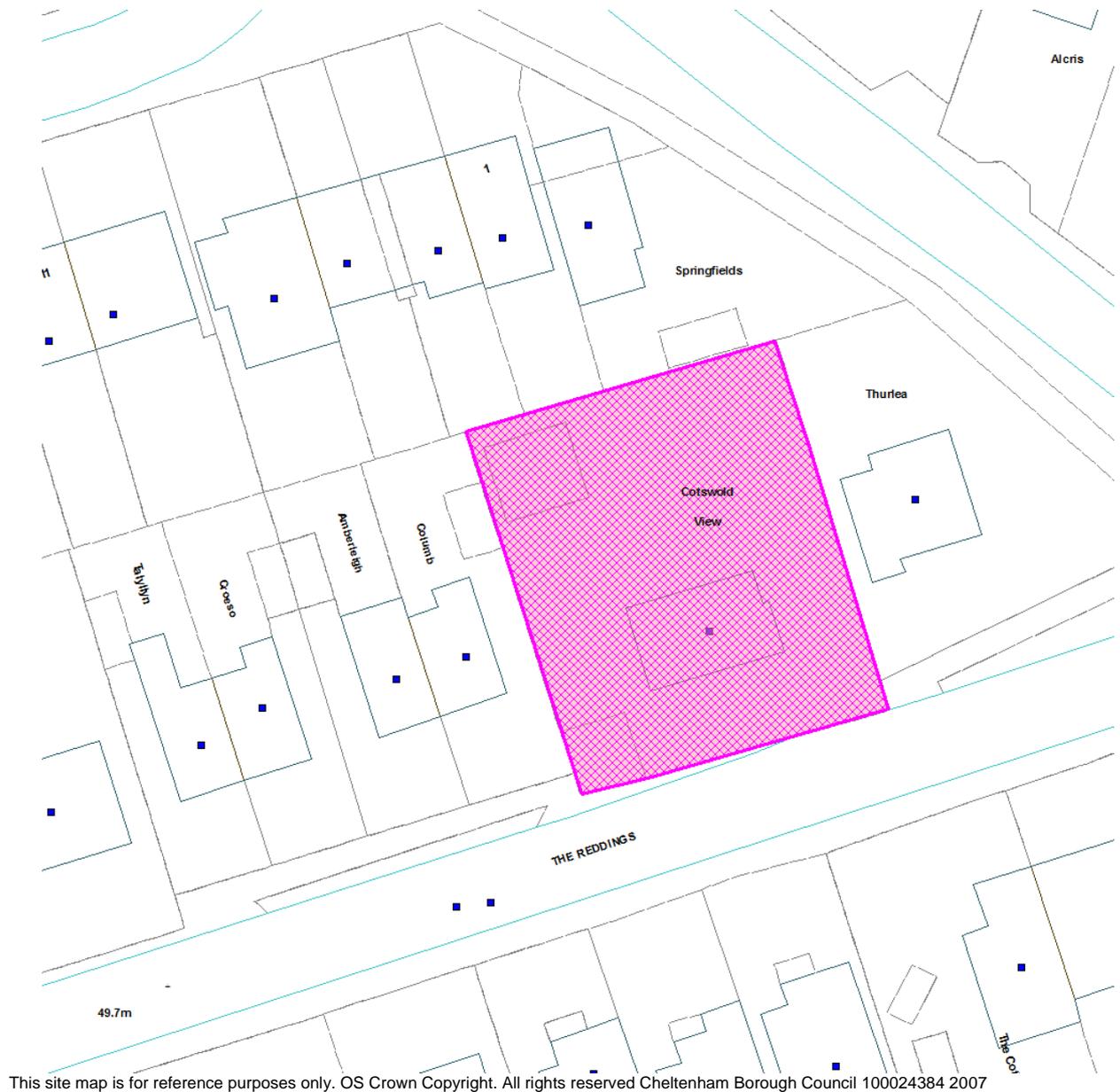


<b>APPLICATION NO:</b> 17/01220/FUL		<b>OFFICER:</b> Mrs Emma Pickernell	
<b>DATE REGISTERED:</b> 4th July 2017		<b>DATE OF EXPIRY:</b> 29th August 2017	
<b>WARD:</b> Benhall/The Reddings		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr M Le Grand		
<b>AGENT:</b>	Mark Le Grand & Co		
<b>LOCATION:</b>	Cotswold View ,The Reddings, Cheltenham		
<b>PROPOSAL:</b>	Demolition of existing dwelling and erection of 3no. dwellings		

**RECOMMENDATION:** Permit



## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a two storey detached dwelling located on the north side of The Reddings, just to the west of the junction with North Road East.
- 1.2 Planning permission is sought for the demolition of the existing dwelling and its replacement with three dwellings; a detached dwelling and a pair of semi-detached dwellings. The dwellings would be rendered with slate roofs and each would be provided with its own driveway and amenity space.
- 1.3 The application has been called to committee by Cllr Britter who has concerns regarding; overbearing impact, visual impact, loss of character, highway safety and precedent.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Airport safeguarding over 15m

## 3. POLICIES AND GUIDANCE

### Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

HS 1 Housing development

HS 2 Housing Density

TP 1 Development and highway safety

TP 6 Parking provision in development

### Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)

### National Guidance

National Planning Policy Framework

## 4. CONSULTATIONS

### Ward Councillors

*1st August 2017*

I am writing to you as Borough Councillor for Benhall & The Reddings Ward in which the above application has been made.

This planning application is strongly opposed on the grounds of; overbearing visual impact, the effect on the character of the neighbourhood and Highway Safety. Having reviewed the plans submitted and receiving much feedback from local residents I strongly support their objections and believe the development would have profound detrimental and devastating effects for the local community.

### Strong public opposition

There is extremely strong public opposition to this proposal. Many residents who live adjacent to the proposed site have expressed very real and personal reasons why this development should not be permitted. I have encouraged residents to confirm their objections to you directly but list what I see are the reasons for recommending refusal to this application.

### Overbearing

I believe that this proposal is equivalent to a back garden development in the sense that it looks to build three houses on a plot where there is currently only one. Local Policies confirms that we will resist back garden development when it is inappropriate and impacts adversely on the overall environment

It appears that the drawings provided do not match the proximity of the neighbouring properties which are in fact much closer than shown. The buildings completely fill the widthways plot, are tightly spaced not only to each other but also with adjacent properties. This makes for an over-bearing development that looks out of place with the surroundings and impacts the privacy of neighbours and denies them light. The proposal does not indicate a pavement adjacent to the road which is contrary to the precedents set for other development in the area since the 1970's. The introduction of a pavement, which I believe is needed, may result in the need to push the properties back further from the road to create a drive of sufficient length & this may prejudice the light and privacy of neighbouring properties.

### Visual Impact / Loss of Character

The Reddings has many original houses, dating back to the 19th century. These have been interspersed with houses from the 1950's to the 1980's which gives The Reddings a 'village feel' a unique character in Cheltenham and the houses that exist are of high quality and aesthetically pleasing. This proposal aims to demolish and break up this mix which does nothing to enhance or blend with the character of the area or contribute positively to improving the area for people living in the locality.

### Road Safety

I am very concerned by the impact this will have on the road traffic and safety in this area. It site is located on a main bus route and with the traffic congestion that is already experienced in The Reddings would be compounded. Even more it would also be dangerous for residents without a turning facility to reverse off their drives as they don't have a clear view of the road. This location with its proximity to a roundabout will add a further element of danger.

### Creating a precedent

I fear that approval of the application will raise the potential precedent for further "garden grab" applications.

### Conclusion

For the reasons set out I believe that Cheltenham Borough Council has no choice other than to recommend refusal of this application.

### **GCC Highways Planning Liaison Officer**

*22nd August 2017*

The site is in a primarily residential area, adjacent to a Class 4 highway, there are street lights and limited footways. The Reddings is on a bus route which connects users to a wide range of amenities. There are no parking restrictions.

Concerns have been raised by The Reddings Residents Association, I have given consideration to their comments.

Revised plans numbered 17-230-07 Plot 1, 17-230-07 Plot 2 and 17-230-09 Plot 3 received on 10th August 2017, show that the required visibility splays of 54m from each driveway can be achieved. Parking is provided at 2 spaces per dwelling, at this location turning is not required for single driveways. While the RRA have submitted photos showing that vehicles

park on the opposite footway, the indiscriminate parking is an existing situation and the addition of 3 dwellings with parking within the site curtilage is unlikely to increase this. It is a drivers responsibility to ensure they park legally and safely.

