

APPLICATION NO: 18/02053/FUL		OFFICER: Mr Joe Seymour	
DATE REGISTERED: 12th October 2018		DATE OF EXPIRY : 7th December 2018	
WARD: St Pauls		PARISH:	
APPLICANT:	Scott McArdle		
LOCATION:	48 Swindon Road, Cheltenham		
PROPOSAL:	Demolition of existing buildings and redevelopment of site comprising 7 apartments and 2 semi-detached houses		

REPRESENTATIONS

Number of contributors	9
Number of objections	8
Number of representations	1
Number of supporting	0

1 Normal Terrace
Cheltenham
Gloucestershire
GL50 4AR

Comments: 18th October 2018

The creation of an additional 9 dwellings with access of two onto Normal Terrace will put significant pressure onto an already busy narrow street, where parking is already at a premium and turning access is difficult, with most vehicles having to reverse out of the road onto the busy Swindon Road. Further vehicles reversing off Normal Terrace onto Swindon Road increases the likelihood of accidents. Council must consider this when considering this application.

If each of these dwellings own two vehicles then that creates a requirement for 18 spaces, less the two created with the semi detached houses, but plus the 3 additional spaces required with the demolition of the current garages. That in total is 19 additional car spaces. Where will this be? Normal Terrace just can't cope with this additional volume.

In addition, 9 dwellings means 18 more wheelie bins. Where will these sit? If they are put onto Normal Terrace, then further chaos and disruption will ensue.

The plans include planting of shrubs along Normal Terrace. Who will maintain these, overgrown shrubs will further impact parking access along Normal Terrace and possible scratches and damage to vehicles.

The plans for the semi-detached houses are not in keeping with the local area as they are planned to be higher than the existing terraces. This will not only look odd but will impact light onto the already dark Normal Terrace. In addition, the semi-detached houses will restrict light into 1 Normal Terrace as it has a window facing northwards.

The demolition of the garages will necessitate the building of a wall to provide security to the rear of 1 Normal Terrace.

On the basis of lack of availability of car access, parking spaces, room for bins and impact on the light onto Normal Terrace I strongly object to this planning application.

7 Normal Terrace
Cheltenham
Gloucestershire
GL50 4AR

Comments: 4th November 2018

The residents of 7 Normal Terrace object to the proposed development of 9 additional dwellings at the entrance to Normal Terrace and on Swindon Road.

The introduction of 9 additional dwellings is going to have a significantly negative impact on the already overcrowded and inadequate parking on Normal Terrace and surrounding streets. The development design has not taken into consideration the local issues of parking, and has only considered the benefits of the development to meeting Government targets, and likely profits made. This is clear by the fact that the development removes 5 car parking spaces, replacing them with only 2 spaces for the new properties - leaving current residents without parking down the road. As it states in the Planning Statement (section 3.5) the garages accessed of Normal Terrace are also most likely also in sui generis use, for the parking and storage of private motor vehicles. These garages are in use by residents of Normal Terrace as there is already simply not enough on-street parking down Normal Terrace or adjacent roads - this development removes this vital space.

In addition, whilst 1 space has been made available for each of the new 3-bed properties, no parking has been made available for the flats. Although the flats are on Swindon Road rather than Normal Terrace, as Normal Terrace is the closest road for parking to the property it will inevitably introduce further issues to the already congested and inadequate parking situation down Normal Terrace and surrounding permitted roads. Properties whatever size, 1/2/3-bed, on average have 2 cars per household - meaning an additional 16 cars for on-road parking. By the development not having adequate parking to alleviate the additional cars on the roads it is not considering the sustainability of the wider environment and amenities to cope with the additional residents and vehicles to the area.

In addition it is clear in the Planning Statement, sections 5.17, 5.18 & 6.6, that a thorough impact assessment has not been carried out as the document states that (1) The impact on occupants of nearby buildings has also been considered, for example, the placement of windows ensures the privacy of neighbours, taking advantage of blank gables on adjacent properties; Therefore, the development as a whole avoids unacceptable harm to local amenity and that of neighbouring occupants, in accordance with SD14, (2) The development will have no harmful or negative impact on surrounding properties by way of, (for example), overlooking, and the buildings will be visually attractive and appropriately sited. Nowhere in the planning statement has the issue of parking been addressed it only makes reference to the issue of overlooking, which if anyone visited the site would know would not be an issue due to the location of the site compared to other properties on the street. These statements are clearly avoiding the real issues of this site.

