

APPLICATION NO: 19/01252/FUL		OFFICER: Mr Ben Hawkes
DATE REGISTERED: 26th June 2019		DATE OF EXPIRY : 21st August 2019
WARD: Battledown		PARISH: CHARLK
APPLICANT:	Newbay Consulting Ltd	
LOCATION:	Oakfield House Stables, Oakfield House, Greenway Lane	
PROPOSAL:	Erection of a single self-build dwelling following the demolition of existing stables.	

REPRESENTATIONS

Number of contributors	5
Number of objections	4
Number of representations	0
Number of supporting	1

Baedalas Tun
Ashley Road
Cheltenham
Gloucestershire
GL52 6PJ

Comments: 31st July 2019

My concern regarding the above application is that it is in a field which has been designated as part of the AONB for many years.

I first came to live in this area at the age of five and for the last thirty-two years I have looked out upon this beautiful rural field. Various animals have grazed on it and an abundance of wildlife co-exists there, including deer, muntjac, foxes, badgers, bats and very many species of birds; buzzards, owls, woodpeckers, to name but a few.

I am concerned that my view of this lovely piece of protected countryside will be adversely affected if a new house is built here. Although I can see that careful consideration has been given to the design, I do not think it is in keeping with the rural locality in which it would sit, certainly from my aspect which would be looking at the north elevation. The AONB vista to which I am so accustomed has a timeless quality about it which would not lend itself to modernity. Nighttime too would seem very different; where there is now peace and complete darkness, there would instead be a brightly lit house.

If permission for the build is granted, I am most fearful of the following:

1. That if a precedent is set to not uphold the AONB ruling, it may potentially lead to further attempts to develop more of this particularly unique AONB field.
2. That if a precedent is set not to uphold the AONB ruling, it may potentially lead to further attempts to develop more of the lovely green AONB fields in this very special part of Cheltenham.

Here we are living very close to the ever popular mountain of Cleeve Hill and our country lanes are full of cyclists, runners, dog-walkers and horse riders, all seeking out the peace and tranquility of the countryside. I fervently believe we have a huge responsibility to preserve this valuable

legacy for future generations to enjoy and that although there is a pressing need for new affordable housing, it should not take priority over protecting our countryside.

Kyle Lodge
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 27th July 2019

As a close neighbour to Oakfield House Stables and having reviewed the submitted plans carefully, it is my opinion that this new dwelling would substantially enhance the plot.. I fully support this application

Hallam Oaks
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 2nd August 2019

Letter attached.

Cherry Court
Ashley Road
Cheltenham
Gloucestershire
GL52 6PJ

Comments: 28th August 2019

My apology. I have been trying to make comment on this application on line but I seem to keep getting server error so I thought I should e mail you.

I am concerned that the semi rural nature of the site will be changed to one of a residential nature. The application is the latest in a series of residential applications in and around greenwood lane and the rear slopes of Battledown hill that have the cumulative affect of eroding the unique gentle semi rural nature of the land off greenway lane. The incremental urbanisation of this marginal land should not be supported either in the interest of the AONB, general public amenity or the conservation of a range of protected species who enjoy the marginalised nature of the land off greenway Lane. The increased development of the area will remove that which makes this a special part of Charlton Kings, something that is recognised both regionally and nationally as an attraction to the mix of land use in the ward and of general benefit to the town overall.

Furthermore, the mass and orientation of the proposed development is over dominant when compared to the gentle imposition of the small agricultural buildings that occupy the site and compliment the adjoining land use.

The land is currently not put to a residential use and is remote from the residential area of Battledown hill and that on greenway lane. The semi rural nature should be maintained .

Meadow View
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 17th July 2019
Letter attached.

B. Hawker, Esq.,
Planning Officer,
Cheltenham Borough Council,
P.O. Box 12,
Municipal Offices,
Promenade, Cheltenham.
GL50 1PP



Hallam Oaks,
Greenway Lane,
Chaulton Kings,
Cheltenham.
GL52 6PN.

