

APPLICATION NO: 18/02547/FUL		OFFICER: Mr Gary Dickens	
DATE REGISTERED: 19th December 2018		DATE OF EXPIRY : 13th February 2019	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	Mr Robert Deacon		
LOCATION:	Glenfall Farm Stables, Ham Road, Charlton Kings		
PROPOSAL:	Conversion of stable buildings to form three dwellings plus demolition of existing farmhouse and erection of new dwelling (revised scheme ref: 18/00633/COU)		

REPRESENTATIONS

Number of contributors	19
Number of objections	16
Number of representations	0
Number of supporting	3

Ham Close
Charlton Kings
Cheltenham
Gloucestershire

Comments: 16th January 2019
Letter attached.

Whylaway
Garricks Head
Andoversford
Cheltenham
Gloucestershire
GL54 4LQ

Comments: 11th January 2019
I would like to support this application.

Although not an immediate neighbour to this property, but having family living on the same road I've spent the last almost 40 years knowing this site and riding horses out from the local stud and have spent quite some times at Glenfall Stables itself with the previous owners over the years. It is really exciting to see this development of the old, dated and in much need of modernisation stable site. This latest application encompass great modern contemporary design creating interesting lines and features designed to have minimal impact on the surrounding areas whilst still in keeping with the natural surrounds of this sensitive area in the suburbs of Charlton kings.

The proposed design creates some great levels and lines across the site that I personally feel will not intrude on the surrounding landscape or street scene. It was not that long ago that the property adjacent to this site (that had been a redundant unused barn for many years), The New Barn, Ham Rd was developed in again a very modern contemporary style and now the soft landscaping has all matured it fits in extremely well with its surroundings and blends in creating the fantastic mix of modern contemporary and tradition dwellings in this area with its rear garden lawns extending up the escarpment as far as the eye can see on the former overgrown field site.

I feel the designer has given great consideration to this application enhancing the architectural and historical features of this site whilst keeping similar scale and appearance to the existing.

Having read through the comments submitted at this point of typing, it's sad to see the comments from the 'Not In My Back Garden Nimby's', who can not see the benefits for themselves of how such a great development will enhance their suburb of Charlton Kings aesthetically and financially.

I look forward to reading this application has been approved without prejudice shortly.

2 Ham Green Cottages
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 4th January 2019

I strongly object to this new planning application for Glenfall Stables. These revised plans totally disregard the sensitivity of the site and it's rural setting.

The original plans, 18/00633/COU, were sympathetic to the area and respected the existing buildings.

This new set of plans are unacceptable, each dwelling is larger than the current footprint, Elevations appear to have been increased and the proposed materials are inappropriate, with too much glass & steel.

The demolition of the existing Cotswold Stone Farmhouse will completely change the character of the site, if replaced with a new build of ugly proportions and materials. This is not acceptable! After all this is within the AONB.

I am also concerned with the lack of provision for the population of migratory Swallows, as many of the open barns will be demolished.

Allowing this application will be detrimental to them.

Ham Close
Charlton Kings
Cheltenham
GL52 6DP

Comments: 14th January 2019

Letter attached.

Field Way
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 15th January 2019

I wish to make the following observations on the above Planning Application.

The location of the site is highly visible being at the junction of Ham Road, Ham Hill and Ham Lane. Immediately to the south west is the grass triangle which provides the foreground. The cluster of existing buildings have a distinct rural character and together with the triangle form a 'village green' understood and recognised as such by locals, the many passers-by, road users, cyclists, horse riders and walkers. Its nature and sensitivity to development is clearly noted in Cheltenham Borough Council's report Landscape Character, Sensitivity and Capacity of the Cotswold AONB revised May 2016 8.1 Ham Settled Lowlands yet this revised development proposal utterly disregards the assessment and the restrictions and requirements that flow from it.

The demolition of the farmhouse in particular represents a loss of local and historic character, especially so as the proposed replacement building on Plot 4 will be more visible as it is positioned further up the slope and with a significantly greater ridge height. Furthermore, the proposed use of artificial contemporary materials such as steel walling, 'board on board' cladding and reconstituted slate roofing plus multiple banks of glazing is both ludicrously out of scale and character with its surroundings. The other buildings also have 'fashionable' urban cliché materials inappropriately applied.

The existing group of buildings in natural materials is a fine cluster of historic buildings within the AONB. Protection from damaging development such as this is at the heart of Cheltenham Borough Council's own Landscape Assessment and the Cotswold AONB's purpose. These proposals do not reflect the required parameters for development of this site and should be rejected.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 11th January 2019
Letter attached.

Comments: 28th February 2019
Letter attached.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 11th March 2019
Letter attached.

Glenfall Farm
Ham Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6NH

Comments: 18th February 2019

We object in the strongest possible terms to the demolition of the existing period farmhouse and building another house in a different location on the site. The proposed new building is not in keeping with the rest of Ham and the Cotswold AONB.

The original plans for converting the existing farmhouse were sensitive to the area and would blend very well with the rest of Ham, whereas the new proposals would put the new building in a highly visible location where it would "stick out like a sore thumb"

It also includes a large expanse of glass and also appears to to be a great deal larger than the existing farmhouse.

The rules for planning in the AONB and Ham itself are, quite rightly, very strict and should be adhered to.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 11th January 2019

Letter attached.

Comments: 28th February 2019

Letter attached.

