

APPLICATION NO: 16/01812/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 7th October 2016		DATE OF EXPIRY : 6th January 2017	
WARD: Oakley Ward		PARISH:	
APPLICANT:	Kohler Mira		
LOCATION:	Kohler Mira Ltd, Cromwell Road, Cheltenham		
PROPOSAL:	Provision of secondary vehicular access onto Cromwell Road, extension to existing cycle shed to provide 40no. additional cycle spaces, alterations to car parking layout, and new pedestrian path, security fencing and landscaping		

REPRESENTATIONS

Number of contributors	12
Number of objections	11
Number of representations	1
Number of supporting	0

130 Cromwell Road
Cheltenham
Gloucestershire
GL52 5EU

Comments: 31st October 2016
Letter attached.

135 Cromwell Road
Cheltenham
Gloucestershire
GL52 5ES

Comments: 30th October 2016
We don't need more traffic down Cromwell Road, it's busy enough already.

124 Cromwell Road
Cheltenham
Gloucestershire
GL52 5EW

Comments: 23rd October 2016

Cromwell road is already a very busy road that has traffic calming features installed due to its proximity to a junior school. Parking is already restricted as Bredon walk residents have no other parking besides cromwell road. Bredon walk which is directly in front of the proposed entrance is a major thoroughfare for children coming to and from the junior school in Cotswold road, this would surely be a safety issue. Parents taking and picking up children from the school often park in Cromwell road due to restrictions in Cotswold road. The limited parking is already a problem for residents and if the proposed access is allowed disabled parking will be affected/

At present my property is overlooking a wooded area and the factory is hidden. The proposed changes would totally alter this view and the factory will be right in front of my house. One major entrance on Cromwell road creates congestion Two would be a nightmare. If Kohler requires the

extra parking then it should do so with in its own grounds and not cause great inconvenience and disruption to its neighbours. The initial building works. the extra traffic being funnelled in to the proposed access along with the noise, extra lighting, operation of security gates and access at all hours by shift workers will have a huge impact on those of us living opposite. There is also an issue of destroying healthy mature trees that are populated with wildlife (squirrels, birds etc.) I strongly object to this proposal and will fight it by all means necessary.

122 Cromwell Road
Cheltenham
Gloucestershire
GL52 5EW

Comments: 23rd October 2016

I write in connection with the planning application 16/01812/FUL. I have examined the plans and would like to request more information about the new fencing and landscaping of the area. My concern is about how visible the site will be, particularly the two cilos which would directly visible to us if exposed. More information would be much appreciated.

Comments: 22nd December 2016

We would like to object to the proposal. We are concerned about the effect of increased traffic on the road and the increased number of Mira workers smoking directly outside of our property. We initially requested more information about landscaping but no attempt has been made to answer these questions.

118 Cromwell Road
Cheltenham
Gloucestershire
GL52 5EW

Comments: 27th October 2016

I wish to object to the proposal of secondary vehicular access onto Cromwell Road.

This is a prime residential area which already puts up with significant disruption and noise from Kohler Mira Ltd. I have been a resident/home owner of Cromwell Road all my life and the volume of traffic including the extremely large commercial lorries that make my house shake when passing, continues to increase and causes disturbance from extremely early in the morning and then continues throughout the day/evening. Creating another entrance nearer to my property is only going to exaggerate these existing issues and probably send more traffic past my property.

I also have major concerns/objections regarding the employees who block the pavements at the current entrance when taking cigarettes and lunch breaks. Surely Kohler have sufficient grounds so that the employees can remain on the premises without having to smoke and eat outside of the current gate, they regularly sit on the kerbs, stand together blocking the pavements forcing the public to walk through a smoke screen. If there is another entrance then this problem is just going to move up the road and cause yet more obstructions and privacy issues for the residents near the proposed new gates.

At the moment the mature trees and high hedging hides a great deal of the building and parking area, any removal of tress will impact and reduce the privacy of local residents and removal will also increase noise levels, further noise will no doubt also be created from security gates, alarms, lighting etc.

112 Cromwell Road
Cheltenham
Gloucestershire
GL52 5EW

Comments: 31st October 2016

FYI - I have been resident in Cromwell Road for over over 50 years.

Safety Issues:

3 entrances are not necessary in my view - the pedestrian and cyclists would be crossing either Car entrance or lorry entrance to gain access to site.

School children from Oakwood and Pittville also use this public highway to and from school, there is no information on where the existing crossing is to be moved to.!

Under this proposals cars approaching from the Prestbury Road would be turning across oncoming Lorries, cars and Cyclists travelling from Priors Road causing more danger and queuing traffic.

Parking has always been a problem - staff should be encouraged to use the facilities offered to them at Cheltenham Football Club, to facilitate the entry to site could the Severn Road entrance not be used for Pedestrians, also cyclists ?

Residents have suffered long term from staff smoking outside the gates and corners of Mendip and Cromwell Road, the proposal for a new Pedestrian and Cycle entrance would only move this problem.

