines?

Comments: 9th July 2015

I continue to object. The main issue remains road safety. The build out kerb will temporarily slow traffic down but as soon as a vehicle has any apparent opportunity to move, drivers will be tempted to go as fast as they can to ensure they don't lose "their turn".

I am not aware that my questions regarding the speeds used in the traffic survey versus the GCC Streets Manual have been addressed?

The proposed houses do not add anything architecturally to the area but detract from it. The appearance of what remains of nos. 24 / 26 has not been detailed, therefore no decision can be made on that.

It concerns me that if a reasonably sized HGV cannot turn onto the site, how are the residents ever to receive any deliveries of large items in future? How, even, are the houses to be supplied with bulk construction materials without blocking Horsefair Street for an extended period of time? Where is the gain to the community with making a small road even worse, reducing on street parking for residents, and potentially reducing the on street appeal of the conservation area?

103 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 8th March 2014

I object to this proposal based on the following grounds, each of which has already been detailed by fellow local residents.

1. Access. Unless this section of Horsefair Street is made one-way it would be folly to introduce an additional junction point. There would be an increased danger to pedestrians, crossing a large access lane, particularly for those with small children and the less able-bodied, not to mention an increase in vehicular accidents and incidents.
2. Flora and fauna. The active badger setts have been well noted and I would like to comment on the magnificent bird-life that is present year-round on this beautiful orchard site. I want for my children to hear birdsong around the village in future years.
3. Run-off. As a former gravel/sand pit, one imagines the ground to be very porous. Unless a thorough investigation into run-off is completed, building works should not be permitted to proceed.
4. Conservation area and previous council declarations to respect this area. I fear over-building on this fairly small site if permission be granted. The plans, as they presently exist, contravene many aspects of previously-published council management plans, as noted in several previous comments.

Comments: 28th February 2015

I still object to this proposal based in the points I have raised previously.

107 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 4th March 2014

Objections

The development is not in keeping with local properties

Even if only a small number of new properties traffic issues would be multiplied, it is already a major problem travelling up and down that narrow strip of Horsefair Street, Dangers to pedestrians and drivers would be escalated.

It would a loss of a precious green area and wildlife would suffer especially the Badgers who have been around a long time.

To grant planning permission would be extremely detrimental for the want of a few extra pounds in somebody's bank balance.

I thought there was a policy in place to stop building in peoples backyards/gardens/orchards.

16 Gladstone Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JG

Comments: 28th February 2014

Letter attached.

Roseville
12 Gladstone Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JG

Comments: 6th March 2014

Letter attached.

Selby House
10 Gladstone Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JG

Comments: 14th February 2014

I remain neutral at this point subject to clarification of certain issues.

1. The initial application form is incorrect. S13 Biodiversity and Geological considerations - Protected and Priority Species - Answer NO.

This is incorrect. There is an active and growing colony of Badgers in the bank that abuts my property. This is located on the Southerly area of the site. Activity in the surrounding gardens is considerable, current and ongoing. I am aware that DEFRA are aware of this colony as my neighbour had to seek a licence in order to carry out fencing works.

2. I am concerned about the visual impact at the rear of my property due to the height and proximity of the proposed properties, and the associated issues that this will cause in terms of privacy directly into the rear of my home. I would need clarification of the height of the properties in relation to the ground level of my land and the 'attitude' of the windows on the first floor of these buildings.

I do not see these issues as insurmountable but reserve the right to make a formal objection in the event that these matters are not resolved or remain unanswered.

Comments: 1st March 2014

I refer to my initial entry dated 14 Feb 2014.

After consultation with many of my neighbours, considerable scrutiny of the plans and application and, discussion at the Parish Council Planning meeting of 24 Feb 2014 I wish to raise objections. As well as draw attention to the legitimacy of the application.

My first objection questions the position of the committee to approve this application as clearly statutory requirements have not been fulfilled.

It surrounds S13 Biodiversity and Geological considerations - Protected and Priority Species, the answer to which is no.

This is inaccurate. There is an active Badger colony on site and indeed is well known in the village. Evidence of their presence is current, consistent and on going As a resident of Gladstone Rd I see evidence of their activity daily.

I am informed that the applicant (now deceased) was known to be fiercely protective of these animals and would discuss their presence with other members of the community. In

understanding that this application has been completed by an agent this fact alone indicates that the level of consultation with the applicant in completing this document must be brought into question when such a matter would appear to be startlingly incorrect.

In a telephone conversation with the agent Mr Ian Murray he stated that he was unaware of any presence of the animals.

If the recording of such a heart felt matter that was reportedly held with such conviction by the applicant is wrong, what level of trust can we put in the rest of this document?

In telephone conversation with the case officer Ms Michelle Payne she disclosed that during a site meeting the badger sett had been examined but it was decided there was no evidence that it was active. When I suggested otherwise she said that I could not know it to be so!

Circular OPDM 06/2005 and Defra 01/2005 provides guidance in relation to the B and G considerations. Whilst the National Policy Planning Framework of 2012 has superseded much of the legislation (such as PPS9) this guidance remains relevant.

Particularly sections 98 and 99 are relevant to this case especially s.99 which states:

It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

This section goes on to state that:

Where this (the likelihood of protected species present on the site) is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and/or planning obligations, before the permission is granted.

Furthermore it says:

In appropriate circumstances the permission may also impose a condition preventing the development from proceeding without the prior acquisition of a licence.....

Section D of this document D refers to this licence and specifically to the Badgers Act 1992. It states:

English Nature is responsible for issuing licences under section 10(1)(d) of the Protection of Badgers Act 1992 where it is necessary to interfere with a badger sett in the course of development, which can include demolition, building, construction, mining and engineering operations and material changes of use. consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species (s.98 OPDM 06/2005)

It does not appear that this statutory requirement has been complied with.

In relation to this application it is apparent that:

1. Protected Species (Badgers at least) are present.
2. The Council has an obligation to consult with English Nature before planning permission is granted..
3. An ecological survey of the site should be conducted before any decision is made on the application.

4. In the event that planning permission is granted the Planning Committee should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species (s.98 OPDM 06/2005)

In my opinion this issue needs to be addressed before anything else can proceed.

