

APPLICATION NO: 16/00888/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 18th May 2016	DATE OF EXPIRY : 13th July 2016
WARD: College	PARISH:
APPLICANT:	Bushurst Properties Ltd
LOCATION:	Don Waring, Unit 1, Naunton Park Industrial Estate
PROPOSAL:	Construction of 2no. B1 light industrial units following demolition of existing buildings (Units 1 & 2)

REPRESENTATIONS

Number of contributors	9
Number of objections	6
Number of representations	3
Number of supporting	0

20 Brizen Lane
Cheltenham
Gloucestershire
GL53 0NG

Comments: 2nd June 2016

Please can I as ward member request that this application goes to planning committee for decision if the officers recommendation is to permit. This is due to concern from nearby residents to a previous application on a neighbouring site and for committee to consider the impact on traffic and neighbouring amenity.

47 Mead Road
Cheltenham
Gloucestershire
GL53 7DY

Comments: 20th June 2016

I am writing in response to your communication of 24th May concerning the construction of 2 light industrial units, at Don Waring Unit 1 Naunton Industrial Estate. I am concerned at the possibility of increased noise and have been given to understand that restrictions have only been granted to the first planning and would ask that these should be extended to the whole site and not changed in the future. The whole problem of noise pollution in this primarily residential area has been an issue in the past, so guarantees, for residents, that noise will be permanently restricted is essential. Under no circumstances should the height or extent of the development be increased. In the past I have suffered from the results of noisy air conditioning units fitted outside buildings and such externally fitted units should not be allowed in this construction

10 Churchill Road
Cheltenham
Gloucestershire
GL53 7EG

Comments: 1st June 2016

Please accept my objection to proposed planning application 16/00888/FUL on following grounds:

Insufficient parking?

There will be a high probability of increased staff numbers operating from the proposed B1 units if planning is granted. This would represent an increased number of staff vehicles. The plans don't appear to be sufficiently aligned to support this increase in staff parking. This area is already a congested area as workers at the Churchill industrial estate already park on Churchill Road. Also as both units are so close to Naunton Park School I believe it may represent a safety risk to people crossing Churchill and Asquith Road as more high sided vans struggle to park.

Working Hours?

Lack of restriction on working hours represents a potential issue because any industrial process can be carried in any of these units at any time provided it does not affect the amenity of that area by noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. I feel these units are positioned far too close to residential houses to proceed without a restriction of hours being imposed.

11 Churchill Road
Cheltenham
Gloucestershire
GL53 7EG

Comments: 13th June 2016

This is an area with a busy primary school and parking is already at a premium. We already have a significant residential parking issues in Churchill Road, Asquith Road and Mead Road. This development will only further add to the congestion and potential for accidents with the school

These units are extremely close to residential homes and will harm the local residential environment with the noise and pollution.

The hours of work are not respected by any of the local industrial units and significantly impact the quality of life for local residents - this will simply compound the problem.

The height of the units will have an impact upon the local area and again simply impact the quality of life for people living in this primarily residential area.

17 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 7th June 2016

Parking - We already have an issue in Churchill Road, Asquith Road and Mead Road - this will compound this problem.

Location of the Units - these are too close to residential homes, for noisy and environmental pollution.

Hours of work - These need to be capped otherwise this is increase noise pollution - this is already an issue at this location

Construction - Height will also be an issue as they will dominate the landscape.

29 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 13th June 2016

We are in receipt of your letter in which you provide details of the plans for the application for planning permission as described above. As with the first application, we remain concerned for a number of reasons:

What will the units be used for? We assume unit 1 will continue to be used by Ben Waring as a car mechanic workshop.

As with the first application it is assumed that the hours of use will be Monday to Friday starting no earlier than 8am and closing no later than 6pm. There will be no use on the weekends. Please confirm.

The proposed new units have a two storey elevation which is still significantly higher than the old construction. This will result in a significant and seriously detrimental impact on the current peace and quiet that we currently enjoy in the use of our private garden. We consider this to be intrusive and totally contrary to our right of free and undisturbed use of our garden.

The height of the proposed construction will block out the current unhindered view we have of the trees and to the hill in the background. The view will be obliterated and replaced by an industrial unit. This will detract from the value of our property not only from an aesthetic perspective but also from its commercial value. At present we have nothing blocking the view, we are not overlooked and we do not have cars driving back and forth adjacent to the boundary to our property.

We will experience a significant increase in the level of noise and traffic in the area behind the fence at the back of our property. There will be an increase in noise and air pollution due to the proposed design of the buildings and the additional traffic that will drive past the end of our garden.

In summary, the proposed application will increase noise and disturbance particularly from increased traffic and much closer proximity of the buildings. It will have a very significant and detrimental visual impact to the enjoyment of our home and will have commercial implications in devaluing our property. Our privacy will be totally compromised which is unacceptable. We are not overlooked at the moment and this helps with peace of mind from a security point of view.

