

APPLICATION NO: 15/02269/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 30th December 2015		DATE OF EXPIRY : 30th March 2016	
WARD: All Saints		PARISH:	
APPLICANT:	Mr Paul Haskins		
LOCATION:	83 Hewlett Road, Cheltenham		
PROPOSAL:	Alterations and extensions to the building and conversion to provide 9 additional flats.		

REPRESENTATIONS

Number of contributors	68
Number of objections	68
Number of representations	0
Number of supporting	0

2 Victoria Place
Cheltenham
Gloucestershire
GL52 2ES

Comments: 26th January 2016

Whilst it is important that sufficient accommodation provided for a growing population, the conversion of a former community based property is in my opinion not the way this should be achieved, as it will put further pressure on the surrounding streets with regard to parking.

The introduction of a permit based scheme into the Fairview area in recent years was clearly the result of pressure on the available spaces, and the addition of these properties (without allocated parking spaces) will exacerbate this further. One suspects in the region of 15-20 additional vehicles.

I would like to see the council support any application that may be forthcoming to convert the property to a more community based scheme which would result in longer term benefits for MANY people, rather than the short term benefit of a FEW - namely the property developer, and the detriment of many residents in the surrounding locale.

There are MANY sites throughout the town, where infilling could occur with property construction, that also provides off road parking allocations.

I also have particular sympathies for those adjacent to the property as the proposed elevation changes, are wholly inappropriate to the area. I.E. Creating a 2nd floor (i.e. 3 stories) in what is predominately a 2 story area(Duke St in particular).

11 Princes Street
Cheltenham
Gloucestershire
GL52 6BE

Comments: 9th January 2016

I wish to comment on this planning application.

I believe there are some errors in the Design and Access Support Statement in support of this application.

The first incorrect statement in the attached Planning Application is in Clause 1.4 where they state the application is for 10 apartments.

The drawings actually show 11 apartments.

The Planning Application is then registered, incorrectly, for 10 flats while the drawing clearly shows 11 apartments.

The previous use of 83 Hewlett Road was as a Public House. The Use Class bracket for this building is A4, Drinking Establishment.

This is a Class A use Order. Permitted change of this use Class Type is to another Class A use i.e.

- A1 Shops,
- A2 Financial Services
- A3 Restaurants and Cafes
- A5 Hot Food Takeaway.

All these use Classes are for a commercial use, not residential.

The street frontage on both sides of the road at this juncture in Hewlett Road is commercial. Funeral Director, Londis, Coffee shop, Pharmacist, hairdressers, etc. Under permitted development these shops which have a floor over can have a residential use to these floors. So many shops in this area do have a flat in these floors. This, under permitted development, is one flat per shop on the ground floor.

The Design and Access Statement then refers in their following clauses:

4.3 Section 70 (as amended) of the Town and Country Planning Act states that Local Planning Authorities should have regard to:

- (a) the provisions of the development plan, so far as material to the application
- (b) any local finance considerations, so far as material application
- (c) any other material considerations.

The point of this clause is for the change of use from A1, 'commercial' to C3 'residential'. This is implying that a New Homes Bonus will be paid to the Council for increasing residential development within the Borough.

This under Planning Practice Guidance should not be a material consideration in making this planning decision however much the council feel these dwellings are required and the 'New Home Bonus' money desired.

This Clause can be read in reference to the business failing as a Public House and so no longer viable as this use.

This building had traded successfully as a pub since the 1890's. However, in recent years, the previous owners of this establishment set a rent based on the floor area of 83 Hewlett Road which is large so this rental per square meterage was high. Also the brewery, allegedly, charged a non viable amount for supply of the alcohol, so subsequently a collection of recent landlords failed.

The failure of this business does not rule out any other commercial use or it being run as a Public House again under different ownership.

Perhaps a more viable way would be the subdivision of the building, to reduce the floor area so create a mix of commercial uses which could be more suitable and sustainable. In this way it could still perhaps provide a public house, with a smaller floor area and another or other commercial use(s).

Principle of Development

The Design and Access Statement states that as this area is within the 'Principle Urban Area' adding more housing to this area 'will fulfil a social role by encouraging a strong, vibrant community by increasing the supply of housing to meet existing and future demands.'

The housing allocation to this area requires support services as supplied by the collection of shops, coffee house, etc. The pub was a great community asset. A meeting place that did make a strong, vibrant community. This community really feels the loss of this very important asset.

With the loss of such facilities the community spirit is being lost. We all live these days next to people we don't meet, don't know and ignore in the street. Adding more people into this area that is already highly populated will not make a strong, vibrant community. Just more people that know one has a place to get to know.

The Design and Access Statement under Clause 4.7 states this is a previously developed site and under the Local Plan Policy CP1

- (a) conserve or enhance natural resources and environmental assets; and
- (b) give priority to the use of previously developed land: and
- (c) make the most efficient and effective use of land.

This building is within the Principle Urban Area (PUA) and the above clause is relevant. However the implication is for sustainable development. This application is not sustainable. There is no provision for parking or any consideration for the community use of this building or being provided elsewhere.

The conversion to 11 apartments means possibly a further, min. 11 cars possibly 22 or more. This area is presently very tight on parking. We have in this area deferred from resident parking permits but this increase in parking would be unsustainable.

This building is on a corner plot which has no parking to any of its frontage and all roads restricted with double yellow lines so any residential use will put pressure on the already difficult parking on Duke Street and the surrounding roads.

The Planning Statement says this will be no different to the requirements of the Public House. Wrong. Many people from the local vicinity walked to the pub. It was a Local Community Public House with not just the bar but a Hall area on the first floor that was used by local bands, resident groups, etc to come to gather and perform community events.

4.3 The 'Fall-back' position. As stated above the Fall-back position should contain an A1, A2 or A3 use NOT Residential Use which is Class's C.

This pub is a local for community use. People walk to it. The planning policy stated is reducing the number of local public houses but there is still a demand for these and also the other community uses it could provide. This area has lost several already but the housing number has increased. With the development of the old GCHQ site and various infill sites and closed clubs and pubs housing in this area has increased significantly and the number of supporting community areas decreased significantly.

Within the Planning Statement it implies we can all walk or take a bus into town to other public houses. However the local bus company closed the local bus route that passed down Leighton Road sometime ago.

In this Design and Access Statement they also site, clause 4.17, the loss of the Greyhound Inn. With the closure of the Greyhound, this premises and many others (British Legion, the RAOB Club, Cat & Fiddle Pub, Sherborne Arms) in this area community premises are now few and far between. The travel distance to places of communal leisure activities is increasing whilst the government, local council want us to be more environmentally friendly which implies the reduction of our travel so car use.

This area is loosing its 'Sense of Place'.

Conclusion

The present owner of this property and the council should be considering the local needs of the community and the sustainability of its proposal. The pressure on the council to gain the 'New Homes' Bonus' must be put to one side. Note, this will also not be considered on appeal.

This property is on a commercial street front so should retain a commercial use to the ground floor with development over potentially for residential use as permitted development allows but the number limited to something which can be supported in the community i.e. as permitted development allows: one flat per shop front, noting the corner plot so no parking presently allowed on the street front.

A community use should be pressed for either within this building or under a Section 106 Agreement so a sum to be paid to the authority to make a financial contribution to provide a new community facility, preferably within this building.

This proposal is just to make as much money as possible on this site with no consideration to the people who live in this community. The council have an obligation to protect our community and the historic fabric of this community.

10 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 9th January 2016

As resident of Leighton Road, I must object to the application to change the pub at 83 Hewlett Road by adding a further 10 flats to the site.

Parking in Leighton Road is frequently very difficult, often needing 30 minutes hunting to find a place within walking distance of home. This often means that one stops in the middle of the road to offload shopping, or for any other delivery of goods, which then impacts on through traffic (Leighton Road is a well used local cut through from Hales Road to Hewlett Road).

