

<b>APPLICATION NO: 18/01320/FUL</b>		<b>OFFICER: Mr Joe Seymour</b>	
<b>DATE REGISTERED:</b> 4th July 2018		<b>DATE OF EXPIRY :</b> 29th August 2018	
<b>WARD:</b> Charlton Kings		<b>PARISH:</b> CHARLK	
<b>APPLICANT:</b>	Green Spinnaker Ltd		
<b>LOCATION:</b>	Hilden Lodge Hotel, 271 London Road, Charlton Kings		
<b>PROPOSAL:</b>	Demolition of existing building and erection of 5 new dwellings, forming of access for parking and landscaping.		

## REPRESENTATIONS

Number of contributors	<b>9</b>
Number of objections	<b>9</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

2 Hearne Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8RD

**Comments:** 24th July 2018

I agree with the concerns about safety and about parking congestion already stated above by others.

1. The amount of parking shown on the plan is inadequate for any visitors, who would thus try to park on Hearne or Ledmore Road, where parking is already significantly restricting traffic movement and visibility.
2. Some of the parking bays are behind other parking. This would mean that a car at the rear would need to be backed out (towards the A40) in order for the front car to be released. This form of 'tandem' parking is both impractical and dangerous.

It would be preferable to reduce the number of houses to be built to allow for more parking and turning space, as well as some bays for visitors.

1 Hearne Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8RE

**Comments:** 14th September 2018

Letter attached.

273 London Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6YG

**Comments:** 22nd July 2018

Tree protection:

The Sycamore identified as 854 on the tree plan is stated to be mature and of A1 quality. It is however misrepresented in location and size, being in truth 50cm from the boundary (rather than around 2m) and larger in diameter. The root protection zone shown on the report is therefore underestimated in diameter and mislocated and gives readers the misimpression that the planned parking only slightly imposes on its roots. In fact, the parking arrangements for P1, P2 and visitors will be far more damaging to the tree than is implied. Parking should not be built over these tree roots, in the same way that the plans carefully protect the root system of mature tree 841. In addition, cars parked in these spaces may be at risk from debris from the tree which would also put the tree at risk of having branches cut back to the boundary 50cm away from the trunk; this is not currently a problem because much of the canopy covers the public amenity land on which parts of these spaces are proposed to be built.

Road safety of A40:

The parking for P1, P2, P3 and visitors is proposed to exit directly onto the A40 between a crossing island and a "school" warning sign. Whilst there are other drives locally that exit onto this trunk road, they are either "in and out" or have sufficient driveway space to turn. Reversing into these spaces or out of these spaces would be dangerous and disruptive to traffic, especially when considering local schools, rush hours, race events etc. The arrangement of the double spaces for each house in fact require dangerous "shuffling" using the main road, as the rear car has no other way to exit.

Removal of pavement and amenity land on A40:

The parking for P1, P2, P3 and visitors removes significant length of pavement and amenity land nearby immediately adjacent to an island recently built to aid crossing of school children, nursing home residents of Nazareth House and Grevill House and other pedestrians. Although claimed on the development plans to be land belonging to the Hilden Lodge, from viewing land registry documents, it is clear that 5 of the 8 above parking spaces are built on public land currently laid to pavement and grass that is tended by the council. The removal of this amenity land will affect the safety and usability of the pavement.

**Comments:** 24th September 2018

The revised plan does not address concerns including:

- Over-development of the site.
- The mislocation of tree 854, leading to misrepresentation of the root protection area and risks to the tree from being dangerously cut back.
- The building of parking on public amenity land that the Hilden Lodge do not own.

275 London Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6YG

**Comments:** 18th February 2019

Letter attached.

**Comments:** 25th July 2018

Letter attached.

**Comments:** 24th September 2018

Letter attached.

1 Ledmore Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8RA

**Comments:** 23rd July 2018

My comments regarding this build are not to do with the knocking down of the existing building and the re-build of the houses, but as follows:

- 1) Already the parking down Hearne road is terrible and this leaks onto Ledmore Road where we live. Whilst we have a drive, there are times where people park so close to the entrance of the drive, we actually can't get out. With the building of this property, our road is going to be inundated with trucks, vans and cars for the build. This would be unacceptable.
- 2) Once the properties are built, there has not been allowance for more than 1 car per property.... we all know there will be more than 1 car per house so again, all this traffic will leak down Hearne Road and Ledmore Road. With the amount of children that we have walking to school down these roads, its an accident waiting to happen.
- 3) Ledmore Road is being put forward as a Conservation Area - how can this be? How can our road be called this when it look like a car park? if you want to go ahead with the build, make Ledmore Road a double yellow zone.

