

<b>APPLICATION NO: 17/01644/FUL</b>		<b>OFFICER: Mrs Lucy White</b>	
<b>DATE REGISTERED:</b> 14th September 2017		<b>DATE OF EXPIRY :</b> 9th November 2017	
<b>WARD:</b> Swindon Village		<b>PARISH:</b> SWIND	
<b>APPLICANT:</b>	Centaur Homes Ltd		
<b>LOCATION:</b>	Land At Manor Farm, Manor Road, Swindon Village		
<b>PROPOSAL:</b>	Residential development of 2 no. bungalows and 6 no. houses, with associated access and landscaping (revised scheme following 14/01823/FUL)		

## REPRESENTATIONS

Number of contributors	<b>6</b>
Number of objections	<b>6</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

25 Manor Court  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9SD

**Comments:** 15th October 2017

Once again the building on conservation land seems to be forgotten the spotlight seems to be on bins blocking the footpath in a conservation area, and an unsafe access road, nothing has been mentioned about visiting vehicles parking on the footpath in a conservation area. The owner of the land at Manor Court which seems to be everyone's suggestion for an entrance has been approached obviously to no avail. I agree that the access is acceptable to the houses that are being proposed, as when it was used for a careavan site there was no problem with vehicles towing caravans in and out of the access road, also large farm machinery accessing the site. Swindon Hall does not have a problem with refuse collection, a smaller vehicle could be deployed to collect the bins at Manor Farm.

Sad that conservation land is being built on, nothing is safe anymore, there will be no green spaces left for our grandchildren.

Green Lodge  
Church Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QX

**Comments:** 6th October 2017

Photo attached.

**Comments:** 6th October 2017

I would like to register my objections against planning application 17/01644/FUL land at Manor Farm, Church Road, Swindon Village, Cheltenham.

My reasons for objection are many, primarily the inadequate access proposed in the planning application. Not only is the proposed access lane still too narrow for two-way car traffic, it would be impossible for emergency services, refuse lorries and delivery trucks to have adequate and safe passage at all times whilst traversing this route.

The junction of the access lane is at the end of a tight bend from the direction of Wymans Lane and despite what is stated in the traffic survey that was submitted with the first planning application, this is a fast road with traffic frequently exceeding the 30 mph speed limit from both directions.

There is limited visibility to the right hand side when approaching Church Road from the proposed access lane, although when traffic from the right is observing the speed limit it is reasonably safe to turn into Church Road. On the other hand when the traffic is exceeding the speed limit it becomes very dangerous, as I have found out on numerous occasions.

The same problem occurs turning right off Church Road into the lane coming from the direction of the Church, again I have nearly been hit by traffic exceeding the speed limit coming around the bend. Lots of squealing tyres and obscene gestures from the speeding motorist aimed in my direction, from what the traffic survey would have you believe is a safe junction.

I can only presume the traffic survey was carried out at some obscure date and times in order to massage the results in favour of the planning applicant.

There is also a history of vehicular accidents within 50 meters of this junction, as the occupant of Church Cottage can confirm that her vehicle has been hit three times in the past year by speeding traffic driving round the bend.

In the past fourteen years since I have lived here the volume of traffic along Church Road has increased considerably, noticeably since the expansion of the village school there are more vehicles being used on the school run.

There are already problems with large goods vehicles, articulated lorries and buses driving along Church Road and quite often vehicles coming from the opposite direction are forced to drive up the pavement to avoid being hit by them.

Church Road is also being used increasingly as a short cut to avoid the congestion at the two mini-roundabouts adjacent to Topps Tiles on Wymans Lane especially at the morning and evening rush hours.

The proposed access route is part of a public footpath running between Church Road and The Runnings industrial estate.

You will note that there has been no mention of the pedestrian traffic that already uses the lane. There has been no survey showing the number of mothers and children, dog walkers, commuters or local workers taking a recreational walk during their lunch break.

There is plainly just not enough width to safely accommodate both pedestrian and vehicular traffic.

There is also the issue of noise and disturbance that will inevitably be caused to the existing residents by the increased traffic from any new properties that could be built.

