

<b>APPLICATION NO: 16/00969/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>	
<b>DATE REGISTERED:</b> 1st June 2016		<b>DATE OF EXPIRY :</b> 27th July 2016	
<b>WARD:</b> Springbank		<b>PARISH:</b>	
<b>APPLICANT:</b>	Cheltenham Borough Homes Ltd		
<b>LOCATION:</b>	Garage Blocks, Kingsmead Avenue, Cheltenham		
<b>PROPOSAL:</b>	Construction of 4no. three bedroom houses and provision of 8no. parking spaces with associated hard and soft landscaping.		

## REPRESENTATIONS

Number of contributors	<b>2</b>
Number of objections	<b>1</b>
Number of representations	<b>1</b>
Number of supporting	<b>0</b>

5 Kingsmead Avenue  
Cheltenham  
Gloucestershire  
GL51 0AS

### **Comments:** 8th June 2016

Firstly, I should like to complain as to the process itself, the lack of organisation, planning and communication.

Previously the planning meeting was called with only a few hours notice after it was hand delivered. I wonder how as a local resident I would have been able to attend a planning meeting at c2pm when notice of it is delivered at 10am on the same day?! Your explanation would be appreciated.

Following the initial meeting I had several discussions with Laura Neale and Gordon Malcolm. Unfortunately, my repeated requests to be kept updated fell on deaf ears and I received none of the promised news or updates.

Recently, Gordon met with my wife at my home which I shall discuss later.

Thankfully the inefficiencies of your process meant that things did not progress further until now.

On this recent occasion the meeting was called with around 3-4 days' notice; which is still wholly inappropriate for a meeting which you call during the day. Would you not expect the potentially affected residents to be at work?! Or is that the point to such things I wonder? Again, your explanation would be appreciated.

Moving on to my actual objection to these plans which is not to the proposed construction of the houses but the proposed opening up of the area at the rear of the flats which backs on to my property. At present the area is surrounded by an 8ft + metal fence and is some considerable distance from my property. However, the proposal is to provide a wooden fence which is less than 6 foot tall and open out the area.

My objection should come as no surprise and indeed should have already been logged following my multiple conversations with Laura and Gordon in September 2014, January 2015 and March 2015 and many dates pre and post.

Sadly the plans provided are not clear and your online measuring tool doesn't work but it appears that the gap between the fence and my property will be c1m.

I simply cannot agree that the open area of the flats should be extended owing to the behaviour and conduct of its residents. Of particular interest are the following three issues...

- 1) On several occasions children from the flats have used the current (smaller) area to climb on to outbuildings and walls which back onto the premises. Opening up the area and enclosing it with a wholly inadequate short term fence will only mean that this is allowed to happen more frequently. I gather than previous complaints have been raised and that on at least one occasion the police were called when the children were looking through peoples bedroom windows.
- 2) The rear of the flats is an area often used by children for ball games etc. A Wooden fence will last only days should it be erected. And it being closer to my property and shorter than the current fence will result in a nuisance being caused. Once the fence has failed I can only see the issues mentioned above escalating further.
- 3) Considerable issues have been caused with rats and vermin emanating from the flats. Notably, many residents of the flats see fit to throw their rubbish (including soiled nappies (I kid you not)) from their windows in the general direction of their bins (hopefully) rather than correctly disposing of them. Opening up this area will only add to the issues. Quite frankly why we would allow people who see this as reasonable behaviour access to open space is beyond me and considering that I and many other residents in Kingsmead Avenue are owners and not council tenants I think that our objections are entirely reasonable and should be heard.

Gordon recently visited my home to visit my wife and discuss the matter and gave assurances as to the height of the fence and its distance from my property but sadly these don't seem to match the plans submitted. On the assumption that Gordon approves the plans there is clearly an issue which means that the plans in their current state should not be allowed to progress and also that the matter, for the reasons that I have highlighted needs to be revisited in any event.

I look forward to a constructive and considered response urgently together with clarification as to the height and construction of the proposed fences and their distance from my property. However, for the avoidance of doubt please consider this formal notice that I will pursue a claim in nuisance and/or damages should the area be opened up, my requests ignored and issues experienced.

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**Comments:** 21st June 2016

I have looked at the plans and it doesn't make clear the amount of land there will be between my boundary and the boundary for the flats. I would also like to point out that I am slightly concerned with the height of the fences and their material that are to be placed at the flats boundary. I don't think they will be high enough and could easily be climbed. At present there are metal fences with spikes and I would like to see the same or similar in place when construction takes place. I would like to see most of the trees and bushes left at the end of my garden as they give me some privacy and the wildlife should be protected as we have a lot of nesting birds. I am not against the need for the houses but want to keep my back garden a safe distance from the flats.