I refer to the Amended Plan(s) numbered 17-230-07 Plot 1, 17-230-07 Plot 2 and 17-230-09 Plot 3 in respect of the above planning application received on 10<sup>th</sup> August 2017 to which no Highway objection is raised subject to conditions:-

1. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:
  - i. specify the type and number of vehicles;
  - ii. provide for the parking of vehicles of site operatives and visitors;
  - iii. provide for the loading and unloading of plant and materials;
  - iv. provide for the storage of plant and materials used in constructing the development;
  - v. provide for wheel washing facilities;
  - vi. specify the intended hours of construction operations;
  - vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.

2. The vehicular accesses hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 54m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason:- To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.

3. The building(s) hereby permitted shall not be occupied until the vehicular parking [and turning] [and loading/unloading] facilities have been provided in accordance with the submitted plan 17-230-07 Plot 1, 17-230-07 Plot 2 and 17-230-09 Plot 3, and those facilities shall be maintained available for those purposes thereafter.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.

The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.

**Tree Officer**

18th July 2017

The Tree Section has no objection to this application subject to the remaining corkscrew and 2 birch trees to the rear as well as the small rowan to the front being protected during the course of demolition and construction by fencing as per BS 5837 (2012).

Similarly, several small trees to the front and rear have recently been removed/destroyed . Please could a landscape plan be submitted and agreed showing species, size, location etc on each plot to mitigate for the loss of these trees.

**Architects Panel**

8th August 2017

Design Concept:

The panel had no objection to the principle of the proposed development on this site. The site layout, building density and scale of the buildings are in keeping with other plots in the area.

Design Detail:

The architecture is not particularly inspiring but will be satisfactory in context with other residential developments in the area.

Recommendation:

Support.

**5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>24</b>
Total comments received	<b>48</b>
Number of objections	<b>48</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

5.1 The application was publicised by way of letters to 24 neighbouring properties. 48 objections have been received which relate to the following matters:

- Existing building is historic and should be retained
- Proposed dwellings are out of character with local area
- Loss of light and privacy to neighbours
- Density is too high
- Proposal will result in highway danger
- Construction will result in danger and nuisance
- Loss of hedge and impact on habitats
- Impact on drainage

**6. OFFICER COMMENTS**

**6.1 Determining Issues**

6.1.1 The key issues in determining this application are considered to be (i) principle of development, (ii) demolition, (iii) design and layout, (iv) impact on neighbouring property, (v) access and highways issues, (vi) Trees and landscaping.

## **6.2 The site and its context**

- 6.2.1** The application site is within the Principal Urban Area of Cheltenham and is currently occupied by a dwelling. Therefore the principle of development in this location is acceptable.
- 6.2.2** Paragraph 49 of the NPPF advises that when determining applications for housing they *“should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”*; as it stands, the Council is currently unable to demonstrate such a five year supply
- 6.2.3** Where housing policies are not considered to be up-to-date, the NPPF is quite clear that development proposals should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole, or specific NPPF policies indicate that development should be restricted.
- 6.2.4** In this instance the site is within the Principal Urban Area of Cheltenham and is surrounded by residential development. As such the key issue here is whether there are significant adverse impacts of approving this development which would outweigh the benefits.
- 6.2.5** At Paragraph 53 the NPPF states *“Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”* Cheltenham Borough Council has adopted a Supplementary Planning Document: Development on Garden Land and Infill Sites in Cheltenham. This document provides detailed advice on how to assess such schemes and this will be discussed further below.

## **6.3 Demolition**

- 6.3.1** The proposal involves the demolition of an existing building. There are no statutory protections for this building as it is not listed and is not in a conservation area. As such express consent would not be required for its demolition.
- 6.3.2** The building does appear to be of some age, with a house in this location appearing on the historic maps from the early 1800s. The Reddings Residents Association have asked the Council’s Conservation Officer to consider issuing a Building Preservation Notice with a view to asking for the building to be listed. He has discussed the matter with Historic England’s Listing Department and has advised that he will not be recommending that a Building Preservation Notice is issued. For a building to be listed it needs to be of national importance in terms of architectural or historic interest. The building itself has gone through a large number of alterations over the years which has included the loss of original features such as windows and doors, including large extensions to the rear. From examination of the recent sales particulars it is also clear that there is little original historic fabric surviving internally. Whilst there is still a degree of historic interest in the fact that it is a former market garden with associated outbuildings, owing to the subdivision of plot in the 1970s much of the historic character of this has been eroded. As a result of this, and following consultation with Historic England the building is not considered to have sufficient architectural or historic interest to warrant a BPN as the chances of listing are negligible.
- 6.3.3** As such whilst Officers understand the desire amongst the community to retain the building it is not considered that there are grounds to resist its demolition, given that express consent would not be required and there is no appetite amongst the Council’s conservation officer or Historic England to list it. There have also been requests to add the property to the

Local List. Again the Conservation Officer does not consider it worthy, however in any event this would not afford the building any statutory protection.

#### **6.4 Design and layout**

- 6.4.1** Para 56 of the NPPF states that good design is a key aspect of sustainable development and is indivisible from good planning. Para 60 states that decisions should not attempt to impose architectural styles or particular tastes, it is however proper to seek to promote or reinforce local distinctiveness.
- 6.4.2** Policy CP7 of the Local Plan states that development will only be permitted where it is of a high standard of design, reflects the principles of urban design and complements and respects neighbouring development and the character of the locality.
- 6.4.3** The Development on Garden Land and Infill Sites in Cheltenham Supplementary Planning Document states that proposals for development on garden land should be based upon a thorough understanding of the character of the neighbourhood, and in particular the street and block within which the site is located.
- 6.4.4** The Reddings is primarily made up of detached and semi-detached houses of two storeys in height. There is a mixture of brick and render in the locality. As such the general form of development is in keeping with the surrounding development. The proposed block plan reveals that the footprints of the proposed dwellings are similar to those of surrounding properties. The spacing between the buildings and boundaries of the site is also very similar to those of surrounding dwellings.
- 6.4.5** The proposed dwellings as originally submitted were higher than the neighbouring houses, however the heights have been reduced and are now similar to the ridge line of the adjoining properties. The eaves line is also similar.
- 6.4.6** There is variety in the exact design of buildings in the locality with a mixture of hipped and gabled roofs, some dwellings with bays and a variety of porch designs. The pitched roofs with projecting gables proposed in this scheme is considered to fit comfortably within the streetscene.
- 6.4.7** For these reasons it is considered that the proposal takes on board the advice of the SPD and shows an appreciation of the character and layout of the neighbourhood. The proposed layout and design is therefore considered to be acceptable. This conclusion is endorsed by the Architects Panel.

#### **6.5 Impact on neighbouring property**

- 6.5.1** Policy CP4 of the Local Plan states that development should only be permitted where it would not cause unacceptable harm to the amenity of adjoining land users and the locality.
- 6.5.2** The impact on neighbouring properties is considered as follows:

##### Columb

This property is to the west of the application site. There would be 4m between the side elevation of the plot 1 and Columb. There are no windows proposed in the side elevation of plot 1. There are windows in the side elevation of Columb, however none of these are the sole window to a habitable room and as such the impact upon light entering these rooms is acceptable. Plot 1 projects beyond the rear of Columb however it passes the light test. As such the impact upon this property is considered to be acceptable.

##### Thurlea

This property is to the east of the application site. There would be 3.2m between the side elevation of plot 3 and Thurlea. This property has a secondary kitchen window at ground floor and a utility room door. It also has one upstairs window which serves a landing. There are windows proposed in the side elevation of plot 3; two of these serve bathrooms and would therefore be obscured. The third is a secondary kitchen window. There is a boundary fence between the properties which should prevent overlooking, however it is considered appropriate to attach a condition which requires all side facing windows to be obscure glazed.

#### Springfields and 1 – 3 Springfield Close

The proposed dwellings have been positioned to ensure that 21m is retained between first floor windows and that there is 10.5m from first floor windows to rear boundaries. There is a projection at ground floor which means that they come slightly closer at that point, however this is a common arrangement. The proposal is therefore considered to have an acceptable impact upon these properties and is in line with advice contained within the SPD.

- 6.5.3** It is acknowledged that the proposal will result in more of an impact upon neighbouring properties than the existing dwelling, however the proposal has been designed to fit within the amenity criteria used by the Local Authority and as such any impact is considered to be acceptable.