Further objections are:

Traffic

The unsuitability to traffic on/off the site is well covered by other objectors and is well recorded. I would underline that the application shows plans for garages for 5 properties (4 new and the remaining No 26) and 5 associated car spaces. The size and type of house would suggest it is reasonable to assume a minimum of 2 cars per household. Allowing for ONLY ONE movement of each vehicle per day this accounts for an additional 20 movements per day through a totally unsuitable road junction. This does not account for service to and from these houses such as delivery and visitors. This is an unacceptable and totally inappropriate increase in traffic movement.

Visual Impact

The size and concentration of building in the small orchard is wholly excessive. It will turn a quiet diverse garden area within a triangle of long existing properties into a small noisy housing estate.

Privacy

The height of these properties allows unobstructed view into several of the houses in surrounding the site. In Gladstone Rd there are issues to several properties but especially to the elderly he resident of 2A Gladstone Road, the rear of whose home I have estimated is approximately 20 metres from the nearest house. As with several along here it is extensively glazed with folding doors and windows and much of the movement of its occupants will be open to examination from people within the proposed houses.

I would invite the committee to visit my house in order to inspect this.

Amenity

Four multiple-bedroomed houses have been shoehorned in. Building is obviously the paramount consideration as garden space to these properties is minimal bordering on non existent. I am surprised that this lack of amenity is sufficient to satisfy the needs of the occupants which will probably be families with children eager to get into the catchment area for Balcarras School. Surely the likely profile of prospective occupants should be a consideration for the council in this matter.

In closing I think it is important to point out that my objection is not meant as some form of NIMBYism. The impression I am getting is that development of some form is likely on this site. It is my view that a renewed application restricting the development to two houses in proportion to the site with conditions as to there scale and size would address many of the issues raised above. Such a compromise may prove acceptable to many of the current objectors.

Comments: 27th August 2014

My comments are made in addition to those previously submitted.

I note the alterations to the proposals but as I have only returned from holiday today I have been unable to give it as much consideration as I would like.

Badgers

I note that the presence of the badgers, originally 'overlooked', has now been officially recognised and trust that future similar applications are properly investigated, as opposed to the acceptance of an 'inaccurate' application and an unqualified site visit!

It would seem that the issues surrounding these animals has been addressed in the main and I trust that the recommendations made by English Heritage will be complied with fully. From my position overlooking this site I will certainly be observing with interest.

Traffic

I am pleased that the scale of development of the site has been reduced but remain concerned that vehicle movement around the site will still be excessive. It is easy to report an hourly increase in vehicle movement - this does not truly reflect the fact that daily movement is more relevant and in particular during peak times.

The accuracy of these figures is also highly questionable. The report suggests an increase of 1-2 vehicle movements during peak hours. Are we to assume that the occupants of 3 new detached properties are likely to have ONLY 1 vehicle that will leave or return to the site during these times. The provision of garage and parking spaces for 2 cars each house displays what nonsense this is. Certainly a minimum of 2 vehicles per household is likely to be the norm and that alone would considerably increase these 'Guesstimates'.

Furthermore that figure does not account for the movement of service traffic.

Road Alterations

The proposal to provide a build out in order to facilitate the required statutory visibility splay onto the site is unsatisfactory. The road is already narrow at this point and to make it narrower cannot be in the interest of traffic flows. It also makes no account of parked vehicles that are ALWAYS present in this area, unless of course the plan is to exclude these vehicles and add additional pressure to an already problematic parking area! The report paints a picture in optimum conditions and in my experience those conditions are never present at this location. Put simply I do not believe that the required views can be achieved.

Privacy

I also note the objections of my neighbour at 2A Gladstone Rd concerning the windows at the rear of the property overlooking her house directly. Whilst it is to a lesser degree, we also will be overlooked by these windows at the rear of this property at plot 1.

Visual Impact and Amenity

In closing my main objection remains as what I see as an OVER DEVELOPMENT of this small site. In accepting that the mood seems to be that development of some sort will be inevitable I firmly believe that the restriction to TWO new houses only would address many of the objections raised. Traffic movement would be reduced and the 'angle' of the house at plot 1 could be adjusted to account for overlooking objections.

More importantly this development' which is within the CONSERVATION area could be made much more in keeping and would allow for the preservation of much more of this green facility.

I would urge the planning committee to strongly consider this last point.

Once this development, as proposed, has been given the go ahead it will be too late and the legacy of the planning decisions in this town will receive one more black mark.

2A Gladstone Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JG

Comments: 4th March 2014
Letter attached.

Comments: 2nd March 2015
Letter attached.

12 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JE

Comments: 20th February 2014

The main concern is in relation to additional traffic, both during construction and after, in the lower end of Horsefair Street. I work from home, looking out over the road on a daily basis. I witness anger, car horns, grid-lock at times and extremely dangerous driving around school children/cyclists on this stretch of the road. One child was knocked off their bicycle last year as a result of cars driving at speed and 'squeezing' dwindling the road. My car wing mirror has now been smashed on 3 occasions and I have been witness to 2 incidences where drivers have got out of their cars with severe road rage. All of this is simply that it has the capacity for single file traffic only. I am a dingle mother of 3 children and regularly have concerns for the safety of my own children being witness to fast and aggressive driving along a road that doesn't cater for the current volume of traffic. Additional dwellings should also cater for their own parking off-road, for both themselves and visitors. We are already struggling with parking since the new Veterinary Centre opened; the staff park it side our homes, often until 7pm, to keep their cars off Lyefield Road. It is ridiculous at times. Traffic management and resident parking should be a major consideration when looking at this application. It is a busy road, even more so during school times. Traffic calming measures and a one-way system should be compulsory with also some consideration of the local residents already living here.

Comments: 4th March 2014

I have concerns regarding Planning Application 14/00209/FUL and object for the following reasons:

TRAFFIC CONCERNS & PARKING

I work from home at 12 Horsefair Street, several doors down from the proposed development site, with my home office being at the front of the property. I am, therefore, witness to the traffic chaos and driver aggression that occurs on a daily basis, in particular during term times and during the busy school-run hours. This morning, for example, I witnessed a grid lock for 15 minutes as a result of a tractor and trailer also using this road. Chaos and dangerous driving occurs frequently as a result of large delivery lorries using the road, the large quantity of traffic that uses this road as a rat run and the high speed of vehicles trying to 'get there first'. It does not cater for this quantity of traffic as a 2-way road. Contrary to the application, traffic speed is not low, with many drivers speeding to clear the bottle-neck.

In addition to this, I have now had 3 wing mirrors on my car damaged (at considerable expense) plus the wheel arch has been scraped whilst parked outside my house. This has been the result of cars squeezing along the road with insufficient space for 2-way traffic and aggressive driving.