Leighton Road has many houses of multiple occupancy, which compounds the problem of families who have several cars looking for parking extending beyond their own frontage. As Leighton Road is one of the few streets near the centre of town without restrictions, limiting parking to "residents only" would affect the current situation, but would not eliminate it. Adding the parking needs of 10+ flats into the equation would merely make matters worse.

If you think this application warrants further thought, then I think it is essential for the developer to be required to make adequate provision within the confines of his site for the parking of more than 1 vehicle per flat, always bearing in mind the problems of access to such parking can only be from Duke Street near its corner with Hewlett Road.

56 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 10th January 2016

It is great that the unused building is to be put to use however the amount of extra cars this application will generate, requiring parking is ridiculous. There is insufficient parking in the area already and adding potentially 10 or 20 cars requiring parking will further exacerbate the problem.

We resisted residents parking because it would not guarantee parking for us anyway as there are too many cars per household in the area so proposing that would not make any difference.

I strongly object to the amount of homes this application would generate, particularly if another storey is added to the building. However if the building was to be made into a couple of larger flats, this would not be as bad.

Also as a conservation area, surely another story should not be added?

24 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 10th January 2016

Parking is an issue already the possibility of another 10-20 cars would be a disaster for the existing residents, surely another business that the local community could use and support would be a much better option.

The other businesses have proven that they can be successful if they have a good business plan eg vitlers.

10 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 10th January 2016

We strongly object to the existing proposals for the conversion and extension of 83 Hewlett Road. Reasons are as follows:

1) Impact on neighbouring properties

The application suggests that the creation of an extra storey is in keeping with the existing facade of Hewlett Road. It does not however thoroughly consider the impact on Duke Street. Creating an extra storey will:

- overshadow neighbouring gardens;
- detract from existing privacy within these gardens; and
- devalue property prices for those on Duke Street in direct proximity to the development (an assumption based on the above two points).

2) Parking

Parking is already extremely difficult on Duke Street. Adding up to potentially 10 - 20 additional vehicles to the mix is ill thought through. As parents of a young child, parking a distance away from our property is already difficult from a practical perspective. Adding additional vehicles to the equation will not only make parking more difficult for existing residents, it also raises serious

potential safety concerns. Vehicles already park extremely close together and right up to the corner of the road at night. How does the applicant plan to avoid further inconvenience to existing residents and mitigate the safety implications resulting from the presence of additional vehicles?

3) Noise

The proposals suggest occupation largely by singles or couples, which given the nature of the development are likely to mainly be young people who, we can assume, are more likely to return to the properties late after nights out etc. During the pub's entire tenancy, the council failed to adequately manage and enforce reasonable noise levels in the evening / at night. What guarantee can they offer that the situation will be different in relation to residential properties?

Whilst we welcome the idea of putting the existing building to good use, we strongly feel that conversion of the existing space, rather than the addition of an extra storey would be a more reasonable proposal, assuming that concerns over parking / safety are addressed.

61 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 10th January 2016

I would like to object to this proposal as submitted.

Parking: Demand already exceeds supply in Duke Street, Leighton Road, Princes Street etc. and this proposal would increase demand. These streets are not in a residents parking zone. Although a resident's permit system would not create additional parking spaces, it would free up some of the existing. If this application is approved; including Duke Street and neighbouring streets in a Residents Parking Zone ease the problem.

Access to Duke Street may be compromised during construction. The pavement along the Duke Street frontage of the site is used to gain access to the light controlled pedestrian crossing over Hewlett Road. This also a 'walk to school' route. Most pedestrians cross from the southern side of Duke Street before the frontage of the building to avoid crossing close to the Hewlett Road junction.

If the application is approved, could consideration be given to making it conditional to ensure;

All materials being delivered and waste taken out of the site be moved directly onto or off the applicants land and not stored on the highway or footway during construction.

That the highway and footway are not used as a site compound or work area

That provision is made for parking tradesman's vehicles.

That there is a traffic management plan in place to facilitate vehicle loading and unloading. (The street is too narrow for unloading construction materials with the current two way flow. It may be pragmatic make the east end of Duke Street 'no access except cycles' from Princes Street for the duration of any works. This could also be a trial to assess any benefits in making this permanent in view of an increase in the number of residents)

Design and access statement: With regard to the 1 km walking distance cited in 4.23 and used in 4.25 'As the map below demonstrates, there are approximately 30 licensed premises providing similar services to the Maple Leaf PH within the 1km maximum walking distance from the site.' The map referred to is labelled 'Public Houses within 1km of the application site' and shows (no scale given) a radius close to 1km. An approximated walking distance extrapolated from a radius in an urban street network is usually taken as 60% of that radius as a straight route cannot be

walked. Using this interpretation of walking distance would reduce the number of Public Houses within a 1km walk/600m Radius from the figure given in the design and access statement.

46 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 24th January 2016

There is already a major issue with available parking spaces on Leighton Road, Duke street and surrounding side roads for the existing residents, the potential development for 10 dwellings would add extreme amount of stress to this problem making peoples lives a misery, not only during the building work but after as well. From the number of objections I've seen posted this really does go to show how many people would be made un-happy in this area and how much they care and feel how the Pub is seen as a centre of the community.

What are the benefits to the existing residence? We will only ever be worse off! I think its a big shame the Pub has closed down and not been put to a good community use to consider the needs of the neighbourhood. I strongly object!!

24 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 25th January 2016

I object to this proposal as it will mean the permanent loss of a local pub and upstairs function room which is a valuable asset to the community.

I also object to the proposed addition of an extra storey and the proposed number of flats with no provision for parking. It is already difficult for existing residents to find parking places and the addition of so many more residences will make an already difficult problem much worse.

21 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 25th January 2016

I am extremely concerned about the impact that the proposed development will have on parking in the vicinity, the permanent loss of the local pub which has been in the past an important meeting place for locals.

Furthermore, the scale of the development seems unjustified, and out of proportion.

My road (Victoria Terrace) already suffers from a parking problem due to lack of available parking in Duke Street, Princes Street, and Leighton Road. There is simply not enough space to allow for the likely minimum of 11 and potential maximum 24 spaces required by the proposed dwellings. There is also already an issue of cars parking on double yellow lines adjacent to junctions in this small network of streets increasing the risk of accidents when turning.

Granting this planning permission would, in my opinion, be irresponsible.

21 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 10th January 2016

We strenuously object to the proposed development of 83 Hewlett Road as it appears that there has been no consideration taken of the huge impact an additional 10 to 20 cars requiring parking spaces will make on the already over crowded local roads.

The provision of 10 cycle spaces is a red herring as it assumes the new residents will NOT own cars or that they will NOT need a van for work and that a couple will only need one bike between them. This is not an assumption that any reasonable person could make.

The proposers of this development obviously have no problems parking their cars and most certainly have not tried to find a parking space within reasonable walking distance of their homes after 7 or 8 pm as most local residents here have.

We hope the council will reject this application and that they will encourage a more socially acceptable use for the vacant property.

Alveston House
St Annes Road
Cheltenham
Gloucestershire
GL52 2SS

Comments: 18th January 2016

We object to the proposed replacement of this public house and living quarters with 11 apartments. Our objections are as follows:

- 1) The number of dwellings proposed (11) seems overly excessive for the size of the site.
- 2) The permanent disappearance of this public house in a residential area such as Fairview would be a severe loss to the community. Under the right management the pub could act as an excellent focal point for the area, a place to meet friends and neighbours. Please note this is not a 'former pub' as claimed in the Design & Access Document, we believe it was recently advertised and sold as a going concern.
- 3) This development would not, as the application suggests, encourage 'a strong, vibrant community'. A community can only be formed when people mix together and get to know each other. A community is not made from people living in separate flats with no informal community meeting point such as a pub. The applicant shows the pubs available within a 1km (as the crow flies) radius. It might be more appropriate to look at what pubs are available within the boundaries of the community of Fairview.
- 4) Parking in the Fairview area is already chaotic. As former residents of Leighton Road we can confirm that there is no room for another 10-20 cars in this area. We regularly had to circle round Leighton Road/Duke Street/ Princes St/ Kings Rd of an evening searching for a parking space. If the apartments were to house couples/sharers there could easily be 10-20 more cars, further adding to the frustration of residents. For example, a development of 7 one and two bed apartments on neighbouring St Anne's Road has added at least 9 vehicles to the road. Luckily, a condition of the planning for that development was that parking was provided, the reason for this being 'To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site, in the interests of highway safety'.

