

APPLICATION NO: 19/01822/FUL		OFFICER: Mr Ben Hawkes	
DATE REGISTERED: 16th September 2019		DATE OF EXPIRY : 11th November 2019	
WARD: Up Hatherley		PARISH: UPHATH	
APPLICANT:	Elaine Lawrence And Richard Scargill		
LOCATION:	West Lodge, Cold Pool Lane, Cheltenham		
PROPOSAL:	Construction of a 3 bed single storey dwelling utilising the existing access from Sunnyfield Lane, following the demolition of the existing buildings.		

REPRESENTATIONS

Number of contributors	10
Number of objections	5
Number of representations	0
Number of supporting	5

Sunnyfield House
Sunnyfield Lane
Cheltenham
Gloucestershire
GL51 6JE

Comments: 7th October 2019

I am a resident of Sunnyfield Lane and a near neighbour and owner of what is currently the first house on the right-hand side of Sunnyfield Lane. The proposed new dwelling would become the first house and would lie about 150 yards from my house.

As a long-time resident we have always felt strongly that the essential character of our rural lane in the green belt should be protected. This means that we always object to any applications for in-fill development anywhere in the Lane. We are very concerned that approving a new house such as this application would give a green light to further applications which would completely destroy the tranquil character of the lane. We chose to live in Sunnyfield Lane because of this and do not want the Lane turned into an urban environment.

We are also concerned with the knock-on effect which additional traffic will have on the air quality and environment generally.

Our other great concern is that the proposed access is on a dangerous and narrow blind bend. The traffic generated by a house in this location will be a hazard for the owners themselves and other Lane users.

I would urge that this application is rejected.

3 Taylors End
Cheltenham
Gloucestershire
GL50 2QA

Comments: 24th September 2019

I think that the proposed development is an admirable improvement on the present usage and that it will fit comfortably into its surroundings.

The Woodbines
Sunnyfield Lane
Up Hatherley
Cheltenham
Gloucestershire
GL51 6JB

Comments: 6th October 2019

I find it astounding that the applicants are seeking to create additional housing (for a presumably enormous profit) on green belt land on the shaky pretext of, to quote the planning application itself:

"The workshops... erected in 2004."
For which
"Express planning permission was never sought"

Having searched the VOA website and companies house, I have observed that there is no entry to be found of this hereditament. Coupled with the high fence erected to obscure view from the road, it would appear that the applicants did not want the local authority to know of the alterations they had previously made. It thus strikes me as brazen in the extreme that the applicants should seek to base this proposal on an alteration that they did not deign to mention to the planning authority.

In response to the other comments made on this application, neither are local residents and are certainly in no position to tell myself or others from the area that it will have 'little impact'. Quite the reverse. If granted, this application would set an extremely dangerous precedent for the expansion of unnecessary housing on the invaluable common resource of our green belt.

As for the highways issue - the "drive" if used for a household with cars entering and exiting multiple times a day would present a grave hazard for motorists driving around a blind bend both towards and from the roundabout.

It is because of this that I recommend that the planning officer rejects this devious and unsafe attempt to profit from an attempt to despoil green belt land.

81 Sheldons Court
Winchcombe Street
Cheltenham
Gloucestershire
GL52 2NR

Comments: 11th October 2019

Some few years ago, I lived at Greenwode Leigh, Cold Pool Lane. This property backed onto the land of West Lodge and it seems to me that the above planning application is not out of place and must be better than what's there now, and I would give my support for you to allow the planning as it's not off Cold Pool Lane and has its own separate entrance.

Greenfields
Cold Pool Lane
Cheltenham
Gloucestershire
GL51 6JA

Comments: 22nd October 2019

I am writing as a neighbour who has no objection with the above proposed planning, especially as a single storey dwelling. We have owned our property for 17 years. When we moved here, the area was very quiet, then after several years over 200 houses were built on the greenbelt land opposite and planning was given for a changing room pavilion to be built, again on green belt land, close to our garden. Time has moved on and the houses have fitted in nicely.

Greenwode Leghe
Cold Pool Lane
Cheltenham
Gloucestershire
GL51 6JA

Comments: 7th October 2019

I am responding to this application as a direct neighbour of the applicant. The proposed construction is next to our boundary to the south side and will directly look into our land. We are private people and purchased the land to retain and extend an element of privacy.

With the proposed property being so close to the boundary, it also presents a major issue to our Wellingtonia tree which sits approximately 3 meters from the said boundary and directly in the middle of the aspect of the proposed new building. The tree is estimated to be over 160 years old and around 30 meters high by a local tree expert. We are very concerned that the proposed building will disrupt the roots to the tree and cause it irreparable damage which may require its removal. The applicant has strongly expressed verbally to us in the past about keeping this tree and our land to its full nature and not altering this tree in particular.

The land is not brown site, it falls within designated, and acknowledged Green Belt of area as defined within the JCS. It is a garden with some oversized sheds containing personal items and a cottage industry MOT station. Having an illegal business on the site and unplanned illegal access to it does not constitute a back-door route to planning permission on any land. We presume that if and when planning permission is not granted, retrospective planning permission for the business will be sought from the local council or the activity closed permanently.

A building of this kind on Sunnyfield Lane will have serious impact on the lane and surrounding area as was the upgrade of Cold Pool Lane which the planning applicant strongly voiced and campaigned for, siting environmental impact and its Green Belt status at the time.

I would also be interested to see proof that the deeds for the existing property allow for a business to be sited on any part of the land and additional buildings also added. The new proposed property would fall under these original deeds.