Thank you.

2 Ledmore Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8RA

**Comments:** 22nd July 2018

- 1) proposed building is an eye sore and totally not in keeping with buildings around more immediate vicinity
- 2) car parking proposal is insufficient and will lead to further street parking and congestion on Hearne and ledmore road that is already overcrowded with parked cars on the ledmore to Hearne t junction so close to the London road and Hearne t junction. The proposed two bays in front of each other per house is impractical and will lead to dangerous and severe safety risk with constant reversing and driving into the road to swap cars and allow the front blocked one out. 1 bay for the 2 bed coach house specifically is insufficient
- 3) access from Hearne road almost forming a crossroads with ledmore is dangerous and will cause accidents, that t junction is already extremely hazardous given the volume of street parking on Hearne and ledmore so close to London road.
- 4) building proposed at 2.5 storeys is too high and will lead to visual pollution and dominate views from neighbouring houses.

- 5) constraints will need to be placed on ledmore road as it will turn into a car park for all the builders for the prolonged building period causing great stress for ledmore residents
- 6) on going parking clogging ledmore needs to be considered
- 7) how can the be approved at the same time the council is considering ledmore estate a conservation area? You need to make that decision first as with that in effect this proposal would never be approved

23 Chase Avenue  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6YU

**Comments:** 18th July 2018

This plot is on the corner of an already busy junction onto the main rd, next to crossing that serves 4 local schools in the area. Traffic turning into Hearne Rd from the A40 often gets stuck behind cars parked on the corner of the junction in Hearn road. The new 3 bedroom dwellings puts pressure on the ever smaller school catchment areas also.

Access to and from these new dwelling would create further congestion at peak times.

Demolition of the existing dwelling which has stood there for well over a hundred years to replace with the proposed modern houses which are also not in keeping with the architecture of the opposing imposing Villa. Re development of the site could be considered maybe keeping the existing property, rather than demolishing the old Villa.

31 Ledmore Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8RA

**Comments:** 31st July 2018

The current hotel is a landmark building on the approach to Cheltenham. Just like a number of others on the A40. They are sometimes in isolation and sometimes in groups but as a whole they form a character and a corridor which greets visitors to Regency Cheltenham.

"Cheltenham is known as the most complete Regency town in England." - Cheltenham Local Development Framework. So let's not chip away at it until it is lost.

Are we really suggesting replacing an attractive regency building with a row of glass fronted ski lodges ? Will The Langton on the London Road be the next victim ? This application, if approved, may well set a precedent that will be hard to stop.

My main objection is to the loss of the existing building since it is exactly this kind of building that makes Cheltenham an attractive place to live and to visit. If the Council want to make Cheltenham look more like a new town then this application is one way to get there.

The proposed is out of character with the location and area, it is too high, too large, too ugly, too in your face and way too close to the edge of both roads.



**Comments:** 19th September 2018

Letter attached.

31A Ledmore Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8RA

**Comments:** 1st August 2018

We strongly object to this proposed development as it will cause untold disruption and mayhem to the immediate area for a considerable time.

This will certainly cause problems for us as we are continuously in and out of Ledmore Road (off The Knapp where we live) and Hearne Road, which will be inundated with builders and their equipment, causing disruption and difficult access to and from our home. The nearby schools will also be affected and the traffic during the morning school run and when school finishes, is totally manic at the best of times rendering it almost impossible to go anywhere. Hearne Road is used by pedestrian school pupils, parents and pupils on cycles. The hazards that this will incur are unacceptable. Also the development is adjacent to the A40 and will cause obstruction and dangerous traffic situations. It is unacceptable in any form and must be rejected as a planning proposal.

