

APPLICATION NO: 15/01676/FUL		OFFICER: Miss Chloe Smart
DATE REGISTERED: 22nd September 2015		DATE OF EXPIRY : 17th November 2015
WARD: Battledown		PARISH: CHARLK
APPLICANT:	Mr M R Ratcliffe	
LOCATION:	Land at Ham Close, Charlton Kings	
PROPOSAL:	Erection of stable and barn building together with the retention of access drive	

REPRESENTATIONS

Number of contributors	7
Number of objections	7
Number of representations	0
Number of supporting	0

1 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 8th October 2015

I am surprised that the council has permitted work to begin on this site in the AONB by laying an access track before the application has been considered. The hard hat and safety notices are already in place. There is considerable pressure to develop in the AONB within 250 meters of this site and permission would lead to more erosion on the Glenfall Way applications. The site is in Ham Square and not at Ham Close as on the notice. A footpath runs next to the farm gate field entrance. Before work started there was no access track. Permission would open the door to further harm to the natural beauty of the AONB.

The Oaks
Broad Lane
Tanworth In Arden
Solihull
West Midlands
B94 5DY

Comments: 16th October 2015

Letter attached.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 16th October 2015

Letter attached.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 16th October 2015

Letter attached.

Comments: 3rd December 2015

Letter attached.

Penvounder
Ham Square
Cheltenham
Gloucestershire
GL52 6NF

Comments: 13th October 2015

The development is actually adjacent to Ham Square not Ham Close, and particularly affects the four properties in Ham Square which back on to the site.

As the owners of the property most affected, we can testify that work on laying the green track, installing mains services, levelling the field and preparing the building area for the proposed stable and stable yard, has been virtually continuous six days a week from the beginning of July to the end of September, prior to retrospective application for planning permission within the Cotswold Area of Outstanding Natural Beauty.

We have lived here for 36 years. Before the earthworks of this summer, this was an idyllic spot. We understood that the land, an ancient meadow formerly grazed by cattle and displaying clear signs of mediaeval ridge and furrow cultivation, was restricted to agricultural and not recreational equestrian use.

We would be happy to see a couple of horses, owned and ridden by local residents, grazing in the field. However, this is not to be the case. To the best of our knowledge neither of the owners ride. The stables will be used entirely by visitors to the property, only some of whom will be members of the owners' immediate family.

We are concerned about the future use of the stable building which is on a scale far larger than we had envisaged. The building, which includes a large recreational area, is completely out of scale with its environment. We also question whether there is sufficient grazing for four horses.

We are concerned about the impact on the privacy of all four properties, i.e. from the vehicles using the green road a few metres from our boundaries, including horse-boxes, hay & straw lorries, refuse trucks for solid waste and the cars of riders. It has been suggested that horses and riders will access the stables from 6 Ham Square but that access is only four to five metres from our lounge and main bedroom windows and will take horses and riders around two sides of our house and through Ham Square. Early morning riding in summer before school or office will be a major disruption, not only to us but to the residents of the square as a whole.

Finally we are concerned about precedent. The owners erected a stone stable and garage block on their property in the 1970s, which is still in excellent condition but used only as a workshop and for storage. In 1982 they applied to convert the stables to living accommodation (82/00050/PF of 9th February 1982) . The application was refused.

Comments: 2nd December 2015

Thank you for for giving us the opportunity to comment on the revised application.

We do, however, feel that none of our concerns expressed on 13 October have been addressed.

The stable footprint has not been changed and the building has merely been moved a few feet towards the owner's property. The overall proportions and accommodation remain the same.

The green track, which was laid before the original application was made, remains in situ (sturdily constructed of hardcore, sand and mesh overlaid with turf, it is a permanent feature).

There is a major omission on the revised site plan in that the access to the owner's property, adjacent to our joint boundary, and the extension of the green road to meet it, are not shown. This is of particular concern to us, as previously stated.

A stable building of similar design and proportions, approved by Tewkesbury Council in 2007, has been cited as a precedent, but as the locations are in no way similar, the building in Gretton being adjacent to existing farm buildings, we fail to see its relevance.

In addition to our previously expressed concerns, it should be added that the junction between Ham Square and Ham Road is close to a sharp bend where Ham Road narrows dramatically. Ham Road is becoming increasingly busy and the view for residents leaving the square is regularly obscured by parked cars. In our view, any increase of traffic in and out of the square presents a dangerous traffic hazard.