The danger is already there for pedestrians and the many school children who use this road for walking and cycling but, with the additional traffic and decreased parking available that will inevitably occur as a result of this development, this will become an even greater risk and problem.

Parking remains a concern in this area with residents without off-road parking seeming to be 'bottom of the list' of priorities. Since the Vet Centre was granted permission last year, we now have staff from the Vet Centre and customers parking their cars along this stretch of road, i.e. not on the road in front of the practice, with the staff often not collecting their cars until 6.30pm. Again, this has put more pressure on available parking places for residents and will be heightened with the planned removal of even more parking places.

To note, the problems with parking and traffic in this section of Horsefair Street are not new. There have been several petitions to the council in the last 30 years asking for some kind of traffic control. The only addition has been the speed bumps at either end of the street which are completely ineffectual and merely cause traffic to swerve in order to go over them at speed.

WILDLIFE

This proposed development lies in the St. Mary's Conservation Area. There appears to be a contradiction in the council's decision to have made it so and the proposed development and effect on the local area. The Cheltenham Borough Local Plan requires that new development should preserve or enhance the character of the Conservation Area. However, I note that the proposal indicates the removal of virtually all trees and large shrubs on the site which will not maintain the overall character of the area. I could not find any proposal in the online submission to include tree planting.

I am aware of, and have seen on many an occasions, a badger 'en route' from No 10, through the gardens of No's 12-22 to where it has its sett, located on the planned development site area. Badgers are a protected species and are seen regularly in the local gardens, including at No 24 Horsefair Street. A full survey should be undertaken in order to protect the already established flora and fauna.

SERVICES

Other concerns are how would this affect our services? (e.g. we have very old drainage systems at the rear of our Victorian properties and many of us share a water mains point located on the pavement between No 22 & 24). I am concerned that this would cause damage and/or problems to our supplies.

Overall, this appears to be a rushed proposal following the very recent death of Mrs. Martin and without any consideration of her wishes.

Comments: 19th February 2015

With regards to the latest proposals, I am concerned that the local residents will lose even more parking spaces for the benefit of 3 new proposed dwellings. Parking is already at a premium for local residents with, for example, local shoppers, staff and customers from the Dragon Veterinary surgery who use this road, parents from St Edward's School and Sacred Hearts congregation, to name but a few, parking in this small section of the road.

For visibility reasons, the latest planning drawing appears to show a significant reduction in the number of parking spaces available plus indicates that the disable parking space for No 20 will be moved. Where to and this will, again, result in reduced parking for local residents.

No mention has been made regarding making this section of Horsefair Street becoming one way; something that should be considered with the large volume of traffic that passes through here and resulting gridlock on occasions and safety issues. I am witness to this on a daily basis

working from home at the front of my house. Speed was monitored along the road which did not give a true reflection of the traffic problems.

It appears that the proposals are at the expense of 'the many' (i.e. local residents) to benefit 'the few' (i.e. developers and resident of 3 proposed dwellings).

Comments: 2nd July 2015

The revised plans, yet again, ignore the actual parking requirements, road use, disruption and lives of the local residents. I re-state my previous point in that the needs of the few in the proposed development appear to outweigh the actual requirements and practicalities of this area (e.g. parking limitations, boundary issues, traffic speed, safety etc). Will the applicant have a traffic survey done in order to assess the true speed and quantity of cars and lorries rushing to make it to the other side? Note: large lorries use this already narrow stretch of road on a daily basis. The surveys reported so far have been a snap shot of data and not a true assessment of, for example, term time chaos (Balcarras, CKJS, St Edwards 'school traffic' effect). The proposed section where they plan to narrow the road will not only cause further gridlock, frustrations and driver aggression but also create a danger to the house opposite whose front door is at this point and extremely close to the roadside. The proposed changes will cause not only chaos but safety concerns.

I find it strange how the long-term requests to make the road one-way due to the daily traffic problems are still being ignored yet, for the benefit of 3 proposed new dwellings all with their own off-road parking, plans are being made to change the road system in their interest only, not in the interest of local residents or to alleviate the actual traffic concerns already being experienced on a daily basis.

I continue to object to this proposal.

3 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JF

Comments: 27th February 2014

I object to the proposal and recommend that it be refused on the following grounds: traffic, visual impact and conservation. Each of these objections is detailed below.

It must be borne in mind that Lower Horsefair Street is included within the St Mary s (Charlton Kings) Conservation Area an area of special architectural or historic interest *. As such the Borough Council is charged with giving the area protection so that future development or redevelopment of the conservation area will be required to preserve or enhance the character and appearance of the conservation area .*

TRAFFIC

The layout of many of the streets in Charlton Kings including Horsefair Street, dates back to the sixteenth century, if not before. Traffic was horse-drawn and the streets were wide enough to accommodate them. However, over the past fifty years vehicular traffic has increased, and in many towns and villages new, wide roads have been built to take the traffic away from the narrow inadequate street network. Unfortunately this did not happen in Cheltenham, or in Charlton Kings. Traffic levels in Horsefair Street have increased as a result of greater car ownership, but also due to the construction of many new houses in the village, changes in school catchment area policy and most significantly it is used as a rat-run by motorists taking a short cut through the village, which is totally unsuitable and harmful due to its narrow width *. The use of satellite navigation equipment has recently exacerbated this problem, bringing in more through traffic.

Most of the old houses in Horsefair Street were built without garages or parking spaces and so residents have no alternative other than parking on the road. Those of us fortunate to have a parking space in their front garden often find the access to them is difficult or impossible, due to the volume of traffic and the width of the street (it is less than 5 metres wide in places). But besides residents parking, Horsefair Street is also used for parking by:

1. Residents from properties around the war memorial (where there are yellow lines), Gladstone Road, and Chestnut Terrace (where there are no parking spaces).
2. As an overflow car-park from people using the Post Office, chemist, shops, and now the vets in Lyefield Road.
3. As an overflow car-park from the Royal public house and St Mary s Church, neither of which has adequate parking facilities.
4. And by visitors, services, commercial firms and delivery vehicles.

The proposed development would bring more vehicles into Horsefair Street, as well as necessitating the removal of some of these precious parking spaces. If the Council deemed it necessary to put yellow lines around the proposed vehicular entrance, in order to improve sight lines (as they have done recently in Pumphreys Road), the number of parking spaces would decrease even more.

