

APPLICATION NO: 16/00166/FUL		OFFICER: Mrs Lucy White	
DATE REGISTERED: 5th February 2016		DATE OF EXPIRY : 1st April 2016	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	DavMay 30 Ltd		
LOCATION:	Ryeworth Inn 60 Ryeworth Road Charlton Kings		
PROPOSAL:	Alterations and conversion of existing public house (part) to form a single dwelling and erection of two new dwellings		

REPRESENTATIONS

Number of contributors	12
Number of objections	8
Number of representations	2
Number of supporting	2

49C Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 1st March 2016

It's sad that the Ryeworth Inn will no longer exist.

I object to the application for the following reasons.

1. Parking.

As others residents have stated the current parking in Ryeworth road is in my mind very dangerous. Any further development especially given the density of the application will impact the current parking situation and safety even further. Residents opposite the development already find it difficult to turn into the road and I believe this development will make this situation even worse. If the application does get approved then vehicles that currently use the site as a car park will have to park elsewhere so I would support the introduction of a residents parking scheme. Unfortunately, this would then have a negative impact for other parts of Ryeworth road as they would have inherit the current parking issues. There is no easy answer.

2. Density.

I object to the density of the application. Surely a maximum of 2 dwellings both with off road turning spaces would be far more sensible.

3. Height of the proposed dwellings.

Whilst I understand that the developers will want to maximise their investment, I would like existing building lines and heights to be taken into consideration. The current application does not seem to have taken this into account.

The Villa
Hambrook Street
Charlton Kings Cheltenham
Gloucestershire
GL52 6LP

Comments: 26th February 2016

My objection to this development is based on a couple of specific issues rather than objecting to this site being developed in general. Although it is regrettable that a community pub is being lost, I accept that it is unlikely that a successful business could operate from this site.

However, I have serious concerns about the development's impact on local traffic and parking. There is an increasing risk of there being a serious accident on Ryeworth Road. There is already a serious shortage of parking on Ryeworth Road and every available (and some unavailable!) space is taken. Pulling out, or stepping out, is a risky affair as traffic often drives too quickly in either an attempt to avoid a lengthy wait at the Sixways traffic lights, or to get past the cars parked on-road before they meet a vehicle coming the other way. The on-road parking has not only effectively reduced Ryeworth Road to a single track road but cars parking alternatively on both sides of the road have created a 'slalom'. It is incredibly difficult to see cars pulling out from between parked cars as you drive along Ryeworth Road, and it is even harder to see cars driving quickly along Ryeworth Road as you pull out.

The fact that the proposed development would result in the loss of 8 parking places will significantly worsen these problems. I accept that not all of these places related to residents as some were intended for the inn's clientele, but given the significant shorten of parking on Ryeworth Road, every available parking opportunity is utilised. The security fencing currently in place around the inn's car park has vehicles parked outside it every night, and often they even abuts partly across Hambrook St making it difficult to exit Hambrook Street without driving onto the pavement. The fact that 3 properties are proposed rather than 2 will obviously make things worse. I note that they all have off-road parking but this will remove the on-road parking in front of these houses (otherwise this new parking will be blocked in) and obviously these 3 properties will at times generate additional traffic and the need for additional parking spaces as inevitably they will have visitors etc. And the fact that between them they have 3 exits onto Ryeworth Road will create 3 more potential hazards; why can't there be shared driveways?

I know that when the house that I currently own (The Villa, Hambrook St) was built, planning permission was granted on the basis that the developer had to provide additional off-road parking for local residents. He did this by also purchasing the property previously known as Rowan, demolishing it and replacing it with 6 additional off-road parking spaces. Why couldn't some similar arrangement be considered for Ryeworth Inn? There is certainly space enough on the Ryeworth Inn site to include additional parking, particularly if they built 2 properties rather than 3.

