

APPLICATION NO: 16/01180/FUL		OFFICER: Mr Craig Hemphill
DATE REGISTERED: 13th July 2016		DATE OF EXPIRY : 7th September 2016
WARD: Charlton Kings		PARISH: CHARLK
APPLICANT:	Shepherd Cox	
LOCATION:	Charlton Kings Hotel, London Road, Charlton Kings	
PROPOSAL:	Construction of a two storey hotel extension comprising eighteen (total) additional bedroom suits, along with associated external landscaping and car parking alterations. The scheme also includes minor alterations to the existing hotel, comprising the demolition of existing conservatory and single storey side extension, and replacement with new single storey extension.	

REPRESENTATIONS

Number of contributors	11
Number of objections	11
Number of representations	0
Number of supporting	0

10 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 24th July 2016

The main objection is based on the removal of trees. The conifers are huge, and each one can evaporate 550-800 mm of rainwater per year ([http://www.forestry.gov.uk/pdf/FCIN065.pdf/\\$FILE/FCIN065.pdf](http://www.forestry.gov.uk/pdf/FCIN065.pdf/$FILE/FCIN065.pdf)) which reduces risk of flooding in our Close, as the rainwater runs off the hill through there. The trees also sequester carbon dioxide from traffic pollution from the busy main road next door at a rate of 68 tons per acre per year (<http://fas.org/sgp/crs/misc/RL31432.pdf>), which reduces risk of asthma and lung disease for the residents of our close. Also, the trees produce oxygen at a rate of approx. 260lb per tree per year (<https://answers.yahoo.com/question/index?qid=20080324065553AAotZ5p>) which further reduce the risk of respiratory issues.

Furthermore the trees cut down noise pollution for inhabitants of our close, and are also nesting grounds for local birds and habitat for small mammals and insects. The other objection would be on behalf of the residents whose gardens would be overlooked by the hotel; as well as privacy issues, there is potential for a hotel room to be used as a burglary look-out position.

15 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 24th July 2016

I object to the application for the following reasons:

1. Drainage - During periods of sustained heavy rainfall there is a lot of water that drains off the fields and down through the public footpath to the side of the hotel. This can often form a small torrent of water which often will cause local flooding on the A40. The removal of the trees and the introduction of additional buildings will only exasperate the situation.

A full review of the drainage issues should be undertaken.

2. Increased Custom - the larger hotel will mean at peak times there will be insufficient parking for all the staff, guests and visitors. The overflow will inevitably create additional parking in Woodgate Close. I would suggest consideration is given to creating sufficient parking for the busiest times, maybe even at the expense of additional rooms.

3. Restaurant Impact - During breakfast times the noise and smells that are produced from the kitchen are not pleasant for the neighbours within Woodgate Close. The plan is to extend catering facilities to include evening meals which will only increase the impact.

4. Consideration To Neighbours - The existing proposal seems to be the worst possible layout for the adjoining residents in Woodgate Close. I don't understand why the extension could not be angled away from the residential properties and the tree line left in place. The privacy and outlook for the residents seems to have been overlooked in this proposal. The acre of ground should enable a win/win proposal to be designed so that the current goodwill between the hotel and residents can be maintained.

6 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 25th July 2016

We'd also like to object to the planned proposal.

The planned extension would require removal of a row of established trees which currently line the footpath, provide privacy to the opposing houses and a more natural view from our property.

There are number of animals including bats and an owl that roost in the trees, so removing these would destroy their habitat and encroach on the residence's privacy, plus, allow increased levels of noise to be transmitted to the houses a few feet away and into the close.

The potential for functions and late night drinking would also increase noise levels and unwanted behaviour, which is of great concern to the well-being of our 'young' family.

As is the proposed reduction in hotel parking and increased number of hotel occupancy - this will surely mean a lack of ample parking (especially for staff), which 'will' lead to cars being parked in a family orientated residential area.

8 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 13th July 2016

Contrary to the applicant's assertion, this location is prone to flooding. In the past 25 years rainwater has on 2 occasions torrented down the public pathway rough track and ingressed Woodgate Close and the hotel and its grounds. This ingress would be compounded for the hotel by the development/creation of the proposed new development and new gate access as well as for the households of Woodgate Close.

