

APPLICATION NO: 16/01088/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 21st June 2016	DATE OF EXPIRY : 16th August 2016
WARD: Battledown	PARISH: CHARLK
APPLICANT:	DavMay30Ltd
LOCATION:	Ryeworth Inn 60 Ryeworth Road Charlton Kings
PROPOSAL:	Redevelopment of former public house comprising conversion of existing building (part) to form single dwelling, and erection of two new dwellings.

REPRESENTATIONS

Number of contributors	13
Number of objections	9
Number of representations	1
Number of supporting	3

71 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 5th July 2016

This is an excellent and attractive scheme which will hopefully now be accepted. It is unlikely to be retained as a public house having been unsuccessfully marketed as such and is in a run down condition and likely to deteriorate further.

6 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 15th July 2016

I object to this development on grounds of loss of privacy caused by the first floor rear extension window of plot 3. Residential Alterations Guideline CP4 specifies that, in order to maintain a reasonable degree of privacy between facing windows of adjoining dwellings, there should be a gap of at least 21 metres. I have calculated that there would be gap of only 19 metres between the window on plot 3 and my facing bi-fold doors. I understand that a 10.5 metre distance from window to boundary is also stipulated. However, in plot 3 this distance will be only 9 metres.

The Ryeworth Inn plot is elevated to the neighbouring properties in Hambrook Street magnifying the issue even further!

Please note in January 2016 I gained planning permission for a 2 storey side and rear extension(reference 15/01907/FUL this includes 4 metre glass bi-fold door, which would be overlooked by the window on plot 3.

I have checked all properties in the immediate area and it would appear that they all fall within the Residential Alterations guidelines CP4. The plans for the Ryeworth Inn should not be an exception to the area!!

5 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 1st August 2016
Letter available to view in Documents Tab

Hillview House
Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 13th July 2016

I think the planned development of the Ryeworth Inn would enhance the area. The last 10 years have seen the Ryeworth Inn fall into neglect which has meant we have had to endure bad landlords who have played loud music in the middle of the night, put up bouncy castles and marquees, a smoking shelter next to our garden wall where smoke blows over and a rat infestation. I am concerned that if the Ryeworth were to be transformed into a successful pub it would also have a negative impact on traffic and noise in this quiet residential area. The Ryeworth is currently an eye sore and this development would greatly improve that and there are several pubs within a 10 minute walk that are in far more suitable locations.

84 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 14th July 2016
To Whom It May Concern

I have objected before and I know I am probably wasting my time as developers always get the planning in the end, but anyway here I go

I have been the landlord of this pub for 7 years 2001-2008. I know it can work if run right and in the right hands, and I have lived in the road for 42 years, all my life, And if the pub is allowed to be changed it would be like taking St Mary's Church from the heart of the village... it would never be the same.

The pub has been in this road since 1836 when it was built. When will it ever stop all these pubs closing and getting planning we need to step up and save some of these old pubs before there are none left to enjoy? I went to the meeting in June and sat in the gallery and was so pleased to see and hear Councillors stand up for saving this pub, I think it was 9 votes against 7 to save it as a pub, but there was a comment saying there needs to be more stronger reasons for the next meeting. Many people objected online which if they where to be read out at the next meeting and this letter then there should be enough good reasons for it to be stopped.

Here are my reasons...

The Asset of Community that has been removed was not any good to a lot of people because you had to be a group to show an interest in buying it and taking it on IF the developer was to sell. I know I could personally get a massive petition signed to keep this pub... Yes, build in the car park if the developer really wants to, a nice bungalow, but without touching our local heritage - the hub of the Ryeworth , Ham , Glenfall, & Battledown area.

Also this road has so many houses in it now due to over developing. The one sided parking throughout the whole road with side streets of it makes this road difficult ..one being Hambrook Street to the side of the pub which has always been difficult to pull out with having blind spots with so many car parked, There is a bus route, a school rat run twice a day, there are not enough give way points in the road now for oncoming traffic ,most houses have 2 or more cars per house ...there is just not enough room for more developing !

I think that there should be a chance for the locals of the the area to have there say on a petition and then you'll see that the pub is in demand and then you'll see what they want, the people who live here!

Thank you for taking the time to read my objection. I must add that this will no dout be the only objection as I only got the letter through my door from the Conservatives Matt Babbage on the 13th July, but pubic comments closes 14th July.

10 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 14th July 2016

We live on Hambrook Street and strongly object to that lovely old pub being turned into yet more houses.

So many of us in the area really miss having a local pub to go to.

2 Hambrook Terrace
Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LL

Comments: 6th August 2016

I wish to object to the redevelopment of The Ryeworth Inn, parking is already a problem and the addition of 3 houses will only add to the problem. The Ryeworth was once a thriving part of the community and under the right management could again be so

The Villa
Hambrook Street
Charlton Kings Cheltenham
Gloucestershire
GL52 6LP

Comments: 22nd July 2016

I have 2 objections.

I have 2 objections.

Firstly, these properties are undoubtedly going to exacerbate the already significant traffic problems on Ryeworth Road. Irrespective of what the submitted traffic report states - the councillors or council traffic officer only needs to come here at 8.30am any weekday to see for themselves. Cars park on both sides of the street and Ryeworth Road is effectively single track for most of its length. There are often blockages at the junction with Sixways with cars either having to wait to enter / exit Ryeworth Road, or having to reverse to let oncoming traffic pass. The traffic associated with local schools (St. Edwards at one end and Glenfall Primary at the other) adds to the problem. There is limited off-road parking so most houses park on the street, and overnight that typically means at least 2 vehicles per house. And Ryeworth Road is pretty densely developed.