My second objection relates to the size and mass of the proposed buildings. I accept that the developers have tried to design the properties in keeping with other local buildings, but plot 2 & 3 are higher than both the existing inn to the west (plot 1) and the existing properties to the east. Also, because the proposal has a second floor incorporated within the roof space, the mass of the roof (and the building in general) is significantly increased and out of proportion with nearby buildings. The fact that they are also proposing 3 rather than 2 homes only exacerbates this.

Comments: 18th April 2016

I appreciate the production of a traffic report and have read it with interest. However, what I believe it fails to consider, when comparing the impact of traffic from the status quo (i.e. a pub) to the proposed change (i.e. 3 residences) are the relative times when traffic and parking occurs under each scenario. And how much of the parking is likely to be on-street. I note that there are 7 new off-street parking spaces allocated but given that 2 of these are blocked in by 2 of the other spaces directly behind, I remain sceptical as to how often they will be used. It will be far easier to park on-street (should on-street parking be available at the time) than to be required to shuffle the

cars around every time that the front car wants to get out. And by doing so, effectively reducing the number of on-street spaces currently available to existing residents. The fact that the marked spaces are so narrow will also deter their use as getting in and out of the car (children damaging doors etc.) will mean that the residents of the new properties will utilise on street parking whenever available (and use their parking spaces for other purposes - bicycles etc).

Also, the need for these spaces will be at times when the road is most congested - evenings and weekends. There may well have been more traffic associated with the pub but at least all the parking was off road and by the time the pub generated much traffic / parking, at least most residents were already home and parked. Also, I would point out that most of the pub's clientele were local and walked there - there was very little traffic actually generated - which is probably why the pub was unable to survive commercially.

11 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 1st March 2016

GCC Highways must be actively involved in assessing this application, with a site visit being essential. I would suggest that local residents are invited to inform any site visit as an officer visiting during normal working hours would not get a true impression of the seriousness of the parking and access situation.

Hambrook St appears small on the plans provided but is a residential street with 32 properties. The junction with Ryeworth Road was previously manageable as the open pub car park provided visibility and turning room for refuse and emergency vehicles etc and for cars to pass. The temporary barriers now in place have created a dangerous situation where it is often impossible to see when exiting the junction. The proposed plan has a low perimeter wall that will similarly restrict movement and cars will still park and restrict visibility (I would suggest planning conditions to restrict the height and spread of any vegetation near the junction). In sum a redesign of the junction is required (potentially remaining risk could be mitigated by creation of a 20mph zone).

Others have rightly commented on the seriousness of displacing the vehicles parking on the pub frontage. I would add that the pub and adjoining junctions previously provided rare passing places on Ryeworth Road which should be maintained. You will be aware that Ryeworth Road is also a bus route. Permission for any development on the site should include conditions ensuring that building material and vehicles associated with the building work should be on the site only. Deliveries should not block the roads.

I do want the site put to viable use but do not accept that it isn't viable as a pub. A coat of exterior paint and a new sign do not constitute a "refurbishment". High rents and two inexperienced landlords with no funds isn't recipe for success either! I understand (but can't verify) that there were others interested in buying the property and running it as a pub but I suspect their sealed bid wasn't high enough.

Comments: 25th April 2016

I have now changed to objecting to this application. The original application received a number of balanced comments based on local knowledge and experience. The failure to address these comments undermines confidence in the plans.

Rather than address the concerns over parking and access, the submittal of a transport statement appears to try and distract from these very real issues. Previous comments did not suggest that the change of land use from a pub to residential use would increase traffic volumes, so why does the report focus on traffic volume (without addressing a real issue of how the increase in construction traffic volume, if this development were to go ahead, would be handled)?

The observation that there "is some on street parking on Ryeworth Road" does not reflect the reality at evenings and weekends. There is parking at every available space along the street; it is effectively single carriageway. The area by the westerly pub car park used to provide a useful passing place.

Houses of the size proposed and in that price bracket are likely to have 2 cars. Presumably they will have visitors although no mention is made of where they will park. The cars and vans that currently park alongside the Pub frontage will not evaporate but will continue to park on the remaining available frontage or on the other side of the road.