The impact on parking should not only be considered from a space and environment point of view but also from the perspective of the health and wellbeing of residents. Residents down Normal Terrace already experience anxiety and worry about parking on a daily basis. This development is only going to increase the intensity of this and heighten the negative impact on their health and wellbeing on a daily basis. No development should be able to go ahead in the knowledge that it will directly impact people like this. Given that the wider environment is already over capacity supporting car parking, there are no solutions to resolve the impact that squeezed parking resource will have on health - this will not be a short term impact on the residents down Normal Terrace today but will be an on-going impact for future residents in years to come. What would the Councils solution be when faced with the issue of creating more car parking? Cars will always exist, the issue will not simply disappear.

This development will also devalue the desirability and value of properties on Normal Terrace as the addition of 9 properties will change the street from a quiet, unique haven in Cheltenham Town Centre to a busy avenue.

The Planning Statement describes the plot in detail for its negative look and therefore apparent negative impact on the conservation area - but what it doesn't say is that this plot sits at the front of a very tiny no-thru road with compact 2 storey 2-bed properties. The development proposal is not introducing properties in keeping with Normal Terrace or the surrounding street. Instead the proposals are for non-descript generic buildings to fill the plot to overcrowding capacity. The Planning Statement also neglects to say that the development will increase vehicles coming and going down the street and as there is no turning circle down the road which will cause increased traffic issues with turning around on the busy Swindon Road, notoriously difficult at weekends and rush-hour. This will create additional blockages and issues for local traffic on the ring road and for local residents.

If we are going to go to efforts to re-design our landscape and build new structures that are going to last a new lifetime then they should enhance the current environment and not exacerbate already prominent and impossible to rectify issues.

If any properties are going to be built on this site then they need to:

1. Not use Normal Terrace for access or be designed in a way that would cause the entrance to be regularly obstructed.
2. Be self-sufficient in terms of parking - providing at least 2 spaces per property and not take up any residents parking down Normal Terrace or adjacent streets.

This development should be rejected, and if redevelopment must be considered it should be redesigned to accommodate the requirements mentioned above, and should be designed with the consultation of local residents in order to ensure protection of the fragile environment of Normal Terrace.

And finally, there has been no effort to make residents aware of this proposal, no consultation, no letter through our door, no effort to work with residents to find a suitable solution - news of this development has only been obtained through small talk with neighbours. This in itself (no matter the design) is wholly unacceptable.

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Cheltenham
Gloucestershire
GL50 4AR

Comments: 5th November 2018

As a resident of Normal Terrace for the last 3 years I can safely say this road has the worst parking have experienced, space wise (incredibly narrow street) and the fact that there aren't enough spaces to facilitate the number of households that currently exist.

The narrowness of the road means that every single car is damaged in some way, the only saving grace is the turning space in front of the garages.

There are currently not enough spaces to facilitate the existing residents. On this street there are elderly residents, those with children and also some with disabilities. All of us are regularly not able to park on our own road, leaving us to have to carry shopping, children etc. From streets that can often be as far away as Pittville Park. This is an awful situation for those who are more vulnerable than the rest.

We are currently allowed to park in front of the garages which means those 2 spaces will disappear AND the removal of the two spaces opposite is adding insult to injury. Reducing the current spaces by 4 whilst adding additional households is a ludicrous and unfair decision.

I object to the building works wholeheartedly, however, if they do go ahead I would plead to the council to find a way to not allow the new households permits to Normal Terrace.

Please don't turn an already difficult road into a total mess.

13 Normal Terrace
Cheltenham
Gloucestershire
GL50 4AR

Comments: 5th November 2018

If this new development reduces ANY parking in Normal Terrace I strongly object.

This is because Normal Terrace is a very narrow street allowing barely enough parking for existing residents all of whom are paying for the privilege. Parking also works in a 'first come first serve' basis. Therefore spaces can be used by any resident at any part of the street.

Therefore ALL the residents should have been informed formally.

One solution would be for developers to arrange with Corpus Christi, owners of the huge car park at the rear of most of the Normal Terrace properties, to allow, again, residents parking to the rear of their properties.

We believe this used to be a legal right (or understood right) to park here in the past but Ebley placed a locked gate at the entrance. With a second locked gate half way down the car park last year.

