

APPLICATION NO: 16/01907/FUL	OFFICER: Mr Gary Dickens
DATE REGISTERED: 29th October 2016	DATE OF EXPIRY : 27th January 2016
WARD: College	PARISH:
APPLICANT:	Berkeley Homes (Oxford And Chiltern) Ltd
LOCATION:	Sandford Court Humphris Place Cheltenham
PROPOSAL:	Erection of two picket fences adjacent to patios (retrospective)

ADDITIONAL REPRESENTATIONS

25 Sandford Court
Humphris Place
Cheltenham
Gloucestershire
GL53 7FA

Comments: 12th April 2017

I want to register an objection to this planning application.

A third of Sandford Court, housing apartments numbers 21-28, was finished for occupation in November 2014, and as the other two thirds of Sandford was still a building site, Berkeley did a quick planting around this side and understandably erected the picket fence to prevent access onto the building site.

The rest of the land at the back of Sandford was cleared of builders items in Spring/Summer of 2015 and instead of the first fence being dismantled and the whole area landscaped to the expected open plan aspect, the second fence was erected.

As there had been no planning permission sought by Berkeley for these fences it seems that the open plan aspect was indeed intended.

This current separation of the area into three sections gives the erroneous impression that those ground floor apartments with patios have priority to the grass area for their use and makes it difficult for other owners to access and use the area. This section of the grounds is part of the overall Thirlestaine estate and ownership and maintenance of this area is paid by all the properties in the Thirlestaine development and therefore should be easily available to them.

After waiting months for this plan from Berkeley, it is very disappointing to see they have submitted a plan that only reduces the same picket fencing in length and replaces the rest with a hedge that will require maintenance, and continues to break the area into three sections restricting access and use.

The complete area needs to be landscaped and the ground level could be adjusted to a gentle slope across the length of Sandford building matching that of the drive at the front of the building.

Surely the drop protection along side the patios should be constructed from quality materials appropriate to the value of the properties and providing proper safety rather than that given by cheap picket fencing.

The submitted plan may fulfill basic technical planning requirements but I hope the Planning Committee will consider it from the overall view that the area is supposed to be an open plan easily accessed garden, and the plan is unsuitable both in the aesthetic aspect, and the fact that it does not provide the amenity sold to the owners of the Thirlestaine development.

I respectfully ask the Planning committee to reject this application and to request Berkeley to provide an arrangement appropriate to the situation and purpose as a communal garden using quality components and design as it is part of the estate grounds of the grade two listed Thirlestaine Hall.

25 Cedar Court
Humphris Place
Cheltenham
Gloucestershire
GL53 7FB

Comments: 12th April 2017

Please record that I agree with [25 Sandford Court] in this matter.