The swept path analysis and visibility splays shown on the diagram are unrealistic. There will be cars parked on the pavement restricting vision and the ability to manoeuvre. Of greatest concern is that there are no visibility splays or swept path analysis shown for Hambrook St on the western boundary to the site. There are 32 properties with c100 residents in Hambrook St. They need access with their vehicles, as do refuse and emergency vehicles, delivery lorries etc. The proposed development makes the visibility and turning area significantly worse than the former land use and encourages on street parking. The junction area should be redesigned. This formerly open tarmac parking area is shown as adopted highway on the Cheltenham BC supplied plans returned to my Solicitor when we purchased our house, and so I would suggest that the status is checked.

The dismissal of safety concerns raised in a several previous comments through the production of a crash map based on statistics 2012-14 is patronising. During this period the pub and car parks were operating. Keeping access to these car parks open meant that there wasn't parking on the street and therefore the viewing angles were much wider. The safety concerns have arisen since the erection of barriers in 2015(the position of which closely aligns to the proposed site plan) which has resulted in cars parking on the pavement and restricting access and visibility.

The photographs provided in the covering letter are as relevant as the historic photos, that are probably still on the pub wall, from a period when much of it was designed and built, showing no cars on Ryeworth Road. What is relevant is that the current design of the proposed development would make parking and access for the site and neighbouring Hambrook St worse than the former Pub land use. Photographs of parking now around the pub site at evenings and weekends would have been more relevant!

Please amend the plans to address these issues and the concerns raised by others. I genuinely believe comments are not from a "NIMBY" perspective but one where we want to ensure that professionals and elected Councillors are well informed and make the correct decisions.

Despite several attempts to view the revised drawings on the portal I get a message saying "This document is unavailable for viewing at this time" and therefore I am unable to comment further on the plan revisions.

The Asset of Community Value process may have been followed but I would suggest that the system is flawed as Enterprise Inns should have sold to someone who would run the Ryeworth as a pub in the first place. Ryeworth is a distinct area and whilst we have some great allotments, there aren't other venues for the community to come together! I would therefore encourage Councillors to reject the application for change of land use.

82B Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 26th February 2016

I object to the change of use of the public house to residential housing, and also to the building of 2 additional properties on the site.

The pub is a community facility that benefits the community and provides a social hub. I have been disappointed that the pub has been shut for much of the past year - though was looking forward to it reopening when I saw the renovation taking place. The planning report suggests lack of income as a reason for change of use, but there will obviously be a lack of income when a property is being renovated, and this is therefore a misleading statement by the applicant. I do not agree that other local facilities are within easy walking distance - they are 10 minutes away and involve the crossing of a very busy road. Further, money was spent on renovating the pub, and thus it clearly seems there was an expectation on the part of the current owners that it would be a viable business. The application also suggests a lack of passing trade, yet this is a very busy street. Further, no efforts have been made to signpost the Ryeworth from the main road, which seems self-defeating.

As for the proposed dwellings, they are taller than existing properties and therefore would be harmful to the village feel of this part of Ryeworth Road. I believe this is an example of 'garden-grabbing', and the density of the proposed dwellings is excessive, and will impact the lighting/view on the street and for nearby houses.

I am particularly concerned about the affects on parking in the street. I frequently struggle to park, and 3 access points to parking for the proposed properties would limit parking on the street further. Further, the vehicles for the dwellings would have to reverse onto an already busy street, with a restricted view of the road due to the on-street parking. It would also result in the loss of two turning/passing points, which are sorely needed on this road due to the narrowing of the street caused by the necessary on-street parking. Only today my car was hit and damaged by someone trying to pull aside to let a bus pass, and this loss of passing/turning points will increase the risk of this happening again.

Hillview House
Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 15th April 2016

We have no objection to the proposed plans for the changes to the Ryeworth Inn into residential dwellings. In the past 6 years we have had problems with loud music and all night lock ins at the pub and more recently a rat infestation, all of which we have notified the council of. Having a pub in such a quiet residential area is not a good idea.