We must object in the strongest form possible to this proposed planning permission for all of the reasons given above. We do not believe we are being unreasonable and the fact remains if the construction were to be single storey at the same height and location as the previous construction and of a more aesthetically acceptable design, we may be inclined to be more amenable to this application. Once again, we ask you to review and revise the plans accordingly to take account of the issues raised.

27 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 13th June 2016

Letter attached.

31 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 13th June 2016

As local residents and neighbours whose garden backs onto the site, we are relieved that the development has been planned to match the previously-approved units covered by 14/02003/FUL, to which it will adjoin. The measuring tools available at the Planning Office confirm the highest part of the roof (unit 1) to be 5m. We would appreciate full publication of the dimensions that are ultimately approved so that it can be objectively verified that the new development does not exceed them.

Given that units 1 and 2 are effectively part of the same development and facility as units 3 and 4, we urge that the same conditions which were outlined in the decision notice of 23 April 2015 for 14/02003/FUL (units 3 and 4) are also extended to them. Namely:

Any car parking spaces approved as part of the planning application process should be completed and marked out in accordance with the approved plan and then be retained and kept available for use as car parking.

Reason: To reduce potential highway impact on Churchill Road, Mead Road and Asquith Road by ensuring adequate car parking is available within the curtilage of the site in accordance with Local Plan Policy TP1 relating to development and highway safety.

The units should only accept deliveries to the site and be operational from 08:00-18:00 Monday-Friday and 08:00-13:00 on Saturdays with no working or deliveries on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining residential properties and the locality in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

Prior to the installation of any extraction systems and/or flues, a scheme for the control of noise and odour should be submitted to and approved by the Local Planning Authority.

Reason: To prevent neighbouring properties from loss of amenity through noise or odour in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

No enlargement by way of an extension, installation of a mezzanine floor or any other alteration of the buildings should be carried out without additional planning permission.

Reason: Any increase in floorspace will require detailed consideration in order to safeguard the amenities of the locality in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living and design.

The roller shutter doors should be kept closed unless required for access.

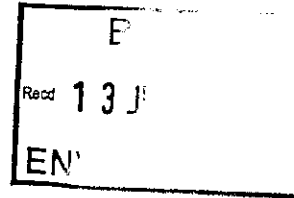
Reason: To safeguard the amenities of adjoining properties and the locality in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

33 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 13th June 2016

Letter attached.

Miss Michelle Payne
Planning officer, Cheltenham Borough Council
PO Box 12, Municipal Offices
Promenade
Cheltenham
GL50 1PP



12 June 2016

Dear Miss Payne

Re: 16/00888/FUL

I refer to the proposal for two further industrial units to replace the existing buildings in Naunton Park Industrial Estate.

I would like it noted that I would have no objection to the new units 3 and 4 as long as they follow the same specification as those previously passed for units 1 and 2.

- Namely that the size and height of the units are no larger.
- That the working hours are the same ie 8am – 6pm Monday to Friday and 8am – 1pm Saturday, with no working hours on a Sunday or Bank Holiday Mondays.
- As the current units and the new units are so close to the houses in Asquith Road and Churchill Road we obviously want to ensure that noise, pollution, disruption, traffic and privacy is kept to a minimum.

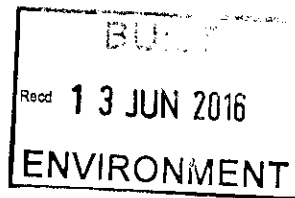
Yours sincerely

Owner 27 Asquith Road

27 Asquith Road, Cheltenham, Gloucestershire, GL53 7EJ

11th June 2016

33 Asquith Road
Cheltenham
GL53 7EJ



Miss Michelle Payne Planning Officer
Cheltenham Borough Council
PO Box 12
Municipal Offices
Cheltenham

Planning application Ref.16/00888/FUL

Proposal: Construction of Two B1Light Industrial units following demolition of existing light industrial building at 3 Naunton Park Estate Churchill Road

Dear Miss Payne

As you are well aware the development proposals on this site has being going on for over 30 months from the outset we have not objected to a sympathetic and proportional development to what is a dilapidated site and an eye sore.

Most of our objection raised with all the previous planning application relating to this site remain relevant to this latest submission.

The original application that was eventually passed after many changes, including the units being repositioned, scaled down and having operating times and condition attached this was as a result of considerable effort from our neighbours and the help of councillors, reinforced by a site visit when they viewed the site from our properties.

Our grounds for objection are:

1/ Noise and smells and B1 usage suitable to a residential area

The council's records will show over the past 30 years there has been a number of problems with tenants of the existing units on the site, they have caused a noise nuisance practically working hours being a major problem this includes late evening and weekend working. One tenant caused a problem with fumes from a spraying operation (this was dealt with by environment health department) There have been a number of occasion when complaints have been made concerning none removal of rubbish and fully loaded skips remaining on the site for weeks at a time, resulting in a rat problem.

With the granting of planning on the first two unit ref 14/02003/FUL the planning committee imposed working time restriction, operating hours were set as 8am/6pm Monday/Friday and 8am/1pm on Saturdays no Sundays or Bank holidays.