Allowing planning permission on this land sets a precedence for other land owners in the direct vicinity and we strongly urge it to be rejected.

Woodbines Cottage
Sunnyfield Lane
Cheltenham
Gloucestershire
GL51 6JB

Comments: 4th October 2019

I am responding to this application as a near neighbour and the owner of what is currently the first house in Sunnyfield Lane. The proposed new dwelling would become the first house and would lie about 50 yards from my house.

I am objecting to the proposal for several reasons. Firstly, it would become the first house to be built in the Lane for over 50 years and during the time I have lived here the Borough Council has rejected 3 similar attempts at in-fill including one which went to appeal and was also lost there. A number of strong planning reasons were given by the inspector for rejection but from my point-of-view of greatest significance was that in-fill in this rural lane in the green belt would substantially change its nature turning it from a quiet lane with housing placed sporadically along it into a much more of an urban environment. Further, that once in-filling commenced it would give a green light to all other landowners in the Lane to make similar applications.

Secondly, the JCS recently re-affirmed the Lane and surrounding fields to be a particularly sensitive area of the green belt with development being directed to more appropriate areas. Whilst the applicant does not seek to deny this the associated planning statement justifies the application at 4.2 as a suitable development for an urban setting. This is clearly not an urban setting and the Inspector via the JCS has indicated that it should not become one.

Thirdly, until 2004 the West Lodge garden was an outstanding asset to Up Hatherley. It was open to the public each year and was greatly appreciated by local residents. At this stage I believe there was a wooden garden shed or possible two sheds in the location of the proposed development. When the new occupants arrived, they used permitted development rights to enlarge these sheds for what appeared from the outside to be use as a workshop or as a garage. A large wooden fence was erected so only the roof was visible from the Lane.

At the Up Hatherley Parish Council annual parish meeting of 2004 concern was raised about this change. The minute indicates that residents were told that no action could be taken as the sheds came within the auspices of permitted development. However, it was made clear (and minuted) that this permission did not extend to any business use. It is my understanding that the applicant was fully aware of this

For more than a decade even though I was the nearest local resident situated a stone's throw away, I had no idea that any such business was being carried out.

It is clear that had the use for which these premises appear to have been put been known to local residents they would have objected and I'm sure that if the Borough had been aware of the use then enforcement action would have followed. Surely it cannot be appropriate for the applicants to benefit in the way they propose from flouting planning regulations.

Finally, the proposed access is on a dangerous blind bend. In 1986 when I applied for a dropped curb at the front of my property the highways officer commenting on my request said that he was concerned that it was less than 100 yards from the bend. The traffic generated by a large family home will be a major hazard in this location and I am unclear how flow in this area could be maintained during the building phase given the number of vehicle movements and the size of the vehicles involved.

This development in the form currently proposed will harm the Green Belt and damage the local environment and I would urge that is rejected.

4 Rothleigh
Up Hatherley
Cheltenham
Gloucestershire
GL51 3PS

Comments: 7th October 2019

This single storey eco house would be a massive improvement to the existing sheds and would be in keeping with the property on the site. It shouldn't cause any undue disturbance and wouldn't be visible from the lane. I've been familiar with this site for years and it would blend into the surroundings perfectly.

Tredworth
Sunnyfield Lane
Cheltenham
Gloucestershire
GL51 6JE

Comments: 7th October 2019

As a resident of Sunnyfield Lane I am writing to object to this planning application.

My grounds for objection are as follows:

Firstly: Traffic Safety.

The proposed vehicle entrance comes immediately after a dangerous blind bend where the road narrows significantly. The entrance slip road to Sunnyfield Lane comes off a roundabout at the junction of Up Hatherley Way and Hatherley Road. As it leaves the roundabout Sunnyfield Lane is two full vehicle lanes wide it then narrows sharply on the bend to become much less than two full vehicles wide. Due to this bend it is not possible to see traffic coming down the lane until you are approximately at the site of the proposed entrance and may need to stop for an oncoming vehicle.

Secondly: Construction Traffic.

Following on from the above Sunnyfield Lane is unsuitable for heavy construction traffic.

Thirdly: Unsuitable Development of the Greenbelt.

The proposed development falls within the Greenbelt. No new permanent dwellings have been permitted in this zone for over 50 years, despite various attempts, some of which have been taken to appeal.

Fourthly: Unjustifiable Claim of Previous Development.

It is claimed that the parcel of land which is the subject of this application has already been developed by virtue of the erection of a number of sheds in the garden of West Lodge over a period of years. No Planning Permission has been granted nor application made for erection or change of use of any of these sheds. There are a significant number of plots along Sunnyfield Lane for which the same excuse could apply if the land owner purchased a shed and located it on an area of garden that they desired to sell for housing. Thus if this excuse was accepted as valid a large proportion of the Lane could be opened up to development. Those Agricultural buildings that have obtained Planning Permission have been subject to future restrictions about the plot not being used for commercial, industrial, or domestic use.

72 Andover Road
Cheltenham
Gloucestershire
GL50 2TW

Comments: 24th September 2019

This low rise, timber clad home sits beautifully on this site with no trees needing to be felled (a particular concern of mine). I am a regular customer of RAS motors for at least 15 years and know the site well. The side access takes it away from the busy main road and the design is in keeping with its wooded setting and not fighting with the original lodge house.

The proposal will have very little impact on neighbours and enhance the area by replacing the workshops.