Parked cars appear to be the only form of traffic management in this narrow street, with drivers having to wait for oncoming cars before they can drive through the bottleneck. This often causes disputes and disturbance as drivers fight for priority. Often drivers increase their speed in an attempt to get to the bottleneck before traffic comes the other way. The assertion in the application that traffic speeds are low in Horsefair Street is wrong and demonstrates just how little the applicant s agent knows about the area. It is already a dangerous street and this proposal would make it worse.

The south side of Horsefair Street is a well-used pedestrian route to the Infants, Junior and Secondary schools and the proposal suggests an access road across this pedestrian route. A narrow entrance from the proposed development would be hazardous for pedestrians, with drivers emerging from the development looking out for speeding vehicles coming in either direction. Sooner or later a child would be run down.

The problems with parking and traffic in lower Horsefair Street are not new. In fact there have been five petitions to the council in the last 30 years asking for some kind of control over the conflicting uses as a residential street, parking, through route, and a rat run. The only result has been the construction of totally inadequate speed bumps at either end of the street, which do nothing to slow the traffic down, or make the road any safer.

VISUAL IMPACT

There appears to be little point in commenting on the visual impact of the proposed new buildings, because once planning permission is granted in principle, there is nothing stopping the applicant putting in revised plans for more than four, much taller properties. Nevertheless, it appears that on the drawings at present, that the house on plot 1 is much too close to the boundary with number 28 Horsefair Street, and it would adversely affect their daylight and privacy.

The destruction of house number 24 would have a great effect upon the old village character of Horsefair Street. Moreover, demolition of number 24 appears to be totally contrary to the Borough Council's views, as stated in the Supplementary Planning Guidance Character Statement Key Issues and Actions (2009). Although little can be seen of the site at present, the demolition of number 24 and the removal of its garage would give a wide view into the site with new roads and houses, totally at variance with the conservation area. It would also break up the urban rhythm of the closed, narrow, village street.

24/26 Horsefair Street is an attractive old building and it is an integral part of Charlton Kings unique village character, much of which was lost in the 1960 s and 1970s due to disastrous planning decisions. The demolition of number 24 and its replacement with a road surrounded by modern detached houses would make a nonsense of the designation of the area for conservation.

CONSERVATION

The land to the rear of 24/26 has been an orchard for many years and is worthy of preservation in itself. The landscape appraisal notes that there are 26 separate trees within the area. As the Borough Council s policy for conservation areas states that any trees removed should be replaced, the proposal should include 26 trees, not 3, but there is insufficient room for that many. In the proposal the majority of the site would be built on, or tarmacked, creating surface water run-off problems for the surrounding properties and removing trees, plants and wildlife. The application does not include an environmental appraisal, even though the applicant was proud of the badgers living in her orchard, as well as the plants, trees and a variety of garden birds. In answer to question 13 concerning protected species and important habitats the applicant has answered no and yet that is untrue.

The Borough Council s policy, as published in the Character Appraisal and Management Plan (June 2009) states:

Any future development or redevelopment of the conservation area will be required to preserve or enhance the character and appearance of the conservation area. The proposed development does not.*

Moreover, in the Supplementary Planning Guidance Key Issues and Actions, (2009) the Borough Council state that there are a number of additional considerations applicable only within the St. Mary s Conservation Area. These include:

- *Resisting the sub-divisions of gardens for additional development,*
- *Resisting development which is of a size or scale which would have a detrimental effect on the conservation area, and*
- *Finding a solution to the traffic problems in Horsefair Street.*

If the Borough Council allows the development then they are blatantly contradicting their own advice.

I am certain that such development would not be allowed in a Conservation Area in Montpellier, Bath, or Broadway, but I fear that perhaps Charlton Kings is considered to be some kind of second-class Conservation Area, which merits a lower standard of protection by its council. If it is not, then the Borough Council must surely adhere to its own advice, and refuse the development.

* All quotations marked are taken from Cheltenham Borough Council s document St. Mary's Conservation Area Character Appraisal & Management Plan (June 2009).

Comments: 3rd March 2015

I object to the revised plans for the above development as submitted on the 5th February 2015 for the following reasons:

ROAD WIDTH

In order to obtain the necessary visibility splays, it is proposed that the width of Horsefair Street be decreased by 0.2 metres at its narrowest point. This brings the road width down to 4.8 metres, for no good reason, except the applicant's desire to allow traffic to safely enter the proposed development. It is an unacceptable reason to decrease the width of this narrow street. Large lorries frequently mount the pavement as they pass along Horsefair Street and the decrease in the width of the road to 4.8 meters would exacerbate this problem.

Furthermore it would make the narrow footpath in front of Nos. 1,3 and 5 Horsefair Street, which is used by residents' children and schoolchildren, even more dangerous. The traffic analysis suggests that over 22,000 vehicles use this street in an average week, some 347 exceeding the 30mph speed limit. Whilst there are no recorded recent traffic accidents there have been many near misses in Horsefair Street, and making the road narrower will sooner or later lead to pedestrians being hit by vehicles.

PARKING

Parking along Horsefair Street is already a problem, as most of the houses were not built with a garage or parking space. There are insufficient parking spaces along Horsefair Street for all the residents' cars, and the new proposal means there will be at least two fewer parking spaces available. Those of us who have parking space on our property find them difficult and dangerous to use, because of the narrowness of the street, the speed of passing traffic and the profusion of parked cars.

The parking problem in lower Horsefair Street is made worse by overflow car parking by residents who live in the immediate area particularly, in Gladstone Road and Chestnut Terrace. Moreover the parking situation has deteriorated further since the original application was submitted due to :

- Increased traffic using the vets in Lyefield Road
- Tighter restrictions on parking in Copt Elm Road

The visibility splays shown on the revised proposal take no account of parked vehicles that are ALWAYS present in this street. Residents fear that if the proposal is approved, it would subsequently be necessary to prohibit parking on some or all of these spaces, as has been done at the entrance to Gladstone Road and Longleat.

Furthermore, if the visibility splays are to mean anything, the proposal would necessitate the removal of the disabled parking bay outside No. 20 Horsefair Street, which is totally unacceptable.

WISTERIA TREE

The revised plan suggests removal of the beautiful wisteria tree which stands between Nos. 22 and 24 Horsefair Street. Whilst the applicant may dispute the ownership of the tree, there is no doubt that it belongs to the owners of No. 22 Horsefair Street, and the applicant has no right to remove it. A wisteria may take 20 years from planting to flowering, and if anything needs conserving in this street, it is surely this tree.