Nothing has been proposed in this latest application to give an improved safer access to the development site.

Looking at the new plans for the site access I note that the carriageway has been reduced in width for vehicular access, going even further against all the Government Guidelines as previously pointed out by the Parish Council on their previous planning application objection.

It also appears to me that in order to circumvent the fact that the access is too narrow for refuse collection vehicles to enter the site we now have a proposal that the residents will have to physically haul their bins and recycling boxes up to the kerb side of Church Road.

There has been no calculation of the quantities of wheeled bins or recycling boxes likely to be at the kerbside for a considerable period of time before being removed back to their respective properties.

The proposed staging point is also on the dangerous bend and will almost certainly cause obstruction to the pedestrian access, more than likely causing pedestrians to traverse into the carriageway!

Where will the Ubico lorry park to collect this waste? Not ten or fifteen yards further up the road to avoid a traffic hazard but on the bend as close to the containers as possible.

The problem of access to the site by emergency vehicles has been ignored again and nothing in this new application addresses this problem.

Floor area required for waste and recycling containers:

Wheeled Bin: 750mm x 600mm

Recycling Box: 650mm x 450mm

Food Waste Receptacle: 450mm x 350mm

Ten properties putting out 2 x wheeled bins each, will requiring a floor area of 9 square meters or a line of bins 12 meters long! Also with 1 x Food Waste Recycling box for each property will require an additional a floor area of 1.58 square meters or a line of bins 3.5 meters long!

Ten properties putting out 4 x recycling boxes each, will require a floor area of 11.6 square meters or if boxes are stacked two high 5.8 square meters. Either 18 meters long if in single height one line or 9 meters long if stacked two boxes high.

Transfer these dimensions to a map of Church Road to compare if the waste bin area is the correct size on the proposed plans.

If bins were placed in the proposed position it would further impede the vision of drivers on Church Road and the drivers leaving the proposed site access road!

The proposed refuse collection area shown on the applicants drawing is sited on private land neither owned nor maintained by them or any public authority.

I would again like to remind the council and its employees that they have a duty of care to us the residents of this Parish for our safety and I would strongly urge that this application be brought to planning view and then further to the planning committee for their consideration.

The Old Rectory  
Church Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QS

**Comments:** 13th October 2017

Letter attached.

53 Church Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9RE

**Comments:** 12th October 2017

PHOTOS AVAILABLE TO VIEW IN DOCUMENTS TAB

It seems abundantly clear that making access for this development to/from Church Road is neither safe nor practical. The lane is simply too narrow, whether defined as two way or one way it is clearly not a correct access route for this development.

Fortunately however, this development already has a (pre designated and obvious) safe and appropriate TWO WAY access road through Manor Court. Access through Manor Court avoids and eliminates all of the safety and practical issues that blight the current application. Indeed Manor Court was originally intended many years ago to be the access route at the end of the cul-de-sac and Manor Court is already laid out to accommodate the entrance to this proposed development. Surely the correct action would be to revisit the Manor Court access as this would offer ample TWO WAY access that is both safe and clear for vehicles, cycles and pedestrians. Accessing via Manor Court provides ample width for Two Way Vehicular Traffic along with safe and pre-designated space for Pedestrians. This seems such a simple solution it is really quite strange that the access onto Church Road via such an inappropriate narrow lane is even being considered.

Furthermore:

1.) Regarding access to the proposed development from Church Road, we would like to point out that 3.1m is a very narrow road for 2 way traffic servicing the existing 2 properties and proposed 8 properties with the comings and goings of residents, guests, deliveries etc. as well as pedestrians, joggers and cyclists using the public footpath.

2.) A car entering the proposed site access road from Church Road will not be in a position to see a vehicle or vehicles coming from the development until they have already entered the access road. At that point reversing back onto Church Road is not a safe option, in fact it is a contravention of the Highway Code to reverse out onto a main carriageway. We cannot assume that visitors and delivery vans will use common sense and reverse back into the development to give way to the traffic entering the lane from Church Road and inevitably vehicles WILL end up reversing onto Church Road if they meet another vehicle in the lane.