The Willows
Ham Square
Cheltenham
Gloucestershire
GL52 6NF

Comments: 13th October 2015

We do not have a problem in principle with this site being used for keeping horses for non-commercial use by the applicant and his immediate family, although we note that a change of use from agricultural to equestrian has not yet been made.

We do however have concerns about this application for the following reasons:

- 1) The access track which has already been installed for which the applicant is seeking retrospective permission runs very close to the rear of our property. The regular comings and goings along this track to service four or more horses will create considerable noise nuisance and intrusion of privacy to ours and three other properties on Ham Square. Had we had the opportunity to comment before the track had been laid, we would not have supported it. Even if this is not initially the intention, then once permitted it will be impossible to control.
- 2) The proposed building, for which the footprint has already been excavated, is excessive for private non-commercial use and is unnecessary development within the AONB. The applicant already has a stable on the adjoining property which is not used as such.
- 3) The existence of this development raises the possibility of future applications for the further development of the site for commercial or residential use as we have seen elsewhere in the locality.
- 4) The two access points to the site are both off the single lane track which is the only vehicular entry and exit point to the eight residential properties on Ham Square. This track cannot support additional traffic created by the proposed stables.

Thank you for providing the opportunity to comment. We trust that these concerns will be considered during your assessment of the application.

Comments: 2nd December 2015

We are writing to reiterate our previous objections to this proposal. We do not see that the minor adjustments made to this scheme address the concerns we raised in any way. Furthermore we are sceptical that these changes would even be implemented given that significant engineering works have already been undertaken in constructing the roadway, excavating the footprint for the proposed stables and installing services.

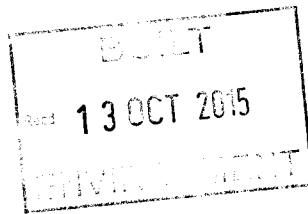
We also fail to see how approval can possibly be given for stables to be built on land that is not permitted for equestrian use.

Sunrise
Ham Square
Cheltenham
Gloucestershire
GL52 6NF

Comments: 16th October 2015

Letter attached.

"The Oaks".
Broad Lane,
Tanworth in Arden,
Solihull,
West Midlands,
B94 5DY



11 October 15

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

Attention of Miss Chloe Smart

Dear Sirs,

Planning Application 15/01676/FUL

I wish to record my comment on the above Application.

My family (great-grandparents, parents, and myself have lived in Ivy Cottage , in the lane leading to Ham Square, since 1890; it is currently occupied by my nephew and I expect that it will be a family home into the foreseeable future.

As you will see from the Site Plan, our front door is less than 2 metres from the access road to the proposed property and all traffic along the lane between Ham Road and Ham Square – human, vehicular, or equine – is usually visible and/or audible from our living rooms. That this is tolerable, at present, is due to the fact that such traffic is limited by a finite number of users, and that there is no capacity for expansion along the lane and in the Square.

I have great concerns that the proposed development would lead to a considerable increase in the vehicular traffic which would pass Ivy Cottage, from Ham Road before turning into the new access road to the proposed development. This will include quite substantial vehicles such as feed and bedding transporters and horse boxes, which will have to negotiate the unstable surface of the lane and turn into the narrow gateway, directly opposite our home; it is unclear whether the existing gate would remain in place and, if so, the vehicles will have to stop before they could turn out of the existing lane; if it remains locked, stationary vehicles will cause delay and nuisance before they can enter.

The Planning Application refers to “very low levels of vehicular traffic’ but this is disingenuous: I have first-hand experience of such developments which, although designated as “for recreational use”, inevitably attract visitors for equestrian sports, barbecues and corporate events, as well as routine riding experiences. This seems especially likely in terms of the size of the proposed development : again, in my experience four stables provides accommodation beyond the recreational needs of the typical family group. Two, would be a more realistic number for immediate family use.

It is impossible to predict the exact increase in traffic –under **future** as well as current ownership- but from the above considerations I believe that, on a balance of probability, there could be a doubling of existing levels of use, over an average weekend. This would have a deleterious effect on the amenity of Ivy Cottage, and, at times of peak usage, when cars may be parked back into Ham Road, or when large vehicles were attempting to enter the access road, or pass each other in Ham Square lane, it would cause nuisance to the entire neighbourhood.

