

APPLICATION NO: 19/01190/OUT		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 19th June 2019		DATE OF EXPIRY : 18th September 2019	
WARD: St Marks		PARISH:	
APPLICANT:	Gloucestershire County Council		
LOCATION:	Land Off Shelley Road, Cheltenham		
PROPOSAL:	Outline application for erection of 60 dwellings including access (with all other matters reserved) on site of former Monkscroft Primary School		

REPRESENTATIONS

Number of contributors	12
Number of objections	12
Number of representations	0
Number of supporting	0

44 Byron Road
Cheltenham
Gloucestershire
GL51 7EZ

Comments: 20th August 2019

I am concerned about the impact of this development on the following- 1. the wildlife on the site 2. the proposed loss of the trees on the site 3. the impact on the traffic in both Shelley Road and surrounding roads. I also feel that the reason for using this site given (no one has been using the area) is spurious as the site has been locked ever since the school was demolished. There is also not enough car parking for staff and visitors at the Nursing Home.

27 Kipling Road
Cheltenham
Gloucestershire
GL51 7DJ

Comments: 1st August 2019

I feel the road infrastructure is not good enough for this level of development. Shelley Road is already a busy road with parked cars creating issues from the junction of Princess Elizabeth Way to Shelley Avenue, where there is a bend with a large verge which means the road is not quite wide enough for two cars. Monkscroft Care Home does not have enough parking and by the looks of the plans nor does the new proposed site. 60 homes will, at a conservative estimate, produce 90 cars, which I feel is going to cause more problems. I did wonder about a second entrance/exit onto Shakespeare Road, but that has its own problem with the stagecoach buses running along it, again the road is not wide enough, with buses driving half on the pavement to get past cars coming the other way. I note that one of the reports states that no injuries to people have been sustained in the last few years but this does not mean no damage has been done to vehicles. I feel the only way development could go ahead, the other issues notwithstanding, is if there were fewer homes and Shelley Road was double yellow lined on both sides from Princess Elizabeth Way to past Shelley Avenue.

20 Shelley Road
Cheltenham
Gloucestershire
GL51 7DR

Comments: 10th September 2019

60 homes is too much for this development although the development of the site itself is not a bad thing - it is a shame it cannot be kept as green space - especially if you think that each house/property will usually have 2 cars (if not more!) and developers often only provide ONE parking space per property.

Additionally, why can the entrance/exit be on Shakespeare Road instead or in ADDITION to Shelley Road to prevent a log jam of cars in and out of the road. Shakespeare Road is wider and traffic light controlled onto the main junction. There is also scope for the road to be made wider as part of the plans.

How will car parking be monitored? There is already an abundance of care home and GCHQ workers parking in the road which makes turning into the road from the Princess Elizabeth Way end of Shelley Road hazardous and difficult at the best of times.

What consideration in particular has been given to an entrance/exit on Shakespeare Road in particular to compensate for the increased traffic and difficulty to the existing residents?

13 Shelley Road
Cheltenham
Gloucestershire
GL51 7DN

Comments: 28th June 2019

Access should not be via Shelley Road. This road is already used as a rat run, parking at the Princess Elizabeth Road end makes it difficult for 2 way traffic. Shakespeare Road is traffic light controlled with less vehicles parking on street. For these reasons access would be much easier for everyone if via Shakespeare Road.

83 Shakespeare Road
Cheltenham
Gloucestershire
GL51 7HR

Comments: 27th June 2019

I object to the planning proposal on the following grounds:

1. 60 houses = 60 cars. More traffic noise, more traffic pollution.
2. Destruction of a natural wildlife habitat that's become an important part of the local ecosystem.
3. Increase in general noise and light pollution.
4. More school places required.
5. More policing, refuse collection and strain on other local services that are already under pressure.

6. Building on the Poets should be stopped - for goodness sake this is a conservation area! We have a strong community and a functioning and enjoyable place to live and raise our families. Do not destroy that by overpopulating a finely balanced area.

These are our homes and we do not want an eyesore in front of us.

Poorly built monotonous boxes that appease Whitehall and meet targets at the expense of a community and landscape that will be significantly impacted upon if this proposal is approved.

Do not ruin the lives of the people and the who already live here.

81 Shakespeare Road
Cheltenham
Gloucestershire
GL51 7HR

Comments: 21st June 2019

My partner and i object to this building development of 60 dwellings because it will take away our privacy.

We also object on the grounds there is a care home and the elderly residents deserve to have their privacy and dignity respected.

