

APPLICATION NO: 17/00936/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 17th May 2017		DATE OF EXPIRY : 16th August 2017	
WARD: Swindon Village		PARISH: SWIND	
APPLICANT:	Hinton Properties (Cheltenham) Ltd		
LOCATION:	Cotswold BMW, Tewkesbury Road, Cheltenham		
PROPOSAL:	Full planning application for erection of 2,856 sq.m food store (Use Class A1) and 223 sq.m of coffee shop retail and drive-thru (Use Class A1/A3) with associated landscaping, parking and infrastructure		

REPRESENTATIONS

Number of contributors	8
Number of objections	8
Number of representations	0
Number of supporting	0

Orchard End
Lowdilow Lane
Elmstone Hardwicke
GL51 9TH

Comments: 27th June 2017

I wish to object the above planning application on the grounds stated below.

We object to this application primarily on pollution grounds. The A4019 is known as the Green Gateway to Cheltenham. By changing the use and hours of operation of this site this will cause further pollution of air quality, and noise, and light pollution to this area of Cheltenham, causing nuisance to the existing residents in the vicinity to the site.

a. According to the latest JCS Evidence Base Documents on Transport this strategic primary highway A4019 into Cheltenham has an average daily flow of between 20,000 and 30,000 vehicles.

The change of use for the application site will need to be managed to have no significant increase in vehicle movements, exasperating the delays which already exist on this highway.

b. The application is not sustainable as it is encouraging the use of cars to the supermarket, and the drive-through.

c. Cheltenham Borough Council has been declared an AIR QUALITY MANAGEMENT AREA. Unless there is a successful mitigation package provided the traffic generating to and from this site will adversely impact on the A4019 corridor, and the residents in the immediate surrounds.

d. There are also several NOISE IMPORTANT AREAS declared along the A4019, the proposed activities on this site will adversely impact on the residents in this highly populated area of Cheltenham.

e. With the creation of a new town on the A4019, at Elms Park, Planning Application 16/02000/OUT there are proposed significant bus priority lanes along the Tewkesbury Road, including new signalling, and bus lane allocation, which will severely affect the traffic movements from this proposed site.

f. There has been identified a lack of walking and cycling routes into Cheltenham, how will this site address these issues.

g. The change of operating times on this site, combined with the activities of the supermarket and the drive-through, along with associated deliveries, has a negative effect on the amenity of local residents to enjoy their own homes.

Chestnut Farm
Uckington
Cheltenham
Gloucestershire
GL51 9SS

Comments: 9th June 2017

As a local user of Gallagher and Kingsditch retail parks I feel the addition of another food retailer and coffee shop is absolutely ridiculous. Within approx 200 metres from the proposed development we already have five food retailers: Sainsbury's, Aldi, Whole Foods, M&S food hall and B&M. Also within 200 metres we have 8 units already supplying coffee: Sainsburys, Next, Costa, Subway, Wholefoods, M&S Home, McDonalds and the petrol station right opposite this proposed development.

Surely, this development is not required in this area due to the other retailers being so close. Some may have to close due to the competition from this proposed development.

I understood that there was going to be a Pub/Food chain originally going to occupy the old BMW site. This would be ok as there is only one other competitor in the vicinity, The Beefeater, I know it would not be ideal for the neighbours but probably better than the proposed food and yet another coffee shop

24 Libertus Court
Cheltenham
Gloucestershire
GL51 7HX

Comments: 21st June 2017

Letter attached.

45 Glynbridge Gardens
Cheltenham
Gloucestershire
GL51 0BZ

Comments: 7th June 2017

Letter attached.

43 Glynbridge Gardens
Cheltenham
Gloucestershire
GL51 0BZ

Comments: 11th June 2017

I wish to object to this application on the grounds below. I have also forward this appeal to our local MP and created a petition based upon it.

We also wish to raise a formal complaint with the council planning office regarding the outlying planning permission granted in June 2016 reference 15/00321/OUT which changed the status of the site.

This planning change was done without the residents of Glynbridge Gardens ever being made aware of the planning application or given a chance to review or oppose the building of a public house on this site which is wholly inappropriate for the area.