VISUAL IMPACT

This plan involves further destruction of 24/26 Horsefair Street to provide sight lines for the emerging traffic. The application does not treat us to any impression of the appearance of the remains of 26 Horsefair Street, but it certainly will detract from the street scene.

No notice seems to have been taken of the Heritage and Conservation Officer's comments that *'Confirmation of the external appearance of the remaining building needs to be given now, and in terms of the conservation area is perhaps more important than the proposed appearance of the new dwellings.'*

The Heritage and Conservation Officer comment that a *'historic assessment of the existing building (ie 24/26 Horsefair Street) is prepared and submitted as part of this application and considered by the conservation team'* appears also to have been ignored, I suspect because there is evidence to suggest that this building does have historic value and probably dates back to the 18th Century. It is without doubt the oldest building on this side of the street.

Furthermore the Architects Panel statement about the 'hidden nature' of the location of the proposed development no longer holds true. The demolition of part of No. 26 means that there will be a wide gap in middle of this intimate urban Conservation Area, giving on to a view of a

party-demolished building, garages and badly-designed houses. I suggest that in the circumstances the revised proposal needs a new appraisal by the Architects panel, and by the Heritage and Conservation Officer.

BADGERS

The revised plan appears to confine the badger colony to a corridor about 3-4 metres wide, the south and west borders of this corridor being the garden fences of the houses in Cirencester Road and Gladstone Road. The houses on plots 2 and 3 appear far too close to the badger protection area and this will lead either to the new owners trying to exclude the badgers from their gardens, or more likely the badgers deserting the area.

In conclusion, I would suggest that if Cheltenham Borough Council thinks that it is acceptable

- to demolish perfectly acceptable old dwellings in this Conservation Area,
- to remove parking spaces for residents, one of whom is disabled,
- to reduce the width of this dangerous, heavily-used, narrow road from 5.0 metres to 4.8 metres,
- to remove a considerable number of trees including a beautiful old wisteria tree in a neighbour's garden,
- and to drive out a colony of protected badgers

against the wishes of all the local residents and the Parish Council, in order to allow a greedy applicant to make more money from his deceased mother's property, then the whole process of applying for planning permission becomes a farce, and all the work which was done to protect St Mary's Conservation Area in the past was a complete waste of time and energy.

Comments: 3rd July 2015

This latest plan proposes the destruction of two thirds of a historic pair of cottages in a conservation area, contrary to the council's policies set out the Supplementary Planning Documents on St. Mary's Conservation Area and Development on Garden Land and Infill sites. Does the Borough Council adhere to its own policy documents or is the Charlton Kings Conservation Area subject to some kind of second-class protection?

Unfortunately, many of the buildings in the centre of Charlton Kings which pre-dated the development of Cheltenham were demolished in the 1960's and 1970's. Much of our lovely village character and historic buildings were lost forever due to appalling planning decisions. That cannot be allowed to happen again.

However, we don't know what the remaining part of 26 Horsefair Street will look like, because the proposer has not provided revised plans or elevations of it, despite a request from the Heritage and Conservation officer to do so. Why not?

Is it even possible to demolish two thirds of the buildings and leave the remainder standing or will it also need to be demolished?

We don't know the age of the building to be demolished, because despite the recommendation by the Heritage and Conservation Officer that a "historic assessment of the existing building is prepared and submitted as part of this application." No such assessment has been made. Why not? We can only assume that the applicant is fully aware that the building was built over 200 years ago, and he knows that it has great historical significance to the area.

Since the original proposal was submitted there has been a considerable widening of the access so that the original comments about this development being "barely visible from public view" and not having a "significant effect upon the street scene and the conservation area" no longer hold true. If the development is allowed, everyone travelling along this ancient street will have a good view of a row of dustbins, the side wall of a garage block and some poorly-designed houses

beyond. Such development would be totally contrary to council policy as set out in the Supplementary Planning Documents and Local Plan Policy BE1.

Surface Water

There appears to be no attempt to comply with the council's policy on sustainable drainage as outlined in their policy document U13. Why not?

Amenity

The proximity of the proposed new buildings will have severe impact upon the amenity of neighbouring properties, especially No. 22, but also 28, 30 and 32 Horsefair Street, as well as a number of properties in Gladstone Road and Cirencester Road. Moreover, the orchard at present is a valuable green space, a home to many trees, flowers and wildlife. Does it not deserve protection under council policy GE2?

Badgers

In the original application we were told that there weren't any badgers on the site. We subsequently had a comprehensive study of the badgers and their habitat, but where is Appendix 4 the proposed plan for protecting the badgers? It's not on the planning website and it's not in the file. Why not?

Traffic Plans

It is disappointing to note that the PFA survey was undertaken at 11.00 am on a Thursday morning, a quiet time in Horsefair Street. Had the surveyors visited between 8.00 and 9.00 am, or between 3.30 and 6.00 pm, they would have witnessed a very different scene, and perhaps proposed a different solution. At those times Horsefair Street is very busy, with children walking or cycling to the four nearby schools, many others being ferried by cars, trades-people and residents heading to and from work, and commuters using the street as a rat-run, and to avoid the queues of traffic at the Six-ways traffic lights. Most of the pedestrians cross Horsefair Street somewhere along this stretch.

The proposed build-out that would be created to allow access into the site will look just like a pedestrian refuge - see for example the pedestrian refuge near 111 Cirencester Road. Moreover, its situation at the point where the footpath opposite decreases to 60 cm in width, the lowered kerb, and the reflective bollards, will invite pedestrians to cross at this point. But it will not be a crossing point; it will be a road junction. The confusion will, without doubt, cause accidents.

Exacerbating the problem, the removal of parking spaces outside no. 24 Horsefair Street will inevitably mean that cars will be parked further up and further down the street, causing the one-way flow to be longer. Motorists will see the space by the build-out as a passing place, but the presence of the bollards will mean that vehicles cannot pass there when they reach it. So, one vehicle will have to back up the road; a highly dangerous manoeuvre in such a narrow street, with narrow footpaths, and where 347 vehicles exceeded the 30 miles an hour speed limit in an average week.

It is also worth noting that although a short wheelbase fire appliance may be able to enter and exit the site, there is insufficient room in the turning head for a fire appliance to turn round, so it would have to exit in reverse onto Horsefair Street. However, delivery lorries and furniture vans do not all have a short wheelbase, and they will either get stuck trying to enter or exit the site, or they will have to park somewhere in Horsefair Street, or beyond!