There are also foxes on the land which have cubs around 8 weeks old at this time and they should not be disturbed. There is also lots of birds and insects that live on this land. The foxes have lived on this land for years and should not be forced out.

There would also be more pollution due to more cars and more people.

You would also need more infant and junior school places.

When we moved into our house 20 years ago we did not realise we would be getting boxed in by houses and living in a concrete jungle. We also have a lovely outlook which would be spoiled if you build houses here.

There would also be a need for a health centre and more facilities for the community around here.

I think it is very unfair to build on this land as you are not considering the local community and people that already live here its more about the money for the builders and planners than us the people that live here. We vehemently object to you building on this land.

14 Shelley Avenue
Cheltenham
Gloucestershire
GL51 7DW

Comments: 4th July 2019

We have been having a look at the plans for the old school site in Shelley road.

The site is for 60 dwellings with only one entrance on and off the site.

This could mean 120 cars using this entrance.

Can you please consider making an other entrance on the other end of the site and but some barriers in the middle so that it is not used as a race track.

Both Shelley road & Shakespeare road are heavily used.

20 Shelley Avenue
Cheltenham
Gloucestershire
GL51 7DW

Comments: 11th July 2019

I wish to object to this application for the following reasons:

The increase in traffic due to the condensed nature of the proposals would be detrimental to the area, at present Shelley Road is used as a direct cut through and difficult to navigate at peak times due to the amount of parking in and around the proposed development site, this increase would lead to further pollution and also congestion within what is a quiet and residential area just off one of Cheltenham's main thoroughfares Princess Elizabeth way.

The disruption during clearance and construction would be devastating to an elderly population residing in the residential care home adjacent to the site. Some years ago the local population supported the change of use to allow an elderly rest home to be erected allowing a peaceful place for those whom deserve it an inviting place to reside. the disruption to the local population whilst this minor project in relation to that proposed was taking place was horrific, additional sewage issues pipework was disrupted traffic congestion pollution and noise to name but a few, this could be disturbing to some of the residents of this property and indeed all residents in the surrounding area.

The erecting of a modern housing development adjacent to what is a protected conservation area would have a detrimental effect on what is a protected environment due to its idyllic and unique standing in the Cheltenham borough. when the conservation zone as established the Monkscroft school occupied the site and this was not included in the protected zone as the land was under protected status, with the destruction of a community school the land has been left alone as was promised by the council at the time, the only reason this proposal is possible is due to the small changes the council has been working towards to increase its quota of houses built in the area. This eyesore will never fit in with this beautiful area and should not be allowed to progress on the technicality of the fact that a school occupied the land on establishment of the conservation area.

The increase in population density without the increase in local services would be detrimental to the surrounding areas, our community is already stretched with not enough places in schools and doctors for the existing residents, maybe some focus should go on how the council could better use the land for the community rather than sell it to a developer to make money.

The destruction of wild breeding grounds for natural wildlife, several differing breeds of wildlife habit the land as it is with the destruction of this natural an well established environment these species would be forced to move or die out destroying what is a wild and natural environment.

Increased drain on the sewage and water system for the locality, during the last major construction project in this area increased sewage back ups and water leaks were experienced by residents, this was extremely disruptive for the local residents.

Increase in refuse and a lack of access for the removal of such waste. With a major increase of this nature the drain on local services will be detrimental for the local community, already refuse collection is difficult in this area and such a concentrated increase will add to this leading to an increase in vermin within the locality.

to finalise, we have lived here for 15 years, this is an idyllic community with beautiful streets hence why it is in a conservation area, we have fought to protect this status and never wanted the local school to close. It did and now instead of using the land for community purposes its being used as a quick cash generator. Planning for extensions and flats have been denied for the same

reasons as pointed out it would disrupt the locality, and the purpose of the conservation order, do not allow this to proceed just because you own the land, you will destroy what you created with the establishment of the conservation area. The only reason you can do this is because of the technicality that is was a school and never deemed necessary to include in the original conservation zone.

My family and I stress we strongly object to this monstrous proposal to destroy a beautiful and peaceful community which is a rare find in modern Cheltenham.

30 Shelley Road
Cheltenham
Gloucestershire
GL51 7DR

Comments: 21st June 2019

I purchased my home in Shelley Road over 15 years ago because of the peaceful setting, myself & family of four object to this application in the strongest manner possible.