As the proposers in both applications are the same (Hinton Properties) and as Hinton Properties have now formally stated that they no long wish to pursue the outlying planning permission granted in 15/00321/OUT, we the residents of Glynbridge gardens ask council planning authority to withdraw that permission and reinstate the properties original status of a residential area until such time as a proper public consultation can be done.

In the meantime we wish to object to the Planning Application 17/00936/FUL on the following grounds:-

1. Inappropriateness of the plans for the area
2. Noise Disturbance
3. Significant increase in traffic
4. Light Pollution
5. Privacy
6. Anti-Social Behaviour

Until the planning office removed the status of the BMW site without notification under 15/00321/OUT the BMW Garage (The Site) has a number of significant restrictions placed on it because it was classed as being in a residential area and being directly opposite to a residential area.

These restrictions included:-

- a. Deliveries could only take place between 0900 and 1800 Monday to Saturday.
- b. Opening time were restricted to 08:00 - 20:00 Monday to Saturday with limited opening on Sunday.
- c. All work or maintenance of motor vehicles to be carried out behind the main building thus shielding the residents from any works noise and work only to be carried out between 08:00 and 20:00 Monday to Saturday.
- d. Access from the Tewksbury road was only to a car showroom and therefore there were limited numbers of car arriving and departing, and only during normal business hours.
- e. Light pollution was kept to a minimum with the showrooms facing the Tewksbury road being low lit at night and the storage areas and car parks at the back mostly being hidden from view by the buildings and thus the residents were shielded from excessive light pollution.
- f. The site was strictly controlled by security to stop anti-social behaviour as seen around the McDonalds premises further up the Tewksbury road towards Cheltenham.

In contradiction to these exiting restrictions, this proposal is to :-

- a) To run a 24 hour active site with 36 tonne lorries making deliveries 24 hours a day 365 days a year both in and outside of public opening hours.see 17_00936_FUL-DELIVERY_MANAGEMENT_PLAN__PROPOSED_LIDL_-803384 (1) of Hiltons proposal.
- b) Whilst the current proposal is for the Starbucks office drive through to be open only until 11, as the site will be active 24 hours a day under these proposals it can be assumed that that there will be a request in the near future for 24 hour opening of the Starbucks to service the site staff.

- c) All restriction on noise from deliveries, car parking, maintenance of buildings, to be lifted and potentially to be carried out 24 hours a day. Our children's bedrooms face this and there will be significant disturbance throughout the night.
- d) Cars and lorries will have full access to the site 24 hours a day with headlights on outgoing cars sweeping the backs of our homes and our children's bedrooms throughout the night causing excessive light pollution noise and other disturbance as the accelerate away.
- e) The removal of the BMW Garage and the subsequent increase in light in the carpark surrounding the development will mean excessive light pollution in the area as the plans have no blocking mechanism in place.
- f) Anti-Social Behaviour is currently a problem by McDonalds further up the Tewksbury road because the site is unsecured at night. Street racers and gangs congregate there and police are regularly called.

This area is outside the current residential area but does have an impact on us via noise and sirens. This new development being open 24 hours a day may now attract this element into the residential area and it will have more proposed routs for the gangs the escape than the current site has.

No provision has been made to combat these antisocial elements if this happens.

Proposed Changes to the Plan

We ask the planning committee to review the Sainsbury's and other developments down the Tewksbury road which are specifically designed to combat all of the above issues.

We ask the council to consider Sainsbury's as a specific blueprint for this type of development along the Tewksbury road as it is a proven blueprint that works well with residents.

The specific design features that were put in place to combat the above are :-

- a) All direct access to and from the Tewksbury road is blocked off.
All access to the site is via a road leading away from residential areas into the industrial estate at either side of the site. All deliveries thus go up Manor Road and into the site or via the new road opposite the B4634.
- b) Only the back and side wall of Sainsbury's shows along the Tewksbury road with the appropriate signage pointing to entrances.
The building is unlit on the Tewksbury road side its bulk stopes and reflects any noise of deliveries, maintenance and general site noise away from the residential areas and towards the industrial estate.
- c) In the open car park between buildings a significant embankment has been built up and planted with trees and thick shrubs to block out any light and reflect any noise from a car parking facing the Tewksbury road and the trees also hide a significant portion of the light from carpark.
- d) All other properties in the Gallagher retail park follow this blueprint with all deliveries being made behind the stores so that noise is reflected away from the Tewksbury road further into the industrial area.