The traffic situation in Horsefair Street has been a problem for over twenty-five years, there have been five resident's petitions demanding action and Borough Councillors highlighted the problem in the St. Mary's Conservation Area Character Appraisal & Management Plan in 2009. How ironic that County Highways appear to have been helpful on this occasion, when despite many requests, hitherto they have not placed any restrictions on the traffic using Horsefair Street Their sole contribution is in support of this proposal, which will make the street even more dangerous.

Why should this "Garden Grabbing" development in a Conservation Area go ahead, when it is totally contrary to the views of the local community, the village, the Parish Council, and the advice published by the Borough Council and the Department for Communities and Local Government? Is a greedy developer's net gain of two houses with a dangerous road junction worth the destruction of a pair of ancient cottages with a tranquil orchard, and the creation of another ugly scar in our village?

4 Gladstone Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JG

Comments: 21st March 2014

I wish to lodge my objection to the proposed construction of 4 dwellings on land to the rear of the above property. Although, my property will not be 'over looked' by the proposed dwellings, being a local resident, I am aware of certain issues that this application has not fully investigated.

1. The property is 'home' to a great deal of wildlife, including at least one badger sett which is protected by law. Has a full inspection been made of this sett. Badgers are regularly seen in Gladstone Road on their nightly excursions.
2. Access to the site would be appalling. An extremely narrow entrance onto a very narrow part of a busy road. This road is regularly congested from its junction with Lyefield Road up to the Cross. Drivers accelerate in this area to gain priority over oncoming traffic with vehicles travelling down Horsefair Street having to manoeuvre between the parked vehicles to be able to progress. A vehicle exiting this access would be an accident waiting to happen. Along with this, the road is used by school children of all ages walking/cycling to the local schools with no pavement on the opposite side of the road. Street parking is already at a premium in the locality. This development would exacerbate the situation.
3. This area of land is an important 'sponge' for soaking up rainwater from between the houses on Horsefair Street, Gladstone Road and Cirencester Road. If these dwellings are built, along with paved areas, has a review of the drainage/rainwater runoff assessment been completed.
4. The proposed dwellings are inside the St Mary Conservation Area. I do not see how these proposals could adhere to the Conservation's requirements.

Shepherd's Pit
Stanton St John
Oxon
OX33 1HS

Comments: 6th March 2014

I write as the daughter of the resident of 2a Gladstone Road, objecting to the proposals for the development of the 24 Horsefair Street. Four properties on this site represent an over-development of a backland area and compromises the privacy of a number of homes, including my mother's.

I would like to request that cross section drawings are provided which show the existing properties in relation to the proposed new houses so that the relative levels can be clearly seen.

I would also like to request that the tree protection plan is amended to detail what measures will be taken to protect roots of the trees which are just beyond the boundary of the site and that root spread is clearly visible on the tree plans.

Comments: 26th August 2014

I wish to object to planning permission being given to the above property on the following grounds:

While significant improvements have been made to planned development, I still object to the approval being given on the grounds of privacy. As the owner of modern chalet bungalow (referred to in the original covering letter sent by Ian Murray Associates), I will still be overlooked by house 1. From the first floor bedroom and bathroom windows, there will still be direct views into my in my living areas and garden.

40 Kentmere Close
Cheltenham
Gloucestershire
GL51 3PD

Comments: 23rd February 2015

I have recently purchased No 30 Horsefair Street. During the purchasing process I was made aware that planning permission had been refused on the land that backs on to my new property.

I was therefore surprised to now hear that a new application has been made to build three detached houses.

After viewing the plans I am somewhat concerned about the close proximity to my bungalow of the proposed houses.

I have not yet moved into No 30, but from my visits there during the past few weeks I can certainly appreciate, and agree with the concerns expressed by the many residents of Horsefair Street who are worried about the extra traffic that such a development would create in what is already a very busy, and in places, very narrow thoroughfare of the village.

15 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JW

Comments: 16th September 2015

Finally all the questions have been asked and answered. This important village site must be used. Charlton Kings needs more homes. Now is the time to say yes to this very moderate proposal.

LI
MAR 2014
DEMOLITION

32 Horsefair St.
Charlton Kings
CHELTENHAM
28 February 2014

Ref 14/00209/FUL

Proposal :Erection of 4 no.detached dwellings with garages and construction of private access drive following demolition of existing dwelling at 24 Horsefair Street Charlton Kings, Cheltenham.

As residents, we urge you to reflect our views and reject the above proposal, on the following grounds: traffic, visual impact, and conservation.

We would remind you that Lower Horsefair Street forms part of the St Mary's (Charlton Kings) Conservation Area. It is therefore "an area of special architectural or historic interest" and as such authorities are charged with giving the area protection so that "the best features of an area be preserved and new buildings and street works be designed in order that they enhance the area."

TRAFFIC

The proposal would inevitably bring more through traffic and parked cars into this dangerous and congested street. Besides residents' parking Horsefair Street provides overflow parking for the church, the Royal, the vets, Post Office and other businesses in Lyefield Road. Horsefair Street residents have petitioned the Borough Council five times in the past 30 years about the volume of traffic in the street with little result! The above proposal would exacerbate the conflict between through-traffic, residents' and other parking, pedestrian thoroughfare and residential street. Also the creation of a new vehicular entrance would remove valuable street-parking places. The assertion in the application that traffic speeds are low in Horsefair Street is wrong, and demonstrates just how little the applicant or his agent knows about the area. It is already a dangerous narrow street, in places less than 16 feet wide, and this proposal would make it worse.

VISUAL IMPACT

There appears to be little point in commenting on the visual impact of the proposed new buildings because once planning permission is granted in principle, there is nothing stopping the applicant putting in revised plans for perhaps seven or eight much taller properties. However, the destruction of house number 24 would have a great effect upon the "old village" character of Horsefair Street. Also the proposed demolition of number 24 appears to be totally contrary to the Borough Council's views as stated in the Supplementary Planning Guidance. Although little can be seen of the site at present, the demolition of number 24 and the removal of its garage would give a wide view into the site with views of new roads and houses, totally at variance with the conservation area. It would also break up the urban rhythm of the closed narrow village street.

CONSERVATION

There are at least 26 separate trees within the site. As the Borough Council's policy for conservation areas states that any trees removed for should be replaced, the proposal should include 26 trees, not 3. In the proposal the majority of the site would be built on, or tarmacked, creating surface water run-off problems and removing trees, plants and wildlife. It is well known that there are badgers living in the site, as well as foxes and a variety of garden birds-all very valuable in an area with very little open space.