PLANNING

Rec'd 13 SEP 2010

SERVICES

1 Hearn Road

Charlton Kings

Cheltenham

Attn: Tracey Crews

Director of planning


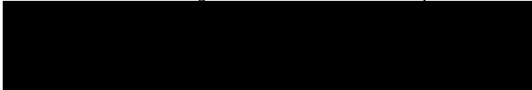
9688 ~~6111~~

GLS3 SRE

Tel. 

Dear Madam

I write in connection with Hilden Lodge being demolished and houses built on land

- ①. The disruption on demolishing will be horrendous - Hearn Road is very, very busy with vehicles and school children - there are 3 schools & Nursery schools leading from Hearn Road
- ②. I think Hearn Road should be monitored for safety re: children & cars, buses, cyclists
- ③. I believe part of Hilden Lodge is grade II listed - apparently was?! gate house to The Hearn house.
- ④. Personally for me - I am yards from rear of Motel - The noise, dust, inconvenience to me,  would be devastating. Yours faithfully 



275 London Road,  
Charlton Kings,  
Cheltenham  
GL52 6YG

6<sup>th</sup> February, 2019

Mr. Joe Seymour,  
Cheltenham Borough Council,  
PO Box 12,  
Municipal Offices,  
Promenade,  
Cheltenham.  
GL50 1PP

Dear Mr. Seymour,

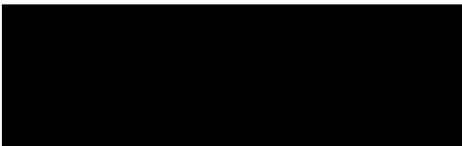
**Planning Application Ref: 18/01320/FUL**

**R.E: Demolition of existing building and erection of 5 new dwellings, forming of access for parking and landscaping, at Hilden Lodge Hotel 271 London Road Charlton Kings**

With reference to your letter dated 21<sup>st</sup> January 2019 and our previous correspondence, please find attached my most recent observations on the above application.

I trust you will keep me informed as to the outcome of the application.

Yours sincerely,



Copies to:  
Councillor Helen McCloskey  
Councillor Paul McCloskey  
Councillor Angie Bolyes

**Proposed Demolition of existing building and erection of 5 new dwellings, forming access for parking and landscaping at Hilden Lodge Hotel 271 London Road, Charlton Kings**

Your Ref: 18/1320/FUL

**Observations and Objections**

Having considered the amended plans for the above development the following are my observations.

**1. The amended design**

The new design appears to me to be incongruous with the surrounding area. It might be described as "modern design" but it does not blend with the buildings in the surrounding area. All the buildings have pitched roofs and are made of brick and stone. This is not the case in the revised plans. In particular the building opposite is grade 2 listed and is Georgian in design. While new developments can sometimes represent the period in which they are built this one seems to me to push that point a little too far.

**2. Site boundary**

The boundary shows a line from the large beech tree extending eastwards to a point about 2 metres from the kerb. This extends the existing boundary considerably beyond the existing one. While there are no proposals to include this area in the development. There was such a "bid" in the original plans for the land to be used for parking. This has now been withdrawn. However, I believe the legal position should be determined otherwise the new occupants may decide to park cars in the area claiming the land belongs to the new development.

While this may not be an issue now, in my view, these matters are best resolved at this stage rather than later. The land claimed is clearly part of the highway within the legal definition of "highway" and if so determined, on legal advice, the relevant plan should be redrawn. I do not consider that developers should be able to claim part of the highway for any reason without relevant documented legal support.

**3. Beech Tree**

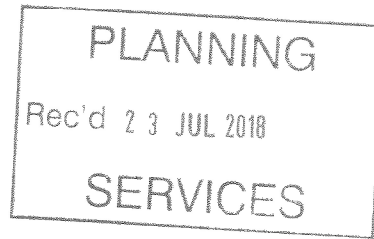
The magnificent beech tree in front to the site is an integral part of the site and enhances the overall appearance in this area of London Road. I believe that it should be subject to a preservation order.

**4. Final Points**

Many of my comments on the original application are still relevant to the revised application. I do not object to the erection of 5 new dwellings on the site.

Copies to:

Councillor Helen McCloskey  
Councillor Paul McCloskey  
Councillor Angie Boyes



275 London Road,  
Charlton Kings,  
Cheltenham  
GL52 6YG

20<sup>th</sup> July, 2019.

