

<b>APPLICATION NO: 16/02105/FUL</b>		<b>OFFICER: Mr Ben Hawkes</b>	
<b>DATE REGISTERED:</b> 25th November 2016		<b>DATE OF EXPIRY :</b> 20th January 2017	
<b>WARD:</b> Oakley Ward		<b>PARISH:</b>	
<b>APPLICANT:</b>	Cotswold Grange Hotel		
<b>LOCATION:</b>	Cotswold Grange Hotel, Pittville Circus Road, Cheltenham		
<b>PROPOSAL:</b>	Proposed erection of gates and boundary railings, new landscaping scheme and car park reconfiguration.		

## REPRESENTATIONS

Number of contributors	<b>13</b>
Number of objections	<b>13</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

4 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 28th December 2016  
Letter attached.

3 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 21st December 2016

We would like to register our objection to the proposed development of the Cotswold Grange Hotel directly across a small road from my home in Moorcourt Drive, Cheltenham GL52 2QL

The 11 houses in this small cul de sac were built in the walled garden of Cotswold Grange when it ceased to be a private house. We all live very close to the hotel and have a cordial relationship with the owners.

Notice of this planning application arrived at our house on December 14th - seven days after the date on your letter - leaving only two weeks (including the Christmas holidays) to respond. Nothing has been posted, as is usual, on the lamp post in our road.

We are particularly concerned to see in the proposed plans that the hotel's commercial refuse and re-cycling bins might be moved from their current discreet location to a new site across the road from my house and directly on the blind bend.

This will mean that a significant length of the handsome mature laurel hedge will be removed to make way for very large industrial gates opening on to a new bin area.

The existing arrangement, where the bins are housed in a side alley by the hotel which the refuse lorry is able to access very easily from the spacious car park, without inconvenience to anyone at all, will change and the lorry will have to park on the sharp bend in this already narrow road.

There will also be the resultant daily noise of the kitchen waste and, more significantly, large quantities of empty glass bottles being dropped in to the bins. At the moment, these bins are easily accessed by kitchen staff working at the back of the hotel and by bar staff at the front of the hotel.

The proposed new site will cause noise and disturbance for the residents of Moorcourt Drive, the awkward blind bend will, at times, be even more difficult to navigate and actually blocked when the refuse lorry is parked. It is dangerous to have a vehicle parked on the corner, but there will not be other space available because Moorcourt Drive is used as a parking spot by car owners who work in Cheltenham town centre and can't find free parking anywhere nearer. We also feel strongly that the large gates will dramatically change the pleasant and peaceful aspect of that part of the cul de sac.

The new plans indicate that there is nothing to stop the refuse lorry accessing the front of the hotel to get to the established bin location - in the same way as all other large commercial vehicles if one of the new car parking spaces was removed to allow constant vehicular access to the bins. It is a big car parking space for a 20 room hotel and we are not aware of guests finding any difficulty finding space for their cars. It seems harsh to chop down beautiful trees and to re-locate waste bins in front of other people's houses for so little gain.

Our final point concerns the development of the small garden area at the back of the hotel. The first two houses in Moorcourt Drive, directly opposite the back of the hotel, have only front gardens which are carefully planted and tended and much enjoyed by their owners. Turning this area at the back of the hotel in to a new facility will inevitably lead to the loud evening and weekend drinking which residents deal with now very good naturedly - and without complaint - during Race Weeks, on the unspoken understanding that it is ONLY Race Weeks when this happens. Also, the main bedrooms of all the houses in Moorcourt Drive are at the front and developing this particular area for the use of bar customers at the hotel will undermine our peaceful enjoyment of our homes.

Landscaping plans at the front of the hotel will, at first sight, be an improvement but we are all very sorry to see beautiful mature trees, at least one of which has a preservation order, threatened with the axe. What is the value of a preservation order when a handsome tree, which is probably over 100 years old, can be destroyed for a single car parking space?

These trees are part and parcel of the tree-lined boulevard style of Pittville Circus Road as well as established natural habitat and they are key, in this Conservation Area, to the town's cultural and destination targets.