I only have two concerns, the first is that the oak tree is not affected in any way and secondly that the junction of Hambrook Street and Ryeworth Road is carefully looked at as it could be very dangerous if visibility is blocked in any way.

1 Rose Cottages
Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 29th February 2016

We fully support the new build. We think this is much better than having a pub right behind our house.

The only 2 things we're concerned about are parking & new roof in one of the houses.

Parking | There should be more allocated parking spaces for the new people moving into this development and perhaps a bit more parking for neighbours from the surrounding area. On average people around the area have 2 cars and this can be a total nightmare, as everyone wants to park 'somewhere'.

We only own 1 car and it's a total nightmare when people with 2 or more cars are trying to find another space to park their car and they don't care about others.

Roof in one of the new builds| We have noticed that there might be a new pitched roof in one of the new builds, we don't have much light at the back of the house, so if you could keep this flat or slightly lower that'll be great, as we want natural light to come through to the back of the house and a high roof might take this away from us.

Please take this into consideration.

4 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 2nd March 2016

Letter attached.

6 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 23rd February 2016

I live at 6 Hambrook Street south of the proposed development. I have no objections to the redevelopment of the site. Any over looking windows I would like obscure glass to maintain privacy of my garden and living room. I feel having three separate car park exits is a mistake and will inevitably cause an accident at this bottleneck on Ryeworth road.

More time is needed creating a safe and sustainable design before I support this development.

Comments: 25th April 2016

I am objecting because the first floor rear windows of plots 2 and 3 will overlook my garden and kitchen/living room, spoiling the enjoyment of both. I see one of the rear windows of plot 2 has been recessed and left blank. Why one and not the other? I suggest either using obscured glass

or removing the windows and having roof lights instead and would like the planners to consider these options.

Joining Ryeworth Road from Hambrook Street is currently a nightmare and I ask that great consideration be given when creating a safer solution.

62 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 22nd February 2016

Parking is already an issue in Ryeworth Road and the loss of 8 parking spaces to this development will exacerbate the situation. A system of parking permits, one per household, should be introduced.

The proximity of one of the houses to our property suggests that we will be deprived of some of our light, particularly in the evenings.

84 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 1st March 2016

I am writing to Strongly object to the Ryeworth inn being partially demolished and being turned into a residential home and the building of two more houses in the now rear/side car park.

I have lived in Ryeworth road all my life for forty two years and also i have been a very successful landlord of the Ryeworth inn from 2001-2008 which i then sold the built up thriving business and lease for a substantial amount, then moving onto to buying a nightclub in the town centre that was close to closing down i have built that up and have been there for seven years, The point i am making is this pub should stay as a pub it is a huge asset to the local community since it was built in "1834", Its recent failure is down to the brewery demanding high rent, tying down tenants with no experience, and making them buy there stock from them for extortionate prices.

I am very positive that this should be made to be left as a public house so it can remain serving the local community again! it has worked and can work, Save this pub!!! please don't let another developer take away our local Heritage from "1834" and stand by us your local community.

Looking at the plans it will take road side parking away for 5/6 cars which on a road like this it a seriously important issue which has completely got worse over the years.

Comments: 18th April 2016

I have wrote objecting for this planning not to go ahead before but i wanted to add - I cant see why you cant compromise with the developer and the other seven objections and some of the others that are half and half about the plans, you can allow two lovely cottages be built in the rear car park slightly narrower than revised plans with a parking space for one car on the front of each of the two dwellings and make the rear gardens smaller leaving the original built in 1836 Ryeworth inn pub the hub of our community to be sold on or rented on as a pub and be Saved ! This way everyone wins , the front car park can be turned around and more spaces made by taking up the garden space which is sheltered anyway from the listed tree , it can be run as a busy pub again and all it needs is to have is the right people and the right ideas and be revamped

i would certainly be interested in taking it on again and saving it , it will take some work but i can see and i know it is a big asset to the local community and has and can work again, i now i could get a petition and show you this if required i am passionate about this pub and really hope i get heard and a plus side to also is this way the side road parking of five to six cars will be saved also which this road can not do with out !

