

APPLICATION NO: 17/00337/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 17th February 2017		DATE OF EXPIRY : 19th May 2017	
WARD: Park		PARISH:	
APPLICANT:	CALA Homes (Midlands) Ltd & The Police & Crime Commissioner		
LOCATION:	Central Cheltenham Police Station Talbot House Lansdown Road		
PROPOSAL:	Demolition of all existing buildings on site and erection of 68no. new homes, access, landscaping and other associated works at the former Police Headquarters, Lansdown Road		

REPRESENTATIONS

Number of contributors	11
Number of objections	9
Number of representations	2
Number of supporting	0

Holmbury
 Thorncliffe Drive
 Cheltenham
 GL51 6PY

Comments: 28th February 2017
 Letter attached.

Flat 4
 Lansdown Lawn
 62 Lansdown Road
 Cheltenham
 Gloucestershire
 GL51 6QB

Comments: 20th February 2017

Bearing in mind this is a conservation area and the majority of buildings in the road date from the 1800s surely some effort could be made to at least put a similar facade on the blocks of flats which will face the road.

This has been done successfully by the Queens Hotel and on the corner of London Road and Priory Street. Why can't it be done here?

There is no point in the council talking about Regency Cheltenham when they let builders put up things which look like concrete blocks

5 Thorncliffe Flats
 Lansdown Road
 Cheltenham
 Gloucestershire
 GL51 6PZ

Comments: 1st March 2017

I submit the following comments on the above planning application:

I believe the impact of the undoubted increase in traffic has been underestimated.

- 1) I have a concern regarding the private access roads for Thorncliffe Flats. These could be used by motorists wishing to avoid the traffic lights at the junction of Talbot Road and Lansdown Road by 'cutting through' between Talbot Road and Thorncliffe Drive. This would result in a danger for Thorncliffe Flats residents who cross these access roads to use their garages and other open car parking.
- 2) The signage at the junction of Talbot Road and Lansdown Road is not sufficiently clear. Motorists frequently attempt to turn right across oncoming traffic. This danger will increase and I would suggest the 'No Right Turn' sign is made more prominent.
- 3) I would further suggest a right filter arrow on the lights on Christchurch Road to ensure traffic emerging from Talbot Road can safely turn left or go straight on without any danger.

Springfield
Talbot Road
Cheltenham
Gloucestershire
GL51 6QA

Comments: 10th March 2017

We have received Tracey Crews' letter about the above development and would like to make the following comments:

1. We consider that the proposed development looks acceptable and that architecturally it should fit in quite well with the buildings in this area. We are pleased to see the landscaping, with new trees.
2. We have very real concerns about the effect which such a large development of 68 new homes will have on traffic in this area, and in particular on Talbot Road. We do not believe that the volume of traffic "will be no greater than it has been from the Police HQ". Sixty eight homes are likely to generate far more than 68 vehicles, including private vehicles (of which many dwellings may have more than one) and delivery vehicles. This is a narrow road, and we anticipate severe congestion at times. We are also concerned about access for emergency vehicles. We would like to make a request now that the yellow lines should be kept in this road. Strong consideration should be given to widening Talbot Road on the side near the proposed development since it is already difficult for larger vehicles to pass on this narrow road. We anticipate chaos if these current access plans are allowed to go ahead.
3. We wonder why all the access to this development has been put in Talbot Road. There is currently an entrance/exit on Lansdown Road which we feel should be kept. The argument that it would lead onto a busy road does not make sense since there are already many other properties along Lansdown Road with similar access.
4. The junction of Talbot Road and Lansdown Road is currently lethal and we have been asking for years to have something done to make it safer. We take our lives in our hands every time we drive out of Talbot Road because
 - a) vehicles very frequently go across on the red light
 - b) vehicles turning from Christchurch Road towards Gloucester do not give way to those crossing from Talbot Road
 - c) pedestrians do not always understand the correct colour code of the traffic lights and
 - d) cyclists often risk life and limb by crossing in front of cars exiting from Talbot Road.

There have been several accidents here, and it is only a matter of time before there is a really serious one.

We ask you to give these comments and those of other residents in Talbot Road your very serious consideration.

38 Lefroy Court
Talbot Road
Cheltenham
Gloucestershire
GL51 6QA

Comments: 6th March 2017
Letter attached.

37 Lefroy Court
Talbot Road
Cheltenham
Gloucestershire
GL51 6QA

Comments: 24th February 2017
Traffic - potentially additional 100 car and cycle movements using Talbot Road - a cul-de-sac - morning and evening.

Queuing traffic on Talbot Road leading to impatience and dangerous light jumping

Junction lights - No Right Turn is already frequently ignored and could be worse if more traffic. Inadequate time for people to cross and need to cross Christchurch Road to reach bus stop - across traffic correctly crossing from Talbot Road.

Parking - Parking on the development unlikely to be adequate for number of cars thus leading to potential for illegal and dangerous parking on surrounding roads.

Privacy - potential for any windows on east aspect of development infringing privacy of dwellings in Talbot Road particularly those at west end of Lefroy Court.