1 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 23rd December 2016

As residents of Moorcourt Drive we would like to register a number of objections to the plans described in the planning application referenced above, relating to the Cotswold Grange Hotel located on Pittville Circus Road. Our objections concern:

1. Relocation of refuse and recycling storage and collections to a blind corner, thereby increasing the likelihood of an accident occurring, and restricting the access of residents during collection times;
2. Introduction of large commercial gates in a residential area, visually impacting the area in a negative way;

3. Destruction of healthy mature hedging and trees in a Conservation Area to make way for additional commercial parking facilities.

We understand that notice of this planning application was not sent to all residents of the road, despite all residents being impacted by the changes, and also that no notice was posted on any of the lampposts on the road despite them having been posted there for previous applications submitted by the hotel.

Our front garden is the primary access we have to outside space and as such we are particularly sensitive to changes which will impact on that space. Currently, we enjoy the attractive mature laurel hedging and trees surrounding the hotel. The proposed commercial gate, at over 7 metres wide, would transform the area from a scenic residential area to one with a distinctly more commercial feel and any signage required on the gates to advise people not to park in front of them, as cars often park here, would further add to a degradation of our outlook. Additionally, we have concerns that the noise generated by the daily disposal of waste, in particular glass bottles, will further adversely impact our environment.

In addition to the adverse impact the proposed plans would have visually in a Conservation Area, we have concerns about the safety of increasing the number of large vehicles using the cul-de-sac. Plans to locate a gate for refuse and recycling collection on a corner are concerning, as it is a blind corner. Waste collection vehicles would need to reverse up the cul-de-sac and about this corner, as there is little room for turning at the top, without being able to see approaching motor vehicles and pedal cycles, increasing the likelihood of an accident. During collection times the road would also be blocked reducing the amenity to residents wanting to enter or exit their properties.

Collection of refuse and recycling from the hotel is currently managed on the hotel's property with no loss of amenity or increased danger to local residents. Although we understand that additional parking spaces are commercially desirable, we do not believe that this should be achieved by destroying healthy mature hedges or trees or adversely impacting the amenity enjoyed by local residents. We feel very strongly that the current location for refuse collection should remain and that protected trees, in a Conservation Area, should not be removed to make way for parking.

We ask that these objections be dealt with by the Planning Committee.

5 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 20th December 2016

Further to the recent application submitted by the Cotswold Grange Hotel for the erection of gates and boundary railings, new landscaping scheme and car park reconfiguration, I am writing to formally object to the application. The reasons for my objection are detailed below:

**Erection of Gates**

The new gates will be located on a blind corner in the residential cul de sac, Moorcourt Drive. The hotel plans to relocate the existing commercial refuse area to the area behind the proposed 8 Meter gates on Moorcourt drive. This action will severely hinder the residents of Moorcourt Drive's ability to access the narrow road and exit the cul de sac during times of refuse collection. It will also increase the danger associated with the blind corner. The proposed new location will result in commercial refuse being transported over a narrow pavement to the refuse truck causing noise and nuisance as well as rendering the narrow pavement inaccessible during collection times.

The existing discreet refuse location requires the collecting vehicle to reverse onto the hotel's spacious car park and access a concealed area. This is done without disruption to those who neighbour the commercial property. Relocating to the proposed new area will ensure that refuse removal is shared with the daily lives of the Moorcourt Drive residents. This is completely avoidable.

Additionally, the erection of the gates will result in a well-established run of laurel hedge being removed.

#### Tree Removal

The proposed scheme will result in the removal of healthy mature trees. One substantial mature tree earmarked for removal is subject to a preservation order. I would ask that the existing preservation order be respected!

#### Rear Landscaping

The hotel plans to develop a small garden area to the rear of the hotel as an outside area for guests. This will be a smoking area resulting in increased unsocial noise. The area will be unacceptably close to neighbouring residential properties affecting residents peaceful enjoyment of their homes!