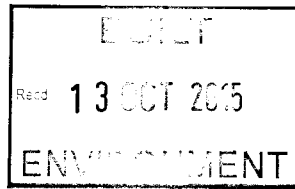
Finally, the increased traffic would, of course have to negotiate quite severe bends, with restricted visibility, when approaching or re-entering Ham Road, and the increased risk of accident will be readily understood. Visibility is particularly restricted when vehicles are parked at the bottom of the lane, on Ham Road, and such parking would be increased if the proposed development were to be permitted – both from visitors to the development and from existing users. Vehicles being towed as trailers will be particularly hazardous, especially when they have to reverse, as will inevitably occur, regularly.

I submit, therefore, that the extreme proximity - less than two metres! – of our main living room from the access track means that ANY increase in traffic will be very intrusive and disruptive. The increased traffic from the proposed development will be predictably substantial and should not have to be endured.

Yours faithfully,



WADLEYS FARM,
HAM LANE,
CHARLTON KINGS,
CHELTENHAM
GL 52 6NJ.



Your ref. 15/01676/FUL.

12-10-15.

Dear Miss Smart,

Erection of stable and barn behind Ham Square.

I am totally opposed to the application for a variety of reasons, not the least of which is the application for retention of access drive. This trackway should never have been allowed to be constructed as apparently the Planning officers thought it was just a track into a field, instead of which it turned into a major civil engineering project, with seams of plastic matting, a deep trench alongside and services of water, electricity and drainage being laid on. Added to which an earthmoving exercise was carried out, digging a foundation 80 feet x 20 feet and a metre deep at one end. All this without planning permission!

It transpires that this activity was a basis for the present barn application, which in my estimation is far too big for the so-called private use of 4 horses. There is already a stable in the grounds of Good Hall and surely a smaller stable for 2 horses would be adequate, with a sloping roof instead of a massive pitched roof. The present application smacks of commercial use, with a mess room and toilet! If it is only for family use, then why not use the house?

The fenced paddock is not very big, the RHS states that there should be at least $\frac{1}{2}$ hectare per horse, and more, if permanent good grazing is envisaged. This paddock will get very muddy in the winter, especially if the horses are to be hidden there. The access track will also be skiddy and muddy.

There is no mention of the frequency of vehicles using the site, or the size of them - are horse boxes involved? What about provision of hay and removal of the manure and straw? Surely a tractor and trailer is needed? The applicant says there will be no disturbance to the neighbours, but what is now a quiet agricultural field (what about Change of Use to Equestrian?) will have vehicles of all sorts and sizes proceeding at all times just behind their houses, especially to feed the horses on dark winter mornings.

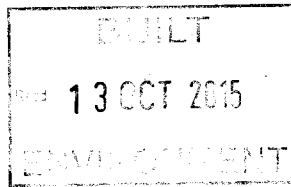
In summation, the whole project is far too big and out of character in the area, bearing in mind it is ANB, and also bearing in mind that it is only meant to be for family members to keep their horses in a safe environment. When you consider the overall engineering works that have already been completed, and all the services laid on, you could be fooled into thinking this was an application for a commercial riding school.

I urge you to refuse this application,

Yours faithfully,

A large black rectangular redaction box covering the signature area of the letter.

Ref: 15/01676/FUL



Wadley Farm,
Ham Lane
Chalton Kings.
GL52 6NJ
12th Oct. 15.

Dear Madam,

Land at Ham Square.

Erection of stable and barn building
together with the retention of access
drive.

One could be forgiven for thinking Planning Consent had already been given to this Application.

We, as neighbours have suffered nuisance noise all the summer with the to-ing and fro-ing of earth moving equipment on this site, from the week beginning 29th June, to the week beginning 21st September, when a track was dug out and laid, foundations were dug and services — water, electricity and drainage were installed.

I am totally opposed to this Application. In all the 55 years I have visited

and lived in Ham² for 37 of those years, there has never been "Horsiculture" in this paddock. Cattle have been grazed and hay made - both indicative of a rural agricultural field. I should have thought a "Change of Use" application for this paddock was necessary before a stable block could be considered.

I note in the application the proposed stables^{are} for "private recreational use by the applicant" and are not intended for use as a "commercial equestrian centre". The size and contents of the block belie these statements. Why the need for 4 stables? A toilet? A "mess" room? (this needs clarification - is it a kitchen? a shower room? If it is for "private" use, the applicant's house provides these amenities alongside the paddock - one would assume "private" means family, so there should be no objection to the use of Toad Hall's amenities for family members.