Environmental issues should also be of great concern, as well as the proposed loss of trees and habitat for birds the loss of privacy would impact the residence, noise and visual impact would be impacted.

My family and I object.

135 Cromwell Road
Cheltenham
Gloucestershire
GL52 5ES

Comments: 30th October 2016

I object to this proposal because I have lived at this address since 1995 & know how busy & dangerous this road can be at Adding a secondary access next to a pedestrian access will only add to this & moving the build up to outside 133 & 135 Cromwell road will not help.

The build up already causes confusion & near misses & an entrance near the build up will only make things worse. Drivers will naturally be looking for other vehicles on the road when they pull out on to Cromwell road & might not see any pedestrians/ small children crossing.

Removing the natural barrier between the factory & the road is environmentally wrong & it gives some protection from the noise & exhaust fumes we already suffer isn't there an existing entrance on Severn road which can be considered instead of adding another entrance on a busy & at times fast moving traffic Cromwell road.

Can Mira not use the parklands community centre car park as its only 5 minutes away from Mira & closer than Cheltenham town football club car park they already use.

Having workers who smoke & leave cigarette stubs on the floor like they do by the existing entrance even with bins provided is unacceptable.

I think Mira should consider the impact this entrance will have on its neighbours & not about how easier will be for their workers.

Mira is an expanding factory in a residential area & should look at & consider better alternatives than this secondary entrance

133 Cromwell Road
Cheltenham
Gloucestershire
GL52 5ES

Comments: 31st October 2016

As a neighbour immediately affected by this proposal I feel I must raise several points.

The proposed access calls for the removal and relocation of the existing school safety crossing further up the road towards Cam Road. This will reduce the number of on-road parking spaces available in an already overcrowded parking area.

If the proposal is allowed, parking will have to be restricted opposite the proposed entrance, otherwise the access will be restricted for articulated vehicles and fire appliances as detailed in the plans, this will further restrict parking in the area. An unintended consequence of this may be an increase in speeds on an already fast road as drivers see a clear straight road, not knowing there is a school crossing just ahead.

At present the site is well secured, the main access being via a 24 hour manned gatehouse, After the installation of automatic barriers, I wonder if the site will be as secure when the sliding gate is open.

The proposed access will necessitate the removal of several trees, I was under the impression that every tree on site was the subject of a tree preservation order, this was certainly the case when we asked for a dangerously overhanging tree to be trimmed. A case of double standards perhaps.

Also with reference to the proposal tree plan there are several errors on the route of the proposed access, trees are miss numbered and marked as not present when that is not the case.

Vehicular access to the site already causes a disturbance to its neighbours, we can virtually set our clocks by the shift patterns of cars coming and going in the evenings....9.30pm seems some nights like the start of a grand prix as staff hurry home. This will be made worse by the relocation of the entrance.

Pedestrian access to the site also presents problems, not due to noise but due to Mira having a no smoking on site policy, every shift change and lunchtime you cannot pass the existing entrance without running the gauntlet of smokers, this will undoubtedly move next to our property. Highly undesirable.

In summary Mira will put public safety at risk, reduce public parking, damaging the natural environment and further disturb the neighbourhood if this proposal is allowed.

135 Cromwell Road
Cheltenham
Gloucestershire
GL52 5ES

Comments: 30th October 2016

i object to these proposed plans. I have only lived in the neighbourhood for three years i have noticed a steady increase in traffic in Cromwell Rd. From 0700 to 0915, there is the steady flow of Mira traffic, then the secondary school children, followed by the Oakwood Primary School parents parking in Cromwell to walk across to the school or walking through plus the buses every 15mins. From 1500 to 1730 the process is reversed.

this is not a quiet road, has a traffic survey been completed? Does Mira not have a green transport plan to support staff to use buses/walk/cycle/car share? Already Mira staff park on the hardstanding just off Cromwell Rd, attempting to drive past Mira at 0725 is a game of chance with workers racing up the road as they are running late.

The traffic calming in existence is ineffective - traffic races up and down the road, our vehicles have been clipped and damaged by unknown speeding traffic.

The creating of a new entrance will directly impact upon this address - removal of trees & shrubbery will increase noise. Isn't there a preservation order on the trees on the Mira site?

Whilst, the moving of the traffic island will be directly outside this property meaning no on-the-road parking, increase danger to pedestrians going to / from Oakwood and other local schools & amenities.

Also, the congregating of Mira staff outside of a proposed new entrance, sitting on curbing to smoke and chat will cause additional lunchtime noise & disruption. It is awful trying to walk past the existing entrance at lunchtime and i wouldn't wish that outside this front door.

finally, are there not at least two other access points (Clyde Crescent and Severn Road) which are not on bus routes / near schools that should be considered as viable alternatives?

137 Cromwell Road
Cheltenham
Gloucestershire
GL52 5ES

Comments: 31st October 2016

137 Cromwell Road (objection)

We object to proposed new vehicle access points, there are a number of negative impacts this will have on homeowners and public safety. Cromwell Road is a residential area which already suffers from a lack of parking and is a busy thoroughfare of factory and public traffic.