#### Conclusion

The proposal is un-neighbourly and dangerous. Currently, the commercial and residential properties co-exist without incident as the current hotel configuration allows each party to respect boundaries while allowing the commercial business to thrive. Moorcourt Drive is a peaceful and attractive small residential area. I have no wish to see Moorcourt Drive converted into a commercial access for refuse, especially when there are credible alternatives.

Please consider my comments. I am happy to meet with you and the hotel owners to discuss.

9 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

#### **Comments:** 20th December 2016

We strongly object to the proposal of rehousing the hotels waste bins on the blind corner of our road, behind unsightly metal gates.

Moorcourt Drive already suffers from congestion and poor access on the corner (midweek commuters park on the road up to and on the corner; this issue persists at weekends when the football is on or during race meetings).

The pavement on this side of the road is already largely obstructed by the hotel's laurel hedge, and by the time cars have mounted the kerb to park on the bend, the pavement is impassable. This is not acceptable particularly when you take into consideration the young children and elderly residents who live further down Moorcourt Drive. In addition larger vehicles such as ambulances or fire engines would frequently be unable to pass round the corner into the main part of the road to reach the other houses on the street.

The proposal will increase congestion as the road will be blocked weekly whilst bins are emptied, and the appearance of the road will deteriorate significantly with large industrial bins and metal gates having a hugely negative impact on the feel and appearance of the rest of the street.

The current situation means the bin lorry has easy access into the large forecourt of the hotel to empty its bins which are discreetly hidden from view and without obstructing the road for other users. There would seem to me to be NO good reason to even consider this proposal as a feasible option.

The new plans will also see an increase in litter on the road, as frequently after the bin lorry has been there is recycling/ rubbish littered on the road which either didn't make it into the cart, is dropped by the bin men or falls off as the lorry drives away. Finally, the road surface at the entrance to Moorcourt Drive is already in appalling condition in no small part due to the traffic in and out of the hotel. The road condition will be affected even further along if the bin lorry stops on the corner every week.

Finally I also object to the removal of a beautiful and listed tree which is not a danger and that is within a conservation zone.

8 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 28th December 2016

I strongly object to proposed installation of gates and relocation of bin store for the following reasons:

1. Removing a beautiful laurel hedge and replacing it with unattractive, solid gates would have a significant and adverse visual impact. Instead of enhancing the established character of the Conservation Area (which is characterised as being "green and leafy") the proposed gates would negatively impact on the visual amenity of the road.
2. It is concerning that the gate is proposed to be located on a blind corner. Moorcourt Drive is currently a quiet, residential road which feels safe. I am concerned that the character of the road would be negatively altered in that I would no longer feel safe walking with my very young children for fear of the bin lorries coming in and out of the gates and/or having to reverse up the road etc.
3. It is difficult to see how waste collection vehicles would be able to access the bin store without blocking the entire road as they reverse in and out, thereby blocking residents' access to their properties.
4. There is also potential for noise disturbance from the bin lorries, their alarms and bottles being thrown into the bins. I am also concerned about noise nuisance from hotel guests using any new garden that is created at the rear of the hotel.

In summary there would be a serious impact to nearby residents and no justification to counter this and the significant harm to the Conservation Area.

With regards to the trees and landscaping at the front of the hotel I also object to the removal of the mature trees. The Pittville Character Area Appraisal and Management Plan specifically refers to the large trees in front gardens along Pittville Circus Road and how they "reinforce and enhance the green, leafy character of this road" (para 5.33). The Western Red Cedar tree (T6) is referred to in the tree report as "a good specimen" and its loss would be "unfortunate". It is a large, attractive mature tree and the character of the street scene would change significantly if it were removed to make way for a car park. This would be exactly the type of thing the Conservation Area Management Plan would seek to avoid.

5 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 19th December 2016

I have objections to the following proposals:

Installation of an 8 metre gate system: I am objecting to the re-siting of the bin store. The current site of the bin store is perfectly suitable for the hotel whereas the plan to cut 8 metres of a perfectly healthy and beautiful established laurel hedge in a conservation area and replace it with an 8 metre wooden gated system will certainly not improve the residents environment. The installation of these gates to collect the hotels waste makes our cul-de-sac entrance into a service road for the hotel, currently the refuse collection reverses onto the hotels drive and does not cause any stoppage/blockage of residents entry/exit from our homes.

