

APPLICATION NO: 16/01756/CONDIT		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 7th October 2016		DATE OF EXPIRY : 2nd December 2016	
WARD: St Peters		PARISH:	
APPLICANT:	Travis Perkins (Properties) Limited		
LOCATION:	Travis Perkins, Brook Road, Cheltenham		
PROPOSAL:	Variation of Conditions 11 (Servicing Hours) and 13 (Trading Hours) of 16/01446/CONDIT to allow extended opening hours (revised hours proposed - see revised covering letter)		

REPRESENTATIONS

Number of contributors	6
Number of objections	6
Number of representations	0
Number of supporting	0

24 Arle Avenue
Cheltenham
Gloucestershire
GL51 8JR

Comments: 10th October 2016

I am writing on behalf of my 85 year old mother who lives at Brook Road opposite the new opening to the Travis Perkins site. She suffers from Parkinson's Disease as well as other health issues which makes her virtually housebound.

We already have concerns regarding noise, annoyance, pollution and future parking problems when T/P opens, especially at 7.00am.

The planning conditions imposed were to protect the residents. T/P were happy to build under those rules.

To increase operating hours by approx. 30% would be an insult to the residents in both Brook Road and Moors Avenue as traffic will be using the non traffic light entrance to Moors Avenue as a detour/shortcut to T/P to avoid the traffic lights.

It will be interesting to see how T/P manage to comply with the noise laws regarding bleeps, chimes, bells etc close to residential properties at certain times of the day according to the Gov/UK site.

Comments: 10th October 2016

I would also like to question how an accurate Noise Assessment could be possibly have been carried out as the site is not open yet for business.

Comments: 24th November 2016

As stated in my comments on the application for extended hours, Travis were happy to build under the condition imposed to protect the nearby residents. They are entitled to some peace and quiet. It is impossible to judge what impact they will have as they have only been open a week.

Several years are needed to assess any impact. Once extended hours are allowed, it would be difficult and probably costly to the council to reverse if problems/nuisance arose.

2 Brook Road
Cheltenham
Gloucestershire
GL51 9DZ

Comments: 10th October 2016
Letter attached.

14 Brook Road
Cheltenham
Gloucestershire
GL51 9DZ

Comments: 5th October 2016

I currently live in Brook Road with my wife and 2 children. I strongly object to the proposed changes in operating hours of the Travis Perkins site opposite my house. The reasons given for limiting operational hours on the original proposal have not changed since that proposal was submitted, and read as follows.

The consent was subject to 19 conditions, with Conditions 17 and 19 of relevance as it limits the servicing and customer operational hours. Condition 17 states:

"Deliveries of materials to the builders merchants hereby approved shall only take place on weekdays (Mondays to Fridays inclusive) and shall not take place at any time at the weekend."

The reason for the above condition is as follows:

"To safeguard the amenities of occupiers of nearby residential properties in the locality in accordance with Local Plan Policy CP4 relating to safe and sustainable living."

Condition 19 is also of relevance and reads:

"The builders merchants use hereby permitted shall not be open to customers outside the hours of 07:00 to 17:30 on Mondays to Fridays inclusive; 08:00 to 12:00 midday on Saturdays and at no time on Sundays."

The reason for the condition is given as follows:

"To safeguard the amenities of nearby residential properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living."

The extending opening hours of the Travis Perkins site will have a much higher impact to the residents of Brook Road and nearby properties than 'low impact' and 'minor adverse'. On a morning at 07:00 hrs you can hear everything that is happening in the site already and that is without it being a builders merchants yard, and also get woken up by the noise all the time. I urge you to look at the current Travis Perkins site and monitor the amount of noise and pollution that is coming from this site. It is far more than negligible, and this site is situated on a busy main road, and not right next to a quiet residential area. There will be lorries queueing up to access the site, engines running, reversing horns beeping, workers within the site shouting directions and orders, fork lift trucks moving about, timber, metal and other related building material being moved about loading/unloading etc. This will be bad enough 5 days a week, and just not fair for us, as residents, to put up with it 7 days a week.

I urge the council to reject these extending opening hours and take into consideration the health and well being of current residents.

The opening times of the current site do not include Saturday afternoon or Sunday opening times, so therefore the new site should operate in the same time limits of the original proposal. It is my belief that Travis Perkins always had weekend opening and operational times in mind years ago, but did not put them forward on the original planning applications as they knew it would have a high chance of being rejected in the early stages, so have waited until the site is ready to operate before applying for these changes.

Once again, I implore you to take the residents into consideration and reject these extending opening/operational hours. The management of Travis Perkins knew they were building their new site in the middle of a quiet residential area, so it is completely unethical of them to put these proposals forward.