I suggest the council should look at this car park as well as the new developers. In the past ambulances and fire would have used the rear entrances. Now they cannot. There is a serious safety issue here as such vehicles could not drive down the very narrow terrace itself.

If the new development removes any parking spaces, or nothing is done to assist parking at the rear, my objection will stand.

The time period for objections should also be increased as it is my belief only one resident was notified.

5 Normal Terrace
Cheltenham
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GL50 4AR

Comments: 3rd November 2018

Cotswold Archeology may not be aware the street was known as Beckingsales Passage prior to it becoming Normal Terrace- the present name comes from the establishment of a Normal (rather than Church Board) college for the training of teachers in 1847. (Cf: The Training of Teachers; A History of the Church Colleges at Cheltenham; Charles More; Hambleden Press; 1992.

I am curious as to the building that seems to lie beneath the garage forecourts was that is mentioned in relation to Merrett's map of 1833: it appears to have been quite substantial. If development proceeds it might be interesting to have test pits dug to examine the nature of the

structure. George Rowe does not seem to mention it in his Pictorial History but i suspect a Regency townhouse? This is the period that saw Katherine Monson's extraordinary burst of architecture isn't it? She developed the North Field and pushed across the Swindon Road. St Pauls is largely the legacy of the dispute between Frances Close and the Tractarians; the clash between the Aggs and the Berkeleys that combined sectarian and political interests in a way that led to much of the development of the town.

Normal Terrace houses as we know them is 1838 i believe: the Swindon road and St. Margarets are much older. Still 48 Swindon Road does appear to be a survivor of slum clearances that changed the whole character of the area, but lacking any real character.

Still as a resident of Normal Terrace, access, light and above all parking - and my house doesn't have any car owners but the endless disputes still impact on me - are grounds to object. History isn't but i make these comments to clarify the lack of context in the report.

Comments: 3rd November 2018

I am trying hard to not object to this application but i just found another stipulation; at the time of writing, a friday night, there are 27 cars belonging to residents in Normal Terrace. The road is not wide enough to turn or pass, nor are there turning spaces.

As such vehicles have to reverse out of our road: and with the volume of traffic that is extremely difficult, and given the layout dangerous (the rear of the vehicle must enter Swindon Road before the driver can see if it is clear and safe to proceed). It is also worth noting that pedestrians on Swindon Road are likewise invisible and low speed impacts occur quite often.

This is currently mitigated by using the triple garage forecourt as a turning space, allowing vehicles leaving the Normal Terrace cul,-de -sac to turn and avoid the nightmare of reversing out.

One can hardly expect the developer to provide this service and once the development is completed it will not be possible, but to prevent collisions and avoid fatalities the council will need to add a new set of traffic lights to allow traffic to enter Swindon Road. Such a commitment again is something i think needs to be granted.

Comments: 3rd November 2018

At the risk of annoying my neighbours I am neutral to the development assuming it is in keeping with heritage and conservation plans.

However I will object and strongly if parking permits are to be made available for these properties. At the moment parking is an endless issue for residents of Normal Terrace, a road so narrow I can not receive parcels from courier services as my address is blacklisted; the same applies to online shopping deliveries. There are currently more cars than spaces: it has led to neighbour disputes and violence in the past. The demolition of the three garages and loss of their forecourt parking will push this in to meltdown, and while some offroad parking may be available for the new residents the existing residents can not park as is. I propose a simple agreement is made and legally stated that no MiPermit or sucesor to that contract parking permits are made available to these properties for say fifty years.

If that agreement can not be made I will shift to Object: otherwise I have no strong feelings though I still have to thoroughly review the application.

The other grounds for an objection on my part is if any part of the application further restricts vehicular access to Normal Terrace at any time. Construction must not impede access or require road closures; that would be a firm grounds for an objection.

I have no reason to believe 48 Swindon Road to be of any intrinsic heritage value, though i am not familiar with the interior. I have much sympathy for housing development, especially affordable housing. Given the current disastrous air quality in Swindon Road/Lower High Street i

would ask for the asbestos roofing on outbuildings to be removed carefully, and the aforementioned restrictions on the issue of parking permits.

I would be very happy to discuss the proposals, and am aware that the residents of my street strongly object.

6 Normal Terrace
Cheltenham
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Comments: 4th November 2018

To begin with only 1 Normal Terrace has received a letter regarding this planning application, but the whole street will be affected by this so why have we not all received one? A notice on a lamp post is not enough.