31st July 2019.

Delivered by hand on
1st August 2019.

Dear Mr. Hawker,

Re: Proposal: Erection of a single self-build dwelling following
the demolition of existing stables at Oakfield House
Stables, Oakfield House, Greenway Lane, Chaulton Kings.

1. I am in receipt of your letter concerning the above proposed Planning Application, that arrived without preceding knowledge.
2. Stating the obvious, but it seems to be necessary to do so:
This is an Area of Outstanding Natural Beauty.
3. This family has had the joy and privilege to live at Hallam Oaks for 51 years in this peaceful Area of Outstanding Natural Beauty countryside. When we arrived it was just rough-bod, naked fields and the only trees were the precious oaks. Since then we have worked tirelessly to grow a natural garden encompassing a variety of trees and shrubs. No artificial element (e.g. swimming pool, tennis court) has ever been introduced to spoil the environment and tranquility. Indeed, visitors refer to the "parkland" setting.
4. The Planning Application refers to "existing stables" - this is a complete misnomer. Back in the late 1950s/1960s the then farmer, [REDACTED] owned all the land from Battledown Manor drive, along the top of the Battledown Estate, down to (then) Whitefriars School playing fields, along the boundary of Greenway Lane much of the Kyle Hope land and the frontal section of Hallam Oaks. This was farming/agricultural/pasture land - AND still is.

Over the following years, ² [REDACTED] had an assortment of farm animals for which he required shelter. He erected 2 SINGLE STOREY SHEDS purely for this purpose - the same 2 that now have the misnomer of Oakfield House Stables. They were well set back from our Area of Outstanding Natural Beauty line of vision. THE SHEDS housed, in turn, hens, chicks, pigs/sheep/lambs. At one stage he also kept cows. I remember it well: the livestock all frequently escaped (a farmer's fence rarely being of high quality) on to our ground. This culminated, one dark winter's evening, when the family was shocked to see a large cow's head watching us through the lounge window, in turn, watching television (there was no need to draw curtains in those heady days). This resulted in us finally installing the all important CATTLE-GRID - which is there to this day.

These referred to SHEDS were never intended to house horses and did not do so until many years later ([REDACTED] [REDACTED]). Foolishly, in my humble view the, now, Oakfield House big field, was hired out for grazing horses. The field, then, was covered in dangerous ragwort and the sheds were somewhat unhygienic. Their riders, never content to gather in the field, elected instead to assemble on the private drive in front of our CATTLE-GRID/entrance - obviously, blocking our exit. This also happened for a short period when Battledown Manor hired out their own large field for the same purpose.

Whilst on the subject of SHEDS: [REDACTED] also erected a monstrous, very large, silver-white shed (I have photographs) on the land in front of Hallam Oaks - quite large enough footage on which, today, to build a low-lying bungalow. This SHED housed more farm animals, especially pigs and sheep, rats and, eventually, many decaying cars. When we eventually purchased that piece of land we decided, for health and safety reasons, to destroy the monstrosity. Maybe it was a foolish move

in light of the current ³circumstances?

5. This now takes me to the current Planning Application and the same SHEDS: Why is it not possible to restore the one SHED and replace the second? Surely much cheaper than the cost of building a new property? These SHEDS could then be used for agreeable, appropriate farm/pastoral agricultural purposes and the land kept in good condition. It was only very recently that one woke to the sound of bleating sheep grazing away and, I believe the current owners keep Alpacas in a section of their large field anyway.
6. The Architectural Style proposed in this Planning Application seems, to me, to be in total conflict with this particular Area of Outstanding Natural Beauty. The main imposing house, Battledown Manor, with its fine drive, was built towards the late 1800s; plans for Kyle Lodge were submitted in 1935/1937 and were for 2 small cottages for the butler and gardener employed at the Manor. All the properties were built in complementary Cotswold Stone. ([REDACTED])