### **6.6 Access and highway issues**

- 6.6.1** The application proposes the formation of three access points from The Reddings with private parking for 2 dwellings per property. A small area of landscaping would be provided along the frontage along with dwarf walls of no higher than 600mm.
- 6.6.2** During the course of the application the applicant was requested by the County Council to provide further information regarding visibility splays from each of the driveways. The Highways Officer has now confirmed that the proposal is acceptable from a parking, access and highway safety perspective, subject to a number of conditions.
- 6.6.3** A number of concerns have been raised on highway safety grounds and the Highways Officer has had sight of these. It is appreciated that there are existing concerns about highway safety in the locality, however this proposal has been designed to provide adequate parking for each dwelling and has demonstrated that the driveways will comply with the design criteria used by highways to ensure that they can be used safely. As such the proposal should not exacerbate the issues and may help to resolve them by limiting the on-street parking along this stretch of road.
- 6.6.4** As such the proposal complies with policies TP1 and TP6 of the Local Plan and there are no sound highway reasons to withhold consent.

### **6.7 Trees and Landscaping**

- 6.7.1** There are no significant trees on the site. A condition is attached requiring the protection of those trees which are to remain and the provision of suitable landscaping for the remainder of the site. Subject to these controls the tree and landscaping implications are considered to have been adequately addressed.

## **7. CONCLUSION AND RECOMMENDATION**

- 7.1** As discussed above the principle of the development is supported and the application has clearly been designed to address all of the relevant design, amenity and highways criteria which are applicable.

- 7.2 The concerns of the residents have been duly noted however based on a thorough analysis of the site, its surroundings and the proposals it is apparent that there are no sound planning reasons to withhold planning permission in this instance.
- 7.3 As such it is recommended that planning permission be granted subject to the conditions outlined below.

## 8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No external facing or roofing materials shall be applied unless in accordance with  
a) a written specification of the materials; and  
b) physical sample/s of the materials,  
The details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.

- 5 The vehicular accesses hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 54m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason:- To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.

- 6 The building(s) hereby permitted shall not be occupied until the vehicular parking [and turning] [and loading/unloading] facilities have been provided in accordance with the submitted plan 17-230-07 Plot 1, 17-230-07 Plot 2 and 17-230-09 Plot 3, and those facilities shall be maintained available for those purposes thereafter.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.

- 7 Prior to the implementation of any landscaping, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details [delete if not appropriate].

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 8 No works shall commence on site (including demolition and site clearance) unless a Tree Protection Plan ("TPP") to BS5837:2012 (or any standard that reproduces or replaces this standard) has been submitted to and approved in writing by the Local Planning Authority. The TPP shall detail the methods of tree/hedge protection and clearly detail the position and specifications for the erection of tree protective fencing and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details and the measures specified by the TPP shall remain in place until the completion of the construction.

Reason: To safeguard existing tree(s) in the interests of visual amenity, having regard to Policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

## **INFORMATIVES**

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to

dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, the authority sought amendments in order to make the scheme acceptable.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.

- 2 The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.
- 3 The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.

<b>APPLICATION NO:</b> 17/01220/FUL		<b>OFFICER:</b> Mrs Emma Pickernell	
<b>DATE REGISTERED:</b> 4th July 2017		<b>DATE OF EXPIRY :</b> 29th August 2017	
<b>WARD:</b> Benhall/The Reddings		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr M Le Grand		
<b>LOCATION:</b>	Cotswold View, The Reddings, Cheltenham		
<b>PROPOSAL:</b>	Demolition of existing dwelling and erection of 3no. dwellings		

## REPRESENTATIONS

Number of contributors	<b>48</b>
Number of objections	<b>48</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

Fernleigh  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RY

**Comments:** 10th July 2017

I wish to object to the proposed demolition of Cotswold View and construction of 3 dwellings.

1) The Reddings has many original houses, dating back to the 1800s - of which Cotswold View is one. It is not Grade II listed but remains historically important as one of the character Victorian cottages on the road. The Reddings stands out in Cheltenham because it has retained many of these unique period homes, not found elsewhere in the town. To remove Cotswold View would be an act of vandalism. The house is perfectly serviceable and could provide many more years of use. To lose it from the road would be a huge loss and would change the character of the road. It would also set a dangerous precedent around destroying period homes to make room for new builds. The Hayloft farce, at the far end of the Reddings, has begun this process and this would fuel the problem. I implore the Council to make a stand.

2) The proposed dwellings are completely out of character with the rest of the road and would stick out as entirely inappropriate compared to the other houses. The proposed construction is more in-keeping with a modern estate rather than a road of unique dwellings.

3) The density of the proposed dwellings is inappropriate. Most other houses sit on spaced detached or semi-detached plots. The close construction of the squeezed in houses proposed would not be in-keeping with the rest of the road.

4) The traffic on the Reddings has increased in recent years as it is used as a 'rat run' (BMW and the proposed retail park on Grovefield Way will only make this worse). To have 6 vehicles reversing onto the road, this close to the roundabout, would be unsafe. The Reddings is also a busy bus route and added traffic manoeuvres on the road will prove more hazardous.

5) Construction will cause danger, nuisance and additional traffic issues.

I request the council refer this to Committee and give the matter due consideration. It is an entirely undesirable and inappropriate proposal and must be rejected.

16 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 26th July 2017

This will be terrible for parking, traffic and the demolition of such an old historic building is a crime. This is greed pure and simple. No one in the area wants this.

6 Old Reddings Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SD

**Comments:** 26th July 2017

Unnecessary demolition of period property which is destroying the history of this area, and is also creating a traffic hazard to an area where increased traffic has already been created by the BMW package approval and the GCHQ logjam, which means the reddings road is now an access road for traffic to the motorway and buses going to the park and ride.

Fosseway  
North Road East  
The Reddings Cheltenham  
Gloucestershire  
GL51 6RE

**Comments:** 26th July 2017

This application does not enhance the area and will present a considerable danger to the safety of residents and others travelling through the Reddings. The existing property dates back to the 1820's and is one of the oldest buildings in this community and should therefore be preserved.

This application is yet another example of the inappropriate and ill thought through developments being proposed for our neighbourhood. It will add serious disruption to the free flow of traffic in the Reddings, both during construction and when complete. This avoidable by rejecting this planning application.

Amity  
78 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QZ

**Comments:** 26th July 2017

Object

Coppalex  
North Road East  
The Reddings Cheltenham  
Gloucestershire  
GL51 6RE

**Comments:** 26th July 2017

We object to the plans to demolish the beautiful, unique 18th Century cottage 'Cotswold View' only to be replaced by three new dwellings. This development will do nothing to enhance the area and the loss of privacy to neighbouring properties must be taken into account.

There is another beautiful cottage in North Road East that was recently renovated however the garden which was once an orchard has been separated from the main house and is now a rubbish tip as we understand the developer has run out of money. This does not enhance the area and we have concerns that the same thing could happen to 'Cotswold View'.

8 Frampton Mews  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6UG

**Comments:** 26th July 2017

Old historic cottage being demolished.

Cramming in new buildings, out of character with neighbourhood.

Dangerous access for cars and pedestrians.

Increased traffic. Major disruption in the construction phase.

4 The Grange  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 27th July 2017

On the following grounds:

Not in keeping with the area. No footpath so dangerous access in and out. Destruction of an hedge used by house sparrows. A species in rapid decline. Loss of a character property.

7 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 27th July 2017

Destroying a historic building of the area.

2 Tylea Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RB

**Comments:** 27th July 2017

I do not think it is appropriate to lose a traditional building from the Reddings to squeeze 3 properties into a space that is just not big enough.

Fayrecroft  
North Road East  
The Reddings Cheltenham  
Gloucestershire  
GL51 6RE

**Comments:** 27th July 2017

One of the main attractions of living in the Reddings is the eclectic nature of the housing stock , where modern housing is complemented by the Victorian detached, semi detached and terraced buildings.

We have already seen the visual quality of the area deteriorate through the building of the vile monstrosity that is BMW.

I was shocked to see that a character 19th century cottage was to be demolished in favour of a bland development of three tightly crammed boxes.

However aesthetics aside, I am deeply concerned of the impact of three houses with parking for six cars will be on road safety.

The cottage is situated very near the North Road East roundabout which is becoming increasingly hazardous to negotiate as commuters use Reddings Road as a rat run.

There is no footpath on this side of the road and I am very concerned that this will lead to a road traffic accident.