3.) Church Road also has a sharp bend in close proximity to this junction which restricts the visibility of the motorists approaching the junction from along Church Road. Similarly any vehicle leaving the proposed site access has restricted vision of vehicles in both directions travelling on Church Road especially to the right where Church Road bends sharply to the left.

4.) The entrance onto Church Road sits directly after a blind hairpin bend. Even though at present the lane only serves one house there are already regular traffic accidents and incidents

at this junction. For example, recently there have been several separate traffic accidents near the entrance to the lane onto Church Road, two of which were serious. The police have been very reluctant to give out incident numbers for these events but we do have 2 of them. - Incident number 39 5/4/2016 Incident number 208 23/9/2016 (when a parked car was written off close to the lane entrance).

5.) Any vehicle exiting the proposed site access road will have committed to entering Church Road before seeing any oncoming vehicle. They would have the option of reversing back into the access road but could not be certain that there was not another vehicle intent on exiting onto Church Road straight behind them.

6.) As far as we can see no consideration for adequate emergency vehicle access has been taken into account and I find that most local fire department pumping appliances require a minimum 3.7 meter wide access road for their vehicles to be able to attend a fire. Reducing the road width to 3.1 meters will not satisfy this requirement.

The 4.8 meter width was conditioned by the Planning officer in the original consent as the officer felt that the road was short and a 4.8 meter width would allow two slow moving cars to pass each other. We do not believe that this has changed and for the reasons we have given above we believe that for the safety reasons this argument is still valid.

7.) The proposed bin store close to the opening of the lane onto Church Road is not adequate for bins from 10 properties (Manor Farm and Green Lodge already leave their bins at this site). This would mean up to 10 green bins and 10 brown bins and 10 food recycling bins left for up to 24 hours in some cases for working households. The pavement is very narrow at this site and not adequate for this quantity of bins. There is no pavement on the opposite side of the road and this pavement is used continually by school children, the elderly, wheelchair users, pushchairs and joggers. This quantity of bins would force these people into the road immediately after the sharp bend but their safety in mortal danger. Please see attached photographs of what the impact would be of bins from 10 properties being left in the proposed bin store . We also wonder where the refuse vehicle would stop to empty them? Surely not on a blind bend?

Would you also please note that there were concerns raised in the original planning consent that this junction with Church Road was inadequate and that the developer needed to provide more details to prove that the junction would work before proceeding with the development. This was a condition on the original planning consent in paragraph 10 and this condition has not yet been satisfied.

Therefore we propose that the application for the development should be rejected and that a re-application should be made which provides SAFE TWO WAY VEHICULAR AND PEDESTRIAN ACCESS to the development through Manor Court.

St Lawrence House  
Rectory Lane  
Cheltenham  
GL51 9RD

**Comments:** 12th October 2017

The access point directly onto Church Road is ill considered and will create an unnecessary hazard and cause traffic jams, due to so much additional traffic which will be generated by the new residents and their visitors at a point of Church Road where visibility is poor, and where there have previously been several crashes into parked vehicles. The road here is narrow, comes just after a long bend, and the residents of Church Road, and the congregation of St Lawrence Church all use this area to park their cars, so that it is often reduced to one way traffic. The introduction of a regular flow of traffic down the lane to the proposed development will exacerbate an already dangerous traffic point, particularly during rush hour, refuse collection times, and at

peak school times. I would urge the council to reconsider this access point, so that the clearly more sensible and safer access via Manor Court is used.

The Coach House  
Rectory Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9RD

**Comments:** 16th October 2017  
Letter attached.



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CHELTENHAM

CHELTENHAM

24hr CCTV

Proposed development Manor Farm 17/01644/FUL

Comments from The Old Rectory, Church Road, Swindon Village.

### **Objects**

We object to the proposal due to the unsafe access and proposed refuse collection

We do not object to the use of the land for the proposed housing.