Mirage
Cleeve Hill Rd
Cheltenham
GL52 3NU

Comments: 6th January 2019

In response to the recent comments made by local residence to application ref 18/02547/FUL regards to the replacment dwelling the comments made are very misleading to call this property a historic building it a property which has been extended over the years which is lacking in up to date insulation and is single glassed and is built lower than the road levels causing it to flood during extreme weather.

The replacment of this property allows for a better and safer layout a much more neighbour friendly environment only 10%of the site will have hard surface allowing more landscaping which must be a big improvement on the ANOB unlike the original scheme with all the hard surfaces covering 50% of the site this will only add to increased water run off

The original scheme has a very messy drive and road layout which would lead to neighbour dispute and leave the site looking like a NPC car park

3 Natton Cottages
Ham Lane
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 4th January 2019

I refer to the original plan for this site submitted on the 23rd of May 2018 which attracted little comment from residents in the immediate area as it promised a sympathetic conversion of the stables with a small addition to the main farmhouse dwelling. One respondent made this particular point.

The design and promise was to keep the stables and farmhouse as close to its original appearance as possible and hence still sympathetic with the AONB of which the immediate area is known for.

In truth, with probably little interest in taking on this business and buildings in its current form from the then owner, then the original proposal represented a very good compromise and kept the appearance of the area as 'original' as possible while providing additional CONVERTED housing from the existing buildings. The key to doing this however, was and still is the retention of the farmhouse which is built of Cotswold stone and which is the main feature of the site, seen from the road by the not insignificant number of walkers and drivers.

In fact, there is actually NO valid reason proposed in the plans nor known by immediate residents, why there is any need whatsoever to demolish this building and replace it with a glass and metal monstrosity which is as far out of keeping with the immediate AONB area as possible. No new building should be allowed anyway and certainly not of the type proposed.

If this plan is passed, then it betrays all the work done by people in the area to ensure their extensions, conversions and modifications to their EXISTING properties are all within keeping to the AONB and indeed from my own experience, a requirement emphasised by the planners.

I would add the further points on the work already done on the site:-

- 1) I am seeing far more glass and metal than appears to have been shown on the original plans - from comments seen - I am not the only one.
- 2) There is some concern on the material the proposed link to Dwelling 1 is going to be built of. It is currently under plastic sheeting and given the original plan - no windows should look out onto the road and it should be wooden in appearance to match what was demolished. This is not clear in the plans.
- 3) Excavations have been made from the site and the spoil removed - quite a lot of it left on the road by the vehicles entering the site and not either cleared up or prevented as it should be.
- 4) Large lorries have been reversing along the narrow road which is in the 60mph zone without a lookout / traffic manager controlling the action.
- 5) Damage has been done to verges both in the immediate vicinity of the site and where lorries have mounted the kerb on the left hand side of Ham Road as they go down towards Glenfall Way. I take it this is going to be repaired then?

It is clear the applicant has very little faith in the possible success of their application in that we seem to be seeing the old Christmas trick. The plans for this demolition appear to have been drawn up in October 2018 but the actual application date was not until 18th December 2018, and the notification date on the letter to residents was the 21st December 2018 received on 22nd / 24th December 2018 (the council website was also down around this date so trying to view the

plans before Christmas proved difficult) all seemingly to try to give very little time for residents and the Parish Council to comment before the determination date.

Planners are the guardians of the AONB particularly from attempts to destroy the old buildings that make the area (more so when they are still very serviceable). This proposal must be refused and the existing work done on the site examined to ensure that it is in keeping both to the original proposal and to the materials used to ensure the result is in turn in keeping with the AONB and the objectives which make it the protected area it is and should be.

Comments: 20th February 2019

Letter attached.

Old Ham House
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 4th January 2019

I object vehemently to this recent planning application. The planning department is to be congratulated on keeping the development of Ham, which is in a designated area of outstanding natural beauty, sympathetic with the environment to date. These new plans are for buildings which are out of character with the area and will completely alter the rural appearances and feel of the area. This area is not only enjoyed by the inhabitants, but also by many walkers, cyclists and horse riders who visit this tranquil rural area.

Little Paddock
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NQ

Comments: 5th January 2019

We object to the new proposed planning application at Glenfall Stables, it is an overdevelopment of the site and not in keeping with the original 18th-century farmhouse and dairy buildings.

To remove a Cotswold stone building of this age in an area of ANOB would be a serious error, and so should not be granted permission. We will be losing history, it is important that the redevelopment of Glenfall Stables is managed in a way that is sympathetic; this does not seem to be the case with oversized buildings being proposed and incorrect building materials that do not reflect the setting or area. The original application was accepted, and the development should proceed on this basis only.

The New Barn
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 31st December 2018

Thank-you for notifying me on the above planning application 18/02547/ful

I would like to make some comments on the recent planning application

On the application form the developer has ticked the box at number 13 that he is connecting to existing sewage system we do not believe there is one. The applicant refers to drawing 1145 SL but can not seem to find any documentation referencing the existing sewer can this be clarified please.

The applicant refers to surface water discharging to soakaways the ground is clay so water will not discharge into the ground, can there be a condition attached to prevent any flooding.

Plot 1

The developer has all ready started to convert this unit, the previous consent is more sympathetic to the area, stone being used on elevations, retaining the clay tiles on one of the main stable blocks, reducing the massing on elevation E4 and E3.