Already there is increased off road parking following the opening of BMW. During peak times Reddings Road and North Road East both become chicanes as drivers weave in and out between these parked cars.

A number of years ago I witnessed the aftermath of a child being run over in Reddings Road. This was deeply traumatic for everyone involved. I do not ever want to see this again.

I feel that the development of three new houses in this confined area will only lead to an increased risk of further accidents.

Pserimos  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 9th July 2017

I strongly object to this development and ask that the following points are taken into consideration:

1) Property Style Not In Keeping With The Road/ Area - The Reddings is a unique road with a certain semi-rural character, with predominantly individually styled properties. The proposed development to slap 3 modern estate style properties is NOT in keeping with the properties in this road.

2) Density of housing too high - The properties in this road are generally well spaced. The Reddings is NOT a typical modern housing estate where properties are 'squeezed in' at all cost. The density should not be more than the average for the street as a whole.

3) Loss of Character - The existing property has a certain character in keeping with the area/ road. We should not be allowing the properties in this road to simply be flattened to turn it into a housing estate.

4) Congestion - The road is very busy Mon-Fri during the hours of 7am-9am and 4pm-6pm with work traffic cutting through from Churchdown to the A40/ M5. It is NOT acceptable therefore to turn this road into a traffic bottle neck at peak times during construction. The local people should NOT have to suffer!!

5) Access to properties - The design of access must be carefully considered. We cannot have further properties on the road where cars are reversing in/ out of the driveway. There should be ability for cars to go in/ out of the properties without the need to reverse in/ out, so as to avoid serious road safety issues.

6) Road Traffic Risk - There is already a BIG issue in the road with fast moving vehicles cutting through from Churchdown to A40/ M5, whilst residents are trying to enter or leave their properties. I have seen lots of near misses within the last 12 months. Traffic calming should seriously be considered for this road before any further traffic/ access issues are added to it. THIS IS A MUST BEFORE ANY DECISIONS ARE MADE!!!

Finally, PLEASE CONSIDER THESE POINTS SERIOUSLY!! I'm sure these are glanced at then filed away, I have little faith in the system and so would appreciate a fair and due process being made visible to the public to address these points properly.

Lynwood  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 27th July 2017

I object to this development because demolition of the current building would be a loss to the history of this area, and 3 proposed houses to be built on the site would be very cramped in. with associated traffic increase and strain on the existing drainage system.

1 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 22nd July 2017

I would like to register my objection to this planning application.

I own 1 Springfield Close which backs onto the property and strongly object to this development on a number of points:

1. The new buildings will directly cause a loss of lighting to my house and garden.
2. The new buildings will lead to a loss of privacy for myself and my children, with the new buildings being situated much closer to my house than the existing property.
3. The Reddings is a busy road and it would be very dangerous for cars from the proposed houses to reverse out onto the road, especially as it is so close to the roundabout.
4. The road is already congested with parked cars. The proposed houses would bring with them more parked cars.

3 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 26th July 2017

My property backs on to the proposed building. With the suggested elevation of the new buildings this will have serious impact on light on my property in addition to the total lack of privacy that such building will impose. We have had serious issues with sewerage in the past and increasing the quantity of raw sewage will I suspect have impact locally. It is only because local residents are careful that repeated blockages don't happen. The main cause was suggested to be that the system was not really big enough to support the houses - 2 more houses will not help.

I am devastated that the village will possibly lose such a lovely old building; there must be an accountability within the Council of stewardship - let's look after our important social history; when it's gone it's gone - this is a one way decision and the planning department will not be able to bring this lovely old building back if it is demolished. I would urge you to visit and see this lovely cottage.

I suspect if this was in Stow, Bourton, Winchcombe etc there would be no question of demolition! Come on Cheltenham we can do better than this!

5 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 26th July 2017

I object for the following reasons

- Adequacy of parking, loading and turning
- Highway safety - distance from mini roundabout
- Layout and density of buildings
- Overlooking/ loss of privacy

7 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 18th July 2017

I would like to strongly object to this proposal of the knocking down of the beautiful 'Cotswold View' in The Reddings, to build THREE new cramped dwellings on this busy road in the area that I live in.

Before making my specific points I would like to say that I am completely disgusted with the way that The Reddings has already been trashed over the past 4 decades.

Firstly, the link road was built that runs past B&Q. I did an in-depth investigation into this before it was built, monitoring traffic flow and there was NO reason for it to be built based on that. No - it was built on GREENBELT land so that MORE houses and industrial buildings could be erected afterwards and NOW traffic flow on North Road is terrible. NOW we have a growing, ugly industrial estate on what used to be a rural area of meadows and fields. NOW animals have nowhere to live and many roads are dangerous to cross for humans.

Our post office, that I went to as a child was turned into a big 5 bedroom house for rich people to buy. GREAT! (not)

Our Beautiful, Characterful, Victorian School was demolished and in it's place are now ugly houses on a NOW busier, more dangerous road.

There have been talks of building a Costa Coffee, Aldi, Office blocks etc in addition to the Asda, Pets at Home, Home Bargains, B&Q, Genetically Modified Abused Chickens (KFC) and the Travel Lodge. I objected to this but have heard nothing. Yet MORE greenbelt to be ruined(?) Slowly taking it all!!!!

The BMW building is an eye sore built on yet more greenbelt and has made traffic in our area dangerous and congested and NOW - there are potential plans to tear down Cotswold View????

I agree with all comments made by the four other people on this page and would like to state my own:

1) Trees demolished (oh, but they already did this right?) Well, no wonder flooding is a big problem in society today. Wildlife is not considered but when completely ruined it will be the end of us all.

2) Character: We have very little of it left in The Reddings. Our properties will be devalued and the whole culture of the place is changing to the point where it is not the place we chose to live in. PLEASE do not allow the few bits of history that we have left to be demolished and replaced with more ugly, modern buildings that do NOT belong here. Cotswold View is NOT a hazard, it is fit to live in and should remain.

3) Traffic congestion. The building of three new dwellings would add to the current conjection caused by the other monstrosities that have been added SINCE the link road was built in the 90s. PLEASE do not add to this or it could cause danger and death. School children wander this road as many travel from Churchdown.

4) NOISE, smell and disturbance during the building of these houses - which will impact the lives of many residents for some time.

5) Loss of light and view for many residents leading to decreased property value, mold etc.

I know this comment will probably be ignored but I hope it will at least be read so that it is understood that we are not happy. The place in which we live is already beyond recognition with conservation not seeming to be considered at all!!!!

9 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 25th July 2017

I am writing in objection to the proposed development of Cotswold View, the Reddings for the following reasons:

- Road access and traffic generation

There is a significant lack of space for the construction to take place due to the lack of pavement and driveway. This means that construction deliveries and lorries will need to park on the street when loading/unloading. This will inevitably lead to significant disruption on the main road, which is one of the main bus routes into town for commuters. This will lead to increased travel times to work and increased back log of traffic creating stagnant pollution.

We also need to use this part of the road to get to the M5 and with the added traffic and road blockages will add unnecessary disruption and delay to our journey.

- Noise and disturbance

I look diagonally onto the proposed site and as a result I will suffer from the increased amount of dust and pollution that comes with a construction project of this size. The most important factor though is the additional noise this project will generate which is particularly a problem for my partner who needs to work from home at least one day a week.

- Highway Safety

It is also going to be extra difficult for pedestrians to cross the roads to the bus stops or shops leading to a safety problem. I already find it unsafe trying to cross the road with buses at the bus stop, let alone large construction trucks and concrete mixers being parked on the road all day.

- Layout and density of building

As mentioned above my property looks diagonally onto the proposed construction site. The proposal will remove the little light I currently get between the properties in my garden.

Overall, I think this proposal will cause great inconvenience to myself and my partner over the next couple of years when in construction. We will not be able to enjoy sitting in our garden looking onto a construction site and breathing in the dust and fumes especially because its not good for our asthma, Furthermore once the properties are completed there will be additional issues with the decreased lighting in our garden due to the increased size of the dwellings on the site.

I hope you take these considerations into account when analysing the proposal and try to amend the current arrangements to take into account the concerns of the property owners and neighbours alike.

**Comments:** 26th July 2017

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## Road access and traffic generation

There is a significant lack of space for the construction to take place due to the lack of pavement and driveway. This means that construction deliveries and lorries will need to park on the street when loading/unloading. This will inevitably lead to significant disruption on the main road, which is one of the main bus routes into town for commuters. This will lead to increased travel times to work and increased back log of traffic creating stagnant pollution.