From speaking to the hotel owner he states that the new bin location is due to their need for more parking, the hotel has had the same amount of rooms for years and parking has not been an issue, however they are cutting down trees to the front of the property to increase the parking. He also states that the need for the new gates is that due to the increased parking to the front of the property the refuse collection vehicle wouldn't be able to reverse onto the hotels drive. If that is the case then they should consider wheeling the bins to the refuse collection vehicle, as we the residents do, or indeed reconsider the parking spaces causing the obstruction to the entry of the refuse vehicle onto the drive.

Rear Landscaping: The hotel owner is intending to create a guest outside space to the rear of the hotel, currently Moorcourt Drive is a beautiful quiet cul-de-sac and although speculation and what may be isn't to be used in a planning objection this outside space can only have a negative impact to myself and our close neighbours as with a no smoking condition in public places this new area could be in continuous use, this area will have no walls, no roof to contain the noise - and once planning is given then it will only be ourselves, the residents that are affected by the area.

Whilst I appreciate the hotel owner wants to increase the value of his hotel, I as a resident of Moorcourt Drive would like my home and the environment around it to remain the beautiful and quiet place it is to live in currently.

7 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 22nd December 2016

Letter attached.

6 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 22nd December 2016

Letter attached.

2 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 22nd December 2016  
Letter attached.

10 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

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Letter attached.

9 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 22nd December 2016  
Letter attached.

9 Moorcourt Drive  
Cheltenham  
Gloucestershire  
GL52 2QL

**Comments:** 20th December 2016

Re new arrangements for bins/rubbish: the application seeks to put the bins on a blind corner of a street with limited access. The bins are currently tucked down the side of the hotel and do not affect residents of, or access to MOORCOURT Drive.

Additionally, there appears to be no way for the hotel staff to access their bins without using the proposed gates and it is reasonable to assume these will be in use all the time.

The existing arrangement is much more acceptable as it causes me no problem. I don't see why I have to look at or smell his bins for the sake of a car park space; whereas it does me no harm if he parks on the road.

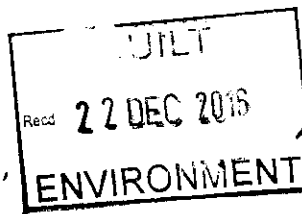
Cheltenham Borough Council,

Planning Dept,

For the attention of Miss C Smart,

Your ref 16/02105/FUL&

16/02105/ADV



Moorcourt Drive,  
Pittville

Cheltenham

GL52 2QH

20-12-2016

Dear Sirs, Proposal: Proposed erection of gates & boundary railings etc at Cotowold Grange Hotel, Pittville Green Road.

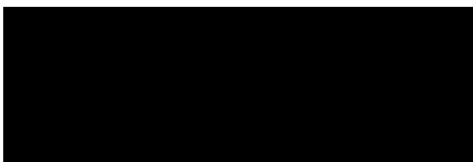
Having reviewed the planning application 16/02105/FUL, I have the following comments relative to the re-positioning of the waste bin store & installation of protective gates.

The gate sizes proposed appear oversized relative to the function they are to perform. Furthermore, because of their size they will be visually intrusive when set into the existing laurel hedge.

As planned the gates will be located adjacent to a 90° blind corner on a very narrow road. (Moorcourt Drive). I fear that this will encourage collection vehicles to park in a potentially dangerous situation to other road users, when collecting waste.

Would you please take these points into consideration when considering this planning application,

Yours faithfully.