Mr. Seymour,  
Cheltenham Borough Council,  
PO Box 12,  
Municipal Offices,  
Promenade,  
Cheltenham.  
GL50 1PP

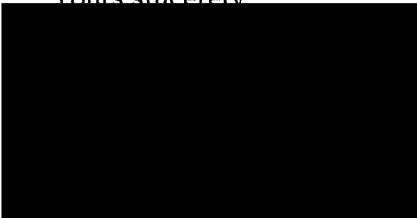
Dear Mr. Seymour,

**Planning Application Ref: 18/01320/FUL**  
**Hilden Lodge Hotel Demolition and Erection of 6 New House with Vehicle Access and Parking**

Please find attached my observations and objections to the above mentioned application with a photograph.

I have sent a copy to my three local councillors.

Yours sincerely



**Proposed Demolition of existing building and erection of 6 new dwellings, forming of access for parking and landscaping at Hilden Lodge Hotel 2712 London Road, Charlton Kings.**

**Reference 18/01320/FUL**

**Observations and Objections**

A. The following relevant items are not shown or mentioned in the application

- I) School sign
- ii) Lamp posts
- iii) Pedestrian island in centre of London Road opposite the hotel
- iv) Grass area maintained by the Council and dry stone wall relevant to the application
- v) No acknowledgement of proposed car park being actually on the highway and tarmac area which is maintained by the Council
- vi) The east boundary appears to encroach on the property of number 273
- vii) A painted cycle route sign on London Road directly outside the hotel
- viii) The mature beech tree at the east end of the site in the garden of 273 is not properly situated on the plan

B. General Observations on the area now and as proposed

- i) The area provides an attractive vista to road users heading towards Cheltenham. Cars parked sideways on, almost in the eye of motorists, is not an attractive proposition and would seriously detract from the area which is one of residential property. Opposite there is a grade 2 listed building with a wide grass area matching the one opposite which is set against a dry stone wall.
- ii) The centre island was installed recently because of the high level of accidents on the main road and the speed of traffic. It is questionable whether the speed of traffic has reduced but no accidents appear to have occurred since.
- iii) London Road is the main A40 trunk road to Oxford and London and is busy with a whole range of road users including buses, heavy transport, caravans, pedestrians and at weekends pedal cycle clubs.
- iv) While legal advice needs to be sought it must be at least questionable that a developer can assume parking rights on a footpath on the highway or can assume that a grassed area maintained by the Council and forming part of the highway can be claimed for private use.
- v) The owner of 273 London Road will make separate observations about the mature trees.

C. Road Safety

- i) The junction of London Road and Hearne Road is very busy particularly between the hours of 8.15am to 9.0am and 3pm to 4.15pm with children going to and from Balcarras School and the junior school on East End Road. Hence the school warning sign on London Road.
- ii) The arrangements for parking on the site appear to be impracticable and potentially very dangerous to road users heading towards Cheltenham on London Road and pedestrians using the centre island and those on the proposed very narrow footpath.

2.

iii) First it would highly dangerous to reverse into the parking area particularly having regard to the location of the island in the centre of the road. The only realistic option is to drive bonnet first into the parking area. The driver would then be faced on leaving with reversing out into oncoming traffic at a point where the road is at its most narrow between the kerb and the pedestrian island. I believe reversing would also cause danger to pedestrians. The planting of a tree, as proposed, between the residents' parking and the visitors parking would only make the situation worse.

iv) The lamp post not shown on the plan is directly in front of the parking area and would be in the centre of the propose new narrow footpath and an obstruction to the reversing motorists. It may also be directly in the path of pedestrians.

v) The on-site parking proposals are, in my view, impracticable. For example if a car is parked in their allocated space nearest the road the available space furthest from the road would be inaccessible leaving the new arrival for parking stranded. Additionally if both cars are parked in their allocated space the one parked furthest from the road would not be able to get out. These are just some of the scenarios that can be posed.

vi) I believe the parking would become something of a free for all with the residents parking as best they could in this part of the site. This would mean parking on the footpath and the grass area in front of number 273. This in turn could lead to deep ruts, in winter, caused by tyre spin and undue wear on the grass that would detract from the appearance of the area which has always been well maintained, at the expense of the Council.

vii) The proposed new narrow footpath will be tellingly close to passing traffic. With as many as 6 cars manoeuvring at peak periods to gain access to London Road, where there is always a queue of traffic travelling into Cheltenham between 8.15 and 9.0am, there will be increased danger to pedestrians

#### D Concluding Comments

i) While the conversion of the site to domestic housing is laudable, the arrangements for parking, appear to make the scheme potentially dangerous, impracticable and spoil what at present is an attractive part of London Road.