### **Traffic:**

We do not agree with the comments from the traffic survey. Our boundary wall forms the large bend to the right of the proposed access when leaving the site. We access our property via Rectory Lane and therefore have good knowledge of current traffic problems and those if the planned development goes ahead with this access.

There is a potential alternative access with a dropped kerb at the western side of the site into Manor Court which would provide an established safe access for residents and emergency and refuse vehicles. It seems that this option has not been explored as perhaps the current owner of that strip of land has not been approached.

There is no pavement on our side of the road. At busy times there have been several witnessed near misses when vehicles have either been driving too fast for the situation or have been large vans or HGV's. Pedestrians have had their safety compromised when vehicles have mounted the pavement beside the Green in front of Queen Anne Cottage to avoid collision. The wing mirrors of trucks have gouged into our brick wall, at times so loudly that we thought the wall had been knocked down, and there is no longer a grass verge on the tightest part of the bend, which has been eroded since we moved here 13 years ago. There have been collisions with parked cars resulting in 2 cars written off on the opposite side of the road after the proposed access by 53, Church Rd and Church Cottage due to cars going too fast around the bend with restricted view.

### **Refuse collection:**

The proposed solution to the problem of the inaccessibility for a bin lorry along the narrow single width access to the site is unacceptable.

The plan shows an area for bins to be left on Church Rd that is inaccurate for 8 new and 2 existing properties. Leaving bins there would be dangerous for pedestrians, especially pushchair or wheelchair users, as there is no pavement on the opposite side, dangerous for the vehicles leaving the site, as the already difficult access would be further compromised by reducing visibility due to the bins, and dangerous because a parked bin lorry collecting the refuse would cause a serious hazard on this tight bend. A large collection of bins would be unsightly in the Conservation Area. It is likely that they would have to be left out from the night before and only returned to the houses the following evening once the residents return from work.



The verge has been eroded from approximately 1m to 15cm wide by vehicles having to drive very close to the brick wall to avoid oncoming vehicles. There are chips and gouges from impacts seen on the brickwork.



This suggestion of where the bins should be put out for collection is unacceptable.

1. View of bin store from narrow bank on opposite side of road ( there is no pavement opposite)



2. Exit from Manor Farm lane with proposed bin store for 10 properties, blocking visibility at junction of Manor Farm Lane with Church Road in the direction of the sharp bend.

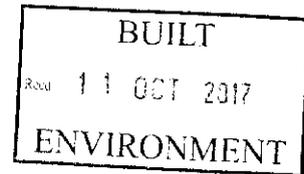


3. Proposed bin storage from 8 new properties and 2 existing properties obstructing the only pavement on this stretch of road. Pedestrians, wheelchairs and pushchairs forced into road just after sharp bend.





The Coach House  
Rectory Lane (NOT CHURCH ROAD)  
Swindon Village  
Cheltenham  
GL51 9RD



Ref : 17/01644/ful

Dear Sirs,

Once again planning rears it's ugly head.

The area around here is on a clay base with a little sand on top so we have a very high water table. The old Rectory and St Lawrence ( GRADE 2 LISTED ) have cellars that flood so have to rely on the water soaking into the brook at the back of Manor Farm. The above dwellings and mine and others ie the Homestead and the Thatch cottage do not have the foundations of modern houses ( they were built in the early 1800's ) so it would not require an Einstein to realise that by building 6 houses and 2 bungalows the depth of the foundations would create a small dam thereby causing the water to back up and possibly cause damage / subsidence to the above properties. The council of course would pay for any damage caused by this.

#### Environment

With 6 houses and 2 bungalows that could mean a potential of 30 cars or other vehicles.

It is a very bad bend and cars parked along this area are often damaged because of the general speed of traffic. ( one car was totally written off )

The increase of waste bins that would have to be brought up to the pavement - not only unsightly - would also cause problems for the young children walking to school in the morning and in the afternoon. It would be an accident waiting to happen.

The visual impact of more new houses against our lovely old and very rare church is unthinkable.

The church is in desperate need of more burial space, let the church have the ground.

Please think carefully again about approving this, we really do not want to create any more problems.

Yours very concerned

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