

APPLICATION NO: 19/00611/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 5th April 2019		DATE OF EXPIRY : 31st May 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: 18/02547/FUL)	

REPRESENTATIONS

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

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 26th April 2019
Letter attached.

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

Comments: 14th April 2019
Application 19/00611/FUL.

ANOB policy on Light Pollution & Dark Skies.

Plot 1, Elevation E3, shows the new Gable end Window and the FLAT Roof Link section. The window is described as "a high level, glazed panel" that gives a measured area of approximately 0.3 square meters.

Any glazed panel in this Gable end will be to the detriment of the amenity for users of Ham Road and the tranquillity of the ANOB, due to light pollution and light spillage onto public spaces, since this window is to a Living Room that would be illuminated at most times.

Plot 4, Ground floor plan, Living Space 1, shows an Eastward facing single story protrusion that is fully glazed on 3 sides as well as being equipped with a glazed roof panel. It is visible from Ham Road as well as Glenfall Farm and will be a major contributor to Light Pollution. This will be to the detriment of the neighbourhood and the AONB.

The Planning Application also states that Amenity Lighting & Security Lighting will be installed without giving any details on the Site Plan, such lighting is unacceptable if installed without careful thought and consultation.

This area of Ham is equipped with a single street light, for road safety, at the junction of Ham Road with Mill Lane and this is automatically dimmed overnight.

Development of Rural Buildings policy CO13.

Plot 4, while being an improvement over previous proposals is still unacceptable as it necessitates the demolition of a Cotswold stone building that is part of the history of the farmstead complex.

It will be the overpowering building on the site, at the proposed position, with a ridge elevation 1.67 meters (5' 6") above the Stone Barn.

Also, it has increases in footprint by 18% and volume by 37%. This would not have been permitted under policy CO3 or current policy CO7 (Green Belt, 15% volume increase or 75 cubic meters) and development in the AONB is afforded a Higher Protection Level than the Green Belt. The new build would fail this test.

This New Build and Site Layout will change the character from that of a compact complex of Farm Buildings to an Executive Housing Estate that contributes to the Urbanisation of the AONB.

Furthermore, to achieve the floor elevations as shown for this newbuild, extensive excavations & terracing of the site are required with a ground surface lowering of 1.7 meters being necessary. This is not detailed on the site plan and the application should not be considered until such information is made available, so that the impact of this can be considered properly.

Comments: 24th April 2019

Further to my original Objection I wish to add the additional comments.

I have serious concerns regarding the excavation and terracing of the landscape associated with plot 3 & 4, as indicated by the site layout plan and the site survey topological plan.

These indicate a very large area of the site is required to be excavated and terraced to achieve the buildings FFL GFL and driveway finished surface level.

The local water table is very close to the surface at this location of Ham Hill.

For example:

1). At Ham Green Cottages, approx. 80 yards away, there is a well in the garden where the average water level only varies between 100mm and 600mm below ground level through the year.

2). Local groundworks over the last 5 years have consistently struck a water saturated gravel layer as little as 45mm below ground.

3). Further above this development site, on Ham Hill, there are many springs that break the surface and, I believe 7 of these are harvested by Severn Trent Water Authority to supply a reservoir located, above Glenfall House, on Aggs Hill.

4). There are several properties further up Ham Hill that rely on Bore Holes for their water supply.

It is my understanding that there is an aquifer within the hill that is this source of this spring water.

Returning to the proposed lowering and terracing of the site topology at Glenfall stables, which the plans indicate is as much as 2000mm in places, serious concern is raised with the affect this would have on the water table, drainage and ground water extracted further above the site.

If the aquifer is breached there could be serious consequences.

Additionally;

Following a discussion with Gloucestershire Highways Department, relating to Plot 4, identified on the site Layout Plan and the associated boundary wall to the Highway of Ham Road.

This wall, a one meter high, stone construction, is shown to be immediately adjacent to the tarmac surface of the highway and outside the curtilage of the site.

It will pose a safety hazard to users of the road, in particular walkers and horse riders, due to the pinch point it creates in an already very narrow lane.

Note this road is not speed restricted having a National Speed Classification.

There is a culvert that runs down the north side of Ham Road and it is my understanding that this is the extent of the development site curtilage.

This boundary needs to be clarified, as does the current, wooden fence being on highway property, this is to insure road safety is upheld.

Field Way
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 26th April 2019

We wish to object to the above planning application to demolish the existing farmhouse as set out in our previous objection in our letter dated 14th January 2019 to application 18/00633/COU/FUL. The latest proposal will change the historic character of the cluster of farm buildings resulting in a significant historic and environmental loss to Ham, Charlton Kings, Cheltenham and the AONB. The change to a modern building, driveway and parking along with night time light spill will intrude onto the adjacent rural surroundings bringing unwelcome and unnecessary urbanization.

The proposed new building is taller and greater in size than the existing farmhouse and set further up Ham Hill. The 'comparison' illustration for plot 4 gives no detail but illustrates the excavation needed. Details of the excavation required should be given. Excavation is likely to result in problems with water levels in the vicinity. Local people remember well the flooding here in 2007 and the overspill of ditches and springs from Ham Hill and the resulting damage.