In addition to this, there has already been a stable block within the curtilage.

3.

of Toad Hall and the building is still there.

I remember a daughter stabling her hunter there, which surely must negate the need for this new build in the O.A.N.B.

As for the size of the proposed stables - it is monstrous - 28 m long, 9.4 m wide with a height of 4.4 m. - a bungalow in all but name, and it will have a HUGE ^{VISUAL} impact from the rear of Ham Square Properties, and people using the public footpath. In no way can it be called a "typical stable block" for private use, with its pretentious 'tower' and Cambrian roof slates, which are totally out of character within this rural area.

The access track is worthy of comment, built as it is directly behind Ham Square Properties. The "Retention" of this access track indicates that this was done without Planning Permission. It is my view it should NOT have been placed so close to Ham Square residences and should NOT be

4.
retained in that position, but should be moved to the other side of the field and lead directly to the stables should they be given permission. Is there a hidden agenda here? The huge ornamental "field" gates leading to Toad Hall (the applicant's house) could indicate that this track may be used as access to Toad Hall & just consider the impact that would have on Ham Square residents.

Four stables for 4 horses would mean 3 or 4 cars twice daily (often early mornings before school/work) using the access track or Ham Square. To say "the development will not have any impact on the residential amenities of neighbouring properties" is simply untrue! Where there has been a quiet agricultural field will now be a hive of activity with traffic twice daily, 365 days per year.

Horse boxes are an issue too. They will need to manoeuvre several times by Ivy Cottage

5.

in order to get through the gate. Walkers, cyclists and car owners would be greatly inconvenienced - the lane being very narrow & blocked by manoeuvring horse boxes.

The word "recreation" implies that the paddock will not only be used for the grazing of horses, but for riding / schooling! and jumping & thus creating much more of an impact on the tranquility of the area for residents and the multitude of walkers who use the footpath alongside.

The British Horse Society states that land suitable for grazing horses should be 2 horses per hectare in order to keep the land in good heart and be adequate for the horses' needs. For 4 horses this fenced paddock falls short of this requirement.

As for this current proposal representing a "minor form of development" in this area is a matter of opinion. If it were a stable block for 2 horses and a tack room, as is the usual size for private use and would be adequate for



6.
the applicant's family (daughter and grand daughter)
I would not oppose the application, ^{knowing the need,} and this
development would have a relatively "minor"
impact on the environment, and the residents
of Ham Square, particularly if the field were
purely used for the grazing only, of two horses.

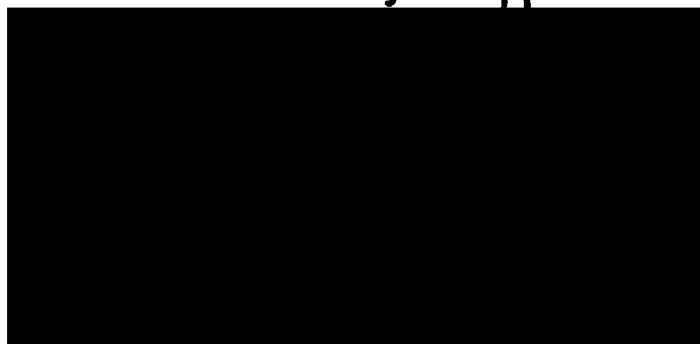
If planning consent is given to this
massive structure which I sincerely hope it
will not, I would urge officers to place
conditions upon it such as:

1. The paddock to be used for the GRAZING
of horses only and NOT recreational
activity.
2. The field track should not be retained in
the position it is, but should be removed
and replaced on the opposite side of the field
to Ham Square homes.
3. Traffic using Ham Square or the field track
should be kept to a minimum which would
include no visiting vehicles.
4. No provision has been made in the
application, for the disposal of manure
from the stables - a major concern, and there

should be positively NO BURNING of dung on this site.

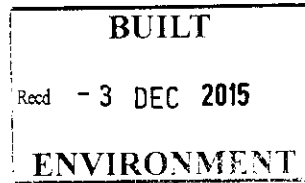
As you can tell from the above, I am totally opposed to this new development and I hope you will consider my views please, and reject it. Thank you for the opportunity of "having my say" on this issue.

Yours faithfully,



Ref: 15/01676/FUL.

Wadleys Farm
Ham Lane,
Chaulton Kings,
GL52 6NJ
3rd Dec. 15.