The new scheme disregards all of the above items cheap imported slates, on the main drawing E3 and E4 shows red bricks with two blue plinth bricks. The developer has started to use blue bricks instead, there aren't any blue bricks around the area. He must of had some left over from another job and thought no one is going to notice.

If you are going to convert an old stable you should retain as much as possible to keep the character for the future generations - it is in the ANOB.

Plot 2

There is no mention on the drawings what materials are being used - make it up as you go maybe.

Plot 3

Where has the original barn gone, there are new additions on the East elevation and West elevation

The original application kept the individuality of the barn this managed to convert what was there but still retaining the character and appearance of a barn.

Plot 4

One of your senior planning officers made a comment on a resent application

The buildings at Glenfall Stables are predominantly historic, have a long history of equine use and have been evidently redundant/disused for a long period of time. The site operated as an equine business and comprised of a range of 'farm' buildings to facilitate this use, including a traditional farm house dwelling. Some of the more functional and ancillary buildings to the rear of the site were considered to be in poor condition and impractical for modern commercial stabling.

6.8 Officers identified this site as being fairly isolated but recognised the fact that the proposal was for the conversion of rural buildings which, by their very nature, are usually located further from local services and amenities. However, this site is outside the PUA and therefore was not considered to be a sustainable location for new-build residential development because of the likely dependence on private car journeys to meet the everyday needs and activities of residents. The determining factor in this case was whether 'the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting', as guided

by paragraph 55 (79) of the NPPF, criterion 5 of SD10 and saved Policy CO13 of the Local Plan. The application submission also included structural survey reports to demonstrate that the conversion works could be carried out without significant alterations or demolition.

6.9 The proposals involved the removal of unsightly structures, the conversion of structurally sound redundant buildings and the retention and refurbishment of the attractive farmhouse and courtyard buildings which run along the boundary with Ham Road. The scheme provides a variety of dwellings and ancillary outbuildings with design features and materials which respond and respect the character of the site and its surroundings. The sensitive conversion works and scheme as a whole were therefore considered to offer an enhancement to both the immediate setting of this complex of rural historic buildings and character and appearance of the AONB.

Having one senior officer comment on Historic buildings, and retention and refurbishment of the attractive farmhouse, including a traditional farm house dwelling how can the council go back on the word to grant planning permission on this new build thats higher in height of the existing dwelling and larger in size. The farm house is set lower in the ground, if the new dwelling achieved consent the new dwelling would tower over the whole site.

We did not make a comment on the original application because we felt it made use of the buildings with little change in size and appearance. Some of the buildings are traditional stone so if the council give consent to demolition the farm house you might as well clear the whole site of all buildings and start again with new build.

Thank you

Comments: 13th February 2019

Thank you for notifying me on the latest set of amended drawings.

Can you ask the developer to clarify on elevation E3 it shows timber clad, on application 19/00191/DISCON drawing no 1145/sd 100 it shows a recess of timber clad and i presume stone elevation as the same as the main barn.

I think the revised drawings on plot 1,2, and 3 are a lot better than the previous proposed still not a fan of the new roofs on plots 1 and 3 in slate why not break it up with the reclaimed red tiles on one of the stable blocks.

Would it be worth asking your urban designer for his views.

Plot 4, object to this proposal in the strongest way as my previous comments

The buildings at Glenfall Stables are predominantly historic, have a long history of equine use and have been evidently redundant/disused for a long period of time. The site operated as an equine business and comprised of a range of 'farm' buildings to facilitate this use, including a traditional farm house dwelling. Some of the more functional and ancillary buildings to the rear of the site were considered to be in poor condition and impractical for modern commercial stabling.

6.8 Officers identified this site as being fairly isolated but recognised the fact that the proposal was for the conversion of rural buildings which, by their very nature, are usually located further from local services and amenities. However, this site is outside the PUA and therefore was not considered to be a sustainable location for because of the likely dependence on private car journeys to meet the everyday needs and activities of residents. The determining factor in this case was whether 'the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting', as guided by paragraph 55 (79) of the NPPF, criterion 5 of SD10 and saved Policy CO13 of the Local Plan. The application submission also included

structural survey reports to demonstrate that the conversion works could be carried out without significant alterations or demolition.

6.9 The proposals involved the removal of unsightly structures, the conversion of structurally sound redundant buildings and the retention and refurbishment of the attractive farmhouse and courtyard buildings which run along the boundary with Ham Road. The scheme provides a variety of dwellings and ancillary outbuildings with design features and materials which respond and respect the character of the site and its surroundings. The sensitive conversion works and scheme as a whole were therefore considered to offer an enhancement to both the immediate setting of this complex of rural historic buildings and character and appearance of the AONB.

Having one senior officers comment on Historic buildings, and retention and refurbishment of the attractive farmhouse, including a traditional farm house dwelling NO NEW DEVELOPMENT how can the council go back on the word to grant planning permission on this new build thats higher in height of the existing dwelling and larger in size. The farm house is set lower in the ground, if the new dwelling achieved consent the new dwelling would tower over the whole site.

I find it very hard to believe if the council approve demolition of a perfectly good farm house why did they give consent to convert non habitable buildings to residential plot 1,2 and 3 it doesn't make sense, the farm house was part of the original stables that was converted to residential.

I hear that the application is already booked in for the March planning meeting, has the council made its mind up already before comments being received because it was only going to committee if the council were to recommend approval.