- 5) This public house is a prominent commercial property in heart of the Fairview conservation area. It is a pub building, and we feel that the façade will not convert well from that of a pub to a residential building.
- 6) We would like to see this public house once again becoming an important element of the commercial and social core of Fairview, together with the surrounding businesses.

68 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 8th January 2016

Whilst we're keen to see this building put to good use, the addition of so many new residents will put strain on the area - particularly parking, which is already at saturation point.

Overcrowding would no doubt be 'addressed' by the introduction of a permit parking scheme by the council, but as already mentioned this doesn't benefit residents in the evenings as it won't actually create any spaces as more permits are sold than parking spaces available. Residents have already voted against the introduction of such a scheme.

Unless some provision for extra parking is available, we object to these plans. We regularly have to park 2/3 streets away and this will only worsen with the addition of 10 to 20 new cars.

62 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 11th January 2016

I strongly object to the planned conversion of 83 Hewlett Road. The reasons are as followed;

1. Parking - Parking is a huge issue in Duke street and the surrounding areas, without a residential permit system Duke Street is used as a 'free car park' for shoppers, town workers, student cars and even the local garage , there simply is not enough space to accommodate approx 25 extra cars.
2. Disruption whilst building work is commencing - The plans show the building will be extended, I'm very concerned as to how the pavement area will be kept clear and wether access will still be able to be safely gained to the pedestrian crossing on Hewlett Road . Duke street has a lot of primary school aged children attending St Johns primary school and Holy Trinity primary school all of which walk past 83 Hewlett Road to use the light controlled pedestrian crossing, I'm concerned that safety might be jeopardised with work vans , skips etc on the pavement (I'm presuming they'll be on the pavement as stated there simply isn't any road space for extra vehicles) blocking the way.
3. Traffic - Traffic flow on Duke Street is always a touchy subject with vehicles often coming down the road (traveling west towards Hewlett road) if the work does happen maybe Duke Street could be made one way to work in flow with Leighton Road , this would stop people using it as a shortcut and therefore reducing the traffic and also it would help ease any extra congestion on the Hewlett Road / Duke Street junction.

5 Princes Street
Cheltenham
Gloucestershire
GL52 6BE

Comments: 26th January 2016

I object to the proposed planning application for the following reasons -

Lack of sufficient parking is a very real problem, the local area simply does not have the capacity for an additional 11 residences.

The change of commercial (pub) use to residential is a real loss for the community and the surrounding area.

The over development of the building with the addition of a 3rd storey, will effect the character of the building and negatively effect the local residents.

Building and construction works will adversely effect the local area especially parking and use of Duke street.

Road safety will adversely effected. A pedestrian was knocked down outside the property on 23/01/16 and with the addition of building and construction works i feel this will be a heightened danger.

Overall the development, although providing housing seems in it's current planned form to appease a developers rapacity to squeeze as much value from the property as possible. A more sustainable, sensitive and sensible development would benefit the community and not be met with such strong objection.

22 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 26th January 2016

I wish to object to this proposal because of the negative impact it will have on residents and our local community.

There is already substantial pressure on parking for residents and the proposed development would considerably exacerbate the on-road parking issues. It would inevitably introduce an additional 10+ vehicles requiring parking on a daily basis, with no scope for additional parking capacity anywhere in the vicinity.

As well as overlooking existing properties, the addition of a third storey would not be in keeping with our residential area which is predominantly characterised by two-storey residential units.

Thirdly, the removal of the opportunity for the property to once again become a local hub for our community is an unwelcome change of use and a significant loss.

For these reasons the proposed development is not appropriate for our community.

21 Kings Road
Cheltenham
Gloucestershire
GL52 6BH

Comments: 28th January 2016

Put quite simply parking is difficult enough already in this area and building so many new apartments with not even one extra parking space is just going to make matters much worse. The argument that the dwellings would be close to the town centre and therefore the new residents would not need cars is irrelevant in this day and age.

Although the pub did not appear to be financially viable it did provide a community space which would be gone forever if this application is allowed.

6 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 8th January 2016

Being the direct neighbour to the property I highly object.

Yes the building needs something done to it and flats are good use of the space. However extending the height will highly devalue my property I purchased 1 month ago! Being a first time buyer I was looking for a sound investment not something a developer next door would come in and ruin. This will not add anything to the area and also starts to ruin the building which is a focal point to Duke Street.

This will also put pressure on my building as we have an adjoining wall over the shared access. Working in the lettings industry I know overcrowding of bins causes rats and other vermin + awful smells. People will not look after this area and it will turn into a 'dumping ground'. Sharing the access with Vitlers we have already built up a good relationship and access has always been very fair and easy to get by. I am afraid what will happen with the overcrowding of bikes and bins down the access which is used frequently.

Going for the extra storey means people will be overlooking my garden which I purposely bought the property for privacy. Adding another storey will also possibly take more natural light from my already North facing garden. I recently bought this house to get away from construction having just moved from Oxford Passage with the Brewery development going on.

To reiterate everyone else's comments. Parking is a serious issue on the road and adding more flats makes it even worse for parking than it already is.

26 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 25th January 2016

Strongly Object to the plans to make 83 Hewlett Road into flats!

Firstly, No more parking PLEASE!!!

The residents of Duke Street are already experiencing major parking issues, whereby we are only not able to park outside our own abodes but very often are also unable to park in the

neighbouring roads, these would include Leighton Road, Princes Street, Kings Road and All Saints Road.

It should not be rocket science to see that the Permit Parking zone should be extended beyond Hewlett Road towards Charlton Kings cutting off at Hales Road.

The area of Fairview has always had a great community spirit, it breathes life and soul, however losing our local pub, The Fairview/Maple Leaf has left us with a void.

I guess we will leave it to our Councillors to decide upon our fate!

Hopefully they will be experiencing the same problems.

12 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 26th January 2016

Firstly, the change of the building's frontage on Hewlett Road to residential when all around it is commercial would destroy a key local hub. Yes the pub has been closed for months, but alternative retail/dining usage would maintain this small but essential feature of Fairview.

Secondly, the area has some of the highest density of residential buildings in Cheltenham, and virtually no off-street parking. To add 11 residential units without off-street parking would bring an extraordinary extra pressure on local roads. Cheltenham has lost hundreds of parking spaces in the last couple of years, and increased the number of potential car owners. This cannot be sensible.

This proposal would severely impact on the lives of residents using the local commercial premises and those on nearby streets. It is simply too much and exactly in the wrong place.

21 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 27th January 2016

Letter attached.

86 Hewlett Road
Cheltenham
Gloucestershire
GL52 6AR

Comments: 19th January 2016

Additional accommodation of the type proposed will encourage student residents adding to the noise and proliferation of rubbish from which we suffer on a nightly basis. It will also aggregate the already desperate parking problem. I object most strongly.

37 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 26th January 2016

Further to my previous comment, I object to the development on the grounds of causing an intolerable car parking situation in the surrounding streets. The Planning and Highway Authorities seem to close their eyes to the effect these types of development have on the existing surrounding streets. The number of car parking spaces is finite yet the highways authority glibly say that there is parking in adjacent streets as though parking spaces are infinite. There are already more residents' cars than there are spaces i.e. over-saturated. No form of Residents Parking scheme would help this situation yet you fail to recognise that parking in Carlton Road, Hewlett Road, Prince's Street, Duke Street, Victoria Terrace, Leighton Road and King's Road is critical and any additional vehicles created by this development would make the situation intolerable.

