

APPLICATION NO: 17/01179/FUL		OFFICER: Miss Michelle Payne
DATE REGISTERED: 20th June 2017		DATE OF EXPIRY : 15th August 2017
WARD: St Marks		PARISH:
APPLICANT:	Homeward Properties Ltd	
LOCATION:	259 Gloucester Road, Cheltenham	
PROPOSAL:	Erection of 6no. one bedroom units within an apartment block and a pair of semi-detached two bed houses on land adjacent to 259 Gloucester Road (revised scheme following refusal of planning permission ref. 17/00165/FUL)	

REPRESENTATIONS

Number of contributors	5
Number of objections	4
Number of representations	1
Number of supporting	0

1 Libertus Court
Cheltenham
Gloucestershire
GL51 7HX

Comments: 28th June 2017

In response to Ubico's comment [by Scott Williams on 23.06.2017] regarding clarification of bin access collection to this new development either being from Libertus Court or Roman Road.

We wanted to take this opportunity [as Libertus Court Management Ltd] to express that we have not been approached nor would grant access to this site through Libertus Court private car park.

However, looking at the Application [Section 7] & the proposed plans, it doesn't look as if the developers are proposing this anyway. Their comment states in the Application that "A bin store [will be] located within the communal parking court", which is drawn on the plans on the left hand side of the entrance to the development from Roman Road, so could assume that bin collection is from this access road.

It would be appreciated if the developers could confirm the interpretation of the plans back to both ourselves & Ubico so that the matter can be resolved.

Kind regards, Company Secretary for Libertus Court Management Ltd

10 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 17th July 2017

Letter attached.

8 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 18th July 2017

Our comments in respect of application 17/00165/FUL remain valid for this most recently application and should be deemed incorporated for the purposes of this application.

As has been previously raised by my fellow residents, I am concerned that the barrage of applications in respect of this site is confusing residents and causing application fatigue (which is somewhat evident by the lack of responses to this latest application). Residents with little or no knowledge of architectural nuances and the planning processes are being asked to wade through multiple applications to keep track of differences. We therefore continue to ask that the legitimate and consistent concerns previously raised in respect of loss of privacy, amenity and parking and traffic safety are accounted for.

I also add that since our submission of the previous application I have witnessed cement mixers trying to access the site via the small lane from Roman Road. However, in reality what happened was the cement mixer got stuck mid way down Roman Road as the road is so narrow. I noticed something was going on as all the builders were shouting to the driver for over 30 minutes trying to direct the driver in a way that it could squeeze past the cars. When they figured that was impossible, the cement mixer then reversed all the way back up Roman Road (it got stuck outside 10 Roman Road approx) to Rowanfield Road, went around the block and then reversed down Roman Road against the flow of traffic so it could access the lane. Despite going through all that, when it got to the lane the mixer was too big to be able to reverse down it despite a good 15 minutes of trying so the builders had to then shift cement by the wheel barrow until they gave up.

This event may be unconnected to this application but, in any event, demonstrates that that lane is too small to accommodate industrial vehicles and therefore I question how on earth the the applicants intend to get this building finished in a quick and efficient way without considerable disruption to the area. Videos of this event and the struggles of the cement mixer are available on request of the Council.

4 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 23rd July 2017

As other residents have said, this is the sixth (6th) application to develop this land in three years, and is proving speculative and vexatious.

Despite already having had approval for a previous application, they seem to be throwing mud at the Council planners in the hope of seeing what sticks.

As others, we would similarly ask that our comments on (multiple) previous applications regarding loss of amenity in terms of visual impact, noise and begin overlooked, pedestrian and highway safety, parking, and issues with bin collections clogging the pavement be reviewed and taken into consideration this time.

The main difference this time would seem to be the design of the main block, and for the worse. It is now a slab-sided Lego jumble of render, brick and aluminium that bars no relation to surrounding buildings in terms of size, scale, lines or materials.

The design seems to be purely to take the building up to the road and to the roofline of the adjacent row of shops and flats as far as possible, and boy does it show. At least the nearest design the application reference, Tesco Express, has the good grace to sit well away from the road and not dominate the street scene. Is this really one of the first things we want visitors alighting the train to see from the train station?

The only other aspect that appears to have changed is the parking arrangements along the boundary with Liberty Court. Even in the smallest vehicle, these spaces are laughably small and crammed, especially the space wedged behind the bin store. The architect seems to be designing in problems here, creating conflict with other residents (especially of No. 2 Roman Road, whose front door opens straight into the lane) and motorists.

We broadly accepted the previously approved application. This application though is poor, has no design or architectural merit, bears no relation whatsoever to its surroundings, and will negatively impact on existing residents' amenity, and on highway and pedestrian safety.

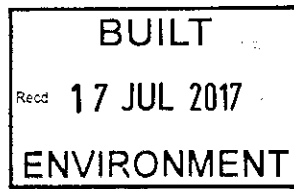
We would politely ask the Council to advise the applicant to stop testing residents' patience with repeated poor and speculative applications, and generating resentment and bad-will before a spade has even gone in the ground.

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Cheltenham
Gloucestershire
GL51 7HX

Comments: 26th June 2017

All objections stated on the previous application 17/00165/FUL remain in place for this application.

10 ROMAN Rd -
Chellinham,
GLos.
GLS1 8AA,



Miss Michelle Payne -
01242 264313!
Ref - 17/01179/Ful-

Dear Sir or Madam -

About 259 GLos Rd -

1. We have up to 10 cars parked in the back - which shouldn't be there at present -
2. Our back entrance - to Six Houses - is a no go area - because people have dumped their rubbish - from the Flats there including mattresses - and building rubbish -
3. ~~Noise~~ Noise in the area as gone through the roof - I have had to change my hours working because of banging etc from 7 o'clock in the morning - because I work nights -
4. Parking Scheme - don't no if this will work - because of 10 cars round the back - will have to come on the Road - With six Flats & a pair of Semi - could mean at another 10 cars on top of that - where are all these cars - going to go

5. Litter & Dog mess. becoming a big Problem -
any worse it will become a Slum area
6. If you come to Roman Rd and have a Look -
you notice at Least six houses for Sale -
because they have had enough -
7. I wish I had the money to move away -
we have been here for 50 years don't like it
any more -
8. I can still see me - Parking 10 minutes away -
even in the Future .

Yours Faithfully -

[Redacted Signature]

14.7.17.