

APPLICATION NO: 16/00972/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 1st June 2016		DATE OF EXPIRY : 27th July 2016	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	Cheltenham Borough Homes Ltd		
LOCATION:	47 Beaufort Road, Charlton Kings, Cheltenham		
PROPOSAL:	Construction of 2no. three bedroom houses and provision of 4no. parking spaces with associated hard and soft landscaping.		

REPRESENTATIONS

Number of contributors	5
Number of objections	3
Number of representations	2
Number of supporting	0

22 Charlton Court Road
Cheltenham

Comments: 9th June 2016

Good to see social housing being proposed instead of sold off!

Concerns re road safety/ vehicle speeding above 20 mph limit and road markings, have been relayed to Cllr Babbage who, I expect will take up those issues with Glos Highways. The positioning of the proposed parking areas make these considerations all the more important !

The parking areas on the proposed development - will they be of a porous nature to limit flow of rainwater ?

15 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 9th June 2016

In theory, the plans sound reasonable. However, the reality is often very different. It is stated that each of the 2 properties will house 5 people. Whilst 2 parking spaces will be provided for each house, it is inevitable that at some stage either the occupants or their friends will have additional cars staying permanently or temporarily. The whole area, especially in Charlton Court Rd is short of parking and despite what the parking survey says, the road usually looks like a car park and often includes commercial vehicles. Residents in Beaufort Rd use Charlton Court Rd as their regular parking place.

Secondly, the hedgerow separating the back gardens in Beaufort Rd and Charlton Court RD are totally abused by the residents of Beaufort RD and they have created entrances to their property from Charlton Court Rd. They use this for access, refuse bins etc etc. They have cut away parts of the hedgerow to allow for this access and the Council either don't know about this, don't care about this, or turn a blind eye to it. Therefore, I have no confidence that the council would control what happens with the new propose houses. Soon, it will look a mess, and this will be to the detriment of the privately owned houses in Charlton Court RD.

5 Coronation Flats
Oak Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JF

Comments: 12th June 2016

I have no objection to the building of new housing stock, but I have concerns about the effect on parking. There is a lack of parking within Beaufort Road and cars regularly need to park outside the plot up to the point of the garages themselves. Although there will be parking places on the plot for the 2 new houses it appears that some other spaces outside the plot will no longer be available to other residents because of the need or access to the plot.

If the council can confirm that no current road parking spaces will be lost then I would not object.

45 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL51 6JS

Comments: 22nd June 2016

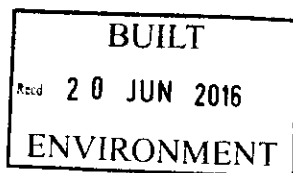
Letter attached.

23 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JS

Comments: 22nd June 2016

Letter attached.

16/00972/FUL



20/6/16
45 Beaufort Rd
GLS2 6JS

objections to proposals

- 1) Distance of proposed building to my property re history of subsidence of 47 Beaufort Rd, pulling on my property.
- 2) Risk of damage to my property foundations
- 3) Closeness of proposed building leaves ~~no~~ access to maintenance of my/party wall.
- 4) Additional traffic on road -
- 5) Flooding from brook affecting Charlton Court Rd, and flats.
- 6) Position of sewer in 47 property (garden).
(Route and history of sewer collapse)
- 7) Position of car parking access to plot 2 near to junction of Charlton Court drive and visibility.
- 8) Access to parking on plot 1 and visibility restrictions. Cars currently drive up 1 way restricted access to Beaufort Rd

Traffic management.

(from 36 Beaufort Rd upwards - cars/vans blocking cycle path and danger to pedestrians)

- a) Impact of loss of council garages for proposed site and extending garage availability by council flats.

10) Loss of trees on plot 1 - birds nesting
in trees.



Planning application 16/00972/FUL

My name is [REDACTED] and I reside at 23, Beaufort Road, Charlton Kings. I have resided here for over 30 years. The property is terraced and has no garage on the plot. A long time ago I applied for a council garage and it was only about 5 years or so ago when I was offered one at the junction of Beaufort Road / Oak Avenue / Charlton Court Road –about 400 yards from my address. The rental has been regularly paid from commencement of the agreement. The garage has been continually in use containing a motor cycle and large household items and railwayana.

Therefore , having heard nothing from Cheltenham Homes, I receive notice of a planning application stating that there was an application on the old garage site. I wish to object to the planning application on the following grounds :-

The land next to number 45 has been subject to subsidence and caused the demolition of number 47.

There is a shortage of garages in Cheltenham hence my long wait.

In recent times, dead rats have been seen in the vicinity.

The building of houses would mean the removal of more established trees.

The junction is a very busy thoroughfare and unsuitable for further construction .The view for traffic leaving the top part of Charlton Court Road would be impeded.

The location of the garage is suitable for my needs having waited so long for it and my poor health prevents my removal of the property at this time.

Subsequently I have received a threatening termination of agreement letter giving me a date to vacate or face court action which is brusque and insensitive.