118 Fairview Road
Cheltenham
Gloucestershire
GL52 2EU

Comments: 25th January 2016

I am objecting to this on two grounds, the first being parking. The area is already short of parking and an additional 10 flats, with the potential of a further 10-20 cars will be detrimental to existing residents in the surrounding streets. The building itself, being on the main road, is unlikely to support the addition of this many extra cars on its own land and so residents' cars will be forced to park in the already overcrowded roads nearby. I can testify from experience that parking in the evening, after 7pm, is extremely difficult and additional cars will only add to this problem.

The second cause for objection is that the building has always been for community use, as a pub. Whether the building remains as a pub or not, it would be a disadvantage to the local area to lose such a building to residential use.

17 Kings Road
Cheltenham
Gloucestershire
GL52 6BH

Comments: 2nd February 2016

There are two issues:-

With the provision of so many flats in this development in an already crowded residential area this will put extreme pressure on the volume of parking.

The pub provided a place to meet and had a community room for hire. If it is to become a residential building then there should be a proviso within the planning consent for the builder to provide a community area within the plans

33 Sydenham Villas Road
Cheltenham
Gloucestershire
GL52 6EG

Comments: 21st January 2016

I would like to object to the proposed application as the proposal does not include any specific parking for the 10 flats.

The surrounding roads including Duke Street are already severely congested and will be put under further pressure with a new residential development.

72 Hewlett Road
Cheltenham
Gloucestershire
GL52 6AR

Comments: 21st January 2016

I have been made aware of a potential change of use for the pub at 83 Hewlett Road.

I wanted to say a few things and hope that this application will be wholly rejected.

1. This will be a great loss to the community. A pub has stood on this site for over 150 years. There is a good community feel in the area and this has mostly been tied to the social aspect surrounding this pub. There is no reason why it couldn't serve this function again. This will be yet another loss of a piece of history and some of the character of the area.
2. The type of residences proposed. To add 11 residences is over development of this property and can only be for maximum financial gain. The owner will develop and sell (make a lot of money out of our community) and then have no further connection to the area with no regard to the impact on the community.
3. Parking. I have noticed in the last 4 months or so how it has become noticeably more difficult to park. This application has no parking provision and will directly affect me (I live close to the roundabout).
4. Also it's worth noting that (with all the publicity on flooding), the drains around here are not adequately sized to allow for increases in use. I notice already that rain is not draining away fast enough (I may be wrong but is this not due to the drains being full?). This impacts on other people around the vicinity.

I don't think an application to change the use of this property is beneficial to our community at all and I would like to see it rejected. I would like to see this property re-instated as a community pub. It has done very well for a very long time.

I really hope you will consider my views.

Ground Floor Flat
116 Fairview Road
Cheltenham
Gloucestershire
GL52 2ER

Comments: 25th January 2016

I strongly object to this planning application. We in Fairview are slowly becoming a close knit community, we need a building which we can use as a community space rather than more apartments being built.

Even though we pay for parking permits we find it very hard to actually park near our properties as i assume the council will sell as many permits as they can. This is not currently a massive problem but another 11 properties will really start to make this a major issue.

There are plenty of new properties being built in and around Cheltenham in areas where parking can be provided as part of the build. We do not need this kind of development in such an already built up area.

47 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 11th January 2016

I strongly object to the current proposals due to the lack of parking provision. Duke Street and Leighton Road are already oversaturated with cars and the prospect of a further 20+ will make the current situation much worse.

I agree that utilising the building is a good idea but that number of cars can not be accommodated for.

3 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 2nd January 2016

I wish to object to the proposed development. There is already insufficient parking for the residents of Duke Street. Duke street is not part of a permit system and it is already difficult for residents to park. Being so close to the town centre a lot of the town workers use the street for free parking near to their workplace. 10 additional flats could potentially lead to a further 10+ residents with cars wanting to park and there just isn't the room to do so. I believe that the proposal should only be considered if, as part of the agreement Duke Street becomes part of a permit parking zone

81 Hewlett Road
Cheltenham
Gloucestershire
GL52 6AF

Comments: 19th January 2016

Having reviewed the proposal in question, the below observations are apparent:

- The proposed scheme is heavily overdeveloped.
- We strongly object to the addition of a third storey. It's not acceptable to propose that our garden would become so overlooked and that such a large amount of light would be lost/blocked. This will effect privacy and devalue our and surrounding properties.
- The proposed is likely to be a student housing scheme of tiny flats. This is not desirable, mainly based on noise levels.
- The increased strain on parking on surrounding streets is unsustainable and is already effecting the road safety and value of housing in this area. An increase of potentially 10-20 cars is an oversight in this application and is masked by the reference to cycle spaces in the application.
- An additional 11 flats could potentially cause disruption to drainage and effect the capacity of the sewers. I am sure this is something that the council will consider.

Whilst we welcome the redevelopment of this site, we strongly feel that conversion of the existing space, rather than the addition of an extra storey would be a more reasonable proposal. Please feel free to contact me to discuss further.

85 Hewlett Road
Cheltenham
Gloucestershire
GL52 6AJ

Comments: 3rd January 2016

First issue is the parking.

There is currently not enough spaces for everyone to park in the surrounding roads. Another 10+ spaces needed for these flats is just not possible. The use of permit parking will not work either as it wont create any spaces!!

Second issue, Plans show the building will go up another level, this will affect the adjoining wall to my premises, I would like to know the implications of the party wall agreement. Same issue with the outdoor area shown on the plans. How will this affect my premises.

Third issue, The plans show the refuse bins enclosed with doors to the front, down the shared access alleyway. It is already difficult to manoeuvre my own bins through here as its a tight space. The idea that refuse bins and bike storage for 10 apartments is possible here isn't true!

I wouldn't object if it was to get planning to convert what is already there. But to try and convert this building to 10 apartments will not add anything to the area and make a cramped area even more so.

43 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 8th January 2016

My objection is purely on the basis of lack of parking facilities in the locality.

In the unlikely event the proposed residents do not own a car, the plans as they are do not even show enough space for bicycles for residents.

Residents will have cars, there can be no doubt, please can the planners provide details of how the proposed parking of several additional cars in the vicinity is to be addressed?

59 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 8th January 2016

I think there is already enough trouble with parking on Duke Street as it is. To add a block of flats will only make the matter worse as it will likely add more than another 10 cars wanting to park on Duke Street. I commute to work and often arrive home late in the evening. The majority of the time when I get back to Duke Street I end up driving around for 15 minutes or more looking for a space on any street near my home. I don't think the permit situation would solve the problem as the parking issues are worse in the evening so its unlikely to be caused by day users visiting/working in Cheltenham town centre. I would like to see the building put to good use but not at the detriment of the current local residents.

33 All Saints Road
Cheltenham
Gloucestershire
GL52 2EY

Comments: 16th January 2016

My wife and I would like to object as we believe the addition of 10 flats, meaning up to 20 cars more parking in the area is unsustainable. In an ideal world everyone would will only either cycle, walk or use public transport, but this simply won't be the case, and this will lead to more cars parking in the area, not just by residents but their visitors also.

Parking is already a major issue in the area, especially since the number of spaces have been reduced by the double yellow line extension at either of All Saints Villas. I estimate that this has reduced the number of parking spaces available by about 8-10 in total when both ends are taken into consideration.

At times of events, such as Racing, Football matches or All Saints Church events, parking is impossible. My wife had to drive around with our three month old for 30 minutes on one occasion before finding a space not in a permitted area. This was just a midweek lunchtime when no events were on.

Adding additional residential properties without appropriate will simply make a bad situation worse.

With the other proposed development of the Winstonian House Care home on All Saints Road into three dwellings, it simply make a bad situation worse.

In our opinion it would be irresponsible to keep adding additional residential properties, without taking into consideration the impact on parking and traffic through the area.

I'm happy to be contacted to discuss this comment.

