

APPLICATION NO: 18/01776/FUL		OFFICER: Mr Joe Seymour	
DATE REGISTERED: 4th September 2018		DATE OF EXPIRY : 30th October 2018	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	Mr Peter Cassidy		
LOCATION:	Cromwell Court, Greenway Lane, Charlton Kings		
PROPOSAL:	Sub-division of existing dwelling into 8 apartment units		

REPRESENTATIONS

Number of contributors	6
Number of objections	6
Number of representations	0
Number of supporting	0

Turnpike House
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PW

Comments: 25th September 2018

Previous application 17/01630/TPO for tree replanting has C1, C2 and C3 areas with trees to be replanted, whereas the application for 8 flats shows all the rest of the grounds planted with trees. These have already been felled without a planning application and were subject to TPOs.

We are suspicious that this is part one of a plan to build houses on the remainder of the site, particularly as a grand new entrance has been erected on Harp Hill. The entire site is in the Area of Outstanding Natural Beauty as shown in the Charlton Kings Parish Plan, and should remain a woodland as was the intention, given the TPO's on the site.

Greenway Lane is a recreational stretch of country road, where local residents regularly walk, jog and cycle. It is also a rat run to avoid the traffic lights along the London Road and there is already considerable through traffic. The area accommodates a number of equine stables and horse riders enjoy riding along the lane. Greenway Lane has a traffic-calming scheme in operation which is largely effective in controlling the speed of vehicles along the noticeable gradient. The site is on the edge of Battledown ward which is characterised by large dwellings and has immediately accessible countryside on the east side of Greenway Lane.

Public transport does not run along Greenway Lane or Harp Hill. There are no pedestrian pavements along a substantial section of Greenway Lane. There is lighting in the vicinity of the traffic calming scheme but otherwise there are no streetlights. In order to attend any of the schools in the local catchment it is unlikely that children would travel on foot. The same applies for access to local shopping facilities where the closest shop has been identified as "Bargain Booze" at the foot of Harp Hill and where it is improbable that a journey up the steep hill with provisions would be on foot.

2011 Census data for the area indicates that 64% of residents have access to 2 or more cars or vans (<http://www.ukcensusdata.com/battledown-e00112327/car-or-van-availability-qs416ew>). As

a result, it is unlikely that a single parking space per flat will be adequate. Where will the residents park any second (or even third) cars?

Recently, with the removal of much of the screening trees and shrubbery, Cromwell Court, being on higher ground, has become newly exposed to the road and its recreational users. There appears to be no replanting scheme to screen the proposed front-facing car park. This will be unsightly from Greenway Lane and out of keeping with the local environment.

What is the plan for the outbuilding behind the main house? This appears to be missing from the proposal and yet forms a part of the curtilage of Cromwell Court.

Is the house going to be re-faced or will it keep its current appearance? There are no external scheme drawings to look at.

Will there be lighting up the drive and in the car park?

At the very least we would like to see C2 and C3 replanting areas joined up together to help mitigate the huge loss of privacy to our garden and roof terrace, and assurance that the new gates on Harp Hill are not going to be used as an entrance to a larger development. We have previously been shown plans for 8 substantial houses on the site, with the main house knocked down. There should also be larger areas of replanting to put the wood back as it was intended to be.

The previous retrospective application for the new fence was denied. Ref 18/00903/FUL
And yet, there is no sign that the boundary is to be restored, rather the fence has been reduced in height to a level presumably where planning is not required.

If this application is approved, consideration needs to be given to the other boundaries - a similar fence all the way round would be totally out of keeping for the area. Mixed hedge planting would be much more appropriate, and a shielding of the car park from Greenway Lane and from Turnpike House.

If this proposal was all that was being changed to the site, then with appropriate screening and hedging it would be bearable, although we do note that 8 flats is not in keeping with the current housing type in the vicinity. We feel this is likely to be the start of a much larger scheme, and if that is the case, there should be stipulations put in place at this stage to close down large-scale development in an area of outstanding natural beauty on what was a large area of protected woodland (TPO) until recently.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 25th September 2018
Letter attached.

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 22nd September 2018

I strongly object to the proposal to subdivide Cromwell Court into 8 flats, for the following reasons:

- Cheltenham's local plan already identifies sufficient supply of new housing at other locations around Cheltenham to satisfy anticipated demand in the coming years. Further increases in the density of housing elsewhere are simply not needed; certainly not in AONB locations.
- The subdivision of the property into 8 flats would be completely out of keeping with the context of the overall site. It must be assumed to threaten the preservation of Cromwell Court's wider grounds, which are important for the local environment. Permission to subdivide the property would be the thin end of the wedge; the applicant's 'pre-application advice' comments in the paperwork already point to a multi-stage attempt at significant development of the site. First, mere subdivision is ok; then a set of flats don't require such big grounds, so development of further dwellings becomes more acceptable.
- The transport statement is misleading in multiple ways. For example, on single-occupancy car trips and suitability for walking/cycling it quotes local amenities and food-stores within 1.3kms. It fails to note that the route is predominantly up/down Harp Hill - which has gradients over 16%, and is regularly featured in guides to 'hard cycling hills' in Gloucestershire. And quite why the use of supermarket home delivery van trips is quoted as if better than single occupancy car trips I have no idea.
- The suggestion that the inspector's comments for C1625/W/17/3177291 are relevant is misleading, given the immediate locale of this site. The severe traffic issues we suffer every morning and evening at Greenway Lane/Sixways junction, which would be worsened by the increase in local short car journeys, mean this is not a sustainable development location.
- The extant trip generation assumptions used in the transport statement are highly disingenuous. Under previous ownership the single-family occupation did not generate traffic equivalent to two houses and one flat, and there is no reason to believe that would change in future if the property remains as a single house.

