

<b>APPLICATION NO: 16/00276/FUL</b>		<b>OFFICER: Miss Michelle Payne</b>
<b>DATE REGISTERED:</b> 19th February 2016		<b>DATE OF EXPIRY :</b> 15th April 2016
<b>WARD:</b> Swindon Village		<b>PARISH:</b> SWIND
<b>APPLICANT:</b>	Mr C McAlary	
<b>LOCATION:</b>	Stables, Hyde Lane, Swindon Village	
<b>PROPOSAL:</b>	Conversion of existing stable block to provide 2no. dwellings with associated change of use of land to residential	

## REPRESENTATIONS

Number of contributors	<b>4</b>
Number of objections	<b>4</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

Cranleigh  
Hyde Lane  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QN

**Comments:** 9th March 2016  
Letter attached.

Sunnyside  
Hyde Lane  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QN

**Comments:** 11th May 2016

I have a number of concerns regarding this application. Living where we do in the lay-by, we have a number of children who use the entrance of the lay-by from Hyde Lane, and I am very concerned that building contractors vehicles and equipment will be a risk to children and elderly residents who use the lay-by as pedestrians on a regular basis. I also feel concerned that the public footpath may become very hazardous with heavy machinery, lorries etc using the footpath as a roadway.

Broadhaven  
Hyde Lane  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QN

**Comments:** 15th March 2016

We wish to comment on the planning application for two houses/ bungalows on land behind Hyde lane, Swindon village.

We are concerned mainly about the access road which is on an existing bridle path. Occasional vehicles go down this path to look after the horses in the present stables but we fear traffic will increase significantly, both domestic and commercial (eg, septic tank emptying). As it is at the moment cars come into the D road, they do not tend to slow down and just carry on as if they are still on the main road. We often have to stop suddenly as our driveway is immediately at the entrance to the D, therefore with an increase in traffic this will increase the problem. It is very dangerous for pedestrians now and with an increase in traffic would then be worse. With regard to the bridle path, this in itself is only really just wide enough for one car let alone utility vehicles. With parking suggested for 10 cars then it is going to be an accident waiting to happen with vehicles having to reverse if other vehicles suddenly appear on the bridle path. Where are the frequent walkers going to go when all these vehicles are going up and down?

There is a deep water course on the left side of the path and we are informed by Gloucestershire Highways that we own to the middle of this course where it is alongside our land. We would object to this being filled in as it frequently rises, sometimes fills with water and we worry about flooding. The field adjacent to the proposed dwellings floods repeatedly, the stables and barns always have water running through them and into the water course and fields. Where is all this water going to go when more buildings are built?

There may also be street lighting involved. Some years ago a referendum was held (by the council) among Hyde Lane residents and the result was overwhelmingly against. We all felt lights would attract car parking late at night, especially in the D, while people ate their (eg) MacDonalds. More litter would be created too.

However our main objection is the fact that these houses will be built on green belt land. We feel this is the thin end of the wedge and will allow more and more houses on fields between Swindon Village and Brockhampton. We are glad that the parish council also objects to this proposal.

1 Rosedale  
Hyde Lane  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QN

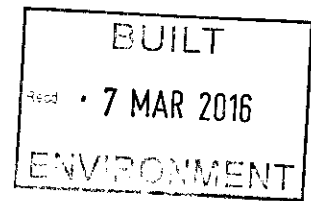
**Comments:** 27th February 2016

I object on the grounds that it will increase traffic especially on the turn into the D which is a blind corner and cars drive fast around it now, and the concern that this will open up the area for more houses. Also that this is a right of way for many walkers and the access road is very tight at 4 metres to share pedestrians with waste lorries and septic tanks.