15 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 26th January 2016

I am writing to object to the planning application 15/02269/FUL the Maple Leaf P/H into flats. My grounds for this are that in my opinion, this community does not need further accommodation, only adding to the already over subscribed and limited available parking spaces, it is however very much lacking a social venue where the locals can interact and build valuable contacts and relationships. Duke streets residents and the surrounding streets have always been proud of their strong sense of community, hosting numerous street parties over the years and much of the planning for such events took place in the local pub, as have Christenings, Wakes and birthday celebrations, we are really missing our local pub! And the majority of the people I have spoken to want it to remain as such. I do understand that over the past years a number of different landlords have tried and failed to make a living there but I believe that this was due to ridiculous rents and the fact that they were not freehold. As I understand it, the pub was sold on with the freehold so surely it is in a better position to run as an ongoing licensed business. Interestingly, today I read that people who have a local pub are happier have a better quality of life and are more likely to have controlled drinking habits.

<http://www.telegraph.co.uk/news/uknews/12119342/living-near-a-pub-makes-you-happier.html>

I have previously mentioned the lack of available parking in the area which is already a major headache for us residents. Add that the likelihood of a dozen or more vehicles if the flats were to go ahead. Any building work on the proposed scale will cause massive disruption to the Hewlett road and Duke street residents in terms of builders/ trades vehicles and will undoubtedly make parking more difficult. The scale of building / refurbishment proposed and the trades and supplies required on site would make the footpaths potentially dangerous especially for pedestrians using the Hewlett road crossing.

In summary I am against the proposal and would like to see a pub reinstated.

Luxor Villa
24 Princes Street
Cheltenham
Gloucestershire
GL52 6BE

Comments: 26th January 2016

I wish to object to the planning application to convert the Maple Leaf pub into a significant number of dwellings. I am very concerned about the potential permanent loss of both the pub and upstairs function room which are important to the local community. In addition and extremely importantly, I feel that the creation of a large number of flats with no car parking would create an unacceptable increase in parking difficulties for existing residents in an area where there is already a very high demand for parking spaces.

26 Kings Road
Cheltenham
Gloucestershire
GL52 6BG

Comments: 25th January 2016

I believe that the GCC Highways Planning Liaison Officer is incorrect in his/her findings which are not based on living in this community, merely making a single (?) visit and looking at RTA statistics. Parking is extremely limited in this neighbourhood at all times and this is to the

detriment of local businesses and shops. More residences would inevitably come with more road traffic- cycle ownership cannot be enforced in lieu of car ownership. Moreover, a cycle rack cannot be a planning alternative to congestion. Indeed, all developments should provide provision for bicycles whether they have provision for parking or not.

I understand that when the pub was up for sale, some publicans wanted to make a go of the business. They were outbid by the property developer. The Sydenhams and this local hub in Fairview wants this pub as a focal community point- and can walk to it! The previous publicans had not paid enough attention to detail in furnishings and providing a family atmosphere in the business to attract local clientele. We are a neighbourhood of young and established families who would strongly support some new publicans with a fresh approach. This is what would bring the community together and help local business thrive. Not bedsits.

16 Kings Road
Cheltenham
Gloucestershire
GL52 6BG

Comments: 26th January 2016

I wish to object to this planning application.

I believe the Design and Access Support Statement in support of this application is misleading in several; aspects.

1. Introduction

The previous use of 83 Hewlett Road was as a Public House. The Use Class bracket for this building is A4, Drinking Establishment.

This is a Class A use Order. Permitted change of this use Class Type is to another Class A use i.e.

- A1 Shops,
- A2 Financial Services
- A3 Restaurants and Cafes
- A5 Hot Food Takeaway.

All these use Classes are for a commercial use, not residential as in the current Application. The accommodation fails to note that there is also an upstairs function room on the first floor, something very few pubs can offer. This was key to its former utility as a community and social facility for the Fairview area.

2. Community facilities assessment

The pub provided the genesis of the Fairview Community Association (FCA) in 2011. It provided a focus and meeting place for both informal social and formal FCA meetings. Participation involved the Police, NHW, local Churches and both Cheltenham and Gloucestershire councillors in addition to Fairview residents.

Throughout its active life the Pub has provided a central facility in the upstairs room for community use including dance classes, choir , music and band practice plus use by the Liberal Democrat party; whose office is also on Hewlett Road.

Separately the pub has variously provided entertainment including performances by local bands plus Open-Mike and Quiz nights for local residents. The most-recent tenants continued to build on the pub contribution to the community by providing improved food menus, children's play area and large screen sport and afternoon film entertainments in addition to continuing its other range of social activities

The map included in para 4.26 indicating "approximately 30 licensed premises providing similar services to the former Maple Leaf PH within the 1km maximum walking distance from the site" clearly defeats its own arguments as there are only three pubs within the semi-circle on the eastern side of Hewlett Road. This is a large residential area east of the town with very few community pubs left. It is, additionally, on its eastern edges an area of growing residential development and increasing population. In this respect, little weight should be given to there being other pubs in the town centre. Town centre pubs provide a totally different function to pubs such as this, local community pub and to different clientele. Further, many of the suggested, alternative facilities have either now closed or converted into restaurants.

This Application implies that the business has failed as a Public House and is no longer viable as this use.

This building had traded successfully as a pub since the 1890's. However, the recent tenants were saddled with an accumulation of allegedly high alcohol costs under Enterprise Inns plc. Leasehold ownership, high rents and Rates. The September 2015 sale of this establishment as a Freehold pub opened opportunities for alternative business models. For example, The Sandford Park Alehouse, situated within a neighbouring area, has established itself as a popular, award-winning pub within only two years of new management since 2011.

Perhaps a more viable way would be the subdivision of the building, to reduce the floor area so create a mix of commercial uses which could be more suitable and sustainable. In this way it could still perhaps provide a public house, with a smaller floor area and another or other community or commercial use(s)?

Local finance considerations

This focuses on the potential economic benefits due the short-term employment during construction and then occupation. It fails to compare the prior status of an active pub employing several staff and the alternative potential for continued commercial and community use.

Highways & Parking

This has been extensively commented on in many other objections lodged against this Application. Providing 11 accommodation units in a building fronted only by double yellow lines can only add additional stress to the already difficult parking for existing residents and visitors in all neighbouring streets. Introduction of Parking Permits as implements predominantly on the west side of Hewlett road will not provide a solution. There are already too many cars for the available free space.

This is a highly-populated and high traffic area at an intersection on the pedestrian routes into the town centre. It was only in last in 2011 that a pedestrian was injured in collision with a vehicle immediately outside of this building. Increasing the number of cars and vehicles in the immediate area can only exacerbate the situation.

Summary

The current Fairview area has over 7,000 residents and is the least green of all Cheltenham areas but has no sensible public space for community functions, meetings and social events.

New research from Oxford University only yesterday , 25th January 2016, reveals that people who have a 'local' pub are not only significantly happier than those who do not, but also have higher life satisfaction and have more close friends. Professor Robin Dunbar, Oxford University, reports in "Friends on Tap": "Friendship and community are probably the two most important factors influencing our health and wellbeing. Making and maintaining friendships, however, is something that has to be done face-to-face: the digital world is simply no substitute. Given the increasing tendency for our social life to be online rather than face-to-face, having relaxed accessible venues where people can meet old friends and make new ones becomes ever more necessary."

The Maple Leaf had provided this until closure in February 2015. It is; thus, very realistic to think that there will be community use on this site into the future.

It is futile to believe that any New Homes Bonus resulting from this proposed development will be used to compensate for loss of community facilities. If this development is approved there will be even less available or suitable space to which these funds can be applied for the benefit of the community. This development should only proceed if it is designed to include community and commercial space as it did until recently.

This is why I am objecting to this Application.

22 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 12th January 2016

The parking situation in both Duke Street and Leighton Road is testing at the best of times. There is absolutely no capacity for more residents or cars to park here. In fact, I support permit parking to avoid the headache of commuters and shoppers parking here! We object fully!