Anything you would like to discuss please email or call me and anything i can do to help this as what i suggested i love to know.

Thanks you so much for your time is reading this and i hope this may help.

The Corner House
2 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LN

Comments: 2nd March 2016
Letter attached.

The Haven
Hambrook Street
Charlton Kings Cheltenham
Gloucestershire
GL52 6LP

Comments: 21st March 2016

I am a resident of Hambrook Street, and as other comments have pointed out, traffic and congestion on Ryeworth road are dangerous and in some cases illegal. Exciting Hambrook Street with parked cars on both sides makes this dangerous (especially since the pub owner has put up steel barricades. The planned development will only increase parking requirements and lead to further problems.

I also object to the removal of a civic amenity (the pub!), and would support any application for the reinstatement of the pub. Ironically, the pub had plenty of space in the car park, but not enough custom because of the issues with running a company owned pub. Any application that turned the Ryeworth Inn back into a going concern would have my support.

I therefore wish to object to the proposed housing development.

[REDACTED]

From: Internet - Built Environment
Sent: 02 March 2016 08:57
To: Internet - Planning Comments
Subject: FW: Ryeworth Inn - Plan To Build 3 Houses - Reference Number: 16/00166/FUL

Audrey Ridley
Customer Liaison Officer
Environmental & Regulatory Services
Mon, Tues & Wed
01242 264328
audrey.ridley@cheltenham.gov.uk



From: [REDACTED]
Sent: 01 March 2016 19:02
To: Internet - Built Environment
Subject: Ryeworth Inn - Plan To Build 3 Houses - Reference Number: 16/00166/FUL

To Whom It May Concern,

I recently received a flyer from the Conservatives outlining the proposed building of three houses on the site of the Ryeworth Inn in Charlton Kings. I live directly behind the Ryeworth Inn at 4 Hambrook Street, so will obviously be impacted by any new development.

On inspection of the plans of the proposed new buildings (as shown on the reverse of the flyer) it was evident to me that the structure of the back of 4 Hambrook Street was inaccurately portrayed. A significant ground floor extension was added to the property in 1998 - but the plans appear to show the structure at the rear of the building as it was prior to then.

As a consequence, it is not apparent that the rear of the building extends to within about a metre or so of the perimeter. Furthermore, unlike the structure near the perimeter at the back of 5 Hambrook Street which is an uninhabited outbuilding, the room at the very back of 4 Hambrook Street is living quarters with rear facing windows.

I reported this inaccuracy to one of your colleagues at Cheltenham Borough Council, who advised me to submit a revised version of the plans to show the rear of 4 Hambrook Street as it actually is - and to that end I have attached a photo of the plans where you will be able to see that the rear of 4 Hambrook Street differs from the original submission from Coombes:Everitt, the architects responsible for the plans.