21 Lefroy Court
Talbot Road
Cheltenham
Gloucestershire
GL51 6QA

Comments: 17th March 2017
Letter attached.

19 Lefroy Court
Talbot Road
Cheltenham
Gloucestershire
GL51 6QA

Comments: 3rd March 2017

Letter attached.

28 Lefroy Court
Talbot Road
Cheltenham
Gloucestershire
GL51 6QA

Comments: 27th February 2017

Letter attached.

9 Lefroy Court
Talbot Road
Cheltenham
Gloucestershire
GL51 6QA

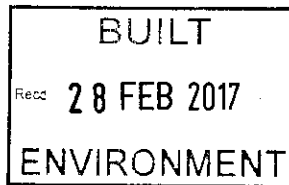
Comments: 3rd March 2017

Letter attached.

46 Lefroy Court
Talbot Road
Cheltenham
Gloucestershire
GL51 6QA

Comments: 8th March 2017

Letter attached.



Holmbury
Thorncliffe Drive
Cheltenham
GL51 6PY

February 21st 2017

Cheltenham Borough Council

Planning: Environmental & Regulatory Services

P.O. BOX 12

Municipal Offices

Promenade

Cheltenham

GL50 1PP

Dear Miss Michelle Payne, Planning Officer

Your Ref: 17/00337/FUL

Proposal: Demolition of all existing buildings on site and erection of 68no. new homes, access, landscaping and other associated works at the former Police Headquarters, Lansdown Road at Central Cheltenham Police Station Talbot House Lansdown Road.

I submit the following comments on the above planning application:

1. 68 homes are planned for the site. Cala Homes have said there would be less traffic on the Lansdown Road than when the police used the site. I cannot agree. There will be an increase of traffic on Lansdown Road and Talbot Drive. These are homes with many working people. There will be 'surges' of traffic leaving the site in the morning and returning in the evening, as well as a flow of traffic during the day. Since the only access on to the Police Station site will be on Talbot Road, this small, narrow road will have a huge increase in traffic.
2. The traffic lights at the junction of Talbot Road, Christ church road and Lansdown are already dangerous. The two 'no right turn' signs are not outstanding and some cars ignore them, causing danger to pedestrians.
3. Recently, [REDACTED] of 2 Thorncliffe Drive submitted an application on behalf of Thorncliffe Drive residents for a yellow lines 'Keep Clear' box to be located on Lansdown at the entrance to Thorncliffe Drive. It is difficult leaving Thorncliffe drive whether turning left or right. This box was rejected, in spite of what is for us a dangerous situation. When the new homes are built, there will be even more difficulty / danger for us and I would suggest that permission should be given for this 'Keep Clear' box.

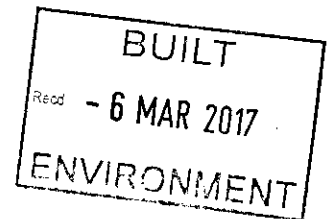
4. The nearest 'shop' to the new homes site is the Tesco store opposite the railway station. At present, delivery lorries park on Queen's Road just where the road/bridge bend. It is narrow. Pedestrians are crossing the road from the shop/buses and it is a dangerous situation for all concerned. It will be even more dangerous when the new homes are built on the old Police Station site, and on Taylor's Yard.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Copies To : Miss Michelle Payne, Planning Officer Cheltenham Borough Council; Max Wilkinson Councillor; Tim Harman Councillor, Councillor Max Wilkinson.

38 LEFROY COURT
TALBOT ROAD
CHELTENHAM GLOS GL51 6QA
[REDACTED]



Ms Tracey Crews
Director of Planning
Cheltenham Borough Council
P O Box 12
Municipal Offices
Promenade Cheltenham
Glos GL50 1PP

2nd March 2017

Dear Ms Crews

Your reference: 17/00337/FUL

Thank you for your letter dated 17th February concerning the proposed development at the old Police Headquarters site in Lansdown Road.

Our main concerns are (1) the junction of Talbot Road with Lansdown Road and (2) the single access road for the town houses at the rear of the site.

The Talbot/Lansdown road junction has long been in need of attention and with the additional traffic, the controls need to be improved greatly for safety reasons.

We live on the front corner of the first floor of Lefroy Court overlooking the rear of the Police HQ site. The electrically controlled gates of Lefroy Court are at right angles, and extremely close, to the present access and even with the improved visibility promised, there will be tailbacks – hopefully no accidents. We know very well the volume of traffic there has been in the past and cannot agree that this will decrease with the proposed number of town houses. The rear “carpark” of the Police HQ site was mainly used for vans, the Police cars used the access on to Talbot Road at the junction with Lansdown Road.

Yours faithfully
[REDACTED]

21. Letroy Court.

Re, development of
old Police Station.

by Carla Thomas.

When I came to live in
Letroy Court 7 years ago

I had my car but now I
have given up driving
and become a pedestrian.

I use the green man button
crossing at the junction in

Lansdown Rd very often.

I feel that great attention
needs to be given to the
traffic lights at the

Talbot Rd, Lansdown Rd,

Christchurch Road
junction.

②.