30 All Saints Road
Cheltenham
Gloucestershire
GL52 2EZ

Comments: 26th January 2016

I wish to object to this proposal on 3 grounds:

1. the parking required for tenants from 11 new flats would create additional pressure and inconvenience which already has a significant impact on existing residents
2. the removal of the ability to continue use of the property by the community in future - a significant change and loss for the area
3. the over-development through the addition of a 3rd storey - not in keeping and overlooking existing residences

I feel that the idea isn't well thought through, wouldn't provide good housing, would have a very negative impact on existing local residents and the community, and that the only benefit would be a financial one to the developer.

7 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 25th January 2016

Letter attached.

27 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 11th January 2016

I strongly object to this planning as it will place an enormous amount of strain on an otherwise stretched community. As stated in previous comments, parking remains a very serious issue in Duke Street and Leighton Road. Residents are forced to park long distances from their properties on a daily basis due to the large amount of vehicles being parked in the area due to the proximity to the town centre. This has had a detrimental effect on me personally with 2 very young children and the large amount of traffic within the area.

I note that the consultee comments state "the development will not have a severe impact on the surrounding highway network." This, I believe, is untrue. Vehicles will be forced to park illegally due to the sheer volume which will impact on the road junction. Taking into account, the daily access to the building and influx of site vehicles, this will also impact on the highway.

We moved to this area due to the community spirit and desire to raise our children in a safe environment. Should this development go ahead in its current state, we may be forced to consider relocating as I am concerned about road safety with the introduction of a large amount of vehicles to the area.

I agree that the building should be utilised for development, however, on a scale as large as this, I fear that residents will either be placed in danger or forced to leave their homes.

6 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 11th January 2016

I strongly object to this application due to the strain it will put on available parking places in the surrounding roads both during building works and once residents have moved in. Permit parking in the surrounding streets would alleviate the issue somewhat, however this is not currently in place.

36 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 8th January 2016

I object to this on the grounds that there is simply no parking for another 10 (possibly 20?) vehicles on Duke Street, Leighton Road or anywhere in the surrounding residential area.

Residents of Duke Street (and the surrounding streets) regularly have to park many streets away from where their houses is as it is. Plus the fact that parking is so bad means that often people park on the yellow lines(both side) outside 83 anyway, which is a hazard on a blind corner when turning off Hewlett Road.

Also there are often vehicles parked straddling the curb on Hewlett Road by the junction to Duke Street. The Highways Planning Liaison Officer mentions there have been no accidents around there. I would suggest that is more through luck than judgement.

As an aside, I know economical factors can make almost anything else untenable, but it's a shame that it's yet another Cheltenham landmark being turned into flats.

16 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 10th January 2016

I object to this application for adding flats to the property 83 Hewlett road.

The site is on a busy section of a roundabout and adjoining roads where traffic and parking is already a problem and difficult. Adding to the population using these roads is not practical. It will make life to existing residents impossible and not fair to new flat owners/tenants with no means of parking their own vehicles.

The area around the proposal requires a sustainable business not more flats

20 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 10th January 2016

OBJECTION DUE TO: Lack of parking being made available for the future residents of the proposed new apartments in the planning proposal.

This area has a well known parking problem. The residents are already finding it more and more difficult to find parking. Much of the parking (Duke Street, Princess Street and Leighton Road) is being taken up by people who do not live in the area, but see this area as a "FREE CAR PARK" while going to work or shopping in the town centre.

With a possible 10 to 20 additional residents and their cars, it would make the problem worse. The introduction of parking permits would alleviate the parking problems somewhat, but not fully.

56 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 23rd January 2016

I strongly object to this application because of the lack of parking provision for the new residences.

There is already a serious problem with parking for the houses and flats in the area close to the pub, making it difficult for residents or visitors to find a space to park in Duke Street, Leighton Road and Princes Street at any time of the day, evening or night.

Duke Street and the streets close by are now the nearest unrestricted parking area to this side of the town centre. Presumably the situation has not been reviewed by CBC since the new residents parking schemes were brought in several years ago, but I would note that the parking problem in this area has become much worse since the creation of parking restrictions in neighbouring streets, and worse again in recent months, with workers parking (day and shift workers), visitors

for the streets which have restricted parking and several commercial vehicles needing to park here for the same reason.

I would like to draw attention to the following section of the Planning, Design and Access Statement (page 14), and query the following in particular:

4.45 There is already on-street parking controls around the site, and effective Local Authority parking enforcement.

Also I would like to highlight the Consultee Comment by the GCC Highways Planning Liaison Officer:

"Parking is available in the side streets."

Duke Street, Leighton Road and Princes Street are residential streets, with occupants who are already struggling to park, so I would strongly challenge the implication made here that car parking introduced as a result of the new 10-11 flats (which is a certainty) can just be accommodated in side streets and would not have any impact worth noting as part of this consultation.

I feel that approving this planning application without consideration of the reality of current car ownership and usage would ignore a major effect of this conversion in use.

13 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 23rd January 2016

This development is on an area notoriously difficult for parking, in particular Duke Street. Unless clear provisions are made for the additional parking required by these residences without increasing the load on the surrounding streets then I must object.

Some improvements might be made by making Duke Street one way with the no entry end being at the Hewlett Road junction so as to avoid it being the rat run short cut it is now. Currently it attracts lots of casual parking as it is one of the first streets from the town centre without restrictions and also is used by through traffic not bothering to use the wider Carlton Street. I detail those as they lie behind my objection to this planning proposal and are hence relevant to the matter.

Also residents' parking was opposed by many on the grounds that the real problem is evening parking when residents from other streets use Duke Street and, to a lesser extent Leighton Road, to park second cars or even their only car as there are restrictions on their own street. Worth noting that I and many others of my neighbours frequently park in Leighton Road as there are many times when we cannot park in Duke Street at all and the opposition to the last residents' parking proposals were largely driven by people who could not see that the problems in Leighton Road are largely a result of the lack of a scheme in Duke Street. If we could park in Duke Street then the pressures on surrounding streets would be considerably reduced. Look at a residents' parking scheme that includes cover of evenings and early mornings.

Also introduce the 20mph restriction for residential streets and put rumble strips or even speed bumps at the ends of Duke Street to discourage the fast driving that happens along the road, particularly in the evenings and to signal that it is residential. This again would discourage those who were only using Duke Street for casual parking.

Only with things like that could I even start to support a scheme for flats and certainly no one that increases the number of floors on the building.

Comments: 23rd January 2016

May I add to my earlier comment that serious consideration to alternative commercial/community usage should be given but the same parking considerations will apply. Others have made the same points so it is clear that there is wide and fairly consistent concerns in this area about the strains on parking, community assets and general quality of life in an area of Cheltenham that feels neglected by both Borough and County Council

15 Brighton Road
Cheltenham
Gloucestershire
GL52 6BA

Comments: 25th January 2016

I oppose this development on the following grounds. 1 lack of infrastructure 2 uncontrolled parking, 3 misuse of a local amenity 4 overcrowding. Please advise me on how my objection can be registered. I also presume, due to a conflict of interest, local traders will not be part of the consultation process.

2 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 21st January 2016

I am truly concerned to learn that plans have been put forward to turn our recently-closed 'local' in Hewlett Road into 11 flats and bedsits. Fairview doesn't have many community assets and we don't want to lose this one.

The pub, in its many reincarnations (Pump and Optic, Fiery Angel, The Fairview and most recently the Maple Leaf) was an important gathering place for local residents. It was a live music venue, it served good food and the function room above the pub was once a rehearsal room for Cheltenham's 'Everyvoice' choir.

Successive managers put a lot of effort into pulling the community together within the constraints of their brewery contracts. Over the years, we've had coffee mornings for the elderly, family film viewings, open mic nights and in 2012, a well-supported Queen's Diamond Jubilee party.