Finally I would remind you of the Borough Council's policy for the St. Mary's Conservation Order as stated in the St Mary's Charlton Kings Conservation Area Character Appraisal and Management Plan "Any future development or redevelopment of the conservation area will be required to preserve or enhance the character and appearance of the conservation area"

This proposal does not.



037

[REDACTED]
30, Horse fair Street
Chalton Kings
Cheltenham
GL53 8JE.

Dear Planning Officers,

We own
30 horse fair Street, which
we are currently renovating
We are very concerned that
the orchard at the back of
our property (re 24 Horse fair st)
is under planning consideration
for four houses.

The houses would be very close
to our Bungalow and have a
big impact on our privacy.

The access is absolutely
rediculous and will cause
a great danger and
reduce parking spaces on

038

the street.

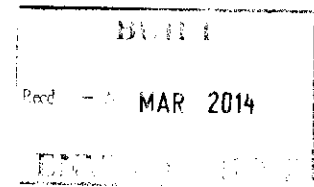
There is a great deal of wild
life in the orchard including
bagers in our bank.

because of the closeness
of the proposed dwellings
there is a great danger it
could cause problems to
our foundations.

We ask that the Planning
is refused because of
these reasons and to
Preserve the integrity
of the Street.

yours Sincerely
[REDACTED]
[REDACTED]

[REDACTED]
Rosebank
28 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire GL53 8JE
[REDACTED]



FAO Ms Tracey Crews
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham

Erection of 4 No detached dwellings with garages and construction of private access drive following demolition of existing dwelling at 24 Horsefair Street, Charlton Kings.

Reference Number 14/00209/FUL

Dear Ms Crews,

I write concerning the proposed development of land at the rear of my house, land which is in a conservation area as laid down by Cheltenham Borough Council in 2009. It is home to badger setts (a protected species - denied in the planning document Item 13) and other wildlife. In reaching your decision these and other issues need to be taken into consideration. I draw your attention to the Supplementary Planning Guidelines 2009 issued by Cheltenham Borough Council *'The council will resist the subdivision of garden plots where proposed development would threaten the character of the area'*. It wouldn't threaten it, it would devastate it!

The plans at present state that No 24 will be demolished. I should point out that No 24 and 26 are one property and were amalgamated well over 30 years ago prior to my purchase of No. 28. As my property is attached to 24/26 with a flying freehold I fail to see how planning could be allowed to demolish any of the attached property. My house was built in 1812 and any demolition work could seriously affect the integrity of my property, which does not benefit from foundations, and any remedial incurred would be the sole responsibility of the developer and or council.

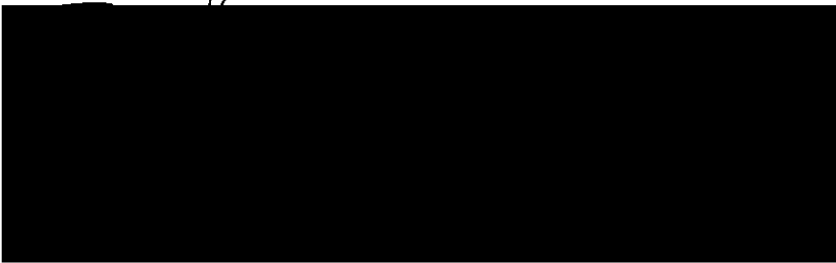
There is considerable traffic congestion at times on this narrow stretch of Horsefair Street. There are also issues with heavy traffic using this stretch of road which resulted in the council having to repair a wall at No 1, Horsefair Street and a bay window at 16, Horsefair Street some years ago due to subsidence. In 1812 houses in Horsefair Street were built to put up with the odd horse and cart going by (hence the street name) and not 38 tonne lorries. In fact the council stopped articulated lorries from using the lower part of Horsefair Street although articulated Co-op lorries are still using it and, due to the narrowness, have to illegally and dangerously mount the pavement to negotiate. I note from your Supplementary Planning Guidelines 2009 that *'The council will work together with the local community to monitor the situation and if necessary begin to examine new possible vehicular solutions for the area'*. That is of course complete nonsense! Allowing even more cars to use the already congested road is hardly the best *'vehicular solution'*. But that will not be the first time a councillor or politician has reneged on his word!

Part of the reason we have suffered more than necessary from the recent flooding is the paving over of driveways and drainable land. Prior to the sewer being replaced in 1987 my house, which lies below the level of the road, was regularly flooded so a flood assessment should take place before any final decision is made.

In conclusion, older residents of Charlton Kings refer to it as 'The Village'. Indeed the council leaflet refers to the area as the *'old village'* and states *'this conservation area...stands out from surrounding developments as an area which is cohesive in character and quality and worthy of preservation'*. The 'village' feel of the locality and the community will not be at risk if more houses and traffic are introduced. It will be lost forever!

I would appreciate it, if, when the Borough Council is doing a site visit they would be good enough to come and take a look at the site from my vantage point. I am available at short notice on either of the above numbers. I look forward to your early response.

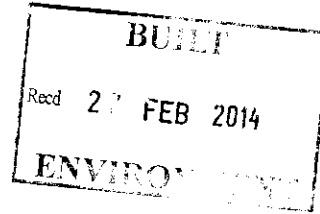
Yours sincerely
[REDACTED]