# CHEL TENHAM

## BOROUGH COUNCIL



The Owner/Occupier  
Cranleigh  
Hyde Lane  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QN

Planning Officer: Miss Michelle Payne  
ddi Number: 01242 264313  
TO: — e-mail: [dccomments@cheltenham.gov.uk](mailto:dccomments@cheltenham.gov.uk)  
our ref: 16/00276/FUL

Date: 23rd February 2016

Dear Resident

**Proposal: Conversion of existing stableblock to provide 2no. dwellings with associated change of use of land to residential at Stables Hyde Lane Swindon Village**

An application for the above proposal has been registered with the Council. Before a decision is made, I invite you to view the application and submit any comments no later than **15th March 2016**.

The application can be viewed online at [www.cheltenham.gov.uk/publicaccess](http://www.cheltenham.gov.uk/publicaccess) or alternatively by visiting the Built Environment Reception at the Municipal Offices during normal office hours; please quote the above reference number **16/00276/FUL**. Free access to the internet can also be booked at your local library.

Comments should be confined to planning matters (see advice overleaf) and made online at [www.cheltenham.gov.uk/publicaccess](http://www.cheltenham.gov.uk/publicaccess) or in writing to the address below. All representations will appear on our website and cannot be kept confidential; we are unable to accept anonymous comments. We are also unable to acknowledge or respond to individual letters/comments.

The Council operates a scheme of delegation which means that most applications are determined by officers. Some complex or more controversial applications may be decided at the monthly planning committee and Councillors are able to request this where they consider it appropriate by contacting the planning officer within 21 days of being notified of the application. Your ward councillor and their contact details can be found on the reverse of this letter.

Committee meetings are open to the public and members of the public are able to address the planning committee directly. This is in addition to the statutory process of written submissions. Should you wish to speak at committee, you must register by 10am on the Wednesday prior to the meeting by contacting the Committee Coordinator on 01242 774405. More information is available at <http://www.cheltenham.gov.uk/downloads/file/1104/public-speaking-at-planning-committee>.

Yours sincerely

Tracey Crews: Director of Planning

PTO-

Please read the notes overleaf.

PLANNING : ENVIRONMENTAL & REGULATORY SERVICES

CHEL TENHAM BOROUGH COUNCIL • P.O. BOX 12 • MUNICIPAL OFFICES • PROMENADE • CHEL TENHAM • GLOS • GL50 1PP  
TELEPHONE 01242 262626 • FACSIMILE 01242 227323 • DX 7406 CHEL TENHAM 1 • EMAIL [builtenvironment@cheltenham.gov.uk](mailto:builtenvironment@cheltenham.gov.uk)

## SOME ADVICE ON COMMENTING ON PROPOSALS

### Types of comments that will be taken into account

Planning applications must be determined in accordance with current guidance and policy. The planning authority can only take into account material planning considerations when making a decision. Examples of such considerations are:

- \*
  - noise or disturbance from the development (not from the construction work itself)
  - traffic
  - visual impact
  - privacy
  - amenity

Matters such as the identity of the applicant or their character or history, boundary disputes between neighbours, loss of view or impact on the value of a property are not planning considerations and should not be included.

### Ward Councillors

**Councillor B Fisher**  
54B Canterbury Walk Cheltenham

cllr.bernard.fisher@cheltenham.gov.uk  
07890 205767

**Councillor Flo Clucas**  
7 Rushworth Close Cheltenham

cllr.flo.clucas@cheltenham.gov.uk  
01242 255844

### Appeals

If an application is refused or approved with conditions the applicant has the right to appeal to the Planning Inspectorate, an independent government agency.

There is no right for third parties to appeal if the Council decides to approve an application. If you are unhappy with the way the Council has made a decision, please write and let us know about your concerns. The Local Government Ombudsman ([www.lgo.org.uk](http://www.lgo.org.uk)) will look into complaints but will ask you to contact the Council first.

\* Noise or disturbance, traffic, visual impact, privacy & amenity.  
Plus entry/exit would cause a problem - as it is a very busy road, where a number of accidents have already occurred.  
There is also the problem of flooding which happens with rain or heavy rain.  
The particular site was a refuse or stone tip.  
Having no computer - I am unable to comment on line.

07-03-2016