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Overall, I think this proposal will cause great inconvenience to myself and my partner over the next couple of years when in construction. We will not be able to enjoy sitting in our garden looking onto a construction site and breathing in the dust and fumes especially because its not good for our asthma, Furthermore once the properties are completed there will be additional issues with the decreased lighting in our garden due to the increased size of the dwellings on the site.

I hope you take these considerations into account when analysing the proposal and try to amend the current arrangements to take into account the concerns of the property owners and neighbours alike.

Springfields  
North Road East  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RA

## **Comments:** 27th July 2017

With reference to your letter dated 6th July 2017 proposing the demolition of existing property 'Cotswold View' and erection of 3 new dwellings on the same site we write below our reasons for objecting to this proposal.

- The development will result in reduced sunlight and daylight entering our garden, preventing the enjoyment of our garden.

- The development will exacerbate vehicular usage of The Reddings during construction. This road is already busy and is a major bus route, therefore any prolonged disruption will make the road congested and dangerous.
- The construction of the development will create noise, vibration, smells, fumes, dust and grit.
- The development will cause a loss of visual amenity by virtue of overlooking of our property and garden. This will lead to a loss of privacy.
- The development will harm the amenities of the neighbouring properties by virtue of it's size and massing, and does not respect or enhance the surrounding area.
- Our house and garden will be overlooked by 6 bedroom windows.
- The density of this development, and design of the properties is not in keeping with the surrounding area and neighbourhood

The Cottage  
 The Reddings  
 Cheltenham  
 Gloucestershire  
 GL51 6RY

**Comments:** 27th July 2017

I cannot believe that a building such as Cotswold view could be considered at being demolished. This would be a crying shame and a change for the worst!

Cramming three new buildings into this space seems absurd.

Traffic at times is already busy especially the close proximity to roundabout and pathway running out Thurlea. This is already dangerous to people trying to cross there. Getting on and off our drive can be difficult because of these factors, negotiating these is more safe if we reverse onto drive. What happens if these houses go up? two extra drives, more cars, they will have a nightmare getting on and off there drives safely as well as people trying to cross road outside Thurlea. Also if these new house have delivery trucks or people visiting where will they park safely?

I feel sorry for the people in Springfield close who will be overlooked and lose privacy.

Andalin  
 The Reddings  
 Cheltenham  
 Gloucestershire  
 GL51 6RY

**Comments:** 26th July 2017

We object to the proposed development on the following planning grounds:

The proposal is a blatant over development, the three house layout is not in keeping with the existing street scene where a 2 driveway gap exists between semi detached houses and at least a full driveway gap exists on detached houses.

This over development is not only contrary to the NPPF guidance and builds over an existing garden, the proposed density and layout presents an absolute danger to pedestrians and road users alike since there is no pavement proposed in the application and the cramped over

development means that sightlines are restricted to less than 10 meters when viewed 2.0m from the highway.

This is contrary to the acceptable sightline distance stated in the planning guidance document Places, Streets and Movement A good Planning guide, which states: "Sightlines should never be reduced to a level where danger is likely to be caused" Only in exceptional circumstances should a distance of less than 2.0m be considered. We see no grounds for exceptional circumstances in this application since it is a busy school and bus route and proposing over development for profit is not an exceptional circumstance.

Similarly the proposed driveway positions will be a hazard to exiting our own drive as some are directly opposite and the road is narrow with restricted visibility.

Finally we agree with the comments that the construction will block the road and cause havoc to a bus and ambulance route.

The Brambles  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RY

**Comments:** 25th July 2017  
Letter attached.

Littondale  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RY

**Comments:** 27th July 2017  
I object due to:

- a) over development of the site
- b) concern for road safety

Enstone House  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RY

**Comments:** 13th July 2017  
Letter attached.

Oaklands  
North Road East  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RA

**Comments:** 20th July 2017

There is no pavement outside Cotswold View and none is included in this application but there are pavements on either side of the property. This is very dangerous for pedestrians and road users. When the neighbouring property "Thurlea" was built in the 1960s, the council said that the pavement would be continued outside Cotswold View but this still has not happened despite the road becoming increasingly busy. Any development which the council permits at Cotswold View should include a pavement.

The Reddings is a very busy road and it would be very dangerous for cars from the proposed houses to reverse out onto the road, especially as it is so close to the roundabout.

The road is already congested with parked cars. The proposed houses would bring with them more parked cars.

It would be tragic to destroy a character property and replace it with 3 cramped modern buildings which are not in keeping with the area.

I also do not find your GCER report reliable. I saw a hedgehog on my property last week.

Columb  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RY

**Comments:** 13th July 2017

Letter attached.

Thurlea  
The Reddings  
Cheltenham  
GL51 6RY

**Comments:** 26th July 2017

I live at Thurlea, next door to Cotswold View. I am writing to express my objections to this development of three houses on the site of one. The additional traffic of 3-6 cars entering and leaving the properties at a point where there is no footpath would be extremely dangerous. These are likely to be family houses with young children and the access to the road is quite unsuitable at that point. Pedestrians are already obliged to cross the road to walk down the Reddings as there is no footpath at the point.

In addition, in order to have off road parking, the houses will have to be pushed back into the area that is now a garden. Three years ago, In order to get planning permission for an extension to my house, I had to agree to having no windows on the side overlooking Cotswold View so as not to invade their privacy. I fully understood this and was happy to comply. If there are to be 3 houses built back into the garden of Cotswold View, the one closest to Thurlea will necessarily overlook my garden and considerably reduce my privacy. If there are only 2 houses I would hope they would not be built so close to my boundary fence.

Finally, I have looked at the plans and I believe they do not accurately represent the proximity of the site to my house. The front view shows a side gate between Thurlea and Cotswold View which is quite out of scale. The property closest to Thurlea would in fact be within a couple of feet of my fence.

For these reasons (road safety, personal privacy and inaccurate representation of the space available) I object to the development as currently planned.

4 Frampton Mews  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6UG

**Comments:** 27th July 2017

It is a shame that such an old and graceful building is to be destroyed and replaced by a very tightly packed three bland residences which will impinge on the neighbouring houses.

The access for vehicles is not good and will probably cause traffic problems on what has become a very busy road.

Badgers Mount  
Branch Road  
The Reddings Cheltenham  
Gloucestershire  
GL51 6RP

**Comments:** 26th July 2017

I object

\* The traffic has already increased significantly since the BMW building and at certain times of the day is extremely congested

\*The council have identified a need for Office buildings not housing and there is already a big housing proposal for Grove Farm

\*The site is very close to the roundabout, parked cars and buses already make this road and roundabout tricky to negotiate, making it dangerous as well for pedestrians

\*There is a continued practice of planning applications being made and then subsequently modified more than once to try and manipulate the planning approval process. Why has this changed from the original plan of 2 houses?

\*more houses in The Reddings is going to increase the pressure of flooding further down the road, which is already of a concern.

8 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 26th July 2017

This will set a dangerous precedent for the future and will change the character of the Reddings forever.

Over the 25 years we have lived here we have had many applications approved like the Asda site, Park & Ride, BMW etc. When will it all stop?

March House  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 26th July 2017

I do not disagree with other objections to this development, in particular the generation of additional traffic both during building and after, on an already busy road which is a bus route and near a junction. I would judge that the risk of an accident which might result from this development is simply unacceptable.

Additional comments:

The proposed building line is in front of that for the existing adjacent dwellings. THIS IS TOTALLY UNACCPETABLE. The new buildings should be moved away from the road by approximately 0.8 metres.

It is ludicrous that the front gardens of the new properties extend to the kerb side. THIS IS A SERIOUS SAFETY HAZARD. A pavement MUST BE PROVIDED to align with the pavements in front of the properties either side.

I understand that it is a requirement of Planning Law that a notice be prominently displayed ON THE SITE advising that a planning application has been submitted. There does not appear to be such a notice. Therefore I believe that this application is currently invalid. If the developer provides such a notice retrospectively, then the timescale for comments and determination should be extended.

In view of the clear level of local concern about this development, it should be referred to the Planning Committee, and not simply rubber stamped by the Planning Department.

1 Barrington Mews  
Barrington Avenue  
The Reddings Cheltenham  
Gloucestershire  
GL51 6TZ

**Comments:** 26th July 2017

Any re-development should include a pavement section for both the safety of pedestrians and the vehicles entering and leaving the proposed properties.

However taking that land away from each plot will probably mean only enough space for parking 1 car per house, and then having cars parked on the road will make that already dicey section of road (mini-roundabout nightmare) even worse.