20 HORSEFAIR STREET
CHARLTON KINGS
CHELTENHAM
GL53

GL53 8JE

26 FEBRUARY 2014



DEAR MS. CREWS,

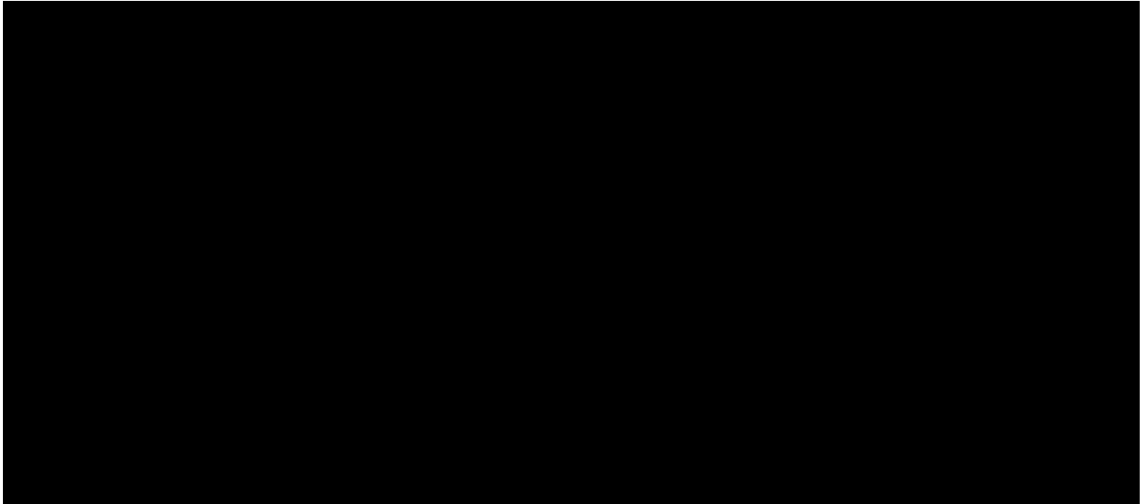
IN RESPONSE TO THE APPLICATION FOR
PLANNING PERMISSION AT 24/26 HORSEFAIR STREET
TO RECORD OUR VOTE AGAINST THIS DEVELOPMENT
I WOULD LIKE TO POINT OUT THAT THE EXIT
FROM THIS SITE AT THE ENTRANCE INTO
HORSEFAIR STREET, IS THE NARROWEST IN THE
WHOLE STREET, ALSO THE FOOTPATH OPPOSITE
OF THE ENTRANCE IS A MERE THIRTY TWO
INCHES WHICH OFTEN LORRIES WILL MOUNT
DUE TO TWO WAY TRAFFIC, WE HAVE SEEN
THE TRAFFIC INCREASE YEAR BY YEAR HAVING
LIVED IN THIS HOUSE OVER FIFTY YEARS.

WE HAVE A INVALID PARKING SPACE OUTSIDE
OF THE HOUSE AND THE CAR AS BEEN

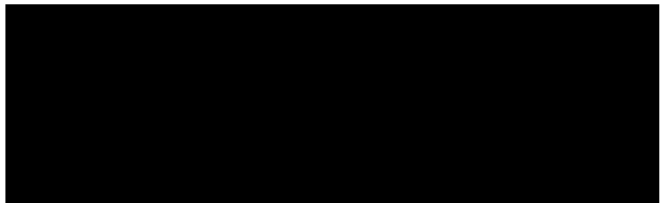
P.T.O

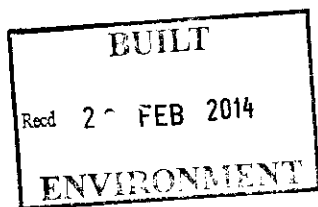
(2)

DAMAGED SEVERAL TIMES INCLUDING LOSS OF
WING MIRRORS.



YOURS FAITHFULLY





16 Gladstone Road,
Cheriton Kings,
Cheltenham
GL53 8JG

20th February 2014

Dear Ms Crews,

I am writing to express my concerns about the proposed application to build houses on the orchard between Horsefaw St and Gladstone Rd.

I am concerned about the development on three levels. Firstly the orchard is a conservation area. Badgers and foxes have lived there safely for very many years. Secondly

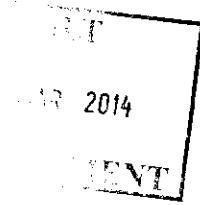
the development would be at the end of my garden and would impact upon my privacy. ^{+ views} Thirdly the impact upon Horsefair Street which is renowned for high levels of traffic, narrow footpaths and difficult parking for residents.

I trust you will take my concerns into consideration.

Yours sincerely,



**Roseville, 12 Gladstone Road, Charlton Kings
Cheltenham, GL53 8JG**



Dear Ms Crews

Comments on Planning Application 14/00209/FUL

The application is unclear as to demolition / reconstruction of 24/26 Horsefair street, this is currently ONE property. Proposed redevelopment of this house/s may impact on access to site. The plans for 24/26 Horsefair Street should be considered alongside this application.

The development is in St Mary's conversation zone.

The development will have implications on traffic in Horsefair street which is already busy at peak times. A large number of school children use this road to walk to nearby primary and secondary schools and increased traffic adds to the risk to these children as well as other pedestrians.

The associated additional vehicles with this development will add to parking difficulties in Horsefair street, Lyefield road and the area around St Marys church which is already difficult.

There is no mention of the very active badger setts on this land in the application and it appears this has not been considered (isn't this a statutory responsibility?)

This is a loss of valuable green space which currently has abundant wildlife.

If the developer is now 'cutting into' the sand banks surrounding the land to increase the (still very small) gardens will the developer be required to reinforce these banks, I am concerned if not this will impact on my land?

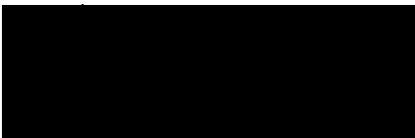
Will the developer be responsible for the boundary fencing following cutting out of sandbanks which will affect current arrangements?

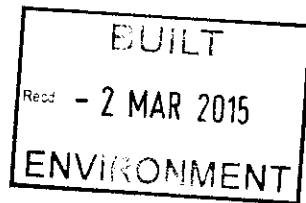
This land currently absorbs a large amount of rainwater, has the impact of the loss of this drainage been fully considered? Is there a responsibility for the developer to include sustainable drainage measures and has this been fulfilled?

The reduced height (following pre planning consultation) reduces the impact on my privacy however I would request that 'frosted' glass should be used in all 'overlooking' windows.

Please let me know if you have any queries.

Yours sincerely





2a Gladstone Road
Charlton Kings
Cheltenham
GL53 8JG
24th February 2015

Built Environment
Cheltenham Borough Council
Municipal offices
Promenade
Cheltenham
GL50 9SA

Planning proposal : 24 Horsefair Street Ref: 14/00209/FUL

I wish to object to planning permission being given to the above property on the following grounds:

While significant improvements have been made to planned development, I still object to the approval being given on the grounds of privacy. As the owner of modern chalet bungalow (referred to in the original covering letter sent by Ian Murray Associates), I will still be overlooked by house 1. From the first floor bedroom and bathroom windows, there will still be direct views into my in my living areas and garden.

A large black rectangular redaction box covering the signature area.

Yours sincerely

A black rectangular redaction box covering the name area.