There is currently traffic calming to accommodate the need for public access to local schools in particular Oakwood, the new plan is not clear on where or if this is to be re-sited. If this calming is moved further along the vehicle access will increase the traffic amount around this and so increase the danger to young children. This will also impact on local residents as further parking will be lost i.e. yellow lines outside houses 139 - 133.

Factory staff currently park in Cromwell Road and Cam Road however the plans to alter parking layout within Kohler Mira will not alter this as the amount of car parking spaces are staying the same, why then is there a need for such dramatic changes.

Improving the facilities for bikes is not an issue as such but perhaps access to bike sheds could be via Severn road or Clyde Crescent?

Un sociable Smoking is also an issue as can be seen outside current access and nearby area and is not something we feel is acceptable to local residents and children who will be passing by the entrance to go to school, apparently there is a smoking shed onsite.

Looking at the proposed plans it is clear that the only people to benefit from such plans are Kohler Mira who are more concerned with making their parking area more pleasing to the eye of their visitors. Impacting on environment, wildlife and the removing of trees etc. as well as the impact this development will have on the local community is clearly not a priority or concern to them.

139 Cromwell Road
Cheltenham
Gloucestershire
GL52 5ES

Comments: 30th October 2016

Kohler Mira is a joke as it is already, without adding more chaos and less parking outside our houses. I have two young children and think it will make it worse for walking to school.

126 Cromwell Road
Cheltenham
Gloucestershire
GL52 5EW

Comments: 29th October 2016

I have reviewed the application for the provision of a secondary vehicular access onto Cromwell Road for Kohler Mira Ltd and would like to submit the following comments for your review and consideration.

My understanding of traffic calming measures is to improve safety for motorists, pedestrians and cyclists. It is used to encourage safer, more responsible driving and potentially reduce traffic flow. The Council made the decision to narrow the road on three locations on Cromwell Road and put up give way signs to make the road safer, one of these is currently located opposite the proposed planning area and would have been put there as it would have been the most appropriate place to have it. Whilst it has been proposed that the traffic calming measure is moved, Kohler Mira has proposed to add 169 car spaces which will make the road more dangerous for motorists, pedestrians and cyclists and would not assist with the Council's plan to calm the traffic flow. Having reviewed the planning proposal (swept paths of a 16.5m articulated vehicle) it also appears that Kohler Mira intend to have 16.5m articulated vehicles use the proposed secondary access which again increases the risk and will cause chaos.

If the traffic calming measure is moved up the Road this will also reduce the number of car parking spaces that are available to residents in Cromwell Road and Bredon Walk where residents already struggle to park.

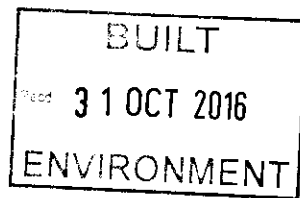
I would also like to point out which I think is the most important point to my objection that nearly opposite the proposed planning provision of the secondary vehicular access is Bredon Walk which is used by a lot of children to get to Oakwood School as at the end of it provides direct access to the school. I believe that if the planning application was to be agreed this would make it more dangerous for pedestrians to cross the road especially children who use Bredon Walk on a regular basis. A lot of parents also use Cromwell Road to take their children and pick up their children from school.

Cromwell Road is already used as part of the A bus route and having this secondary access will only cause further chaos on a already busy road and will lead to congestion. I myself already struggle to pull out of the driveway when workers are starting and finishing work at Kohler Mira and parents are dropping and picking their children up from school. Cromwell Road is also used by residents on Bredon Walk as they do not have the ability to park their cars outside their houses.

I have noticed that on the planning document entitled 2.0 Site Analysis in the bottom left it indicates that Cromwell Road is a quiet Road which is not the case for the majority of the day.

The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners. Privacy of houses opposite will be lost due to the secondary access on incoming and outgoing cars and lorries and employees of Kohler Mira Ltd who already congregate at the primary access. This would also lead to increased noise and disturbance.

I believe that this will adversely affect highway safety and the convenience of road users and therefore object to the provision of a secondary vehicular access onto Cromwell Road.



130 Cromwell road
Cheltenham
Glos

GL525EU

28th October 2016

ref no 16/01812/FUL

Dear Miss Payne

We are writing to you regarding the planning application from Kohler Mira for a vehicular access onto Cromwell rd. We would strongly oppose this application due to safety and noise issues. The traffic calming measure they wish to remove was put in place to slow traffic and allow children a safe crossing to Oakwood school and there was no visible signs on the plans for a replacement crossing without this it could be detrimental for their safety. Cromwell rd is very busy with many heavy duty vehicles using it and also a bus route operates every 10 minutes. The removal of the fence and hedge at the boundary would be a great loss of the noise and screening barrier between the factory and the houses in Cromwell rd along with the loss of wildlife habitat in the hedge and surrounding trees some of which would have to be felled to accommodate the access road.

Yours Sincerely

A large black rectangular redaction box covering the signature and any text below it.