Very importantly they also attached a condition that the large shutter doors were only to be open for deliveries and remain closed at any other time to reduce noise.

Please find attached a copy of the councils own Environment Heath department advise that was included to the previous planning application. This clearly set out working times that they suggest are appropriate for the ongoing operation on this site.

Reason given: to protect the amenity of the residents in nearby residential properties

A condition was also included in the Environment Heath advise relate to that further permission to be sort for any extraction system or noisy equipment before installation and use to control noise and odour

Reason: To prevent neighboring properties from loss of amenity through noise or odour

2 Detrimental impact upon Residential Amenities

The proposed development by reason of its increased height, along with the design , practically the metal cladding would have an unacceptable adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of visually overbearing, intrusive impact resulting in loss of privacy and light. From our back garden we will look out on a wide expanse of gray metal cladding and a large gray metal roof.

3 Over shadowing and loss of light

Along with ourselves our neighbors have a small private southwest facing garden, all benefiting from full sun light from mid day until sunset.

This proposal will due to the increased height and positioning result in a large reduction to the light we all enjoy in our gardens and the back of our house. This will result in what is now a pleasant sunny garden being in full shade later in the day and most of the day in the winter months.

4 Loss of privacy and noise

The close proximity of this proposed buildings will inevitable cause more traffic and general increased noise to the site and intrude on our privacy.

5 parking and access

The proposed development will add to the traffic to and from the site not only workers but with increased deliveries and general operating movements. Churchill Road is very congested with parked vehicles on both sides of the road all day; this is particular concern

with Naunton park Primary School only 100yard away. The traffic and local parking situation has deteriorated in the time this planning issue has been under consideration. Before further development is permitted I ask that a thorough examination of the problem is undertaken. I suggest that it is monitored at on a week day around 9am or at 3.30.

I note from the application that provision is for car parking spaces but no with no provision for commercial vehicles. I understand further permission may be required for this.

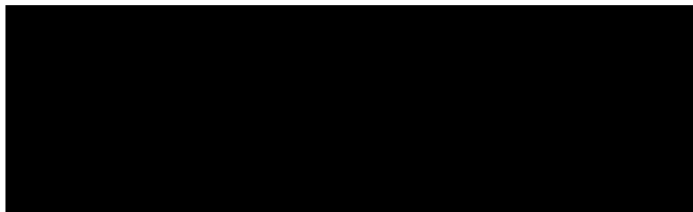
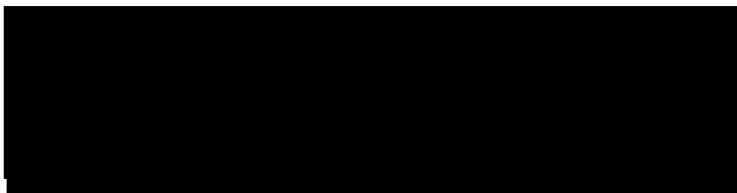
6 Tree

I would like to remind all concerned that there is a TPO on the large Ash tree on the site

In conclusion we are pleased that an unsightly and dilapidated site is being looked at to be improved, but as you will appreciate that we have genuine concerns relating to this proposal as being far from satisfactory. This will have a major impact on us and our neighbors, blighting our enjoyment of our properties.

I would like to ask that if permission is granted that the maximum permitted overall size and position of any of the building be clearly known and recorded.

If this application is to go before the planning committee for consideration I would like the opportunity to speak and articulate our concerns and objections.



Environmental Health

Comment Date: Mon 01 Dec 2014

In relation to application 14/02003/FUL for Unit 3, Naunton Park Industrial Estate, Churchill Road, Cheltenham, Gloucestershire, GL53 7EG please can I add the following conditions and advisory comment:

Condition:

This proposal includes an amount of demolition of existing buildings, this will inevitably lead to some emissions of noise and dust which have a potential to affect nearby properties, including residential property. I must therefore recommend that if permission is granted a condition is attached along the following lines:

The developer shall have compiled a plan for the control of noise and dust from works of construction and demolition at the site. The plan should also include controls on these nuisances from vehicles operating at and accessing the site from the highway.

Reason: to protect local residents.

Condition:

The premises planned for this site may only accept deliveries to the sites and be operational from 08:00 - 18:00 from Monday - Friday and 08:00 - 13:00 on a Saturday with no working or deliveries on a Sunday or Bank Holiday.

Reason: To protect the amenity of the residents in nearby residential properties.

Condition:

Should any of the final occupants for the units require an extraction system and a flue as part of their business, a scheme for the control of noise (and odour if necessary) for the system shall be submitted to the environmental health department of the Local Planning Authority and approved in writing before the commencement of the development. The approved scheme shall be implemented on site prior to the extraction system being brought into use and shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To prevent neighbouring properties from loss of amenity through noise or odour.

Advisory note:

Once the owner of the units has the tenants in mind with further detail on the type of industry (e.g. type of machinery to be used), we would ask that they advise this authority so that this team may review the times of operation and delivery to ensure they are still appropriate for the use.