I urge the council to go back to the developer and implement the only consent that they have, by the time the planning committee turn up for planning view the site will nearly be completed, o well another amendment application submitted.

2 Ham Green Cottages
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 28th December 2018

Object in the strongest possible terms.

This application 18/02547/FUL is described as a revised scheme of 18/00633/COU.

The original scheme was for the conversion of redundant equine buildings to form 3 new dwellings and for the addition of a small extension to the current farmhouse dwelling on the site. The plans were approved as the design respected the character and location of the site within the AONB and the "Ham Settled Lowland" area.

The design retained the footprints, elevations and locations of the buildings to be converted as well as retaining their materials and character features where ever possible. All in all a well put together design.

The current proposed design that has been submitted does not respect the AONB or the local character of Ham. The design of the buildings is outrageous and does not sit well within this environment as there are no other buildings of a similar design within the vicinity.

The development is roadside, being overlooked from Ham Road and Mill Lane as well as Public Footpaths. All of these routes are extremely popular with Hikers, Dog Walkers, Runners, Cyclists and Horse Riders as well as being a road access to the promoted Cotswold Way, that crosses Ham Road further up the hill. This requires maintaining the character of the existing site, due to its visual sensitivity to the public.

The proposed New Build, is said to replace a perfectly serviceable Farm Dwelling that has character and reflects the history of the land usage. The demolition of this dwelling and the location of the New Build at a higher location closer to the boundary with Ham Road, will become overpowering to the extreme. The elevations of this building that are visible from the public highway are 6.850 m high and staircase up the sloping site, they contain excessively large glass panels, Verandas, Balconies, Exposed Steel Framework and Grey Steel Walling plus some natural stone walling. This does not sit comfortably within the landscape.

The three dwellings proposed, from the conversion of existing redundant buildings all have increased footprints from the original buildings with dramatic character changes due to the use of additional large windows, the change of cladding / roofing materials and structural elements. There are so many examples that I will only quote a few below.

Plot 1. Stables

- a) The plinth of the West range has been built using Blue/Black engineering bricks that are not to be found anywhere else in Ham. The foundations of this plinth have been built and conflict with the drawings submitted.
- b) The proposed roof line of the West range has been raised and a slated pitched roof with multiple gable ends is shown. These together with the height of the plinth make the range appear overpowering and large.
- c) The North range currently enjoys a roof clad with Red Clay pan tiles, and it is proposed to replace them with Grey slates. This would change the visual appeal of the building.

Plot 2. Dutch Barn

- a) The West elevation of this building, which is visible from Mill Lane, Ham road and public footpath ZCK/13/1, gives the impression of a commercial warehouse due to the number and position of windows.
- b) The East elevation visible from public footpath ZCK/12/2, looks as though the building is a strange office block due to the excessive number and size of windows.

Plot 3. Hay Barn (previously known as The Swimming Pool)

- a) The plans for this dwelling would appear to not respect the original building at all, as there appear to be extensions in all directions and changes to the roof line.
- b) Again the use of materials, metal roofing, metal siding and oversized glass panels, together with elevated balconies, creates a visual impression that does not sit comfortably into the wider landscape.
- c) this building will be visible from Ham Road and public footpath ZCK/12/2.

These objections have been made using guidance from the document,

"Landscape Character, Sensitivity and Capacity Assessment of the Cotswolds AONB within the Cheltenham Borough Administrative Area" revision 05-May 2016 produced by Ryder Landscape Consultants / Cheltenham Borough Council.

with reference to the planning policies and environmental impact stated there in.

Comments: 3rd January 2019

I note that an environmental impact statement has not been submitted with this planning application, 18/02547/FUL.

Due to the nature of the design of these dwellings with large expanses of glass I am concerned that light spillage from the 4 properties and the possibility of outdoor lighting will cause light pollution to the local environment.

Currently there is little to no nighttime illumination in the area and it could be classed a Dark site.

Light pollution would be detrimental to the local wildlife of this Rural location. Namely, Deer, Foxes, Badgers, Rabbits & hunting Owls. Also it is also noted that the change of light levels in a location can upset the rhythms of nesting or roosting hedgerow birds.

I further note, that the buildings at Glenfall Stables, have for many years, been a favoured location for a healthy population of migratory Swallows & House Martins. There appears to be no provision for alternative nesting locations with the loss of the existing buildings.

Comments: 14th February 2019

Comments on the revised drawings added to application 18/02547/FUL

Revised Site Layout 1145.02-A

I can see no reason for this new layout other than to justify the demolition of the current residence and/or provide a possible access route to the enclosed parcel of land that's to the North of the site and currently has no possible access route. This paddock was purchased by the developer as part of the Glenfall Stables acquisition.

Revised Plot 2 Plans & Elevations 1145.P2.S1-A

As long as the materials, footprint & Elevations of this plot as described in the revised drawings are stuck to with no further extension, then I can see no objection to the approval of this plot.

Revised Plot 3 Plans & Elevations 1145.P3.S1-A

As long as the materials, footprint & Elevations of this plot as described in the revised drawings are stuck to with no further extension, then I can see no objection to the approval of this plot.

Revised Plot 1 Plans & Elevations 1145.P1.S1 RevA

Whilst applauding the changes to the design of the roofline for the Western Range E4 together with the West Range link details to the adjoining ranges E5, E3 & E1.

I find the proposed use of materials unacceptable.