Hambrook Street is a particular problem. The parked cars cause significant blind spots, and often park vehicles even partially block Hambrook Street as local residents struggle to find parking. Motorists, cyclists and pedestrians are all at risk of unseen oncoming traffic. And the cars that accelerate to get past parked cars before traffic coming the other way are probably the most dangerous of all. I am certain that additional residents, and their vehicles, will compound the existing problems.

I appreciate that the proposed properties have off-road parking but they will still increase the amount of traffic and on-road parking (visitors, additional family members, deliveries etc.). And they will inevitably often use available on-street parking in the first instance so as to "save" their off-street parking for visitors etc. Particularly as both the new properties have end to end parking spaces, requiring one car to be moved to let the other out - a real faff!

Secondly, I object on the basis that the only reason that the ACV status was removed was because only existing organisations could apply. I feel certain that had the question been put to the community as a whole (e.g. a petition) then there would have been overwhelming support. And that there would also be a will, determination and funding to make it work. I was actually considering myself the possibility of it becoming a local café and bar. It's lack of financial success in recent years was, like many pubs, the economics of being tied to a brewery - as a free house with community backing it would be a very different proposition. I for one would be happy to contribute towards funding it if done in the right way.

82 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 4th August 2016

I am writing to strongly object to the development of the Ryeworth Inn into residential use of three dwellings. On a practical note, the addition of 3 new dwellings could mean 6 more cars in an already very crowded street. Presently, spaces are like gold dust and cars regularly use my private drive as if it were a public space by parking, turning or hanging over if parked on the street. As the pub is just doors down, this would only get worse.

On a community basis, the pub has been very successful until only the last few years where it seems that Enterprise Inns deliberately installed staff with no experience and made no effort in supporting the place with refurbishment and investment such as they did with the Merry Fellow of Charlton Kings. The Merry is now a thriving little pub which the residents of that area can now enjoy. The Ryeworth can equally be such a place. I have noticed that since the council's last refusal, the developer who has bought the Ryeworth, has now completely stripped the pub bare of its fixtures and fittings. Perhaps as an attempt to strengthen his case? In my view it can only aid in the reopening of the pub by fitting it with much needed new fittings should the council once again refuse development. This pub is our local heritage and we need to stop the destruction of our community fabric.

2 Whitefriars Court
Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LG

Comments: 3rd August 2016

I think the planned development of the Ryeworth Inn would definitely improve the area. It has not been run successfully as a pub for so many years and has now been just left to deteriorate

There are several good pubs within walking distance of Ryeworth road.

i would think it can only improve the road and tidy up what is a current eye sore.

Flat 1

Suffolk House East
Suffolk Square
Cheltenham
Gloucestershire
GL50 2HN

Comments: 4th August 2016

I would respectfully ask that the planning committee reject this application. I have been a caterer and hotelier in this town for nearly forty years and I have watched the gradual decimation of many of our public houses. It would appear that nearly all of these shut down pubs are turned into housing developments. But these old inns - by their very name should be protected and preserved for the public as was their intention.

The excuse that the pub trade is in decline is nonsense. I see a great many pubs flourish through offering good food and good ale served in a friendly manner by landlords who become part of the local community. Cheltenham has lost so many of its pubs - our town cannot just be about housing developments, it has to offer local amenities like pubs, post offices and recreational facilities as well.

Please think twice about letting go of another bit of our old and historic Cheltenham

14 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 15th July 2016

We wish to strongly object to the new planning proposal for The Ryeworth Inn.

We have used the pub regularly for over 20 years and my wife worked there while Mr Andrew Heseltine was landlord for 7 years.

We find it very upsetting that yet another local, community pub is being closed, and another community resource given to the developers, due in part to inept management by the brewery/landlord. The pub had been there for 180 years and has a very long history and we really don't want this to be lost to yet more modern houses in an already over developed road.

We live just behind Ryeworth Road and use the road daily. It is an absolute nightmare for parking and passing already and during school hours traffic is utter chaos so adding more housing and therefore many more cars, this already poor situation will worsen, especially considering the width of the road, and the required access for emergency services and the local bus route. I have personally seen the bus hit cars and the raised wall part of the road.

We urge you to think extremely carefully before allowing more building and yet more history is lost forever, and an already over-congested road is worsened.

We would certainly support the pub in the future and what to see it given a new lease of life.

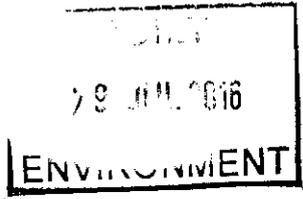
1 Brook Vale
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JD

Comments: 4th August 2016

This has been a pub for generations and was used by myself on a regular basis.

Buildings of local importance must be saved to help keep our heritage and landscape.

Public houses are an important part of the community that offer a support network to the people and businesses surrounding them. Since I have lived in Cheltenham (20 years) I have seen a large number of community buildings disappear and I believe that it is to of great detriment to the town.



[REDACTED]
5 Haubrook St
Charlton Kings
QL52 6LW

Re.

Ryeworth Inn Plans

We have noted that Plot 2 has its
rear window blanked - But not Plot 3
since both plots overlook 5 Haubrook
St - We feel that both plot 2. & 3
should have blank windows