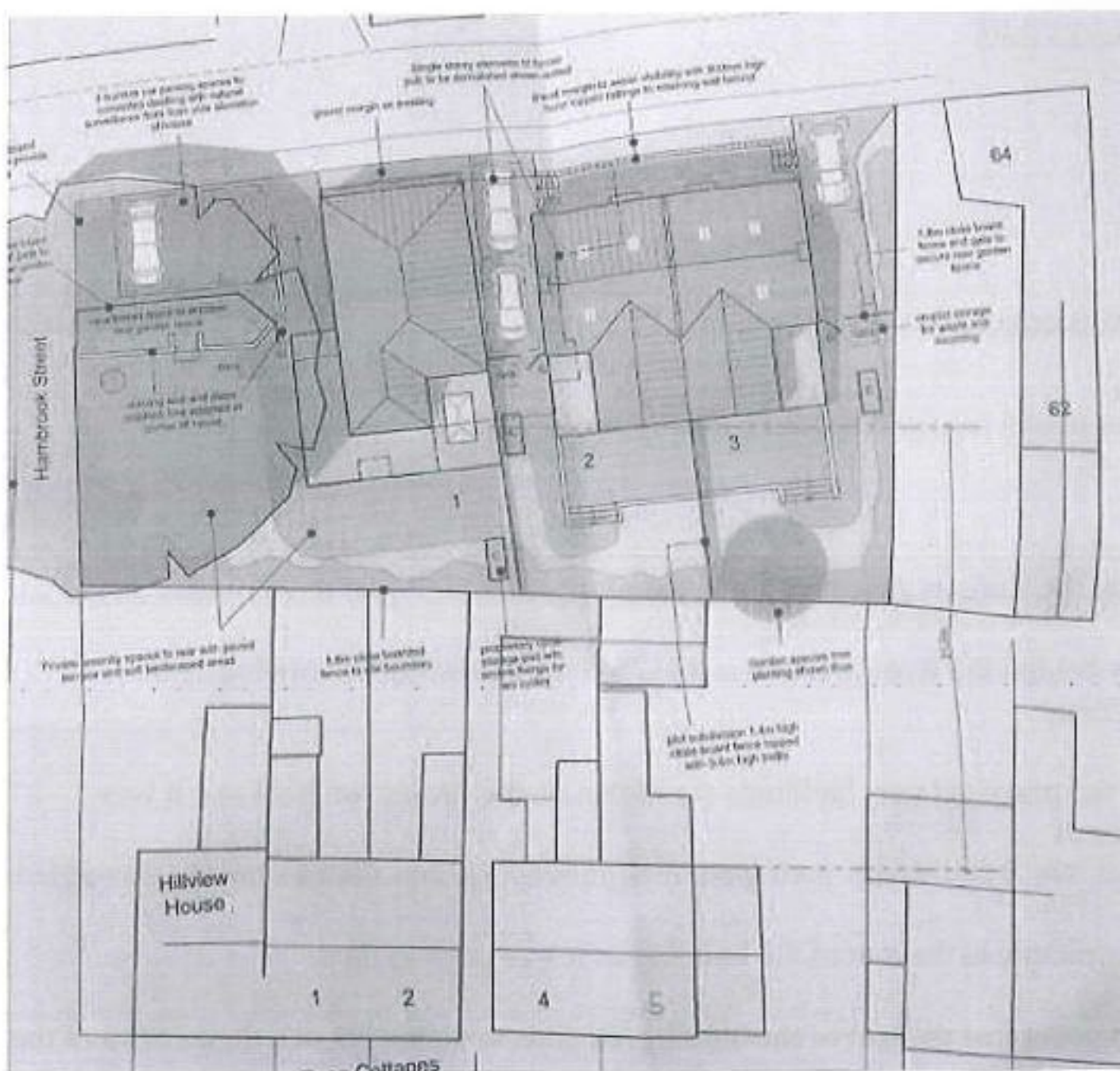
As a courtesy, I have also informed Coombes:Everitt who verified my observations by looking at Google Earth. They are apparently intending to address this inaccuracy by submitting an amended plan to you.

My purpose in bringing this to the attention of yourself and Coombes:Everitt is simply to ensure that all parties are making decisions on the basis of accurate information, and to avoid any unfortunate oversights that may arise from inadvertently not doing so.

Yours sincerely,

[Redacted signature]

4 Hambrook Street,
Cheltenham
GL52 6LW



[REDACTED]

From: Internet - Built Environment
Sent: 02 March 2016 08:57
To: Internet - Planning Comments
Subject: FW: Ryeworth Inn - Plan To Build 3 Houses - Reference Number: 16/00166/FUL

Audrey Ridley
Customer Liaison Officer
Environmental & Regulatory Services
Mon, Tues & Wed
01242 264328
audrey.ridley@cheltenham.gov.uk



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Yours sincerely,

[Redacted signature]

4 Hambrook Street,
Cheltenham
GL52 6LW