- a) The replacement of the existing terracotta pan tiles on the Northern Range, with Blue/Black slates.
- b) The proposed use of Blue/Black slates on the West Range. Terracotta pan tiles would be a far better choice.
- c) The use of Blue/Black bricks for the plinth of the West Range are completely out of character with the location and either stone or red bricks should be used.
- d) The use of vertical timber cladding is unacceptable anywhere on Plot 1, and only horizontal lap boards as used originally should be allowed.

Please read my comments submitted to application 19/00191/DISCON in combination with these sections a) through d).

Revised Plot 4 Plans & Elevations 1145 P4 S2-A & 1145 P4 S1-A

This New Build requires the demolition of a perfectly good existing dwelling, still currently inhabited, that should be upgraded to modern standards rather than demolished. This building occupies a footprint of 158 sq Meters and volume of 663 cubic meters, and has planning permission for an additional small extension. As detailed in 18/00633/COU.

The proposed new build described in these new plans occupies a footprint of 223 sq meters which is an increase by a ratio of 1:1.4 and due to the extreme height of the build a volume of 1593 cubic meters that is an increase by a ratio of 1:2.4 over the dwelling it replaces.

The Cheltenham Plan 2006 policy C03 (a), now superseded by JCS SD7, stated that the volume of the original dwelling is not to be exceeded by 10% or 50 cubic meters (which ever is the greater)

Furthermore C07 (b) which has not been superseded by a JCS policy, states that the volume of the original dwelling is not to be exceeded by 15% or 75 cubic meters (which ever is the greater) Clearly this replacement building does not meet either of the above policies.

It is also apparent that this whole development doesn't meet the requirements in the following policies.

- Cotswold AONB management plan 2013-18: CE01, CE04, HEP1
- Joint Core Strategy: SD4, SD7, SD10, SD14
- Cheltenham Local Plan: CO4, CO13, CP7
- CBC Landscape Character, Sensitivity and Capacity Assessment of the Cotswold AONB, ref: LCA8.1

For all of the above reasons I ask that this application 18/02547/FUL be REFUSED.

1 Ham Green Cottages
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 9th January 2019

Thank you for notifying me on the above planning application 18/02547/ful

I would like to make some comments on the recent planning application.

I would like to object to the planning application in the strongest possible terms.

Whilst the original application was in keeping with the historic area of Ham and the AONB in which it sits, this now does nothing of the sort.

Having read Planning Officer Gary Dickens' Delegated Officer Report from the original application, there are points almost too numerous to mention which have been completely ignored in the changes to the designs. For example:

"6.18 The existing farmhouse and courtyard buildings which run along the boundary with Ham Road are an attractive feature of the site and indeed the hamlet as a whole. These buildings provide a visual screen to the site in a very traditional way....."

How the demolition of the existing farmhouse to be replaced by an enormous house overlooking all around can be even considered is beyond me.

It appears that building work on site is well underway and it is of great concern that construction (and destruction) is taking place that may not be in accordance with the permitted planning application with particular regard to footprint and materials. The new design is vastly different in its impact to the surrounding area.

The revised scheme shows complete disregard for the existing buildings which are viewed prominently from the surrounding roads and footpaths not only by local residents, but the many who enjoy using the scenic rural area for walking, cycling, running and horse riding.

Glenfall Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NH

Comments: 2nd January 2019

We are writing to object in the strongest possible terms against the new proposal for the Glenfall Farm Stables in Ham road. As the owners of Glenfall Farm, where we have lived for some 40 years, we will be the most affected by the development, we did not object to the original proposal as we thought that the plans that were passed were very sympathetic to the existing buildings and the ANOB area of Ham where they stand.

The current alteration does not meet this in any respect.

The visual impact of the new proposal does not pay much heed (if any at all) to the existing buildings and the local environment, and the use of grey steel and exposed steel structural elements as well as large expanses of glass, are not to be found anywhere in Ham and are more suited to industrial estates. The new footings already installed in one of the buildings are black engineering brick which is also not to be found anywhere in Ham, I believe that this differs from the original proposal.

The new footprints are much larger than the original buildings and the original proposal, and the heights have been greatly increased as well as more extensions added than have been so far agreed, many more windows have been added.

The worst suggestion is the demolition of the existing 18th Century Cotswold stone farmhouse, which is an attractive building and building a modern steel and glass construction nearly 7 meters high, in a different part of the site, currently lawn, close to the boundary with our garden and having a large balcony at first floor level overlooking our garden thus destroying its privacy as well as removing the original view of the existing farmhouse and replacing it with this construction which is completely out of keeping with the area which is used by many walkers, cyclists, horse riders etc, Ham Road being one of the main access routes to the famous Cotswold Way and the Cotswolds in general.

The new plan for the building which currently houses the horse swimming pool seems to have a great many more windows than originally proposed as well as having larger and more extensions than the original plans.

We trust that these alterations to the existing planning approval will not be passed.

Hamfield House
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 10th January 2019

On 25 May 2018, under reference 18/00633/COU, planning permission was given for change of use of Glenfall Stables. The permitted scheme was for a modest extension of the existing dwelling and sensitive conversion of various stable buildings to form three further dwellings. I was content with these proposals which conformed with relevant planning policies and respected the sensitivity of the AONB location on the edge of the settlement of Ham.