Opposite Kyle Lodge (over the road) is Greenway Farm - possibly the oldest of all the buildings in the area - again, in matching Cotswold Stone. All of these resplendent properties have to adhere to strict building/alteration regulations - so much so that, a few years back, Kyle Lodge added a large extension under such terms. Hallam Oaks, itself, was built around the late 1950s/early 1960s, [REDACTED] having obtained permission, in the first instance, from Battledown Manor. The reason for this build was that [REDACTED] being a farmer, needed a house in which to live alongside his farm stock. But, the build had to adhere to, as near as possible, the same coloured stone as the 3 other existing properties - hence the Bradstone and the low garden wall being of the same toning. Another stipulation was that

4.
The building had to be ⁴well set back so that it in no way intruded into the vision of Battledown Manor - this was accomplished.

In the far South West corner of Greenway Lane (as viewed from Hallam Oaks) lay a property of the same stone colouring - it is currently known as The Chase.

When [REDACTED] subsequently

sold Hallam Oaks to us in 1968 he had a low lying single storey bungalow built (Greenacker Farm) that nestled discreetly into the rising field behind. It was built in that area as, once, there had been a Shepherd's Hut. There are the only reasons for these 2 properties being allowed in the Area of Outstanding Natural Beauty - as it is today.

T.a. Therefore, in the light of the above, I fail to understand completely how the proposed plan for "Oakfield House Stables" in any way complements or enhances this Area of Outstanding Natural Beauty.

It is a hard, angular 2 storey (in large part) structure, man-cultivated, standing as an eyesore against the true colours and natural curves of nature. Its height will well exceed the height of the current sheds and the building line appears to be far forward of the existing building line of the two sheds - that are currently out of sight from this property. In turn, that serves, from the East, to blot out the lovely Area of Outstanding Natural Beauty views across the rustic fences, fields and on to the gorgeous Leckhampton Hill escarpment beyond. Also, from the proposed current positioning, we could experience invasion of privacy. Surely this proposed property could be set further back as there is plenty of acreage?

The Planning Applicants would have no such concerns as the large, beautiful Oakfield House, itself, is situated far away, round the corner and up the large slope of the field. Neither would any of this Proposed Planning property be seen from any of the Ashley Road houses,

5

except for Lark's Rise (to a degree) and Baedala's Turn (especially) that would overlook this project. As stated, this field slopes considerably and it was regretted, by some, when the last two named houses were built, as the large buildings served to blot out the trees on the skyline in the setting sun at the summit of the Area of Outstanding Natural Beauty border. But both houses were of extremely attractive design, were on the Battle Estate and there could naturally be no objection.

6. However, at nights when the lights are on, both houses are like "glitter balls" but, mercifully, they are a fair distance away. But, is this what is proposed for Oakfield House Stables - a "glitter ball" at the end of our drive? This would not be welcomed.

7. I also have great concerns over the "grass" roofing. Past experience has shown that this can wear badly, needs much irrigation and care to be sustained, vaguely successfully, to come in with Mother Nature's lines.

d. Fair amount of mention has been made that the Proposed Property would be hidden by the leaves on the trees. May I point out that for 6-7 months of the year the trees have no leaves, come Autumn and Winter? Also, trees and shrubs can die or can be severely damaged in the very strong Southwesterly winds - as one were last year. Also, the "poplar" trees along the private drive need to be "topped" very soon, as they are well past their age and safety height. Thus, this means much exposure of all the properties and particularly from Greenway lanes. Trees can, unexpectedly, be cut down.

e. On reading the Highways Report it would appear that it is proposed to erect a gate (set 5m back from Greenway lane) - Why so? Is a gated community eventually proposed?

I could not easily see any reference to this fact in SF Planning's letter. Such a move would totally destroy the area.

