

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 Gloucestershire
PROPOSAL:	Alterations and extensions to the building and conversion to provide 9 additional flats.

ADDITIONAL REPRESENTATIONS

9 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 17th February 2016

I object to this planning proposal on the following grounds:

1. Parking.

If the plans were for a couple of houses parking wouldn't be such an issue. However, the proposal is for 11 flats, realistically (based on 2 cars per flat) that will need an additional 22+ spaces being required in the street which isn't feasible.

Could the plans be re-designed to allow for underground parking, or townhouses with off-street parking?

2. There is no detail of the value of these flats.

- Will they be private dwellings or affordable housing?
- Will they be built to a high standard and sell for premium prices, or will they be basic with lower end valuations? As this could bring down the property prices for existing residents.

3. Lack of community facilities.

Although the Maple leaf has been empty for several months. There is a requirement for a good quality nice pub/restaurant in the area. When this pub was 'The Fiery Angel' it offered a great local that was always busy.

4. Disruption to the street during a long build.

The actual build process will take a long time and use up additional parking spaces that already aren't available.

5. There has been very little communication/advertising about this proposal which would really impact the local community.

18th February 2016

141 Fairview Road
Cheltenham
Gloucestershire
GL52 2EX

Comments: 18th February 2016

I object to the building of so many new flats in an area where it is already difficult to park. You have already forced us to buy parking permits which has not helped the parking situation. The idea that these people won't have cars is ridiculous as even though they are in town this assumes they work in town which many people do not so they will probably have a car to drive to work.

63 Duke Street
Cheltenham
Gloucestershire
GL52 6BS

Comments: 17th February 2016

I object to the parking survey being used as evidence in accordance with previous objections but to summarise.

1. It is not an independent survey. There will be bias as there is a lot of money at stake for the developer.
2. There is no methodology presented to show how the survey was carried out.
3. No evidence is shown that backs up supposed free spaces and relevant time. Images are not dated.
4. At least one picture is inaccurate to location
5. The timing of the survey is misrepresentative of usual levels of parking due to the festive period.
6. There is no evidence to say for how long those supposed free parking spaces were available. As a long term resident I know that free spaces are free for a matter of minutes. I suggest that many of these supposed free spaces were just vacated and would no longer be free a few minutes later.

Considering the vast majority of objections are based around the lack of parking it would suggest that this biased survey is inaccurate and misrepresentative of the true nature of parking problems in the area.

18th February 2016