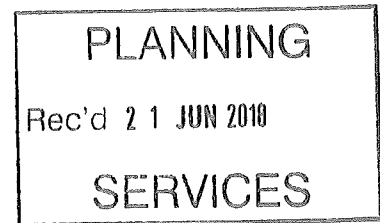


CNR. Holliday

17/02460/FUL

Land adj. to
10 Stone Crescent



Stone Crescent

Regrettably, I am unable to attend today's meeting due to a long standing engagement booked in to my diary 3 months ago.

However, thank you for the opportunity to raise the concerns of residents who have contacted me with great concerns about this application.

I am unsure as to what time committee members visited the site on Tuesday, but if it wasn't at the time when the nearby Rowanfield Infant and Junior schools finished for the afternoon you may not have experienced the parking chaos caused by those picking children up from school and littering this estate and nearby roads with vehicles. Also if committee had had the opportunity to visit during the evenings or weekends you would have seen for yourselves an increased number of residents cars parked in the estate and in the turning circle at the top of Stone Crescent, close to the application site.

Whilst the principle of development and means of access was established in 2014 for part of this site, any development would need to be right for the site and this application is far from right for this site.

The applicant, New Dawn Homes unfortunately sowed the seeds of mistrust by not communicating with residents despite saying in their Planning, Design and Access Statement and Community Involvement document dated December 2017 that they have. I have not spoken to one resident who has been door knocked by them. This mistrust was further compounded by the felling of trees on this site and causing damage to a fence in Lucinia Mews.

I will not cover all of the residents concerns in detail as residents have rightly taken the opportunity to make known their concerns and they are well documented in your papers.

The main thrust of these concerns relate to the impact on the existing roads, the impact from additional vehicles, especially in terms of safety to children playing in the area around Wharfdale Square and also to pedestrians, the fear of flooding to nearby homes and to the site in question, drainage, the issues with the sewers, and the lack of pavements raising concerns that rubbish bins and recycling boxes will further reduce the width of the road.

Quite simply, the narrow roads on this estate were not designed to accommodate large vehicles and as mentioned previously when residents are at home and at the times of the school run, the width of the road is further reduced and I have often wondered when I have been in the area how emergency vehicles would manage to access the estate.

Whilst this falls outside the application site, I have also been made aware that the green area in Wharfdale Square may be sacrificed to provide additional parking. This is

a recreational space, appropriate to the current number of houses and must be allowed to remain so.

The fact that these homes have windows in the roof with sufficient space to provide additional bedrooms have also caused unease in the local community as potentially should these homes become HMO's this will further impact on the increase in vehicle movements and residents safety.

The Architects Panel has called the design concept "unimaginable", Urban Design is unable to support the application and Cheltenham Civic Society has called this development "architecturally illiterate".

Having studied the planning officer's recommendations for refusal, including comments regarding the issues of surface water flooding and drainage, water quality, car parking provision and the unacceptable grouping together of the affordable units etc I absolutely agree that this application falls short of what is acceptable in so many ways.

As ward councillor I absolutely agree that this application should be refused and would urge committee to support local residents by refusing this application.

Sandra Holliday
Ward Councillor – St Mark's

21st June 2018