Work on conversion of Glenfall Stables is currently under way and has been so for several weeks. This is notwithstanding Condition 3 of the 25 May 2018 permission which sets out the conditions whereby the conversion must be carried out. Among other provisions this states: "If, during the course of the conversion works, problems are encountered which would result in works being carried out to the buildings which are not in accordance with the approved drawings and method statement, the applicant shall cease development on site and immediately notify the Local Planning Authority and submit details of mitigation measures and/or revised drawings to be approved in writing by the Local Planning Authority." This implies that the developer is able to carry out work in line with the approved plans.

Although it contains major changes from the earlier permitted proposals, the current application does not contain an adequate level of detailed justification. In particular, unlike the permitted application, it contains no Design and Access Statement - nor even a modified version of the previous Statement - and it fails to contain any justification whatsoever for the proposed changes from those permitted.

I object to the current application for the following reasons:

- Replacement of the existing single-storey farmhouse with a new two-storey dwelling (Plot 4) on a different and more intrusive footprint would significantly damage the sensitive aspect of the complex, especial as seen from Ham Road and Ham Hill.
- Major changes to the conversion of the former swimming pool building (Plot 3) including making it in effect a new two-storey building which would stand out unattractively from the existing complex.
- The major changes to the design and materials proposed for all the buildings, to include the extensive use of grey steel walling and cast stone tiles, are totally out of keeping and are not at all sympathetic to the location.
- The above changes are proposed without any justification.

The overall effect of the above features would be greatly to increase the visibility and intrusiveness of the development in this sensitive location in the AONB on the rural fringe of Cheltenham.

In 2015, Cheltenham Borough Council commissioned from Ryder Associates a Landscape Character Assessment of the part of the Borough which falls in the Cotswolds AONB. The subject site is covered by Landscape Character Area: Ham Settled Lowlands, Site Ref LCA 8.1. This Landscape Character Assessment found that Visual Sensitivity, Landscape Character Sensitivity and Landscape Value of the area were all 'High'.

I would draw attention to the assessment made in the Officer's Report for 18/00633/COU. In particular see para 6.18, which states:

"The existing farmhouse and courtyard buildings which run along the boundary with Ham Road are an attractive feature of the site and indeed the hamlet as a whole. These buildings provide a visual screen to the site in a very traditional way. The ramshackle nature of the other buildings which have been erected, altered and extended over a period of time are not attractive features which contribute positively to the AONB. These are functional buildings which support the commercial use of the site. It is considered the removal of a small number of buildings, and the sensitive conversion of the remaining buildings result in a modest enhancement to the immediate setting of this part of the AONB."

Under the current proposals this and other aspects of the Officer's findings are no longer the case. These proposals are no longer in line with the NPPF (revised July 2018), with JCS Policy SD6 and SD7, Cheltenham Plan Saved Policy CP3 or the Cotswolds AONB Management Plan.

I therefore urge the Planning Authority to refuse the application. Should the officers' recommend permission of the development, I request that the decision be referred to the full Planning Committee.

Please advise me of the Council's decision.

PLANNING
Rec'd 16 JAN 2019
SERVICES

Ref 18/02547/ful

I would like to OBJECT in the strongest way to the above planning application.

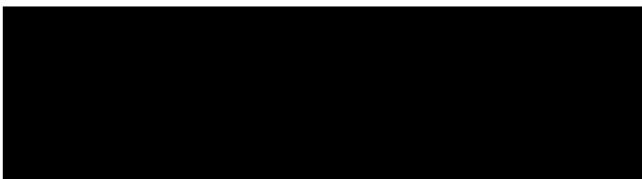
This is the same developer that bulldozers his way though all of his developments no consideration to the AONB no Consideration to neighbours. On inspecting the plans that have consent the developer has disregarded these and carried on what he thinks might look right in this location. I have heard that planning enforcement have been to site and can do nothing, crack on pal don't worry you can get over it on a amendment. This is the same developer that developed a property in Balcarras Road did what he wanted to do and applied to amend the original plans, all passed.
18/00460/CONDIT

- Introduction of office accommodation above garage which includes external staircase, door well and velux windows.
- Amendments to windows and introduction of new windows / rooflights to main house.
- Brick boundary wall to front of property.
- The use of a flat roof, single storey rear section as a balcony with a glass balustrade and access from bedroom one and five.

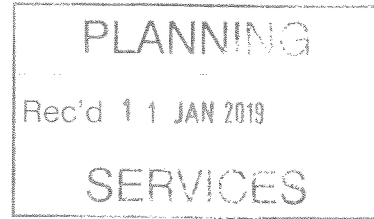
All the above didn't have planning but all passed under a new amended application. Come on council play the game.

I hope this is REFUSED

Yours sincerely



Ham Close



Conversion of stable building 18/00633/COU
The Ham Charlton Kings

Comment of Support,

The conversion of these redundant barns and redevelopment of the house have been designed to enhance the historical and architectural features, whilst ensuring that the development remains a similar scale and appearance as existing so as to have a positive impact on the character and appearance of the surrounding landscape.

Separate to this application, I would like to note my concerns of the current use of the 4 acre parcel of the land adjacent to the application site. It would appear that the residents of New Barn Ham have encroached their residential curtilage into this field and are now using it as garden land. This area of land is open countryside and part of the AONB I would like the planning department to take action and have this land reinstated to its former use.

The original plans for Glenfall Stables included large areas of hard standing and the site layout seemed somewhat disjointed.