On those occasions when the hotel would be at or near full room occupancy and coincided with an on-site event or function, the car park would not realistically accommodate the number of

guests' cars leading to Woodgate Close becoming an overflow car park - with the added problem of both drivers and passengers spilling out on to the open-plan private gardens of its residents. The proposed total number of parking spaces is inadequate and also takes no account of staff car parking numbers. This will detrimentally impact the adjoining residents' amenity.

More guests - both bedroom users and function attendees - will lead to increase levels of noise from, for example, (disco) music, car engines, raised voices, etc., which will impact the adjoining residents' amenity.

More guests will lead to increased catering activity, which will increase noise levels emanating from the kitchen's extractor fan(s) and will generate more unpleasant cooking odours to the detriment of the adjoining residents' amenity.

Although removal of the line of conifer trees would restore our view of the hills to the SE, we would rather see them than the end brickwork of a 2-storey extension.

9 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 27th July 2016

We are objecting to the proposed extension of the Charlton Kings Hotel.

We are concern about the size of the extension, from 12 to 30 rooms an increase in size of 150%, which will in turn increase, the noise from the establishment, together with a considerable increase in traffic movement in and out of the property.

As the proposal is also to increase the kitchen and bar capacity (at the moment I believe the hotel is only on a Bed & breakfast basis) then the potential increase in noise is likely to occur at all times of the day including night (functions/music etc).

We are concern, that there will not be enough parking for functions, causing overspill into Woodgate close and related problems for the residents.

The planned extension would require removal of a row of established trees which currently line the footpath, provide privacy to the adjacent houses, which at the present times provides a natural privacy barrier and well as being a habitat to many different bird species and bats. We are also concerned that the although the plans show that the large pine it is shown as being retained as it is subject to a TPO, it does not identify that the is a second tree with a lower canopy that wraps around the pine and forms an intrinsic part of the natural habitat in that location - with the canopy over spilling into the public foot path and rear field.

The existing plans also seem to indicate that there is an existing fence/gate onto the footpath though the drystone wall - although this may be the case it is currently not visible as the wall is overgrown with vegetation, and therefore if it does exist, has not been used for a number of years. We are therefore concerned that the plans show new access gates directly onto the footpath from the considerably enlarged car park (from the proposed 30 car parking spaces, potentially 150 people could be using that gate onto the footpath, adjacent to the properties in Woodgate Close) a totally unacceptable infringement of privacy, noise levels and unwanted behaviour).

The existing proposal seems to be the worst possible layout for the adjoining residents in Woodgate Close. Any development should be on a small scale and angled away from the

residential properties to retain the existing trees, this would also provide a better aspect to residents of the hotel

The proposed extension as planned is much too close to properties in Woodgate Close and is the worse layout for the residents of Woodgate Close. Should a development be permitted, it should be on a much small scale (150% increase is too much) angled away from the residential properties to retain the existing trees, this would also provide a better aspect to residents of the hotel overlooking the hills.

7 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 25th July 2016

I am writing to express my concerns regarding the proposal for a two storey hotel extension under the above reference:

- The proposals will significantly impair the visual amenity of the surrounding houses, also causing them to be over-looked and limiting the enjoyment that can be obtained from the gardens as a result.
- Privacy and security will be compromised
- The scale of the extension seems to be out of all proportion to the existing premises
- The scale of the extension also suggests that there is likely to be considerably more noise from the hotel on a regular basis, both from increased numbers of guests, vehicles and functions/music - this is likely to disturb residents, many of whom have school age children.
- Parking from the hotel may spill over into the adjacent residential areas, causing problems for residents
- The proposals involve the removal of some very established trees, which currently also provide a screen and some separation between the hotel and adjacent houses
- It is particularly disheartening that the developers have chosen to ignore two extension proposals put forward by local planners, both of which were less intrusive, and proceed with a much more aggressive form of development without regard for the impact on local homeowners.

Comments: 30th August 2016

Having considered the revised plans for the hotel extension, I don't believe that any significant change has been made, and would therefore re-iterate all the same concerns that I had regarding the original proposals.

5 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 13th July 2016

We wish to strongly object to the proposed development of the Charlton Kings Hotel for the following reasons:

1. Loss of Privacy and overlooking

The proposed Master plan issued to us in May 2016 stated a separation distance between our house and the proposed extension of 12 metres and stated that this was a 'generous distance'. We do not agree.