I've been told that if this building work goes ahead the end of the road will need to be closed, which will block access to our houses except through the tunnel at the far end of the street. This would mean we would either have to move our vehicles elsewhere or that they would be trapped in the street for a probably extended period of time. This is unacceptable for the whole street.

The developer has apparently claimed that the people who move in to the new properties won't be allowed to have cars, but how will this be enforced even if it is possible to put this restriction in place? Surely just by living in the area they will be entitled to apply for parking permits? Parking on Normal Terrace is already extremely limited and the loss of the garages will already add two additional cars to street parking, plus any cars accompanying people who move into the new properties. Turning space is limited, and will be even more limited with the loss of the garages, and cars and vans in particular usually have to reverse out of the street. Vans regularly cause damage to cars and buildings doing this, my wing mirror has been hit repeatedly. People's doorsteps, basement windows, corners of houses, fences have all been damaged numerous times.

The lack of turning space will mean that increasing numbers of people will need to reverse out of Normal Terrace. Swindon Road is becoming increasingly busy and this means this can be very dangerous to do. Pedestrians also often do not realise that cars may be emerging from Normal Terrace. Driving out of the road you can see them but when reversing you are unable to see pedestrians until your car is already on the pavement.

An increased number of properties will require further bins and these will need to be stored somewhere, the only option is in the street and this will reduce parking further.

The new buildings will be taller than the terrace and so will not be in keeping with the rest of the street and will cause a reduction in light, especially to No 1 who has a window looking out on to the spaces in front of the existing garages. The two houses will each have a driveway but Normal Terrace is narrow and these will effectively be pointless as it will be almost impossible to get on and off of these drives with cars parked opposite them.

I strongly oppose the proposed development.

3 Normal Terrace
Cheltenham
Gloucestershire
GL50 4AR

Comments: 13th November 2018

I would like to object to the proposed new dwellings on the end of Normal Terrace. I have strong concerns about the addition of more houses and the planned narrowing of Normal Terrace where it joins Swindon Road. This will further restrict access to residents on the road, deny access by garbage collection trucks, and block access to ambulance or fire vehicles in the event of an emergency. The road is already only one lane wide, requiring residents to reverse on or off Swindon Road. The prospect of further restriction makes me very uneasy.

I agree with my neighbors on the subject of parking. Parking on the Terrace is already at a premium, and the reduction of at least two spaces would by itself significantly detriment existing residents. The addition of 9 additional households will only add to the parking strain on the Terrace and the local St Pauls area which we are often forced to park in.

I'm also very concerned by the lack of communication residents have received from the council. I would have been completely unaware of these plans if my neighbors had not informed me, and reading the other comments many of us have been kept uninformed. Presuming that building work at the end of the road would close Normal Terrace to vehicle access for some time, I feel like significantly more effort should have been taken to inform those of us who would be impacted.

2 Normal Terrace
Cheltenham
Gloucestershire
GL50 4AR

Comments: 28th October 2018

There is limited access to the Terrace already The parking around this area even though we pay an extra £50 in residential parking is very limited I cannot park outside my own house very often Potentially an extra 9 cars to try and park would not be great The Swindon Road is one of the busiest in the town and it will be very difficult to access our homes with building/ demolition in progress The noise will be terrible in a built up residential area I strongly object to the bottom of our small terrace with only one way in and out becoming a building site

19 Normal Terrace
Cheltenham
Gloucestershire
GL50 4AR

Comments: 5th November 2018

There is no way any cars will be able to go up and down this road if you narrow the top of the road further. The road is narrow enough as it is. Absolutely a ridiculous idea. As a young driver I am very anxious of driving up and down the road anyway, this would therefore cause me and most likely other residents as well un-needed stress we do not need!.

I currently drive up and down the road between the hours of 5am leaving to go to work and returning home to the road at 8am. And then leaving again at 4pm - 7pm. So there is no way the top of the road can be closed without putting myself and other residents out of work! None of us residents can afford to be put in this position.

I am one of the residents who also has a driveway so therefore if this goes ahead are you refusing me as well as many other residents access to and from our own driveways? If this goes ahead then I will be truly appalled and disgusted with the council as I am sure the rest of the cheltenham community would be also.

Another note to add is me and my partner have not received a warning notice that this was going to happen, in fact it took the good will of our neighbours to inform us! which I think is very lazy on the council's behalf.

If us residents with cars are unable to access the road due to it being narrowed or closed then there will be an uproar.