1. too many housing units (60) will significantly increase noise and disturbance in the very quiet & peaceful Poets area around Shelley & Shakespeare Roads, which has restricted status for just this reason.
2. 60 houses with estimated one car per household will cause significant prolonged traffic congestion at both rush hours.
3. the amenity of the very quiet & peaceful Poets area around Shelley & Shakespeare Roads will be utterly ruined, due to a high density of housing & occupation.

34 Shelley Road
Cheltenham
Gloucestershire
GL51 7DR

Comments: 10th July 2019

Letter attached.

51 Tennyson Road
Cheltenham
Gloucestershire
GL51 7DA

Comments: 11th September 2019

Proposed housing development - Shelley Road

Tennyson Road is a small residential road of period properties but it is already carrying main-road quantities of traffic, because people use it more and more as a short-cut route.

The vibration of this is felt in the houses, which actually shakes the infrastructure. This is evidenced in the rattling of doors, letterboxes, and even beds shaking when fast and/or large vehicles cross the speed bumps without adequately slowing down.

If 60 new homes are to be built on Shelley Road, Cheltenham, THE ENVIRONMENT THAT IT WILL IMPACT MUST BE CONSIDERED. The above problems of heavy and fast traffic in

Tennyson Rd will increase and become even more dangerous to residents and even more damaging to our homes.

We would like to request that the developers or council pay for a 20 MPH speed restriction of Tennyson Rd, or some other effective method to reduce volume, speed, danger, noise and damaging vibration from traffic.

I am not against needed development as long as it doesn't impact dangerously and negatively on the environment.

5 Shelley Road
Cheltenham
Gloucestershire
GL51 7DN

Comments: 16th July 2019

I strongly object to this proposed development. The increase in traffic this will bring will be totally unacceptable to the residents living in Shelley Road, particularly those adjacent to the ONLY proposed entrance/exit to this new estate. The construction vehicles required to carry out the building of this site will bring extra traffic problems already experienced by the parking of people going to and from GCHQ, Gloscat, and Monkscroft Care Home (which is next to the proposed development).

Many residents have expressed a wish for an additional entry/exit road to this new estate be made via Shakespeare Road. I understand that some officials have made the comment that a rat run would inevitably occur. This is utter rubbish as there are various ways by which this could be avoided, and I would say at very little extra cost to the general development of the site. I also understand that officials have quoted for technical reasons that this second entrance cannot be done.

I would hope that my comments and the comments of other residents living in the area be seriously considered by the developers and members of CBC concerned, with a view to amending the proposed development to incorporate the many suggestions made in particular with regard to access to the new estate.

34 SHELLY ROAD,
ST. MARKS,
CHELTENHAM
GL51 7DR.



Dear Miss Payne,

I am writing to object to planning on the following site Monkscroft Primary School, Shelly road, I object to there transport plan, it is a pure work of fiction, produced by someone sat in a office in front of a P.C., with a lot of facts and figures, to suggest that there will be only 43 vehicles for 60 houses, I have just counted the number of vehicles per house in Shelly road and it works out at 2 per house hold and that is with-out visitors. This makes a mockery of there figures of 33 cars leaving the new estate between 8-9 p.m., I notice this information was based on a census taken 8 years ago! Shelly Road is not fit for purpose as the route in and out for this new estate it should be on the Shakespeare Road side, if any body had taken the time to walk both these roads, at the Princess Elizabeth way end of Shelly it is almost imposable to turn right unless someone lets you out, The Shakespeare Junction is controlled by traffic lights so no problem, Shelly has a sharp bend in the middle, which has led to at least 4 accidents in the last 15 years, Shakespeare is almost a straight road and I can't remember any accidents being on it. When you reach the Terryson Road junction on Shelly it is on a sharp bend, on Shakespeare, it is on a clearly marked cross roads.

(2)

To say that the old Monkscroft School entrance should be used is based on out of date information, when the school closed there were only 86 children left, most from the local area, so parking was never a problem, plus the infants had an entrance on Shakespeare, but since the school closed we now have a care home on part of the site which causes more problems with staff, visitors and ambulances parking, than traffic to the school ever did!

There is no mention of the increase in traffic in the last 11 years since the school closed, at peak times I counted the number of vehicles using Shelly Road 150 per hour, this could almost double from the new estate, plus also this road being a overspill car park for G.C.H.Q.

The G.C.C. listen to these comments at the meeting at which we attended, and then came up with a trumped up transport report which then dismissed them all, just so they did not have to alter there plans for the estate.

yours sincerely