Firstly it is NOT 12 metres. The architects had originally failed to take into account our side conservatory built in 2005 (planning ref 05/00599). This means that the distance is only 7.5 metres. They have only added on the conservatory to some of their drawings because we phoned them to query it and the majority of their drawings still seem to gloss over the conservatory and that the distance is only 7.5metres.

The drawings do not appear very accurate as it shows our conservatory set well back from our boundary when it is actually only just over 1metre from our fence.

As this is a conservatory (with glass all the way round), it means we will be completely overlooked by the 2 storey extension and lose our right to privacy. This conservatory is not just an occasionally used room, it is used every day as it joins with our kitchen.

Our back garden is raised 2.5 feet above the house ground level, so this means that the angle from the hotel windows to our garden would be severely lessened thus increasing the intrusion of privacy.

2. Visual amenity

The current line of fir trees are a much more preferable visual impact and maintain our privacy, which is why we have asked and would request again that the trees are not cut down and any extension is built behind the line of trees. Keeping the trees, would maintain our privacy and also ensure that other residents of Woodgate Close maintain the rural aspect and amenity of the close.

We wrote to Shepherd Cox on 19 June requesting that the extension be moved further back and that the fir trees be maintained. The email was acknowledged but clearly not taken into account. Having now seen the Feasibility Study, our suggestion was in line with Option A of that study and the option that the planners seemed to agree with. It appears the developers have totally ignored the planners and our suggestions and have changed it to suit their own requirements.

The Hotel is the first building in Cheltenham that lots of visitors see, so it is important that it reflects the correct image. The current building is small with lovely grounds but the proposed extension will be overbearing, at an increase of 200%. It seems to be about building in the shortest time and smallest amount of money possible, not aiming for quality and aesthetically pleasing. We do not believe that this is the image that Cheltenham and especially Charlton Kings want to project.

3. Sustainable development/transport links

Firstly, the hotel lies at the edge of an area of Outstanding Natural Beauty. That in itself places greater restrictions on developments that are allowed. A hotel closer to town would give better access to bus and trains, thus helping the environmental aspect of the policy. This hotel is miles from the train station and has very limited bus routes. Also it is not near to the town centre shops and restaurants, which the council would surely want to encourage tourists to visit.

Yes, the hotel would provide more local jobs but due to its location on the edge of town, it is likely that most staff would have to drive to work as public transport is limited in this location. Would there be extra staff parking? Or would this mean that any overflow of cars would choose to park in Woodgate Close?

4. Noise concern

An increase in size of kitchen and dining area will mean that additional functions are likely. This will all mean increased noise levels and parking issues. Even without additional functions, there will be 200% more people and cars to disturb our peaceful neighbourhood.

Both ourselves and our neighbours at number 3 have school age children and do not want noise disturbances late in the evenings.

5. Drainage concern

After heavy rainfall, the field behind the hotel often becomes saturated meaning a lot of surface run off. This often leads to a small stream down the public footpath and onto the road. The loss of approximately 20 trees next to the footpath could increase that surface run off dramatically and lead to the water taking different courses into our gardens/houses.

The Feasibility Study shows that option A was the preferred option with a stepped approach to the extension and maintaining the line of fir trees adjacent to the public footpath. If the development has to go ahead then we feel that this would be a better option so why has it not been used?

We would request that members of the Planning Committee visit our property to see the impact that this development would have on both our property and our neighbours.

Comments: 28th August 2016

We are very disappointed with the amended plans as moving back 1m makes little difference to us. Therefore, all previous comments still apply.

3 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 24th July 2016

We are objecting to the proposed development for the following reasons:

Under the Cheltenham Borough Council Local Plan policy CP4 (Safe and Sustainable Living), it states the development "will only be permitted where it would not cause unacceptable harm to the amenity of adjoining land users and the locality". In the notes of CP4 it indicates that the council should consider loss of privacy when assessing the impact on amenity (note1), and in note 3 it states the minimum distance between dwellings where both windows have clear glazing is 21 metres, and where only one has clear glazing is 12 meters. The proposed plans therefore (even with the obscured glass) are clearly in breach of the planning guidelines with regard to the position of no. 5 Woodgate Close's side conservatory, which would be within approximately 8 meters of the new development. Further, the single storey clear glazed link will allow direct visibility into our first floor bedrooms, and therefore would cause significant loss of privacy and amenity, as well as breaching the 21 metre minimum distance.