The residents of Glynbridge Gardens are not specifically against redevelopment of the site in general, whoever what we believe would be a fair compromise would be that the plans be changed so that:-

- i. The entrance and exit on the Tewksbury road be blocked off and all traffic enters the site via Manor Road and Rutherford way in the industrial estate. The road management plans submitted clearly show that this access is more than capable to taking both deliveries and normal business traffic without alteration and should therefore not impact on the site.

- ii. The plans are altered to place the back of the Lidl building along the Tewksbury road. This will block out the Tewksbury road entrance and exit to the site and also block or reflect light and noise pollution from the site.

With no direct access to the Tewksbury road the anti-social elements should not be attracted to the area as they would have to pass through a retail park which is covered by security cameras from the surrounding businesses, this will make it a much less attractive site for this element.

We would also point out the planning department that no other business in the area runs a 24 hour site as Lidl are proposing, even the Gallagher retail park is shut from 10pm.

e) We ask the council to consider restricting this site activity to these times observed by all other business 08:00 and 22:00 during the week.

Glynbridge Gardens

Comments: 7th June 2017
Petition attached.

25 Dark Lane
Cheltenham
Gloucestershire
GL51 9RN

Comments: 30th June 2017

Any development of the site entrance/exit should not be from Tewkesbury Road. Entrance & exit across a footpath & cycle way onto a busy dual carriageway should be prohibited.

To permit Tewkesbury Road entrance/exit would be a lost opportunity to make the Tewkesbury Road safer for all users.

Access should be from Manor Road mini roundabout in the same way that Sainsbury/Gallagher Retail park & Stratstone/HR Owen use this method.

Plan fails to provide adequate parking and will be a nuisance to adjacent properties

Grey Squirrels
Homecroft
Uckington
Cheltenham
GL51 9SN

Comments: 22nd June 2017

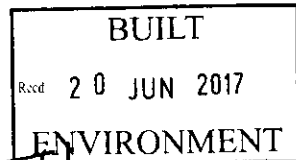
Whilst having no objection to either of the applicants, I feel a store or business with a much lesser footfall would be preferable. The previous business i.e. Cotswold Motors, would not have had hundreds of would be customers calling each day. The Joint Core Strategy is now considering what might be done to relieve traffic pressure on the A4019 i.e. Tewkesbury Road. I understand a traffic plan might be available in December. There is within the plan provision for 4500 new houses and an application in by Bloor/Persimmon for 4,152 home plus other businesses is before Tewkesbury Borough Council at present.

In view of the above information I must object to the application.

LIDL

APPLICATION NO. 17/00936/FUL

24 LIBERTUS COURT,
CHELTENHAM GL51 7HX.



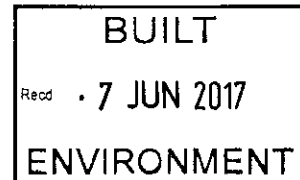
20th JUNE

There are 4 Superstores in Tewkesbury Rd (TESCO, WHOLE FOODS, SAINSBURY, ALDI + WAITROSE 300' away).
Heronsons at Hatherley.

Only two in center (Lidl, Asda).

Another store in Tewkesbury Rd is of no use to the majority of people. It is proposed, so that Lidl can have monopoly, no other reason. They should concentrate on the town center store.