Quite apart from the loss of a valued community facility, a further 11 flats and bedsits has the potential of bringing in at least that number of extra cars. It goes without saying that this will just exacerbate a long-running parking problem in this area. The recent introduction of permit-parking in some of the roads hasn't really helped to alleviate the congestion and a number of those who pay the annual fee still experience difficulties finding a space.

Gloucestershire Highways does not see the parking issue as a cause for concern, but it should be. It's about quality of life.

Anyone living in this community without a personal driveway understands the frustration of returning home and having to drive around and around looking for a parking space. It would be great to think nothing of a half-mile walk from car to front door, carrying groceries, work paraphernalia or children and pushchairs, but the fact is we are not all built like carhorses and being unable to park close to home can be demanding and stressful.

The developers have included plans for a cycle store to 'promote walking, cycling and use of public transport', presumably as an attempt to counter the parking issue. While I applaud the vision, I seriously doubt its practicality. Most people these days run a car, even students and people on lower incomes, for whom the development appears to be aimed at. Despite the best intentions in planning, human behaviour cannot be predicted. I've noticed that the resident-designated car parks at a nearby estate are always empty, daubed with graffiti and often used as a dumping ground for old sofas and other rubbish. The designers of that development did not foresee that these spaces would become a target for vandals and put people off parking in them.

The Hewlett Road lost another pub not so long ago. The Greyhound was also turned into flats after going to appeal, but our cases are very different. That area did not have such a strong sense of community as Fairview, and that development included parking provision.

Places like pubs help to bond people. The Fairview Community Association has worked hard to bring residents together and replacing the site with yet another property of multiple occupation will just drive us towards disassociation, where neighbours barely know each other and will forget how to pull together in times of need. We would all like to see this building in use again, but preferably as somewhere we can meet and socialise and support 'neighbourliness'.

I am appealing to members of the planning committee to reject this application and urge the present owners to have a rethink about what this building means to the community.

23 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 25th January 2016

We would like to object to the proposed planning application on the grounds of insufficient parking.

We have noted in the application that the developer has made allowance for cycle parking in their proposal, We can only presume that this is to make use of the 'Car Free Developments' section of Planning Services Parking Standards document.

Annex A

A1:

In special circumstances, in some inner urban locations, 'car-free' developments may be considered appropriate - where it can be demonstrated that households will not own a car or will keep it elsewhere.

We cannot see how Fairview, Cheltenham can be designated an 'inner urban area' or how the developer is going to demonstrate non ownership of a vehicle.

With this in mind using the departments own figures (Table 7 Total number of parking spaces per dwelling),

10 1 bed @ 1.25
1 2 bed @ 1.5
Total 14 spaces
Total space required 67.2 metres.

This space would be needed in the non-residential parking streets of the area.

We simply cannot see how this can be justified.

35 All Saints Road
Cheltenham
Gloucestershire
GL52 2EY

Comments: 24th January 2016
NONE GIVEN

8 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 17th January 2016

I strongly object to the existing proposals for the conversion and extension of 83 Hewlett Road for many reasons.

The application suggests that the creation of an extra storey is in keeping with the existing facade of Hewlett Road. Apart from the two town houses on the opposite side of the road and the Vitlers Café the majority of the buildings within this area are only 2 storeys. In addition it does not consider the impact on the neighbouring properties in Duke Street. Creating an extra storey will potentially overshadow neighbouring gardens, detract from existing privacy within these gardens; and potentially devalue property prices for those on Duke Street in direct proximity to the development.

Parking is already extremely difficult on Duke Street. The highways authorities report attached to this proposal is so out of touch with the reality of the current situation. There are consistent issues at all hours of the day and more so in the evening when the single yellow lines are used right to the very corner of Duke Street, so adding up to potentially 10 - 20 additional vehicles to the mix is ill thought through. The planning permission does not consider any solutions or offer alternatives to this on going problem. As a parent of a young child, parking a distance away from our property is already difficult from a practical perspective. The additional vehicles that would naturally come with the development to the equation will not only make parking more difficult for existing residents; it also raises serious potential safety concerns.

Finally the proposals suggest occupation by single or couples, which given the size of the development are likely to mainly be young people who, we can assume, are more likely to return to the properties late after nights out etc. The council are already struggled to manage and enforce reasonable noise levels in the evening / at night when the building was operating as a pub.

I therefore strongly object to this proposal.

8 Kings Road
Cheltenham
Gloucestershire
GL52 6BG

Comments: 30th January 2016

The primary concern for this application remains around parking. 11 flats will realistically mean around 20 new residents, and that could very easily mean 15-20 cars parked on side streets that

are already full of cars. The impact will knock on to numerous local streets. This will be highly likely to cause drivers to park more dangerously when there is no other option (e.g. too close to junctions) and this will unquestionably have an impact on road safety in an area particularly popular with young families.

The second concern is around the loss of a business/amenity that sits right at the heart of the Fairview community. It is fair to say that the pub has struggled with commercial viability in recent years based reportedly on the constraints applied by the existing owners. Under new ownership, it seems likely that there would be a great opportunity to create a local venue that would have every chance of being successful.

I hope sense prevails.

23 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 19th January 2016
23 Leighton road - objects.

27 St Annes Terrace
Cheltenham
Gloucestershire
GL52 6AN

Comments: 20th January 2016

On inspection of this planning application I have decided to register my objection on the following grounds:

1. Change of use to 11 flats is extreme for such a small building.
2. It would likely change the facade to something inappropriate.
3. The potential for 11-22 extra vehicles being used and parked on what is already a very busy area is a serious issue. Bike parking spaces will make no difference (where are the bike lanes??)! Where exactly are these people expected to park their cars? There is no space locally for this.
4. Whilst a closed pub is not particularly desirable, I believe that it is being marketed as an on going concern... ie as a business. It would be a shame to lose the only pub in central Fairview.
5. As it has been noted the pub does contain a function room which could be an asset to the community provided it were managed effectively.
6. Adding another floor is inappropriate for the building and the area, I would really hate to see a modernised building looming over the frontages of the road, to say nothing of the affect to the immediate neighbours.

63 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 11th January 2016

I object to the planned conversion of the Fiery Angel pub to use as flats. The parking situation on Leighton Road and Duke Street is dire. Adding 20-30 more cars to the area would compound the situation.

If there was a proposal to facilitate additional parking as part of the conversion then this would be a good idea as no one wants to see a disused pub go into a state of disrepair. Unfortunately, with no rear access or back garden to this property, this is clearly not going to be possible.

37 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 26th January 2016

I object to this application on the grounds that such a development would be visually unsuitable in this neighbourhood of mainly single unit dwellings which are maintained to a high standard. A similar 3 storey, Multi occupation development in Hewlett Road near its junction with High street was completed about 5 years ago. It now looks like a slum building I would guess through lack of care by its residents. A more modest commercial development or carefully designed residential unit would be more appropriate.

With regard to the community, the previous use of this site as a public house contributed to a great balance to what has become a thriving community between residents, commerce and sports club. This successful community is due mainly to it being single unit dwellings which encourage social interaction and friendships with local commercial facilities supporting this.

A multi occupation development such as this proposal will promote the very reverse of strong integrated community spirit but a lack of caring for appearance and wellbeing of the neighbourhood.

Regarding car parking, the existing residential demand far out weighs the actual available spaces. A further 20 or so cars will make an already impossible situation moreso with more pavement parking and similar irresponsible parking behaviour.

58 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 14th January 2016

My husband and I strongly object to this development. 10no. flats, worse case scenario, could mean 20 more cars will require parking in this area, when we are already struggling to park near our homes with the added pressure of commuters and shoppers also using these streets for free parking.

The fact that cycle parking areas are being created is frankly laughable! As is the naive response from the highways agency, who have probably not even visited this area to study the traffic congestion. If they had, Duke St would at the very least, now be 'one way' to aid congestion.