The kitchens frequently have open windows and doors, with audible commercial extraction fan(s). This noise will worsen as increased kitchen and dining requirements are doubled following any proposed expansion, and will particularly affect the amenity for number 1 Woodgate Close due to the additional noise and smell.

We cannot understand why the proposed development has been put forward, when the other options considered would all have been preferable to building up against the boundary wall, and the resulting loss of trees and natural habitat on the local conservation area. The proposals indicate that the first floor bedrooms in the extension will have obscured glass, and the ground floor bedrooms will be right up against the boundary wall, therefore providing no external view. This seems to be a very poor use of space, and poor design. We are concerned that the obscured glass could be replaced with clear glass at a later time as a result of hotel customer complaints about the frosted windows. This design flaw could be entirely removed if the extension

was moved to a different location on the very generous site, and the boundary area kept for parking as in the current situation.

Finally, we are concerned that the removal of so many trees will exacerbate the already common flooding problems where water flows from the hills, and along the footpath along the boundary of the proposed development, directly onto the A40. This would cause a potential hazard to drivers, and damage to the road surface.

Comments: 1st September 2016

Our original comments still stand regarding the revised plans; the general feedback from Woodgate Close residents does not appear to have been seriously considered. The issue of overlooking and proximity particularly to number 5 Woodgate Close is not adequately addressed by the revised plan. Any of the original 3 options are better than the current proposal. The location of the kitchens and increased use resulting from a larger hotel would also have an unacceptable impact on the amenity of 1 Woodgate Close, and there is inadequate parking for functions which could result in Woodgate Close being used as an overflow car park. We fail to understand why a design would include completely obscured windows for bedrooms, when a different position on the site would alleviate this requirement.

1 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 19th July 2016

Letter attached.

Comments: 2nd September 2016

Letter attached.

4 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 26th July 2016

I would like to say I support the idea of enhancing the hotel and making it more economically viable. In the spirit of enhancing the plan I have tried to make sensible and low cost changes (particularly where these are based on inaccuracies in the submission)

What surprised me was the number of inaccuracies in the submission and supporting documents. They are numerous and, as far as I could interpret, all are in favour of the development. The first is the omission of the Conservatory in the plan of No 5 Woodgate close claiming the development is some 12m from the nearest building. This is obviously untrue and over estimates the gap by 50%. For the sake of brevity I will not mention the rest, but am sure the planning officer must have picked up at least another dozen (possibly 20) such inaccuracies.

I disagree with the statement that the green space between the hotel and residential areas will be retained. The only thing retained in the plan is the public footpath not owned by the hotel. To retain the space I think that the trees on the hotel side of the wall should be retained (or replaced with more acceptable native alternatives) and the development moved c 2-5m away from the wall.

The property bounds a ridge and furrow field and the water runs downhill towards the hotel after heavy rain. In order to prevent flooding of the site of the proposed extension (a la 2007) I would

suggest the gap created could be used to help drain the field and protect the extension from flooding. Again more acceptable native trees could assist this.

While the semi permeable membrane will assist, the spec of this is such that any fast or sustained water flow will wash it down onto the main A40, creating mess and increasing the risk of accidents.

It is a pity that with this development no space has been found to allow commercial delivery vehicles to turn round while on the site. Again lorries reversing in or out of the drive will increase the risks of accidents.

Also there appears to be inadequate parking provision for staff.

The bedroom windows are so close to the conservatory of No 5 Woodgate Close, they would not be permitted for a residential development. I do not see why a commercial development should have different standards, particularly where the main use is pretty well residential. Again a 2-5m move from the fence line would reduce this.

Overall I object to the (inaccurate) plans as on the website, but if the changes were made along the lines suggested think there could be an acceptable compromise

12 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 21st July 2016

I am objecting to the proposed extension of the Charlton Kings Hotel.

The 2 storey building as planned is much too close to properties in Woodgate Close and would be overbearing. Why is it necessary for the construction to run alongside and be right up to the boundary wall? Many plants, including mature trees, will have to be removed to facilitate this building.

The trees are well established along the edge of a public right of way and act as an attractive screen between the hotel and houses of Woodgate Close. Removing them would have a negative visual impact for the residents. These large conifers are used by many different bird species and bats. They also help to take up a lot of water which can be a substantial amount when it rains heavily, as it often does nowadays, causing surface water to run down the public right of way and onto the A40. This problem would likely be compounded by removing the trees.

