

APPLICATION NO: 17/00129/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 24th January 2017		DATE OF EXPIRY : 21st March 2017	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	Ms Jamima Cox		
LOCATION:	Castle Dream Stud Mill Lane Charlton Kings		
PROPOSAL:	Change of use of land for the permanent residential occupation by a traveller family, provision of day room, retention of hardstanding, access, fencing, stables and use of associated land for keeping of horses.		

ADDITIONAL REPRESENTATIONS

54 King William Drive
Cheltenham
Gloucestershire
GL53 7RP

Comments: 18th April 2017

I was very disappointed indeed to find out that Castle Dream Stud has been recommended for permanent permission despite the Borough's efforts so far to maintain the sensible, humane 2011 Appeal decision. This safeguarded Cheltenham's precious AONB while allowing the Cox family temporary conditioned permission but not rewarding them for illegally occupying the site.

This choice to recommend full permission seems to me to be in desperation as the result of CBC not being able to find alternative sites of less value.

I note from Cheltenham Plan (Part 1) Preferred Options that the Borough-owned Arle Nurseries are included indicatively for development. As I understand it, it is being considered for allocation by the JCS with consequent removal from the Green Belt, thus removing the bar on gypsy sites in the Green Belt.

The Arle development could be PLANNED to include the 3 permanent sites following the NPPF requirement for all development to be plan-led.

Surely this would be better planning practice than acting out of expedience, forgetting Cheltenham's CRoW obligations and making a nonsense of previous careful decisions on the Mill Lane land.

23 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 18th April 2017

I object to the request for permanent permission to be granted for this gypsy site.

Temporary permission & existing conditions could still be granted & therefore the current family have a home & there is no further damage to the AONB. In addition, I understand that the Borough does not find this site suitable for any form of development.

Hamfield House
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 18th April 2017

I am contacting you as a member of Cheltenham Borough Council Planning Committee in connection with the above application. I understand that this is on the agenda for the 20 April meeting and that Council Officers are recommending permission, although this is not yet public (so I have not seen it).

I attach a copy of my letter of objection to this application (which you should have been made available to you).

The site has hitherto had temporary permission for use by a named traveller family. The present application is for this to be made permanent residential application by any traveller family. This should not be permitted because of:

- It is in the Cotswolds AONB. To do so would be against government policy and would create a dangerous precedent.
- There has already been damage to the AONB, for example from planting of a suburban nature.
- Residential permission would not be given for normal residential use. It is current government policy that without clear evidence of mobility traveller families should not be given different treatment. There is no such evidence of mobility in the present case.
- There have been no horses kept on the site for some years.

While there may be a requirement as part of the JCS for Cheltenham Borough to provide a small number of gypsy and traveller sites, the AONB is not the place to put them. There are however alternative locations within the Borough. For example, Cheltenham Plan Part 1 includes the Borough-owned site at Arle Nurseries in west Cheltenham as an area for development. It is part of a wider area recommended by the JCS for removal from the Green Belt, thus removing the bar on gypsy sites in the Green Belt. As part of the next phase of the Cheltenham Plan, the Arle development could include the planned allocation of the permanent gypsy sites required.

Surely this would be a better outcome than awarding permanent status to a site in the AONB? Meanwhile, a further 3 year temporary permission, on the same terms, could be given at Castle Dream Stud.

I am copying this to planning officers.

Ham Stud
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 18th April 2017

I feel that any changes to the previous conditions imposed for this site for temporary planning permission, granted in 2013, would be detrimental to the AONB.

Clause 1 of this temporary planning was granted for Mrs Cox and her resident dependants only, and I feel this should remain in place.

As there have been no horses grazing this site for the last 3 years there does not appear to be any need for the stable building to remain.

This new application for permanent occupation should be refused, and the previous conditions enforced, in the event of the current temporary permission being granted again

2 The Orchards
Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6BJ

Comments: 18th April 2017

I understand that the Case Officer for the Mill Lane AONB site has recommended permanent permission for the Castle Stud gypsy site (just down from Glenfall House) and I believe this is to be heard at the Committee meeting this Thursday 20th April.

I'm appealing to you to continue the temporary permission this family has on this site. I can not understand why this needs to change? The JCS Inspector doesn't find this site suitable for any sort of development and the current Cheltenham Plan Part 1 does not propose any developments within the AONB and repeats the SALA assessment of the site as 'not to be deliverable or achievable'.

Please stop people from trying to ruin our Areas of Outstanding Natural Beauty, they are supposed to be protected and have been designated for a reason. It seems in Cheltenham people don't care about this designation and will try their luck at building anything on them, and sometimes the council allow this to go through! This can not happen, and the Council needs to be setting a precedent on protecting land in the AONB going forward.

We hope you hear and agree with our suggested way forward. We will watch in anticipation.

4 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 18th April 2017

I would like to add my voice to those objecting to the recommendation that the Castle Stud Gypsy site in Mill Lane, Charlton Kings, Cheltenham be granted permanent permission to exist there. My opinion is that the permission should remain as temporary, allowing the family to continue living there for the time being, but not having a harmful impact on the AONB of this area. Since Cheltenham Borough's Strategic Assessment of Land Availability does not find this site suitable for any form of development. To change the permission from temporary to permanent is likely to set a dangerous precedent for development within the AONB, already in a fragile state because of the continuing unwelcome applications by builders to build houses nearby.

1 Ham Close
Charlton Kings
Cheltenham
GL52 6NP

Comments: 18th April 2017

I would draw attention to the application to make permanent the development of Castle Stud (Gypsy site) Mill Lane, Charlton Kings. This area of Charlton Kings is on the lower slopes of the Cotswold escarpment and is a designated AONB. We have had recently other applications for development in the area. One on land opposite Ham Close which has been refused. Another adjacent to this site is pending but planning permission in the past has been refused. The Castle Stud site currently enjoys temporary status. I would urge the planning committee to retain this status, otherwise I fear once the AONB status of the area has been breached we will have applications to build everywhere on this AONB.

60 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JH

Comments: 18th April 2017

Like many other people, I am concerned about making a temporary arrangement which has a negative impact on the AONB into a permanent one. This site is not suitable for permanent residential development by anyone.

The visual impact of the current temporary arrangement is negative with high fencing around the site to give privacy, wide gates, a large parking area and lots of internal fencing. The effect in the otherwise rural surroundings is very uncomfortable, and reduces the overall very positive character of Mill Lane.

However, I would be happy to support the current temporary arrangement extended for as long as the particular lady to whom it now applies requires it for herself.

Granting permission for permanent residential use here by an unspecified number of people seems likely to make the current arrangement worse in terms of more vehicles, and will open the way for residential planning applications on other packages of roadside land along Mill Lane.