The new design and layout appears to be more simplified and softening into the landscape helped by the omission of the hard standing creating a more eco-look,

I look forward to seeing this application Permitted without delay.

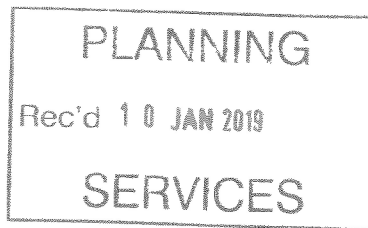
Yours faithfully



*Ham Close
GL52 6NP*

A long, flowing handwritten signature in black ink.

Your ref.
18/02547/FUL.



WADLEY'S FARM,
HAM LANE,
CHARLTON KINGS,
GL52 6NS.
10-1-19.

Dear Mr. Dickens,

I write concerning the latest application at Gosford Stables.

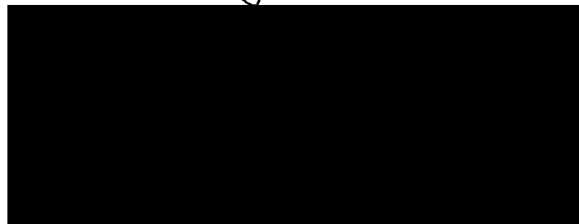
The original application (18/00633/COO) was for the conversion of 4 traditional buildings and permission was granted on this basis. No demolition was envisaged, and the buildings retained their overall shape and ambience, although obviously converted from agricultural to domestic use. The permitted buildings were sympathetic given the rural nature and surroundings of the site.

The latest application could not be called sympathetic to the surroundings as it uses modern building materials, such as an abundance of large glass panels, aluminium doors and windows, and vertical steel cladding. It also calls for plot 4, which is a traditional Cotswold stone building, to be totally demolished and replaced with a 'flashy' modern edifice using excessive areas of glass and obtusive areas of vertical steel panelling.

The applicant knows the restrictions of the original plans before he bought the site, and he should be kept to those plans and not be allowed to drastically alter them as he hopes to do in his latest application.

I urge you to refuse this application.

Yours sincerely,



Your reference
18/02347/FUL.



WADLEYS FARM,
HAM LANE,
CHAUGHTON KINGS,
GL52 6NJ,
20-2-19.

Dear Mr Dickens,

I write concerning the latest application to alter the approved plans regarding Fernfall Stables.

The proposed schemes for plots 1, 2 and 3 are vaguely similar to the original plans, with the exception of the proposed change of materials on plot 1, the stable block. This proposal should not be allowed, the original materials of red brick and red pantiles being consistent with the other buildings in the locality.

The proposal for Plot 4, the Farmhouse, to be demolished and moved away from the original footprint, is totally out of context and should not even be considered. The original permitted plan envisaged modifying the existing building which is mainly of Cotswold stone and brick, and has 'grown' over the ages.

Any proposal to demolish it and move its site is clearly contrary to the Town Plan and Cotswold AONB stipulations. Policy CO 13 states that "conversion of rural buildings will only be permitted when
a) the building is appropriately located and otherwise is suitable for conversion without SUBSTANTIAL DEMOLITION, rebuilding or extension."
It is also contrary to policies CO 3 and CO 7 which control the size of any extension to be no more than 10% or 50m³ larger than the original.

The proposed materials for Plot 4 are totally alien to the other 3 buildings and also to the area, being lots of dark slate and vertical cedar cladding. The whole design is 'flashy' and modern and should not even be considered if the constraints of the Town Plan have any meaning whatsoever.

Yours sincerely,



Wadleys Farm,
Ham Lane,
Charlton Kings,
Cheltenham,
Gloucestershire.
GL52 6NJ

2nd March 2019

Re Glenfall Stables

Dear Mr Dickens,

I would like to respond to a Planning Statement prepared by MWA Consultants for Mr R. Deacon.

At first glance it would appear to be a reasoned and professional argument for the demolition of a farmhouse and replaced by a rebuild at Glenfall Stables, but on closer inspection mistakes and omissions appear.

In the introduction para 1.2 it states that the fourth building would be built on the site of the existing building. This is not true; the proposed site is further up the hill.

It goes on to quote policy CO13, perfectly accurately, but a vital sentence is missing viz subsection (B) "without substantial **DEMOLITION**, rebuilding or extension". This is blatant cherry-picking.

In issue three para 2.12 it is stated that "the new proposed building has a simple style and adopting an agricultural barn-like appearance. It complements the existing group of buildings".

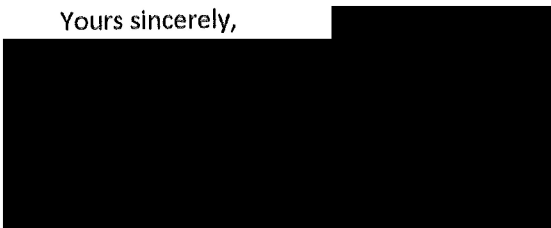
It is a great leap of the imagination to think that this building looks like an agricultural barn with lots of glass, aluminium frames and doors, vertical cladding etc. The present farmhouse is far more agricultural, part of it being a stable block and the rest being a building which was part of Glenfall farmyard.

In the overall conclusion, it is stated that "the removal of a range of poor-quality buildings", in whose estimation are these buildings of a poor quality? They have already been passed as sound by the Borough Engineers Department.