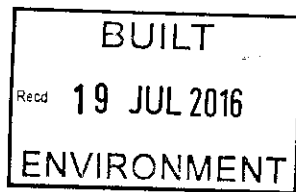
If the bedroom extension was built away from this boundary and placed elsewhere in the hotel grounds the tree screen could be kept, benefitting Woodgate Close residents and the hotel. I think that the trees should stay and that more vegetation should be planted in this sensitive area. This would help to improve drainage now and in the future.

I am also concerned that there is insufficient parking capacity in the plans to cope with the expected number of vehicles needing to park when the hotel is at its busiest. As one can't park on the A40 there is a strong likelihood that Woodgate Close would be used by hotel guests, visitors attending hotel functions and possibly hotel staff and delivery vehicles. We can't cope with and shouldn't have to facilitate hotel overspill parking.

Although my house is not directly next to the hotel I do feel that my family would be impacted by the noise and light pollution, cooking smells and increased car disturbance which a much larger hotel would bring.

Comments: 30th August 2016

Having viewed the revised plans I can't see any significant change. The extension will move back less than a metre from the original line along the wall and the tree screen will still be removed. So my previous comments stand. There will be an ugly block of bedrooms which look nothing like the architecture of the existing hotel.



1, Woodgate Close.
Chailton Kings,
Cheltenham.
GL52 6UW

17-07-16.

Re Chailton Kings Hotel.
extension: Ref No 16/01180/FUL

I wish to formally object to the proposed planning application, for the following reasons.

1. The location of the extension is far too close to existing residents of Woodgate Close. The current proposal sits right on the boundary and would dominate neighbours amenity space.
2. The scale & massing is overpowering to adjoining home owners.
3. The noise that would be generated by this proposal would be unacceptable in a residential area.

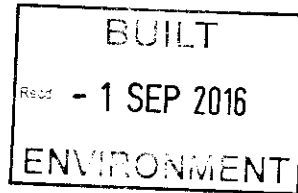
4. The site is located in the AONB, and fact seems to have been ignored with this proposal.
5. The public footpath to the side of the site has flooded in recent winters. This proposal will only add to the problem.
6. The loss of trees that act as a visual shield to the residents of Woodpile Close is not acceptable. If an extension in the AONB is approved, in Principal, can we be moved away from the boundary, also building around any trees, to protect neighbours views?

The bedrooms should be halved and built along the main A40 Rd with perhaps the "Function Room" built under the bedrooms, leaving the back area to gravel with car parking, and, untouched trees, enabling water to drain away, helping to keep the street water down,

Twice we have been flooded, with water up to our patio doors (we are on the back) At the same time the Hotel Kitchens were flooded, the water comes down from the hills & falls, Also the windows of Woodgate do not want the overflow of car parking. I am against children's party's etc: because of the noise levels. loud music & excitable children. The extractor fan in the Kitchen badly needs attention for its small & noise, could be repositioned. Outside lighting ought to be kept low, to enable residents of Woodgate close to sleep.

Yes.





1 Woodgate Close
Charlton Kings
Cheltenham
GLOS

Cheltenham Borough Council
P.O Box 12
Municipal Offices
Promenade
Cheltenham
GLOS
GL50 1PP

30 August 2016

Dear Sirs

Re. Hotel extension at Charlton Kings Hotel, London Road – ref. 16/01180/FUL

I accept the hotel would like to enlarge the premises, but it would be so much better if they had thought more of others, i.e. Woodgate Close. The revised plans have been moved so slightly it's really not worth redrawing - they are still not thinking of re-siting the new build, which is at present hidden from view of the main road. Is this because it is going to be built in the quickest and cheapest way possible instead of building with care and attention to architecture and correct materials to marry up with the main hotel, therefore enhancing both buildings? This is not possible with the plans presently proposed. The revised plans look seriously abominable and out of place and character with the area of natural outstanding beauty.

As long as the new build is upgraded and aesthetically built, as suggested above, it would be far more acceptable. If the revised plan was re-sited on the main hotel, perhaps, or set back from around the front entrance, in line with the A40.

There would then be less damage to most of trees and even less damage to the neighbours. Nothing has been gained for the residents of Woodgate Close from the revised plan, which I am totally against. Cheltenham needs a lot better.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.