

APPLICATION NO: 15/02043/COU	OFFICER: Miss Michelle Payne
DATE REGISTERED: 21st November 2015	DATE OF EXPIRY : 16th January 2016
WARD: Leckhampton	PARISH:
APPLICANT:	Arnica Dental Care
LOCATION:	73 Leckhampton Road, Cheltenham
PROPOSAL:	Change of use of the ground and first floor from C3 (residential) use to D1 (dental clinic) use in association with existing D1 use at basement

ADDITIONAL REPRESENTATION

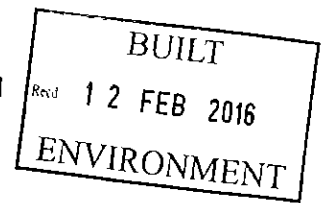
77 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BS

Comments: 5th December 2015
Letter attached.

12th February 2016

Judith Baker

From: [REDACTED]
Sent: 11 February 2016 18:27
To: Judith Baker; [REDACTED]
Subject: Planning permission application for 73 Leckhampton Road



Dear Judith,

I am a neighbour of [REDACTED] who spoke to you earlier in the week and she suggested that if we had further comments to make on the above, in light of the recent report on parking and safety from Highways, we should email them directly to you. I hope that is ok with you. She said how helpful you had been.

My comments are:

- 1) From the perspective of someone living here everyday as opposed to someone doing a survey on a one-off occasion, I find it impossible to believe that the report's estimate of the large number (between 16 and 47) of potential parking spaces nearby, can possibly be accurate. If it were, then why would people have to park illegally and inconsiderately on occasions that are too numerous to mention, but have been illustrated by the photographs sent to the council?
- 2) The report mentions the absence of accidents. The number of near misses is huge and of course this never gets as far as a report. The danger involved in edging out extremely slowly past cars parked either side of my drive obstructing my view, into traffic going at sometimes more than 30mph, cannot be over estimated.
- 3) I have noted that the date set for an inspection of the property by the planners is during half term week. It is possible that this will be an extremely unrepresentative week in terms of both normal traffic and dentist bound traffic.
- 4) If the plans were to be approved, I would make a very strong case for additional parking restrictions outside the adjacent properties. However i would of course then feel that the problem had been shifted elsewhere and i would have some sympathy for anyone in surrounding streets whose exits are similarly obstructed. Halland Road was mentioned in the document. This is a road where parking is tight and because it is a no through road, people need to turn round and this is difficult if both sides are full of cars. I know that the residents (there is a comment from one who lives at Richmond House) find this extremely annoying.

I hope it is ok to forward these to the planners Judith

With many thanks for your help

[REDACTED]
77 Leckhampton Road

Sent from Samsung tablet.