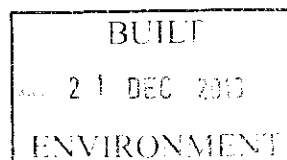


7, Moorcourt Drive

CHELTENHAM

GL52 2QL

19 December 2016



Dear Sirs

Re Planning Application 16/02105/FUL AND 16/02105/ADV

I would like to register my objection to the proposed development of the Cotswold Grange Hotel directly across a small road from my home in Moorcourt Drive, Cheltenham GL52 2QL

The 11 houses in this small cul de sac were built in the walled garden of Cotswold Grange when it ceased to be a private house. We all live very close to the hotel and have a cordial relationship with the owners.

I am particularly concerned to see in the proposed plans that the hotel's commercial refuse and recycling bins might be moved from their current discreet location to a new site across the road from my house and directly on the blind bend.

This will mean that a significant length of the handsome mature laurel hedge will be removed to make way for very large industrial gates opening on to a new bin area.

The existing arrangement, where the bins are housed in a side alley by the hotel which the refuse lorry is able to access very easily from the spacious car park, without inconvenience to anyone at all, will change and the lorry will have to park on the sharp bend in this already narrow road.

There will also be the resultant daily noise of the kitchen waste and, more significantly, large quantities of empty glass bottles being dropped in to the bins. At the moment, these bins are easily accessed by kitchen staff working at the back of the hotel and by bar staff at the front of the hotel.

The proposed new site will cause noise and disturbance for the residents of Moorcourt Drive, the awkward blind bend will, at times, be even more difficult to navigate and actually blocked when the refuse lorry is parked and the large gates will dramatically change the pleasant and peaceful aspect of that part of the cul de sac.

There is nothing to stop the refuse lorry accessing the front of the hotel to get to the established bin location – in the same way as all other large commercial vehicles. Only one new car parking space would be lost to allow constant vehicular access to the bins. It is a big car parking space for a 20 room hotel and we are not aware of guests finding any difficulty finding space for their cars. It seems harsh to chop down beautiful trees and to re-locate waste bins in front of other people's houses for so little gain.

My final point concerns the development of the small garden area at the back of the hotel. The first two houses in Moorcourt Drive, directly opposite the back of the hotel, have only front gardens which are carefully planted and tended and much enjoyed by their owners. Turning this area at the

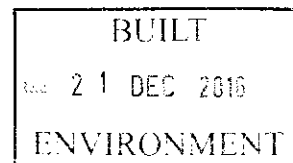
back of the hotel in to a new facility will inevitably lead to the loud evening and weekend drinking which residents deal with now very good naturedly during Race Weeks. Also, the main bedrooms of all the houses in Moorcourt Drive are at the front and developing this particular area for the use of bar customers at the hotel will undermine our peaceful enjoyment of our homes.

Landscaping plans at the front of the hotel will, at first sight, be an improvement but we are all very sorry to see beautiful mature trees, at least one of which has a preservation order, threatened with the axe. What is the value of a preservation order when a handsome tree, which is probably over 100 years old, can be destroyed for a single car parking space?

These trees are part and parcel of the tree-lined boulevard style of Pittville Circus Road as well as established natural habitat and they are key, in this Conservation Area, to the town's cultural and destination targets.

Yours faithfully

[Redacted signature block]



6, Moorcourt Drive

CHELTENHAM

GL52 2QL

19 December 2016

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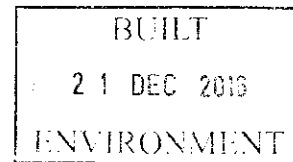
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Yours faithfully

A large black rectangular redaction box covers the signature and any accompanying text or stamp. The box is positioned to the right of the closing 'Yours faithfully' and extends downwards and to the left, partially obscuring the end of the letter.

2 Moorcourt Drive Cheltenham Gloucester GL52 2QL



21<sup>st</sup> December 2016

Re Planning Application 16/02105/FUL AND 16/02105/ADV

I would like to register my objection to the proposed development of the Cotswold Grange Hotel which is directly across the cul de sac from my house at 2 Moorcourt Drive, Cheltenham GL52 2QL

My main concern is the safety of placing a vehicle entrance on a blind corner on an already narrow road.