The original application was for renovation of the farmhouse which retained both the historic character of the cluster of the farm buildings and the fabric of the building itself. This was acceptable to all, already has planning approval and should not be substituted.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 26th April 2019

Letter attached.

Glenfall Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NH

Comments: 9th April 2019

As a neighbour, and resident of Ham for 40 years, and a member of the Ham residents association, I must once again object to the new proposal to demolish the existing period farmhouse and replace it with a brand new building in a different position on the site. The proposed new building will still be much higher and larger than the existing farmhouse and will appear to be even higher as the new site for the building is on higher ground.

I see no reason to demolish a perfectly suitable period farmhouse, especially as it is with the Cotswold AONB, which as everybody knows is a very sensitive area, purely to improve the layout of the site, there is no benefit to Ham visually, and in fact a new building of any design cannot improve on the appearance of the existing farmhouse more than the original plans to refurbish and extend which were passed without opposition.

I urge you to reject this new application in the same way as the two previous attempts have been rejected.

Glenfall Cottage
Ham Lane
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 24th April 2019

Letter attached.

3 Natton Cottages
Ham Lane
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 24th April 2019

Letter attached.

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

Comments: 25th April 2019

Re: Planning reference: Revised scheme - 19/00611/FUL, Glendale Farm Stables, Ham Rd.

I object strongly to this recent submission. The original plans to convert the existing farmhouse are sensitive to this area of outstanding natural beauty whilst satisfying the need for extra homes. Demolition of the original farmhouse, which is part of the history and character of the area, seems unnecessary, and will significantly alter the appearances and character of Ham.

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

Comments: 16th April 2019

Thank you for contacting me on the above planning application

Our main concern is why a perfectly good Farmhouse, one of the original stables dating back some 150 years has to be demolished.

I understand that when the previous application went to planning committee the committee were in favour of refusing the application on grounds that the Farmhouse had history in Ham, going against the Councils recommendation to permit.

The new plans of plot 4 will still tower over the whole site even though the house is being proposed to be built into the bank.

I ask the Council and planning Committee to refuse the application.

Thank you.

your ref.

19/09/11

PLANNING

Rec'd 28 APR 2019

SERVICES

SERVICES

Rec'd 28 APR 2019

PLANNING

WADLEY'S FARM,

HAM LANE,

CHARLTON KINGS,

CHELTONHAM

GL52 6NT

24-4-19.

Dear Mr. Dickens,

I wish to object to the latest application by the developer to break away from his original permission to convert the farm buildings at Glegfall Stables. The situation is perfectly simple, he was given permission to convert the existing dwelling house, plot 4, which under Policy CO13 of the Town Plan, permits no demolition or extensive rebuilding.

This is the second attempt to demolish it, move it away from the existing footprint, and rebuild it with a modern glassy style which bears no relationship to the original. This new rebuild will be larger and higher, necessitating extensive earth moving to achieve the designed floor levels. It will be totally out of character with the remaining conversions, and will look just like any other executive new build, which as a new application, would never have been permitted.

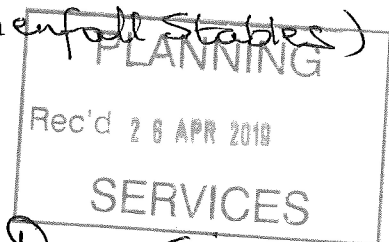
The matter of amenity lighting is also worrying, surely there will be enough light overspill from the glazed windows already!

This application is surely against the constraints of Policy CO13 and there is no point in having expensive Town Plans if they are to be ignored by granting this application.

Yours sincerely,

Ref: 19/00611/FUL

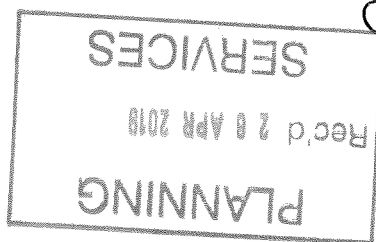
(Glenfall Stables)



Dear Sir,

Wadleys Farm,
Ham Lane,
Charlton Kings,
GL52 6NT.

25th April, '19.



The original application 18/00633/COU was permitted at Glenfall Stables with NO OBJECTIONS - indeed, I supported this application by letter on the grounds that:-

a) it adhered to Policies CO3, 4 and 13 and also Policy L2 "Conversions of Rural buildings" of the LATEST TOWN PLAN 2018.

b) There was no over-development of the site and the proposed changes were all in keeping with this locality of the A.O.N.B.

c) No major earth-moving works would be necessary.

This latest planning application does not adhere to any of the above. I cannot understand why a huge amount of money should be spent in the preparation of Policies and Town Plans - all agreed by the full Council and then for them to be ignored.

This current application requires MASSIVE earth moving works to achieve the floor level shown on the drawings, DEMOLITION of a

Cotswold-stone residence, still used as a dwelling and a COMPLETE REBUILD, not even in the footprint of the original farmhouse.