The applicant has repeatedly shown a concerning disregard for the planning process and the AONB, having felled a large number of TPO'd trees without permission and erected unsuitable fencing without permission.

Craigmount
Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PU

Comments: 13th September 2018

Harp Hill and Greenway Lane already suffer from major traffic and speeding issues, with cars regularly reaching speeds beyond 60mph. There are no footpaths at the top of the road, which make it incredibly unsafe for pedestrians and cyclists. The top of the road becomes very narrow making it even more dangerous for pedestrians and cyclists, with many sharp bends and inclines. In the interest of peoples safety the road cannot cope with anymore traffic, which this development would add too.

It's an AONB that has already suffered and is rapidly turning into a motorway, with no intervention. Precious woodland, wildlife and biodiversity has already been decimated, with complete disregard of the impact and zero care for the consequences. Tree protection orders have been broken on ancient broad leaf trees that will take hundreds of years to grow back. The objective appears clear - to eventually develop the entire site in the future without any consideration of the harm to wildlife, biodiversity or the local community.

29 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 9th September 2018

I strongly object to this proposal.

The removal of TPO'd trees without permission on this site is an ominous sign of how loosely the developer will comply with any planning restrictions imposed on this development.

The traffic on Greenway Lane at the lights to Sixways is already impossible at rush hour. I note that a further nine dwellings are mentioned in the transport part of the application.

Harp Hill is already an extremely dangerous road, particularly for children, ramblers and cyclists. The speeds are excessive and the gradient and bends add to the hazards. The junction with Greenway Lane is close to an extremely sharp and dangerous bend with little or no space for pedestrians to evade the speeding traffic. Please do not allow this situation to be made worse. Residents dare not walk anywhere along this already hazardous road, making it hard to exit their properties by sustainable transport.

In a recent Planning Committee meeting it was confirmed that Cheltenham is well on target to meet its target for new housing for the next 5 years. This is not necessary development. I very much doubt it will be affordable either.

Removal of the trees and construction of housing and driveways will also increase surface run off and the risk of flooding from the top of this steep hill.

Another inappropriate proposal, just like Oakhurst Rise.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 2nd October 2018

Letter attached.

Ref: 18/01776/FUL



Wadleys Farm,
Ham Lane,
Charlton Kings,
GL52 6NJ.
24th Sept. 18.

Dear Sir or Madam,

I wish to object to the proposed development at Cromwell Court, Greenway Lane. It has now become evident why so much heavy duty earth-moving equipment was on site this summer. Indeed, a woodland area, roots and all, was removed too, as well as making a pretentious entrance to the site where formerly there was a small wooden gate-access to the wood. In 40 years I have never known this access being used for vehicles onto Harp Hill. Was all this upheaval done without any permission from the Planning Department?

I have an issue with the traffic which this site would generate if permission is given. Greenway lane has no pavements or footpaths, is used by many walkers, dog walkers, horse riders and cyclists, any extra traffic on that road would result in more danger to these road-users.

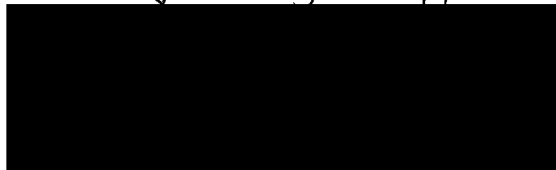
Should the traffic from

the site use Harp Hill for access, that too would cause a problem. The old G.C.H.Q. site, now residential, has caused a tremendous increase in traffic and with a school at the bottom of it, and indiscriminate parking, it has become a dangerous road to manoeuvre down.

I sincerely hope this whole application is rejected and the site put back to its original state, including re-planting the woodland.

I am glad to have this opportunity to comment on this application, thank you.

Yours faithfully,

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

Your ref 18/01776/PUL.

WADLEYS FARM,
HAM LANE,
CHARLTON KINGS,
CHELTENHAM,
GL52 6NJ
1-10-18



Dear Sir / Madam,

Regarding the above application, I am amazed that all the intensive tree removal which was carried out was done without some sort of official recognition, surely you cannot just remove a long established woodland without at least a felling licence?

The present application to convert the existing house into 8 flats and build another 4 houses on the grounds would seem to be contrary to the Proposed Tottenham Urban Plan, Policy D3, private green spaces, which surely must be even more emphatic when applied to the Cotswold AONB.

Part 1 of D3 state:- retain mature trees:- retain and enhance existing landscapes:- provide new landscaping:- avoid disturbance of existing habitats,

The site has already literally driven a bulldozer through the above requirements, creating a wasteland where there was once a woodland

I think even building 8 flats is unnecessary bearing in mind the extra addition of traffic on Greenway Lane, which is used widely by walkers, cyclists and horses, the development of a large estate at the old ACHA site by the reservoir has already increased the traffic, a permission here would make it even worse,

I urge you to refuse this application,
yours sincerely