[REDACTED]
45 Glynbridge Gardens
Cheltenham
GL51 0BZ



6th June 2017

Dear Sir/Madam

REF: APPEAL AGAINST PLANNING APPLICATION 17/00936/FUL

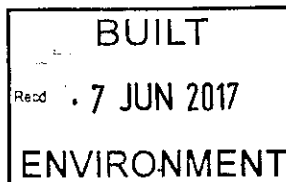
I wish to appeal against the planning application for redevelopment of the Cotswold BMW Site on the Tewkesbury Road for the following reasons:

1. **NOISE** – The noise level would go on into the night. Late night shopping and cars. It would give the boy racers another area to gather late at night and into the early hours!
2. **LIGHT POLLUTION**. The Lighting from the new site would light up the backs of our houses. Cars leaving the site headlights would shine straight into our bedrooms!
3. **ANTI SOCIAL BEHAVIOUR**. We have enough from the McDonalds and Kingsditch sites without giving the boy racers another place to hang out.

Please try and think of the local residents for a change. Maybe sit down with locals and try to work it out.

The last time we handed in a petition it was for the McDonalds planning application which was **PASSED** giving McDonalds a 10pm curfew, a year later changed to 24hrs

Kind Regards
[REDACTED]



The Residents
Glynbridge Gardens

The Planning Officer
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 1PP

Reference

**Appeal Against Planning Application 17/00936/FUL
Complaint and Appeal Against Outlying planning permission dated June 2016 15/00321/OUT**

Dear Sirs,

The residents of Glynbridge Gardens wish to appeal against the planning submission for the redevelopment of the Cotswold BMW site on the Tewksbury road for the below reasons:

We also wish to raise a formal complaint with the council planning office regarding the outlying planning permission granted in June 2016 reference 15/00321/OUT which changed the status of the site.

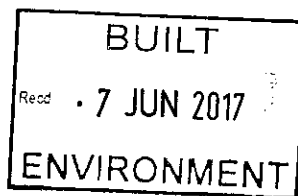
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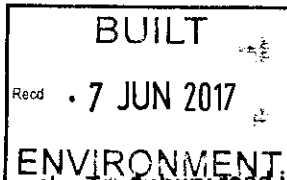
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Signed

BUILT
Read 7 JUN 2017
ENVIRONMENT

Name

Address / House Number

[REDACTED]	43 Glynbridge Gardens
[REDACTED]	45 Glynbridge GDS
[REDACTED]	47 GLYNBRIDGE GARD
[REDACTED]	32, Glynbridge Gardens Chell
[REDACTED]	57 Glynbridge Gardens
[REDACTED]	59 Glynbridge Gardens
[REDACTED]	61 Glynbridge Gardens
[REDACTED]	67 Glynbridge GARDENS
[REDACTED]	69 Glynbridge Gardens
[REDACTED]	56 Glynbridge GARD
[REDACTED]	54 GLYNBRIDGE GARDENS
[REDACTED]	50 GLYNBRIDGE Gardens
[REDACTED]	48 GLYNBRIDGE GARDENS
[REDACTED]	42 GLYNBRIDGE GARDENS
[REDACTED]	40 Glynbridge GARDENS
[REDACTED]	36, Glynbridge GDS
[REDACTED]	41 GLYNBRIDGE GARDENS
[REDACTED]	39 GLYNBRIDGE GARDENS
[REDACTED]	37 Glynbridge GDS
[REDACTED]	33 GLYNBRIDGE GDS
[REDACTED]	31 Glynbridge GDS
[REDACTED]	10 SUMMERFIELD CLOSE

BUILT
Reed 7 JUN 2017
ENVIRONMENT

[REDACTED]

2 Summerfield Place

[REDACTED]

49 Glynbridge Gardens

[REDACTED]

49 Glynbridge Gardens

57 GLYNBRIDGE GARDENS

55 Glynbridge Gardens

[REDACTED]

53 Glynbridge Gardens

~~21~~ 34 Glynbridge Gardens

[REDACTED]

30 Glynbridge Gdns

[REDACTED]

46 Glynbridge Gardens

53, Glynbridge GARDENS

[REDACTED]

29 GLYNBRIDGE GARDENS

27 Glynbridge Gardens

25 Glynbridge Gardens

21 Glynbridge Gardens

[REDACTED]

5 Summerfield Close

[REDACTED]

" " "

[REDACTED]

14 Summerfield close