I don't really see that plot accommodating 3 houses in such a capacious way as illustrated by the proposals. Definitely seems a case of the developer shoe-horning as much in to the space to maximise profit as their only consideration.

Alvaston  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RY

**Comments:** 26th July 2017

We strongly object to this development for several reasons.

Firstly, the issue of additional traffic and parking. The Reddings is already difficult to travel along when people park along the road and then there are buses trying to come past. It becomes very congested and it is dangerous for residents to pull on and off their drives as they don't have a clear view of the road. Additional properties will only increase this problem, and whilst work is being carried out it will be even worse with larger vehicles associated with construction and deliveries. This location is also close to the roundabout which adds a further element of danger. When people visit these properties they will end up parking on the road and causing more congestion.

Secondly, it would be a great shame to destroy the character of the area. Cotswold View currently adds to the charm of the area, whereas three new builds, squeezed into this plot, will look out of place.

Thirdly, the pavement along this road is already extremely uneven and there are parts of the road which have no footpath at all. This is dangerous for pedestrians, and further driveways will again make this problem worse. A lot of people walk dogs, run, cycle, take buses to school from this stretch of road and we are concerned about the disruption and danger during demolition and construction.

Linghem  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RT

**Comments:** 26th July 2017  
Object

6 Tylea Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RB

**Comments:** 26th July 2017

We fully endorse the objections raised by The Reddings Residents Association and specifically object for the following reasons:

- a) The proposed construction is too dense and totally out of character with the surrounding area
- b) This would be exacerbated by its closeness to a roundabout, also being on a major bus route.
- c) Just because the existing building was built before a requirement for pavements is not a requisite for any potential new build too not require pedestrian pavement.

Iona  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 26th July 2017

I was born in The Reddings over 65 years ago and have resided here all my life. I have seen many changes that have reduced the Village into a suburb of Cheltenham. This development will only exacerbate the situation by concentrating more dwellings into a compact space.

I feel that the demolition of Cotswold View which is one of the oldest buildings in the Village would destroy another piece of the village history and should not be allowed unless the building is in danger of collapse.

The only reason for it being demolished appears to be for financial gain by the developer.

It will lead to more vehicles reversing from the properties onto what is already a very busy road where drivers disregard the 30 mph speed limit.

The proposed buildings will have a detrimental effect on the properties in Springfield Close which back onto the site reducing the amount of light into their homes.

The Reddings Community Centre  
North Road West  
The Reddings  
Cheltenham  
GL51 6RF

**Comments:** 19th July 2017

We have studied the proposal and some of our members have conducted a site survey to examine the location and the merits of this proposal.

We have formed the conclusion that this application does not enhance the area and should it be approved would present a considerable danger to the safety of our residents and others travelling through the Reddings and cannot make the case more strongly that this proposal should be refused.

We present the reason for our objections below:

**Traffic and Access**

The applicant wishes to demolish an existing dwelling in order to construct three houses on the plot. The existing dwelling is a historic cottage dating back to the 1820's and is one of the oldest buildings in the Reddings. Importantly, for this proposal, the building predated public pavements and its frontage is directly onto the road with no pavement or grass buffer. Neighbouring development in The Reddings since the 1970's has established a precedent of providing a pavement for pedestrian safety. In our opinion, a pavement should be established in front of Cotswold View as a part of any proposal in the interests of public/pedestrian safety.

In addition the site is also surrounded with high fences on neighbouring sides so the visibility splays are very poor and are less than 10 metres when measuring 2 metres back from the carriageway in the centre of the driveway. The proposal shows three drive ways entering directly onto the road given the poor splays this means that cars will have to 'stick out' into much of the road in order to view if the road is clear. This will mean with no warning or visibility to other road users a car will be pulling out in front of oncoming traffic with potentially fatal results.

With all the developments in the area over the past 20 years The Reddings and Reddings Road have become very busy especially at peak times as it is used as a major route for parents transporting their children to local schools such as Benhall, Lakeside, Chosen Hill and Bournside. The Reddings is a double deck bus route for the 97/98 and the service is set to at least double under the JCS transport strategy. In addition the road is very straight which means cars regularly speed well above the 30mph limit, against this backdrop we note that the applicant has not

provided any traffic survey data covering both speed and movements to support the appropriateness and safety of their application.

This increased volume of traffic and regular speeding means that it is difficult for vehicles to perform the relatively difficult manoeuvre of reversing onto a driveway and we have received complaints from residents who have been harassed and beeped at when stopping the traffic and waiting to reverse into their drives. As a consequence it is now the norm that cars enter onto drives forward and reverse onto the road.

Given the site layout of the proposal and its proximity to a roundabout, it is a near certainty that cars will enter the driveways forward and given that no turning circle within the curtilage is proposed this means they will have to reverse directly onto the road in the face of oncoming traffic. Given the circumstances, position and road conditions it is reasonable to expect this to happen.

The proposal also takes no account of existing driveways on the opposite side of the road and makes no attempt to stagger entrances thus increasing the risk of collisions between vehicles manoeuvring out of their drives at the same time, especially when attention is focused on traffic that will collide with them from the left and the right.

Hazardous parking and blocking the bus route is also an issue this application will exacerbate. The application is proposing three small driveways for 6 vehicles with no additional visitor parking. It is common that visitors park on the road, however one aspect of this part of The Reddings is that given the number of driveways the road parking is quite restricted and parked cars very quickly block the bus route which in turn has led to inappropriate parking over the pavements, further blocking visibility.

#### Loss of Character

The Reddings although not a conservation area has a mix of old 19th century market garden and farm cottages interspersed with houses from the 1950's to the 1980's which have been built on the infill from the 19th Century dwellings. This gives the Reddings a unique character in Cheltenham and the houses that exist are of high quality and aesthetically pleasing.

The proposal aims to demolish a striking and character landmark cottage that enhances and reflects the history of the area and replace this with three poorly designed dwellings crammed into the plot with limited landscaping and green enhancements so the street scene will largely be vehicles on drives as seen from the road. This does nothing to enhance or assimilate with the character of the area or contribute positively to making the place better for people living in the locality. The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners. Locally known as "The White Houses", whilst not listed, they are a key part of the original character of The Reddings, and a link to the past will be lost with demolition. If permission to redevelop is granted, it raises a potential precedent for "off-plan - garden grab" type development of the "White Houses".

We also note that the developer has recently added a 3D artist's impression of what the development will look like but note that the front gardens are nothing like what is shown in the plans and the fences either side are also too low. These confused and contradictory drawings are a clear misrepresentation of what the applicant intends to build.

#### Over Development

It also appears to us the applicant's drawings do not truly represent the proximity of the neighbouring properties and boundaries on either side Cotswold View in the street scene. The design is for a pair of semidetached houses and a narrow detached dwelling; these buildings completely fill the widthways plot and are built over the garden of the existing dwelling. This therefore is a 'garden grab' and the proposed buildings are tightly spaced not only to each other but also with neighbouring properties. This makes for an over-bearing development that looks out of place with the surroundings and impacts the privacy of adjacent neighbours and denies them

light. This inappropriate development of a residential garden is contrary to the guidance of the National Planning Policy Framework.

If a pavement is to be provided, the back gardens will be shortened and the proposed buildings will be closer to the neighbouring properties at the rear. The increased roof height and the reduced distant could be rather dominant and prejudice the light and privacy current enjoyed by those to the rear and to the sides.

It is also the case that this represents poor design since the rear gardens of the proposed dwellings are north facing and given the density will receive no sunlight throughout the day.

The Demolition/Construction phase will be difficult to accommodate locally  
The site frontage will have insufficient room to accommodate the construction welfare, compound, skips, etc. as well as parking and deliveries. This could be minimised by utilising same areas at the rear by constructing either the detached, or, the semi-detached pair of houses one at a time. Once construction on the second property. The road outside the site would need to be utilised, almost permanently for an estimated period of up to 6 months. The proximity to the roundabout and obstruction to driver's visibility approaching the roundabout along The Reddings, would mean that traffic light controls would be required across all junctions to the roundabout: North Road East, Old Reddings Road, Reddings Road and The Reddings. This would frustrate the bus timetables, local traffic flows and compromise emergency vehicles which often use the route as a high speed bypass when the A40 is congested.