The whole report contains a vast amount of quotations from policies far and wide, joined together by a load of verbal padding. There is no positive explanation why a perfectly good Cotswold stone house, having been lived in for 40 plus years, and still being lived in now, should be demolished and replaced by a totally unsuitable building, which will not fit visually into its surroundings. All the policies quoted in support of a new building can equally be read as applying to the present farmhouse.

I urge you not to allow the proposed building to be permitted and stick to the original permission and plans granted in 18/00633/COU.

Yours sincerely,



Ref: 18/02547/FUL



Wadleys Farm,
Ham Lane,
Chalton Kings.
GL52 6NT
10th Jan. 18.

Dear Sir,

I would be very grateful if you would re-read the letter I sent in relation to my support for the original conversion of Glenfall stables. The plans (18/00633/COU) which were passed at the time were suitable and very much in keeping with the site on the lower slopes of Ham Hill, part of the Cotswolds AONB.

The latest application does not fulfil any of the criteria for conversion of agricultural buildings.

The Proposed Town Plan which I am sure had much time and money spent on its preparation states:

Policy D1 Design: ... "b) complements and respects neighbouring development and the character of the locality and/or landscape."

These latest plans for Glenfall Stables' conversion do not conform to this policy with steel sheet, much glass and the designs, being alien to this locality.

Policy L2 Landscape

Conversion of Rural Buildings

"The conversion of rural buildings to uses other than agriculture will be permitted where:
a) The building is structurally sound, suitable for, and capable of conversion to the proposed use, without substantial alteration, extension or REBUILDING."

This quite clearly states that there should be no rebuilding. The original owners' house is a fine Cotswold stone barn conversion well worth preserving without "substantial alteration, extension or rebuilding" and as such should not be demolished and rebuilt in a design which does not adhere to Town Plan guidelines.

I am appalled at these latest plans. This development should remain in keeping with its present agricultural status and not be turned into a modern development totally out of character within the AONB, which has, and needs to have, maximum protection from developments such as this one.

I certainly hope you will refuse it.
Thank you as always for giving me the opportunity to "have my say" on this application.

Yours faithfully,



Ref: 18/02547/FUL

Wadleys Farm,
Ham Lane,
Charlton Kings,
Cheltenham.



GL52 6NJ

21st Feb. 19.

Dear Sir,

I am totally opposed to the demolition of a perfectly sound Cotswold stone dwelling which continues to be inhabited by the former owners of this site.

The proposed "new build" is not even in the same footprint as the original building being further up the hill and away from the main stable complex. The whole point of the conversion of agricultural buildings is that they should retain the ambience and character of the original unit. This proposed "new build" will be alien - not even using the materials of the former farmhouse, being remote from the rest of the converted buildings and certainly be conspicuous on the lower slopes of Ham Hill within the Cotswolds A.O.N.R.

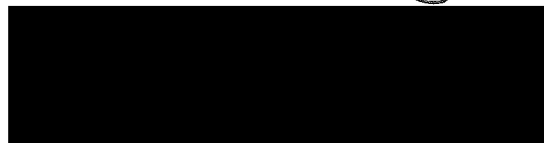
If this "new build" is permitted it will contravene Town Plan policy CO13 which states that the conversion of rural buildings will only be permitted without substantial

DEMOLITION, rebuilding or extension and should be worth preserving. The present Cotswold stone house is certainly WORTH PRESERVING being an integral part of the whole of Glenfall Stables.

I hope you will adhere to local Town Plan Policies (including CO3 and CO4) and refuse this application.

Thank you for giving me the opportunity to give my opinion on this matter, so important in helping to protect the AONB.

Yours faithfully,



3, Natton Cottages,
Ham Lane,
Charlton Kings,
Cheltenham.
Gloucestershire.
GL52 6NJ

19th January 2019

Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
The Promenade,
Cheltenham,
GL50 1PP
Attn:- Mr G Dickens – Planning Officer.

Dear Mr Dickens,

Re:- Planning Ref:- 18/00633/COU / Your Ref:- 18/02547/FUL – Glenfall Farm Stables Ham Road Charlton Kings Demolition of Existing Farmhouse Revised Plans @ 11/02/19 -OBJECTION.

I refer to the original plan for this site submitted on the 23rd of May 2018 which attracted little comment from residents in the immediate area as it promised a sympathetic conversion of the stables with a small addition to the main farmhouse dwelling. The design and promise was to keep the stables and farmhouse as close to its original appearance as possible and hence still sympathetic with the AONB of which the immediate area is known for.

This **second** revised plan (as does the **first** revised plan) again does absolutely nothing for the area which the original plan addresses in keeping the development in sympathy.

The ‘new’ building in this latest plan further seeks to destroy the character of the site – making everything in alignment which is not the character of the AONB in this area.

The replacement seems to have increased in size, again seeking to spoil the countryside.

This latest plan must be rejected and the original plan for a straight-forward conversion kept in place. It would be nice if both the developer and architect concentrate on delivering the original planned conversion with clear unambiguous detailed drawings which need to be carried out meticulously to maintain the character of the area. This is not that much to ask!

Planners are the guardians of the AONB particularly from attempts to destroy the old buildings that make the area (more so when they are still very serviceable). This proposal must be refused and the existing work done on the site examined to ensure that it is in keeping both to the original proposal and to the materials used to ensure the result is in turn in keeping with the AONB and the objectives which make it the protected area it is and should be.

Yours sincerely,