Dear Madam,

I would like to see the
above application DEFERRED.

My husband telephoned the
planning office several times, about the plans
for this amended application being unavailable
on the C.B.C. web site and at no time was he
advised that the closing date for comments
would remain the 3rd December, even though
the plans were not available for general
inspection except at the Planning Office.

As key holders of the "SAVE THE
A.O.N.B." noticeboard in Ham, we have been
unable to advertise this application for Ham
residents, as we always do, for Planning
Applications in Ham and this area of
AONB.

When my husband telephoned
on 30th Nov. the planning officer said
3rd Dec. remained the deadline for comments

and that the decision had already been made to recommend approval.

Surely this couldn't be correct? The public had a right to make comments by 3rd Dec. If the decision had already been made, why does anyone go to the trouble of writing at all? It makes an absolute mockery of the Consultation process.

I would like you to reconsider ALL the points I made in my letter about the original application - they are all valid in relation to this amended application, except for the pretentious "tower" which thankfully has been removed.

I am convinced that the proposed barn/stable block is not in keeping with the ethos of the AONB in this area.

It is far too big and would be intrusive on an otherwise rural site.

The height is totally unnecessary in my view, as indeed are the toilet and "mess" room, when the applicant's facilities

3.

are on the premises at Toad Hall, bearing in mind that the stables are being built for a grand daughter and her friends. I do not know of another 'private' stable-block with these facilities other than those used for commercial enterprises - certainly NOT in this area.

There is a precedent for a block of 4 stables in Ham - in Mill Lane.

Ref: 8th March, '13. 13/00372/FUL.

I would urge you please to look back at that application & visit the site. The stable block has merged into the environment, the height being 2.9 m. unlike the present amended application with its height of 4.4 m. (the height of a bungalow) This height of roof with its Cambrian roof slates would certainly not merge into the environment. The owner of the Mill Lane stable block lived away from the site and she had no need for a toilet and "mess"

room - only being grateful for the 4⁴ stables for her 4 horses some of which were 'rescued' ones.

Sadly the Mill Lane stable block has remained unoccupied, owing to the serious illness of the owner, 2 weeks before she was due to move her horses there.

Horses had grazed for over 40 years on the Mill Lane field, unlike the field with the proposed barn & stables. To put the record straight - this field has NEVER been used for the grazing of horses in all the 55 years I have known it, and a change of use from agriculture (cattle grazing & hay making) should be sought for the grazing of horses only, and NOT for recreational use which would cause great disturbance to Ham Square residents.

The only horses to have been in this field were the applicant's grand daughter & her friends one Sunday afternoon recently.

I think Planning Officers should look at the siting of lights on the proposed

5.
building. This is in the Cotswolds AONB
and light pollution could be a problem
here, for walkers using the very well-used
footpath and house holders nearby.

All the conditions I suggested in
my previous letter are still valid, particularly
the disposal of stable straw/manure which
seems to have been totally ignored. It
should certainly not be disposed of by
burning on site.

I would like to see this application
go back to the "drawing board" so that
it can be made more appropriate for
the AONB in this area.

Yours faithfully,



Miss Chloe Smart,
Planning Officer,
Cheltenham Borough Council.

15 OCT 2015
PLANNING

Sunrise,
Ham Square,
Charlton Kings,
Cheltenham,
Gloucestershire.
GL52 6NF

13th October 2015

15/01676/FUL

Dear Miss Smart,

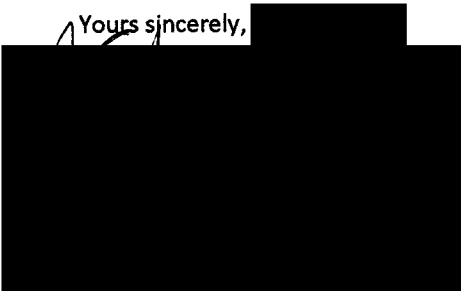
I am writing to object to this application.

I have lived here all of my life, over 80 years, and I am very worried about the track that has been built behind my house and the proposed stables that it leads to.

I care for my daughter who is unwell and needs a lot of rest. I am concerned about the noise and intrusion that will be caused by the use of the track and proposed stables.

Both my daughter and I have restricted mobility and regularly use taxi services and we think the additional traffic will create further difficulties for us.

Yours sincerely,

A large black rectangular redaction box covers the signature and name of the sender.