2 Barrington Mews  
Barrington Avenue  
The Reddings Cheltenham  
Gloucestershire  
GL51 6TZ

**Comments:** 27th July 2017  
I object to this proposal.

Carobs  
The Reddings  
Cheltenham  
GL51 6RL

**Comments:** 26th July 2017  
We fully endorse the objections raised by The Reddings Residents Association.

Hamilton  
The Reddings  
Cheltenham  
GL51 6RY

**Comments:** 26th July 2017  
I'm objecting to this application for two reasons - both of which could be fixed with some simple reconsideration of the plans.

The first reason is the lack of footpath on the plans. Public pavements exist on both sides of the plot, and I believe with it being redeveloped the opportunity should be taken to improve pedestrian safety and access by filling in the missing footpath. I have a small child and having to cross the road twice with a buggy, near to a roundabout, is hazardous - this is a great chance to fix it.

The second reason is that the plans look very cramped - adding 3 houses and 6 cars will be very tight and significantly affect the look of the street and the character of the road. I think two houses would be a far more sensible approach and would be more in keeping with the rest of the road.

In short - in my opinion these plans would be far safer and more in keeping with The Reddings if they were reduced to two houses and involved completing the public footpath.

Pendle  
North Road East  
The Reddings Cheltenham  
Gloucestershire  
GL51 6RD

**Comments:** 27th July 2017

Too much traffic and disruption with new proposal.

Woodways  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 26th July 2017

Yet again The Reddings seems to be fair game for the developers! I wish to register my objection in the strongest possible terms. The above planning application does nothing to enhance the area and will destroy one of the oldest buildings in The Reddings. Three houses where there is at present only one is simply greed on the part of the developer. Three houses means at least three cars instead of one and increases pollution. If this application is allowed it sets a dangerous precedent especially as there are several old houses in the area.

Are we going to allow developers to dictate how our environment should be managed?

Springfield  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RY

**Comments:** 25th July 2017

We object to the proposed development:

1. The three house layout is contrary to the street scene. The well-established street scene along The Reddings road is one dwelling or two dwellings with their own accesses.
2. Two dwellings giving ample space around each dwelling, more in keeping with the street scene.
3. The proposal does not indicate a pavement outside, contrary to the precedents set for other development in the area since the 1970's. The general design guidance is below & is relevant. The introduction of a pavement may need to push the properties back further from the pavement to create a drive of sufficient length & this may prejudice the light and privacy of neighbours.

As general guidance, a footway width should normally be as follows:

(a) 2m for footways along roads serving more than about 50 dwellings and where the full range of services underground are to be accommodated.\* This width allows for those in wheelchairs or pushing prams to pass each other.

(b) lesser widths may be used along roads serving less than 50 dwellings\* - for example, footways with a minimum width of 1.35m would allow for electric wheelchairs, allow pedestrians to pass each other and may be acceptable to services providers where the range of services is divided along each side of the carriageway;

(c) an additional footway width of 800mm (preferably in a different paving material) will be required to allow for vehicles to overhang the footway in places where vehicles park at right angles to footways (see Paragraph 3.90);

(d) where practicable, at entrances to driveways, a minimum width of 900mm carried through at footway level should be provided to enable pedestrians and wheelchair users to avoid the ramps to dropped kerbs (Figure 122);

4. There is often parking on the road either side of the property, so the visibility splays are very poor. Three drive ways are opposite these new 3 drives. With all the buses, lorries, vans, emergency vehicles and cars that use the road, both for access to properties & as a bypass for the A40, often at speeds well over 30mph, proper visibility will be essential. Adequate visibility is unlikely to be satisfactory with the layout shown, especially if any of the cars reverse out of their drives, because their view will also be blocked by the high fences belonging to the neighbours on either side and by the cars, or vans parked either side of them This will mean that they will have to project out "blind" over at least half of the road width, before they can see if it is safe to do so.

5. The roundabout at the junction with North Road East will create an additional hazard for reversing onto or off the drives, the driveways opposite will exacerbate the situation, and a collision/injury is foreseeable. The route is also used by school children walking and cycling to school during peak traffic and their safety may be compromised by the poor visibility.

6. The existing dwelling is an historic cottage and is one of the local "White House" Character buildings in The Reddings. It includes the first post-office in the area as an out-building. The Reddings has a mix of old 19th century market garden and farm cottages interspersed with houses from the 1950's to the 1980's which have been built on the infill from the 19th Century dwellings. This gives The Reddings a unique character in Cheltenham, and the houses that exist are of high quality and aesthetically pleasing. If permission to redevelop is granted, it raises a potential precedent for future similar "off-plan - garden grab" type development of the "White Houses".

7. The drawings conflict. The neighbouring properties are much closer than seems to be shown on the street scene & the 3-D view shows a wall along the road boundary with a very different landscaping treatment. The trees that the tree officer wants retained are not reflected on the layouts and their positions may be a problem for the creation of a pavement/driveway/visibility.

8. The construction activity on the site will require parking, loading & unloading on the road which will interfere with the bus routes & place traffic in front of oncoming traffic off the roundabout which would be dangerous. Temporary traffic signals for up to 6 months will be required.

9. A 2 detached house, or single pair of semi-detached houses would seem more appropriate to the site location & size, if the existing property cannot be re-developed.

4 Shakespeare Cottage  
North Road West  
The Reddings Cheltenham  
Gloucestershire  
GL51 6RF

**Comments:** 26th July 2017

- Loss of historical character.
- Uninspiring proposed design.
- Overdevelopment of the site.
- Lack of parking
- Unsafe vehicle access / egress arrangements.

14 Springfield Close  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6SE

**Comments:** 26th July 2017

Cotswold View is a historical part of Reddings Village. Character of the readings should not be changed.

Folly House  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 7th August 2017

We wish to support the objections already submitted for the proposed development of 'Cotswold View'.

**Comments:** 17th August 2017

Map showing roundabout submitted - available to view on line.

7 The Grange  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 26th July 2017

This application does not enhance the area and should it be approved. It would present a considerable safety risk to residents and others travelling through the Reddings and for this and other reasons below the proposal should be refused.

The applicant wishes to demolish an existing dwelling in order to construct three houses on the small plot.

Neighbouring development in The Reddings since the 1970's has established a precedent of providing a pavement for pedestrian safety. This would require that in the interests of public/pedestrian safety a pavement should be established in front of Cotswold View as a part of any proposal, this would reduce the proposed driveways to unusable dimensions.

The site is also surrounded with high fences on neighbouring sides so the visibility splays are very poor and are less than 10 metres when measuring 2 metres back from the carriageway in the centre of the driveway

The proposal shows three drive ways entering directly onto the road given the poor splays this means that cars will have to project into much of the road in order to ascertain road is clear. Other road users will have no warning of a car pulling out into oncoming traffic with potentially fatal results.

Over the past 20 years The Reddings and Reddings Road have become very busy especially at peak times as it has become a major route for commuters and parents transporting their children to local schools.

The Reddings is route for the 97/98 and the service is set to at least double under the JCS transport strategy. In addition the road is straight which means that some vehicles exceed the speed limit. Despite this the applicant has not provided any traffic survey data covering both speed and movements to support the appropriateness and safety of their application.

This volume and speed of traffic means that it would be impossible for vehicles to safely manoeuvre in and out of the proposed drive ways.

Many drivers find it easier to drive forward onto drive ways and then reverse out onto the road (this is against Highway Code recommendations).and with the restricted visibility this would be a very dangerous manoeuvre .

Given the danger and difficulties of accessing these drive ways it is likely that any prospective residents of these proposed properties will park on the road and given that today most households in the area have at least two cars this leave the prospect of at least six cars being parked along this already busy narrow stretch of road only 30 metres from the mini roundabout.

The prospect of three poorly designed dwellings crammed into the plot the street scene which will largely be of vehicles parked on the road degrading the character of the area.

This proposal as it stands is entirely unacceptable.

2 Fairhaven Park  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RW

**Comments:** 26th July 2017

I would like to object in the most strongest terms to the proposed application reference no: 17/01220/FUL.

This is a historic building and should be preserved, not demolished. The proposal is totally unsuitable and out of character for the Reddings. We do not need or want any development in our beautiful semi-rural community.

The proposed layout of the driveways exiting directly onto a busy road close to a roundabout is extremely dangerous with the potential to cause serious accidents.

This proposal will dramatically adversely affect nearby residents due to loss of light, loss of privacy, increased noise and an increase in number of parked cars.

I trust all resident's objections will be given due consideration and this proposal rejected.

To Emma Pickernell



We are writing to you as we are  
against the proposal and planning  
application 17/01220/FUL.