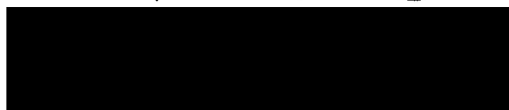
If permitted, this will not form an integral part of the Glenfall Stables' complex and be totally OBTRUSIVE at the foot of Ham Hill.

In my view DEMOLITION and REBUILD on this site should NOT BE PERMITTED (Town Plan L2, 2018) for it will completely change the nature of this farm buildings plot and certainly not enhance the AONB. I sincerely hope it will be REFUSED.

Has the change of materials on this site been permitted? I notice the subtle, mature, red pantiles on part of plot 1 have been removed and replaced by conspicuous new grey slates not at all in keeping with the Cotswold stone tiles, on the opposite side of this residence.

I would like to make a plea that on the roadside of Glenfall Stables, there MUST BE a verge for pedestrians' safety. I walk up Ham Hill on almost a daily basis. The road is narrow and needs to maintain the original verge as a refuge for walkers because of the ever-increasing amount of traffic using this road.

Yours faithfully,



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

19th April 2019

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

Dear Sir / Madam,

Re:- Planning Ref:- Revised Scheme - 19/00611/FUL – Glenfall Farm Stables Ham Road Charlton Kings Demolition of Existing Farmhouse Revised Plans @ 05/04/19 -OBJECTION.

I refer to the above plan for the demolition of a perfectly functional and lived in farmhouse on a site which is important to the characteristics of the AONB in which I have lived for over 40 years. During this time the area has been under constant change and lately significant pressure to build properties which will destroy the very essence of the area.

Most of the changes to the well-established properties in the AONB area have been achieved with reasonable balance to both update but keep the essence that makes the area what it is.

The **original** application 18/00633/COU which was permitted struck just the right balance on what is a sensitive historic site as it promised **CONVERSION** and **NOT** Destruction of this highly visible feature in the area. The existing farmhouse is very important as it is seen clearly from the road and has the Cotswold features that make the AONB.

Quite rightly, the AONB's existence and development / updating is covered by legislation. By any measure the opportunity to update and convert and **not** destroy just for the sake of it – is what is required for this site and this latest application must be **rejected** for those reasons.

Yours faithfully,



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

18th April 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:- 19/00611/FUL – Glenfall Farm Stables Ham Road Charlton Kings Demolition of Existing Farmhouse - Revised Plans @ 05/04/19 -OBJECTION.

The AONB is a Local, National and Internationally recognised area with a long history of development and more important maturity. The buildings and the landscape have moulded with each other and part of the charm of the older buildings is the way they present to each other and not in straight lines. Another feature of the area is the traditional materials some of the buildings are built of – Cotswold Stone and Cotswold Stone Roof tiles – all maturing and part of the landscape and allowing wildlife to be part of the mix as well.

Glenfall Farm Stables is one of these historic sites with all the features represented. In the immediate area, while there have been no new buildings; conversions and extensions have been allowed which in the main have been carefully done to retain the old traditional features, but update where necessary. Another feature of this area is that it is essentially **Rural** with low light levels, narrow roads and the feeling one is in the country while being on the edge of the urban sprawl.

Because of all these features, it was deemed that the area was so special – it had to be protected and a set of regulations and agreements were drawn up and agreed to limit development in the area. These have apparently been agreed to be upheld by the various Local and National councils that impact the area.

It is of great concern to many residents of the area that, recently in particular, plans have been given 'Permit' – when the application of AONB rules – first, middle and last by planners, dictate that applications, particularly where houses are demolished and then some sort of box / greenhouse / unsuitable square aligned modern house built in its place, have to be rejected as totally unsuitable. This really has gotten to an unacceptable level, when the likes of the Civic Society comment such schemes are unsuitable. The Campaign to Protect Rural England and The Local Parish Council are also against as are many residents whose main concern is that the protections for the area are enforced!

In the light of the above rules, demolition of a perfectly serviceable house in the AONB is not permitted and this latest Application must be rejected for that very reason and to preserve the historic area as far as possible.

While the plan submitted is ONCE again short on detail, it is clear that the proposed new building is considerably higher than all that is there and will stand out like a sore thumb. The original application just to CONVERT the existing buildings for habitation by its nature of allowing people to live in the site will make for a higher level of light pollution than currently. However, the way this new building is proposed,

significantly increased light pollution both upwards and onto Ham Road will occur – which is unacceptable in the area.

I note separately, that another respondent has advised both of the increased size of the building and that significant excavation will be required to attain the proposed floor levels. Such modernisation on this site with the introduction of straight lines – just for convenience and profit will irretrievably spoil this part of the area unnecessarily.

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.

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. The opportunity is to convert the existing site to make it as authentically original as possible. Any people who buy properties on the site will be the ones that appreciate both the originality and quirkiness that makes a Cotswold farm yard.

Given planners are supposed to be 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.

Given the recent history, it is also now a must that work on the site is paused and **DETAILED** plans with exact dimensions are drawn up to ensure the conversion is actually done properly to an agreed plan. This 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,