I am deeply troubled to see on the proposed plans that the hotel's commercial refuse and re-cycling bins might be moved from their current discreet location, where to my knowledge, they are not seen by anyone, to a new site right across the road from my house (and my neighbours) and directly on the sharp, blind bend in the road.

The proposal to removed much of the lovely, mature laurel hedge, for gates to the bin area is, in my view, totally out of keeping with the property and the whole road.

All of my garden is at the front of my house – which incidentally was the groom's cottage to Cotswold Grange. My house looks onto the back of the hotel. I do not want to see vast wooden gates, or hotel bins instead of a lovely Laurel hedge.

As it is, current access through the spacious hotel car park is safe and contained. No one is currently inconvenienced visually and the noise is minimal. The idea of refuse lorries accessing the proposed area on a completely blind corner of a narrow road seems total madness.

Several times a week there is already a large lorry parked outside the side of the hotel collecting and delivering laundry. The refuse lorries also come in the morning – so I can see they will be forced to use the pavement to get past each other or block the road.

The proposed new site will cause noise and disturbance for all the residents in Moorcourt Drive.

The proposal of large gates will completely alter the feel of the cul-de-sac. The existing hedges and trees soften the handsome, severe nature of the handsome hotel architecture. We are already surrounded by vast, flat roofed, sharp edged blocks of flats so the mature trees are vital to maintain the spirit of Pittville Circus Road.

I will be very sad indeed to see the removal of the mature trees at the front of the hotel – and most particularly, the removal of one tree which has a preservation order on it. How can it be that this is so easily ignored – for the sake of one parking space? What does 'preservation' mean?

Pittville Circus Road, and the Pittville area is known for its large, handsome properties softened by leafy hedges and lovely mature trees. The area is both unique and special to Cheltenham and reflects the fine architecture of the Pump Rooms.

We have an incredibly diverse habitat for birds to nest and hide in this peaceful haven and everyone in the cul-de-sac cherishes this, along with our relative privacy.

So to summarise my objections, I would hate to see the ambiance of the road stripped by removing mature trees and hedges.

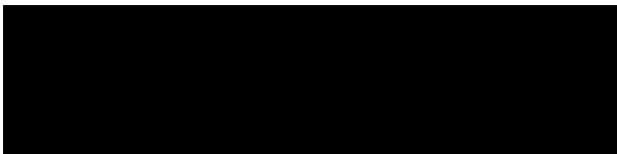
I am most of all, concerned by the safety issues of vehicles stopping or turning on a blind corner which is also quite narrow in part.

I am troubled at the wisdom of changing the existing arrangement of collecting bins - where no one is inconvenienced – to one where all Moorcourt Drive residents are inconvenienced, and one that is dangerous and unworkable – and I do not want the view from my house to change from a lovely hedge, to wooden gates and bins.

The existing car park for 20 cars seems adequate for a 20 bedroom hotel.

In the summer, we already have hotel guest using the small space at the back and so there are times when it is very noisy and drinkers stay outside late into the night. We must all live side-by-side and we do and get on well with the hotel owners – so I accept small inconvenience for what it is. To increase the area and encourage more use seems unreasonable in a residential area and will, without question affect all our lives. There is, incidentally, a grassed area at the front of the hotel that faces pavement and Pittville Circus Road, so perhaps the hotel could consider this as an outside drinking area?

Yours,

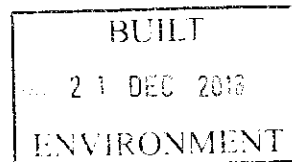
A large black rectangular box redacting the signature of the sender.

10, Moorcourt Drive

CHELTENHAM

GL52 2QL

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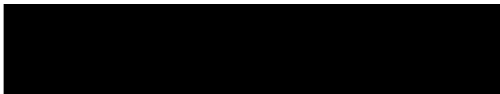
My final point concerns the development of the small garden area at the back of the hotel. The first two houses in Moorcourt Drive, directly opposite the back of the hotel, have only front gardens which are carefully planted and tended and much enjoyed by their owners. Turning this area at the

back of the hotel in to a new facility will inevitably lead to the loud evening and weekend drinking which residents deal with now very good naturedly during Race Weeks. Also, the main bedrooms of all the houses in Moorcourt Drive are at the front and developing this particular area for the use of bar customers at the hotel will undermine our peaceful enjoyment of our homes.