Enclosure: Photograph showing a car parked in the proposed car parking area.







275 London Road,  
Charlton Kings,  
Cheltenham  
GL52 6YG

19<sup>th</sup> September, 2019.

Mr. Joe Seymour,  
Cheltenham Borough Council,  
PO Box 12,  
Municipal Offices,  
Promenade,  
Cheltenham.  
GL50 1PP

Dear Mr. Seymour,

**Planning Application Ref: 18/01320/FUL**

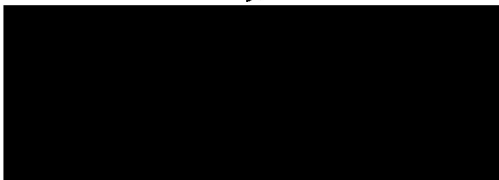
**R.E: Demolition of existing building and erection of 6 new dwellings, forming of access for parking and landscaping, at Hilden Lodge Hotel 271 London Road Charlton Kings**

With reference to the above and my previous observation and objections provided to the planning authority. Many of the points originally made are still relevant in particular the extension of the hotel's boundary into the existing footpath. This must at least be legally questionable and I believe still requires a formal response from the County Council.

It appears that the only use for an increased boundary is the provision of a visitor parking area, which is not essential either in planning requirements or in reality as on Sunday 16<sup>th</sup> September in the morning eleven (11) cars were parked in the front of the hotel well within the hotel's existing boundary.

If it transpires that the proposed boundary and the part of the existing footpath actually belongs to the Hotel, then I consider that the boundary which abuts the grass in front of number 273 should have some kind of obstruction, such as posts with low level planting, to prevent vehicles driving on to the grass in front of the dry stone wall, which is an attractive part of the area.

Yours sincerely,



Copies to:  
Councillor Helen McCloskey  
Councillor Paul McCloskey  
Councillor Angie Boyes



18/01320/FUL | Demolition of existing building and erection of 6 new dwellings, forming of access for parking and landscaping. | Hilden Lodge Hotel 271 London Road Charlton Kings Cheltenham Gloucestershire GL52 6YG

Tuesday, 18 September 2018

Dear Planning

I repeat my objection to this application in spite of the recent revisions. In addition I would like to add the following observations.

I have taken a sequence of 3 photos on my phone to show how the existing Hilden Lodge Hotel relates to its surroundings.

The first and closest photo shows how the Hilden Lodge Hotel relates to the existing regency building on the opposite side of the A40. It can also be noted that this original end of the building is typical Regency and there is an attractive tree in front of the villa and also an attractive wall and hedge all of which should be retained. The loss of the single storey modern garage would not be a great loss.

The second photo shows how the styles of the villa in Ledmore Road actually follow the lead to the original building at the top of Ledmore Road with the roof shape and Regency windows. This second photo also shows just how prominent the original Regency villa is in the landscape. Anyone leaving Ledmore Road gets a very long view of the villa as they walk, cycle, drive or otherwise exit the Ledmore Road estate.

The third photo shows the view back to the Hilden Lodge Hotel from the lane which leads to The Knapp. This again shows just how prominent a feature the Hilden Lodge Hotel is for each and every resident of Ledmore Road and the Knapp. The third photo also shows how even the new build houses at the centre of the Ledmore Road estate (proposed conservation area) mimic the style of the Hilden Lodge Hotel villa being hipped low pitched and slate.

I would hope that the Planning Committee members visit the locations from where these photos are taken to see for themselves the context of Hilden Lodge Hotel in the landscape. It is my hope that the developers can retain all that is left of the original villa and use their development to showcase the villa rather than to demolish and destroy it.

The proposed is out of character with the location and area.

31 Ledmore Road  
Charlton Kings  
GL53 8RA