When extra traffic is generated into Talbot Road at certain times of the day there may be a 'backing up' problem at the lights and beyond.

please give this observation very careful consideration

I apologize for my handwriting

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

21 Lefrog Court.

02/03/17.

Ref: 17/00337/FUL.

Miss. M. Payne,
Planning Officer
Cheltenham Borough
Council
P.O. Box 12.
Municipal Offices
Cheltenham. GL50.1PP.

19 LeFroy Court
Yalbor Road
Cheltenham
GL51 6QA.

Tel: [REDACTED]



Dear Miss Payne

Re: Demolition of former Police Headquarters, Yalbor Rd.

Thank you for your letter re the above, and I list below the concerns I have about the development.

- 1) Traffic problems as all three entrances & exits ^{are} ~~are~~ off Yalbor Rd.
- 2) Also problems at the junction into Lansdown Road (traffic & traffic lights.)
- 3) Large number of properties on the site, which I think should be reduced.

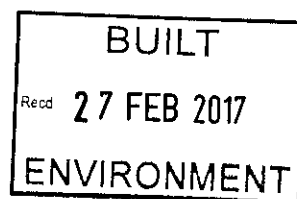
A copy of this letter is being sent to Councillor Jim Harman.

Yours sincerely

[REDACTED]

24th February 2017

The Planning Officer,
Cheltenham Borough Council
P.O. Box 12,
Municipal Offices,
Promenade,
Cheltenham. GL50 1PP



Dear Michelle Payne,

PLANNING APPLICATION REF. NO. 17/00337/FUL

Whilst basically being in favour of the CALA Homes proposed development of the former Police H.Q. site in Lansdown Road, I have some concern about two issues.

1. TRAFFIC. A meeting was recently held at Lefroy Court when CALA Homes representatives came to discuss their plans with all residents here. I am concerned that their estimation of daily movements of vehicles accessing this high density residential development is somewhat lower than a more likely outcome. It would be in their interest to give a low estimation in order to avoid any responsibility or cost towards the necessity for any alteration to the road layout due to an increase in the number of vehicles turning right off Lansdown Road into Talbot Road.

2. CYCLISTS using the footpath along the south side of Lansdown Road. There is no dedicated cycle track on this side of the road, but cyclists frequently ride on the pedestrian walkway. CALA Homes plan to make 3 openings in their fence fronting on to Lansdown Road, for use by pedestrians and cyclists. This will only encourage more cyclists to put pedestrians in danger. I find it alarming when a cyclist suddenly overtakes me without warning, as has happened several times.

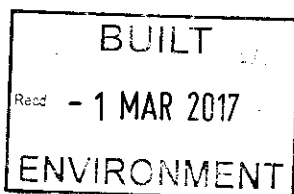
I hope these points are considered valid and will be taken into account when the Planning Committee are looking at the CALA Homes plan.

Yours truly,

C.C. Cllr. Tim Hannan

24/2/17

9 LEFROY COURT
TALBOT ROAD
CHELTENHAM
GLOS.
GL51 6QA



Dear Sir,

Planning Application Ref. 17/00337/FUL
Former Police HQ, Lansdown Rd.

Dear Sir,

My comments are as follows:

1. a) Talbot Road will be the only access to the whole site. During demolition this will involve many heavy vehicles, some carrying rubble, turning into and out of the building site, causing considerable wear and degradation on this road. The developers need to be responsible for the good repair and cleanliness of this road during building operations and at its completion, taking into consideration that this road is also the only access to Lefroy Court, much used not only by vehicles but also by many pedestrians using nearby bus-stops.
(* or at least make a considerable contribution towards)

- b) Perhaps there is a case/opportunity for widening Talbot Road, considering the volume of traffic that will be using it both during building and after completion.

2. It is important that dust from demolition is not allowed to drift onto Lefroy Court since our building will just have been redecorated.

Yours faithfully

cc Councillor Tim Harman

46 Lefroy Court
Talbot Road
Cheltenham
3 March 2017



Chief Planning Officer
Municipal Offices
Cheltenham

Re CALA HOMES DEVELOPMENT LANSDOWN POLICE STATION

Dear Sir.

I wish to express my concern at the proposed development of the former Police Headquarters Lansdown Road Cheltenham.

The increased traffic at the junction of Lansdown Road and Talbot Road Will In my opinion cause this to be a serious hazard to both vehicles and pedestrians.

Talbot Road being a small no through road ,and all vehicles on the site of The new development must all enter and exit via this junction.

At present all traffic travelling towards the town and wishing to turn right at the Traffic lights into Talbot road from Lansdown Road have to negotiate two lanes Of oncoming traffic.

On the outward journey the offside lane turns right into Christchurch Road Whist the inside lane continues its outward journey.

The traffic turning into Christchurch road blocks the view of traffic turning into Talbot Road, whilst the inside lane continues to leave at some speed.

This has the potential to make a very dangerous junction with the increased Traffic entering and leaving the site, as all traffic must use the Talbot Road . Would you please consider making some Urgent Alterations to this junction For the safety of Pedestrians and traffic.

Thank You

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

(Resident of Lefroy Court)