7f. In conjunction with Ye, I would draw your attention to the fact that the Bin Collection for this Proposed Application would be down on Greenway Lane itself. Please note that the Hallam Oaks Bin Collection point is officially by the CATTLE GRID. It is carried out by the Cheltenham Borough Council's "Assisted Waste Collection Service". I am not proposing to have this changed. The Council dispatches one of its smaller collection vehicles - woe betide, if the large one comes. It does not go down well with [redacted] and rightly so, as the heavy truck causes much wear and tear.

g. Along with that concern: Construction vehicles are heavy, destructive creatures. On occasions over the years, a large, heavy lorry has tried to drive into the Oakfield House field, they have driven on to our CATTLE GRID damaging same. We can be blocked in and there would be little tolerance if this action should happen again. Also, the dust and noise from this Proposed building would blow in the southerly westerly winds funnelling across our grounds and property.

I know, as our grass, trees, etc., are pure white when the tree "flax" season is in full swing - and the flax is relatively harmless. What preventative protection would be put in place for this wear and tear?

8. The private lane itself: I can find nothing to quantify future plans in this Proposed Application. This is a SINGLE TRACK natural stone-based country lane - with a PUBLIC FOOTPATH running along it. At present, if any 2 vehicles are travelling on it, in opposite directions, one either has to reverse onto Greenway Lane or one has to utilise the Greenacres Farm junction. Frequently, in recent times,

cars/trucks have parked outside the "Oakfield House Stables" gate, opposite our CATTLE GRID entrance, leaving no room for passing vehicles (not dissimilar to the horse riders). Blocking AGAIN.

At the end of the lane, by the [REDACTED] wonky country stile, there is NO TURNING SPACE, due to the positioning and confined area and the ENTRANCE to Hallam Oaks should be legally kept clear AT ALL TIMES, particularly as no one knows when an EMERGENCY vehicle could be required. At the Greenway lane entrance to the private lane is a large oak tree that, in its majesty, blocks half the ^(private) lane.

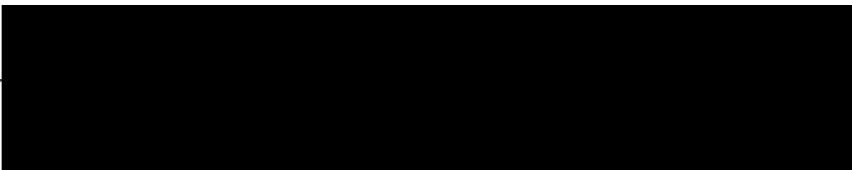
9. As I understand it, there are 4 Access Rights entrances onto the Greenacres Farm private lane. The exact legality of these Rights (as to whether or not they allow for a further property, as opposed to pastoral use) will be contained in the Deeds relating to Greenacres Farm and Oakfield House. Hallam Oaks exercises 2 such Access Rights, Battledown Manor has one, Oakfield House has 1 and, obviously, Greenacres Farm gives a grand total of 5 entrances onto ONE SINGLE TRACK LANE. With a new property possible, sparking 4 more cars, there could be a total of 12 vehicles on this SINGLE TRACK LANE at any one time. Is this viable?
10. Drains - What provision is being made here? Are the Applicants proposing to join in to the old Battledown Manor system - I believe some of it may pass under the Hallam Oaks drive.
11. If this Planning Application is granted, then what is to prevent [REDACTED] (understandably) seeking the same "Glitter Ball" rights for his large barn and then for the bungalow, too? The area would end up with a row of "Glitter Balls". This would be total destruction of the Area of Outstanding Natural Beauty. There is already the Sovereign development of 5 millionaire priced houses

at the top of Hamp Hill^{8'} and a further self build 2
houses (I quote: "Isolated Industrial Units") to be
erected on the mutilated land (and trees) at Cromwell
Court. In the latter instance, the leverage of a "brown
field site" came into play. Could this not be the same
fate for this Application and all of Greenway Lane?

If so, then I, too, would have to consider following
suit, though it would be totally against my desired
principles. As it currently stands, I strongly wish
to preserve the beauty and wildlife of this area, which
abounds with many variety of birds, pheasants, deer, badgers,
squirrels, foxes, sparrowhawks, buzzards and a variety of
butterflies. This does not include, of course, the walkers,
the dog-walkers, runners, joggers, either singly or in
groups, who keep the Public Footpath in frequent use.