Cotswold View was built in 1820  
and the outbuilding was the very  
first post office in the area.

Losing buildings like this for the sake  
of profit is changing the character  
of the area for the worst, moreover  
what is being proposed is a real  
danger to traffic in the area and  
is an accident waiting to happen.

  
The Brambles. The Reddings Rd.  
Cheltenham.

GL51 6RY



[REDACTED]  
Enstone House  
The Reddings  
Cheltenham  
GL51 6RY

Emma Picknell, Cheltenham  
Borough Council.

Dear Madam,

I am a resident of the Reddings and am writing about the proposed development on the site of Wiswell View.

The Reddings is a pleasant area because of an avenue of horse chestnut trees and the presence of 19<sup>th</sup> century houses. It is already overbuilt with modern housing. In particular the

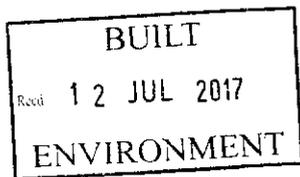
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road is enhanced by six black and white cottages of which Cotswold View is one. It would be an act of vandalism to destroy this house and replace it with three modern houses packed in to a limited area. As you will know a large development is already underway in the area of the BMW site. Given this development in the area the buildings needs saving, not destroying, and I hope you and the council will slip any plans in regard to Cotswold View,

I am Madam, your obedient  
servant,

[REDACTED]

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*Columb  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RY*

10 July 2017

Mrs. E. Pickernel  
Planning Environmental and Regulatory Services  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices, Promenade  
Cheltenham  
GL50 1PP

Dear Mrs. Pickernel

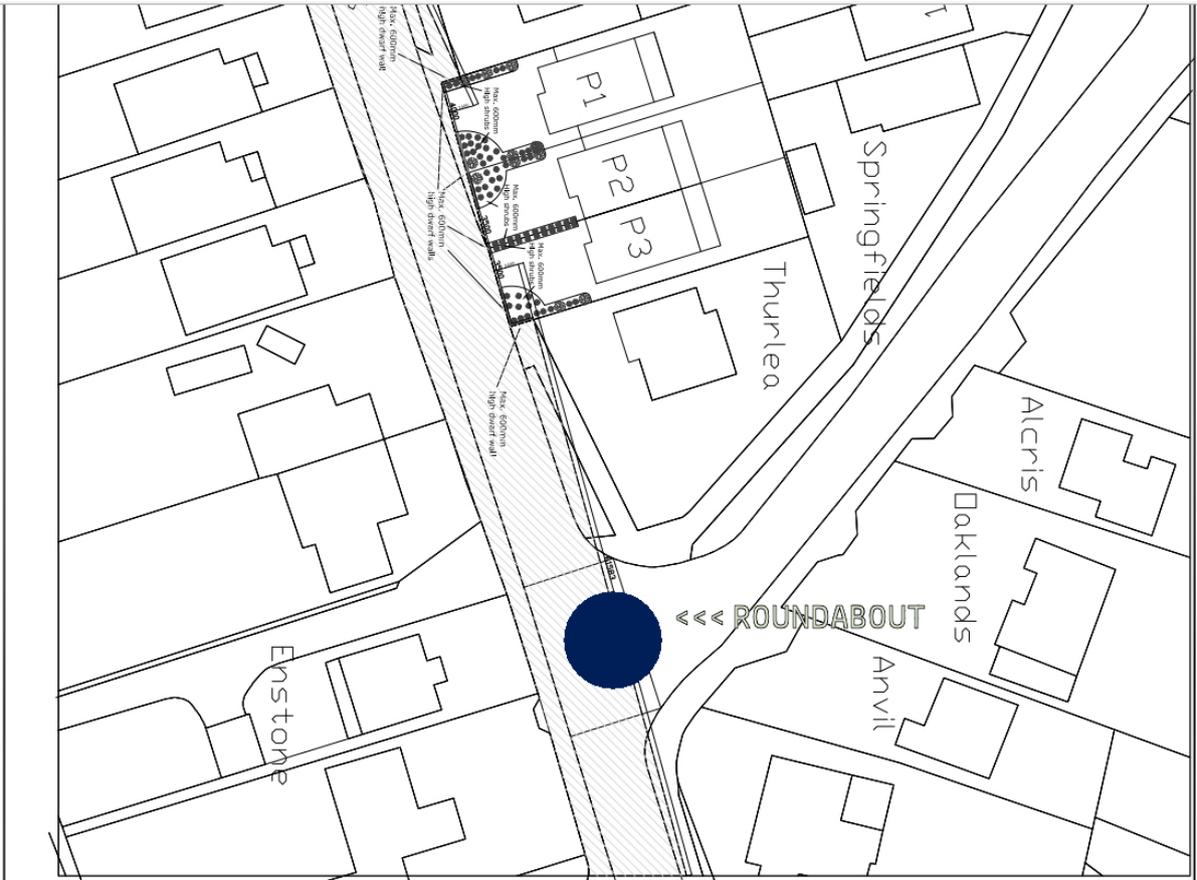
**Your Reference: 17/01220/FUL. Proposal Development of Cotswold View, The Reddings, Cheltenham (neighbouring property to Columb)**

With reference to your letter dated 6<sup>th</sup> July 2017 proposing the demolition of existing property 'Cotswold View' and erection of 3 new dwellings on the same site we should write to our observations and concerns about this proposal:-

1. We object to the density of this development by expressing our principle concerns relating to the road safety around this application as there would be no pavement and no turning circle for the cars, as such vehicles need to reverse onto or off the drive into an already busy stream of traffic, close to a roundabout which already has poor visibility.
2. We also object to have this new development in close proximity to 'Columb', whereby the residents of 'Columb' are to lose privacy and loss of light due to the large gable of the neighbouring new proposed dwelling being too close to the fence dividing the 2 properties.
3. The Landlord is also concerned of any devaluation of his property 'Columb' in view of this proposal and in view of the above mentioned concerns.

Yours sincerely





<b>APPLICATION NO:</b> 17/01220/FUL		<b>OFFICER:</b> Mrs Emma Pickernell	
<b>DATE REGISTERED:</b> 4th July 2017		<b>DATE OF EXPIRY :</b> 29th August 2017	
<b>WARD:</b> Benhall/The Reddings		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr M Le Grand		
<b>LOCATION:</b>	Cotswold View, The Reddings, Cheltenham		
<b>PROPOSAL:</b>	Demolition of existing dwelling and erection of 3no. dwellings		

### ADDITIONAL REPRESENTATIONS

Fayrecroft  
North Road East  
The Reddings Cheltenham  
Gloucestershire  
GL51 6RE

**Comments:** 19th September 2017

I am writing to express my serious concern that "Cotswold View" may be demolished in favour of three bland new properties.

Not only will part of The Reddings unique character may be destroyed forever, but I am seriously concerned about road safety in this increasingly busy traffic congested area. I feel that building three houses, with their six allocated car parking places, will only lead to the possibility of an accident.

A few weeks ago a van demolished the bus stop which is used to pick up and drop off school children. Having witnessed the aftermath of a child being run over in Reddings Road a number of years ago, I never want to see this happen again.

Already the amount of parked cars in the area has increased substantially since BMW was opened.

North Road East has become a chicane. Cars exiting North Road East have to drive on the wrong side of the road as they approach the roundabout, due to these parked cars. Cars turning into North Road East have to be very vigilant in order to avoid oncoming vehicles. It is an accident just waiting to happen.

As a former professional who was trained to deal with bereaved families, I know the absolute devastation a fatal car accident can cause to a family. The saddest thing is that most of these deaths were completely preventable.

The proposed development will only increase these dangers.

The future safety of our residents should not be compromised by the short term profit motive of the developer.

I hope that the proposal to demolish "Cotswold View" will be abandoned.

Folly House  
The Reddings  
Cheltenham  
Gloucestershire  
GL51 6RL

**Comments:** 19th September 2017  
Letter attached.

15<sup>th</sup> September 2017

By email

Dear Councillors and Mrs Pickernell,

We object to this proposal ([17/01220/FUL Cotswold View, The Reddings](#)) for the reasons set out by the Ward Councillors but would like to add further comment to provide additional clarity. Mention has been made to a roundabout but to avoid any confusion as to which roundabout we are providing this drawing. Consistently the roundabout has not been shown in the documents. The Highways Department appear to be using out of date maps. This comment is relevant when considering traffic aspects.

[REDACTED]  
Folly House  
The Reddings