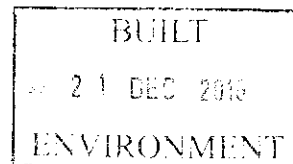
Landscaping plans at the front of the hotel will, at first sight, be an improvement but we are all very sorry to see beautiful mature trees, at least one of which has a preservation order, threatened with the axe. What is the value of a preservation order when a handsome tree, which is probably over 100 years old, can be destroyed for a single car parking space?

These trees are part and parcel of the tree-lined boulevard style of Pittville Circus Road as well as established natural habitat and they are key, in this Conservation Area, to the town's cultural and destination targets.

Yours faithfully

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





9, Moorcourt Drive  
CHELTENHAM

19 December 2016

Dear Sirs

Re Planning Application 16/02105/FUL AND 16/02105/ADV

We would like to register our objection to the proposed development of the Cotswold Grange Hotel directly across a small road from my home in Moorcourt Drive, Cheltenham GL52 2QL

The 11 houses in this small cul de sac were built in the walled garden of Cotswold Grange when it ceased to be a private house. We all live very close to the hotel and have a cordial relationship with the owners.

I am particularly concerned to see in the proposed plans that the hotel's commercial refuse and recycling bins might be moved from their current discreet location to a new site across the road from my house and directly on the blind bend.

This will mean that a significant length of the handsome mature laurel hedge will be removed to make way for very large industrial gates opening on to a new bin area.

The existing arrangement, where the bins are housed in a side alley by the hotel which the refuse lorry is able to access very easily from the spacious car park, without inconvenience to anyone at all, will change and the lorry will have to park on the sharp bend in this already narrow road.

There will also be the resultant daily noise of the kitchen waste and, more significantly, large quantities of empty glass bottles being dropped in to the bins. At the moment, these bins are easily accessed by kitchen staff working at the back of the hotel and by bar staff at the front of the hotel.

The proposed new site will cause noise and disturbance for the residents of Moorcourt Drive, the awkward blind bend will, at times, be even more difficult to navigate and actually blocked when the refuse lorry is parked and the large gates will dramatically change the pleasant and peaceful aspect of that part of the cul de sac.

There is nothing to stop the refuse lorry accessing the front of the hotel to get to the established bin location – in the same way as all other large commercial vehicles. Only one new car parking space would be lost to allow constant vehicular access to the bins. It is a big car parking space for a 20 room hotel and we are not aware of guests finding any difficulty finding space for their cars. It seems harsh to chop down beautiful trees and to re-locate waste bins in front of other people's houses for so little gain.

Our final point concerns the development of the small garden area at the back of the hotel. The first two houses in Moorcourt Drive, directly opposite the back of the hotel, have only front gardens which are carefully planted and tended and much enjoyed by their owners. Turning this area at the

back of the hotel in to a new facility will inevitably lead to the loud evening and weekend drinking which residents deal with now very good naturedly during Race Weeks. Also, the main bedrooms of all the houses in Moorcourt Drive are at the front and developing this particular area for the use of bar customers at the hotel will undermine our peaceful enjoyment of our homes.

Landscaping plans at the front of the hotel will, at first sight, be an improvement but we are all very sorry to see beautiful mature trees, at least one of which has a preservation order, threatened with the axe. What is the value of a preservation order when a handsome tree, which is probably over 100 years old, can be destroyed for a single car parking space?

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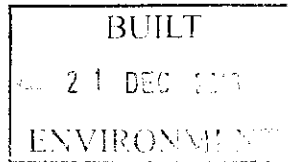
[Redacted] & [Redacted]. I object to the  
bins. Everything else  
is OK.

P.S: It would seem ludicrous to place large size waste bins on the narrowest point of our already tight road.