16 Brook Road
Cheltenham
Gloucestershire
GL51 9DZ

Comments: 3rd October 2016

I am a tenant in Brook Road, house number 16. I am writing about the proposal for extended working hours at the new Travis Perkins opposite my house . I have no real problem with the Saturday times they are asking for, but Sundays at 7am is a bit of a joke. and this is why. I have a 5 year old severely autistic son who has several problems ranging from sensory needs and lack of sleep. My son is currently attending a sleep clinic part of the NHS for this problem, he is also on a drug called melatonin which is a prescribed medication for people i.e children who cant sleep, this drug helps get my son to sleep but will not keep him asleep. He can go to sleep at 9pm and be awake by 12am and then be awake for a further 3 to 4 hours . This means my son's sleep is completely out of routine. meaning he misses quite a lot of special needs schooling (Bettridge). Weekends are a real rest bite for our son for myself and my partner to catch up on our sleep especially Sunday mornings.

We have already tried getting a move though Cheltenham Borough Homes because of all of the noise over the last year from building works , heavy machinery which really affects my son's sensory needs .at times he has to wear ear defenders because he cannot cope with the noise. This is why I am rejecting the proposals for Sunday opening times, and I am sure you will be having further letters and complaints from other residents about this proposal. I would be very grateful if you were to take this letter into consideration when making a decision.

14 Brook Road
Cheltenham
Gloucestershire
GL51 9DZ

Comments: 18th November 2016

This latest application by Travis Perkins to extend operational and opening hours beyond the original Monday to Friday and Saturday mornings should be rejected.

All the objections and reasons put forward by myself and other residents still stand, and nothing at all has changed from the environmental comments made urging these applications to be rejected. We already hear the noise from customers loading, reversing horns, loud voices and the general nuisance of the entrance/exit gates. There is nothing that Travis Perkins can do to make this any different.

Once again, the original conditions attached to the planning permissions given back in 2013 still stand today and should still be honoured. Once again I would like to add that Travis Perkins knew and agreed to these original plans when they applied to build right next door to residential properties, and should be honouring these original agreements and not trying to sneak extra opening/operational hours through the back door.

The original Travis Perkins site before moving to this site was only open Monday to Friday and Saturday mornings so there is no reason why they should be applying to extend the opening/operational hours now. Please see my comments dated earlier as to the wordings of the original conditions attached to the Planning Permission to which Travis Perkins agreed too. This once again needs to be rejected and Travis Perkins should not be allowed to submit any other variations to extend opening/operational times.

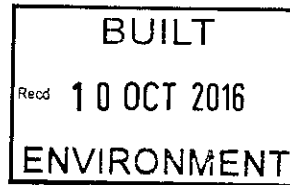
Planning Department

Cheltenham Borough Council Offices,

Promenade,

Cheltenham,

Gloucestershire



2 Brook Road

Cheltenham

Gloucestershire

6/10/2016

Ref: 16/01756/CONDIT

Dear Mrs Emma Pickering,

With regard to the application by Travis Perkins to extend the opening hour of the new site on the Tewkesbury Road.

I am aware that the company has traded from the Gloucester Road site without extending the hours into Saturday afternoon or at all on a Sunday. I wish to state that I believe the same conditions should apply to the new Tewkesbury Road site. The residents of Brook Road have endured an extremely intrusive building programme with the constant pounding of heavy excavating machinery and a constant stream of heavy lorries and delivery trucks with a level of equanimity that is both admirable and commendable. The residents endured this with the belief that eventually the noise and disturbance would cease. It is acceptable to endure the arrival and departure of lorries and the increased traffic during the working week but to be forced to contend with commercial activity at the weekend is intolerable. The added noise and congestion that the increased traffic and footfall will produce will be extremely intrusive and with the proposed increase of opening hours on a Saturday afternoon and all day Sunday would ensure no respite from this intrusion into, what is in effect, a small residential street. Young children often play in the street and the elderly residents are forced to be constantly vigilant when leaving their homes and attempting to cross the road.

Increased traffic has the potential to be a health and safety issue and could increase the levels of stress for residents leading to the possible rise of mental ill health. I recognise that the council has a responsibility to balance commercial issues but they also have a duty of care to the health of the residents.

A refusal to allow the extension of the opening hours should have a small impact on Travis Perkins clients, as most buildings and building contractors do not work on a Saturday or Sunday. If the proposed increase in hours is passed, it will have a disproportionate effect upon the local community. The pollution and noise increase may cause untold damage to the health of residents and reduce community morale.

I object as vociferously as I am able.

Yours Faithfully