33 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 8th January 2016

Objection due to parking

I think it is a great idea to do something with this building, however turning it into flats is not the answer. To add this number of flats will add in the region of 10-20 cars. Having lived on Duke Street for four years I can't find a space when I return from work and have to park on one of the neighbouring streets. This is only getting worse as people who work in town use our street to park on as it is the closest to town which doesn't require paying. If you visit the street after 5-6pm you will see that cars are parked up on the double yellow lines outside the pub demonstrating that there is not enough space on the road for the current car requirement. This is dangerous when you pull onto the street as cars are parked near the turn off and where they shouldn't be.

I also would raise the questions of how the traffic management and work vehicles will be managed during the construction. Knowing the street, there is no way construction can take place safely and in an orderly fashion with the current level of cars on the road and how many pull in and out.

For these reasons, I strongly object to the application.

29 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 26th January 2016

Object to planning application 15/02269/FUL 83 Hewlett Road.

The documents submitted with this planning application are confusing in relation to the number of dwellings proposed. Whilst the Design and Access Statement repeatedly states 10 dwellings, the architects drawing and detail on the Application Form total 11 dwellings. In addition the Design and Access Statement also uses misleading terminology referring to the building as a 'former' public house, however we understand that this building was recently sold as a going concern as a public house.

We raise objection in respect of the impact on the community by the loss of this pub. This building has been a pub for over 150 years. The pub has always focussed on the community, hosting the Fairview Residents Association, allowing local bands to practice in the functions room, quiz and open mic nights and was central to the recent jubilee celebrations attracting a diverse cross-section of the community. Although there are a number of other pubs within a defined area, these are town pubs which provide a different function for the town, and are not community based pubs which support the local Fairview community. This pub is geographically distinct from the concentration of town-centre pubs and retains and altogether different and unique character. This unique community spirit is one of the main reasons we sought to live in the Fairview area and the loss of this pub which has acted as a hub for the community will have a negative impact on the area. This pub is integral to the community feeling of Fairview and once lost will be gone forever.

We also object to the addition of a second floor. This will overshadow the entrance to Duke Street and the immediate surrounding houses. It will have a negative impact on the quality and availability of light in the surrounding properties. The proposed development may therefore devalue adjacent properties. In addition this is not in-keeping with the character of other

frontages on Hewlett Road as the Design and Access Statement would suggest, as buildings of this height in the area of Hewlett Road, Duke Street, St Anne's Terrace, Fairview Road, All Saints Road rarely include a second floor.

We also object in respect of parking. Parking is a known issue within the area at all times of the day. Although the application for this development advises it is not allowing for parking to discourage the ownership of cars, I strongly suspect the any subsequent apartments will not be sold with the advice that individuals are discouraged from owning a vehicle. It also makes the assumption that any new resident that could afford to purchase a new apartment does not at the very least require a vehicle for work or is able to work within Cheltenham. We chose to live in Cheltenham and Fairview as it is a great area to live, but both my partner and I require a vehicle for work and in the area of business I specialise in I do not have the option to work in Cheltenham and there is no suitable public transport, I know that I am not alone in this position. We do not feel that the objection in respect of parking would be resolved if permit parking were to be introduced, although this may ease some issues during the day, it will not solve evening and weekend parking issues when all residents want to be able to park within their own street.

Ground Floor Flat
116 Fairview Road
Cheltenham
Gloucestershire
GL52 2ER

Comments: 25th January 2016

I can see that there is a case for Cheltenham Borough Council to accept this proposal, on the face of it. I can understand that you'll be able to accept more residents paying more council tax in the same amount of space. I can see that the new owner is proposing a cycle only living space, which will no doubt enhance the council's green transport plan. I can see how this could be a good thing for the council.

However, I live nearby, and I can also see how this would impact the local area. Those residents who have lived here for years, and have dutifully paid council tax to you for years, and more recently paid for parking permits, because this area and its character and amenity are important to them.

I can see that a pub hasn't necessarily been able to make a viable option in recent years, because our focus on leisure has changed. However, people in a local community can't focus their leisure activities on a block of flats. This won't help the community to flourish, as it has begun to do so.

I can also see that with the very best intentions of selling flats only to those whose main method of transportation is the bike is not realistic in this day and age. Unfortunately, I can also see that the indiscriminate sales of parking permits or lack of enforcement has already started to impact on how close to home many people can park. Another eleven parking permits may seem nothing to a council which sells many hundreds, but that is approximately 64 metres of extra cars in streets where residents are consistently struggling to park.

Surely, this property would be best retained with a commercial or community purpose, one which people walk to .

I do object to this proposal and hope that you can now see why.

38 Duke Street
Cheltenham
Gloucestershire
GL52 6BP

Comments: 11th January 2016

I strongly object to the public house being turned into 10 flats. My rationale for this is based on the fact that the parking situation in Duke Street, Leighton Road and surrounding streets is already at saturation point. Building 10 flats would mean the possibility of an additional 10-20 cars fighting for a space to park near their home. Residents are already battling, daily, against people parking in the streets to go to work all day - thus leaving residents no choice but to park, sometimes, 2/3 streets away. The frustration we all feel on a daily basis as we drive round and round looking for a space to park is beyond a joke and 10 flats would just add to this already, unsatisfactory situation.

63 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 13th January 2016

I strongly object to the proposed planning. Whilst I think it good that the building should be renovated and used the proposed plans seem ridiculous. Reasons as follow.

1. The strain on parking places with the introduction of up to 20 more cars in the surrounding streets where parking is already an issue is unsustainable. People are already parking illegally at that end of the street which is very dangerous if cars are already coming down towards the Hewlett road end of Duke street as there is then no choice but to reverse into Hewlett road into traffic to allow that car out.
2. If major construction works are being carried out, what will happen to the pavement and access to the pedestrian crossing on Hewlett road?
3. Danger to children, as stated in point 2, how will the many school children in the surrounding area safely walk around the the building when work is being carried out? There is no space for extra vehicles or building supplies to be stored on the street.
4. Third storey. Why does this building need a further floor? It will be unsightly and will cause more disruption to the build as well as creating further strain on parking with the extra tenants living there.

39 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 21st January 2016

I feel that losing our local pub and the function room, which may be used as a hub for the local community would be very detrimental to our area. I also think it would make parking in the area extremely difficult. It is often impossible to park in Duke St. especially in the evening and at weekends. I have often had to park in Kings Rd which is very inconvenient and would be even worse for elderly people and those with small children. The addition of potentially 11 more cars seeking spaces would make a bad situation intolerable. I therefore strongly oppose this development.

12 All Saints Road
Cheltenham
Gloucestershire
GL52 2EZ

Comments: 20th January 2016

We strongly object to the proposed redevelopment of the public house premises at 83 Hewlett Road to living quarters with 11 apartments.

Our objections are as follows:

- 1) The change of use of site from a Drinking Establishment (Class A4) to Residential Dwellings (Class C3) will have a negative impact on the Fairview community. Although there are other drinking establishments in the centre of Cheltenham, the number of local public houses that service communities have decreased in recent years. The Fairview area is currently undergoing a process of restoration and improvement. Having a local pub is a real asset to the community, and it would be sad to lose such a facility. Please note this property is not a 'former pub' as claimed in the Design & Access Document; it was recently advertised and sold as a going concern.
- 2) The number of dwellings proposed (11) and lack of parking is a serious concern. The frontage of 83 Hewlett street offers no on-street parking, and the documents submitted by the developer contain no plans for additional parking. Only a small number of neighbouring streets currently have permit free parking, and I believe the comments from the GCC Highways Planning Liaison Officer are unfortunately out of touch with the realities of parking in this area. There is already a significant lack of parking in the area, and the redevelopment of this property is likely to put even more strain on local parking.

It would be a real shame if the council approves this application as it will have an irreversible impact on the Fairview community.

141 Hewlett Road
Cheltenham
Gloucestershire
GL52 6TS

Comments: 8th February 2016

Letter attached.