The laurel hedge belonging to the hotel already completely obstructs the pavement & this street houses a number of young families with children and elderly residents who must either cross the road or walk in the road due to the hedging.

During Race meetings and football matches the parking actually on the blind bend means emergency vehicles would not be able to gain access, and requesting the refuse lorries to empty bins on the corner further causes obstruction and inconvenience to other road users.

The hotel has a perfectly adequate driveway for the waste lorry to use. Finally I would like to draw your attention to the poor road condition by the hotel entrance due to volume of vehicles leaving the hotel.



3 Moorcourt Drive  
Cheltenham  
GL52 2QL

20th December 2016

Dear Sirs

Re Planning Application 16/02105/FUL AND 16/02105/ADV

We would like to register our objection to the proposed development of the Cotswold Grange Hotel directly across a small road from my home in Moorcourt Drive, Cheltenham GL52 2QL

The 11 houses in this small cul de sac were built in the walled garden of Cotswold Grange when it ceased to be a private house. We all live very close to the hotel and have a cordial relationship with the owners.

Notice of this planning application arrived at our house on December 14<sup>th</sup> – seven days after the date on your letter - leaving only two weeks (including the Christmas holidays) to respond. Nothing has been posted, as is usual, on the lamp post in the street.

We are particularly concerned to see in the proposed plans that the hotel's commercial refuse and re-cycling bins might be moved from their current discreet location to a new site across the road from my house and directly on the blind bend.

This will mean that a significant length of the handsome mature laurel hedge will be removed to make way for very large industrial gates opening on to a new bin area.

The existing arrangement, where the bins are housed in a side alley by the hotel which the refuse lorry is able to access very easily from the spacious car park, without inconvenience to anyone at all, will change and the lorry will have to park on the sharp bend in this already narrow road.

There will also be the resultant daily noise of the kitchen waste and, more significantly, large quantities of empty glass bottles being dropped in to the bins. At the moment, these bins are easily accessed by kitchen staff working at the back of the hotel and by bar staff at the front of the hotel.

The proposed new site will cause noise and disturbance for the residents of Moorcourt Drive, the awkward blind bend will, at times, be even more difficult to navigate and actually blocked when the refuse lorry is parked. It is dangerous to have a vehicle parked on the corner, but there will not be other space available because Moorcourt Drive is used as a parking spot by car owners who work in Cheltenham town centre and can't find free parking anywhere nearer. We also feel strongly that the large gates will dramatically change the pleasant and peaceful aspect of that part of the cul de sac.

The new plans indicate that there is nothing to stop the refuse lorry accessing the front of the hotel to get to the established bin location – in the same way as all other large commercial vehicles if one of the new car parking spaces was removed to allow constant vehicular access to the bins. It is a big car parking space for a 20 room hotel and we are not aware of guests finding any difficulty finding space for their cars. It seems harsh to chop down beautiful trees and to re-locate waste bins in front of other people's houses for so little gain.

Our final point concerns the development of the small garden area at the back of the hotel. The first two houses in Moorcourt Drive, directly opposite the back of the hotel, have only front gardens which are carefully planted and tended and much enjoyed by their owners. Turning this area at the back of the hotel in to a new facility will inevitably lead to the loud evening and weekend drinking which residents deal with now very good naturedly – and without complaint -during Race Weeks, on the unspoken understanding that it is ONLY Race Weeks when this happens. Also, the main bedrooms of all the houses in Moorcourt Drive are at the front and developing this particular area for the use of bar customers at the hotel will undermine our peaceful enjoyment of our homes.

Landscaping plans at the front of the hotel will, at first sight, be an improvement but we are all very sorry to see beautiful mature trees, at least one of which has a preservation order, threatened with the axe. What is the value of a preservation order when a handsome tree, which is probably over 100 years old, can be destroyed for a single car parking space?

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Yours faithfully

A large black rectangular box redacting the signature of the sender.A large black rectangular box redacting the first line of the sender's address.A black rectangular box redacting the second line of the sender's address.

CC. Councillor Rowena Hay and Councillor Colin Hay