12. Therefore, I have to object to this Proposed Planning
Application for all my reasons given above. I find
the natural blending elements of 2 old farm barns far
more attractive, in this Area of Outstanding Natural
Beauty setting, than the modernity of modern
architecture.

Yours sincerely,



**Meadow View
Birchley Road
Battledown
Cheltenham
GL52 6NY**

Ms T Crews
Director of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

15 July 2019

Dear Ms Crews

Proposal: Erection of a single self-build dwelling following the demolition of existing stables at Oakfield House Stables Oakfield House Greenway Lane. Application 19/01252/FUL

I am writing to object to the proposal to demolish the stables and erect a single self-build bungalow at Oakfield House stables.

1. The site is within the AONB and adjacent to an ancient monument (a Moat).
2. There are at least 3 other stable blocks within half a mile of this site, all of which have been built within the last few years on green fields within the AONB, and all of which could use this as a precedent if it is approved (see Photographs 1 to 3 attached).

At least one of these buildings (number 1) has apparently never been used, and a cynical person might wonder if it has been built in order to establish a structure on the land and then submit a similar proposal in a few years' time.

If approved, this proposal could have a greater impact than is at first apparent, with similar applications to follow, leading to incremental and cumulative development in the AONB.

3. There have been 2 previous proposals relating to this land, both of which were refused and the refusals were both upheld at appeal. The most recent was:

RF/99/50563/FUL – 1999 – proposed construction of enclosed swimming pool and plant room at Oakfield House. Refused.

Appeal (APP/B1605/A/00/1039519). Refused. Letter dated 20 April 2000.

The reasons for refusal still apply: in essence:

- The proposal “would harm the character and appearance of the area and be in conflict with Local Plan Policy CO45.”

- It is an area of rough pasture adjacent to, and very prominent from, the public footpath. Also visible from Greenway Lane.
- It would change the appearance of the land forever,

4. The building was a derelict shed until about 10 years ago, originally being part of Greenacre Farm. It was described as “stables” in the application of 2000 because that placed the land into Class D2. See Photograph 4 attached, taken at the time of that application. It was a shed.

The shed was demolished and rebuilt about 9 years ago and for around 3 years, was used as stables. No horses have been on the land since 2012/13 and the “stables” have been used as ancillary buildings for agricultural purposes, for example hay for the sheep and materials for maintaining the land and fences. It could be argued that they are not exclusively stables but also agricultural buildings, ancillary to the maintenance of a 10 acre estate.

5. This is agricultural land. Since 1995, when the land was transferred to Oakfield House, there have been cattle, sheep, alpaca and horses grazed on the fields, and hay taken off them. The regular change of owners has led to various uses of these outbuildings and if they were to be demolished, the next owners might need to build a replacement. The buildings cannot therefore be considered redundant.

6. There is no objective need for a dwelling in this location, and the prominence of a new dwelling, seen from the footpath and Greenway Lane would represent a detrimental effect on the environment. It is therefore my view that the adverse impact of allowing this development would significantly and demonstrably outweigh the benefits of the proposal.

Yours sincerely

A solid black rectangular box used to redact the signature of the author.

Proposal: Erection of a single self-build dwelling following the demolition of existing stables at Oakfield House Stables Oakfield House Greenway Lane. Application 19/01252/FUL



1. Stables off Mill Lane, Ham. Built within last 5 years, when fields changed hands, and have apparently never been used. Visible from public footpath.



2. Stables near Ham Square. Visible from public footpath.

Proposal: Erection of a single self-build dwelling following the demolition of existing stables at Oakfield House Stables Oakfield House Greenway Lane. Application 19/01252/FUL



3. Stables off Greenway Lane adjacent to public footpath



4. Oakfield House “stables” circa 1999/2000. Rebuilt circa 2010.