

<b>APPLICATION NO:</b> 17/01459/FUL	<b>OFFICER:</b> Mrs Victoria Harris
<b>DATE REGISTERED:</b> 15th August 2017	<b>DATE OF EXPIRY :</b> 14th November 2017
<b>WARD:</b> Swindon Village	<b>PARISH:</b> SWIND
<b>APPLICANT:</b>	The Gibraltar Limited Partnership
<b>LOCATION:</b>	Gallagher Retail Park Tewkesbury Road Cheltenham
<b>PROPOSAL:</b>	Erection of a Class A1 retail unit comprising 929 sqm at ground floor with full cover mezzanine, car parking, re-alignment of service yard access, renewal / adjustment of service yard drainage, diversion of a Class 5 highway, and associated works to the west of Unit A Gallagher Retail Park.

## REPRESENTATIONS

Number of contributors	<b>2</b>
Number of objections	<b>2</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

Whiterose  
Stantons Drive  
Swindon Village Cheltenham  
Gloucestershire  
GL51 9RL

**Comments:** 6th August 2017

The existing footpath is an essential right of way because it provides a car-free route from Sainsbury's to Dog Bark Lane. There are important safety and health and wellbeing benefits from the availability of this path.

The path is not well maintained, however, and sometimes the brambles make it impassable, which is why it is not used as much as it should be. With better maintenance this path has the potential to be an important asset to the area.

I think it is essential therefore that the plans are modified to provide a clear path through to connect to the footpath on the other side which leads to Dog Bark Lane.

2 Mews Cottage  
St Peters Lane  
Dumbleton  
WR11 7TL

**Comments:** 8th September 2017

Uckington Parish Council strongly oppose the above application on the following grounds (numbered 1 to 5):

1. The land subject to the application falls within the designated Green Belt. The construction of a new building in the Green Belt is by definition inappropriate development unless very special circumstances exist. It is difficult to conceive how the construction of an additional retail unit could possibly constitute very special circumstances.

2. The application site is located directly on a public right of way - known locally as Greeny Lane - shown on the OS Map. This forms part of an ancient highway. It currently runs through the residential development to the South of the A4019, through the application site on the North of the A4019 to the West of the Sainsbury's building, continuing to the West of the 'Next' retail unit and joining up with Dog Bark Lane. It is an important local amenity and should be retained as such. It also provides some respite from the intensity of the Gallagher Retail Park with the associated heavy traffic use. The emphasis should be on improving and enhancing this amenity rather than destroying it.

3. The application also seeks the complete clearance of mature trees and shrubs through which Greeny Lane passes. The trees and other vegetation have several benefits, including:

- 3.1 They create a pleasant environment for Greeny Lane to pass through;
- 3.2 They provide natural screening to the stark and unappealing western end of the Gallagher Retail Park;
- 3.3 They provide air quality enhancement particularly as to CO2 absorption from vehicle emissions; and
- 3.4 They provide some traffic noise pollution mitigation.

Again, the emphasis should be on improving and enhancing this amenity.

4. The application seeks permission for 63 additional staff car parking places. This is contrary to policies responding to the need to promote alternative forms of transport to the private car. The area in question already suffers excessive private car use. The proposed application is likely to result in increased traffic congestion around Tewkesbury Road and the retail park as more people visit the proposed unit.

5. Whilst this Parish Council maintains its objections to the JCS A5 Strategic Allocation, the application is inconsistent with those objectives.