

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

### ADDITIONAL REPRESENTATIONS

Meadhouse  
Sunnyfield Lane  
Cheltenham  
Gloucestershire  
GL51 6JD

**Comments:** 19th November 2019

I live at Mead House on Sunnyfield lane and have done so for nearly 30 years. As residents of this small no through lane we are well positioned to comment on the likely impact of a new dwelling on our daily lives. We are the 4th dwelling in the lane, approx. 100 yards after the blind bend where the proposed dwelling is sited. We object strongly to the proposal because:

1. The land is greenbelt. This matters. The JCS plan for development in this same region were thrown out recently for this reason and why should this plan be different? Paragraph 145 of the National Planning Policy Framework states that "development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. We fail to see the exceptional circumstance that apply here. We enjoy the peace and tranquillity offered to us living in greenbelt and benefit mentally alongside the rest of the community. It needs to be protected and exceptions cannot be made fairly so therefore should not be made, certainly in the absence of special circumstances.

2. A precedent will be set for others on Sunnyfield lane, including those non resident landowners sitting waiting for building rights, to build. The character of the lane would be at serious risk with the erection of new dwellings.

3. The site is proposed with access on a dangerous part of the lane. A blind corner where traffic is forced into one lane after a busy roundabout. An access point here would make this stretch of lane exceedingly more hazardous. Furthermore, being the first house on a no through lane every driver would be affected as they have to pass here with no exception.

4. We have learnt that large wooden sheds (replacing a simple garden shed) erected in 2004, and the dropped curb, were never lawfully permitted and therefore any proposal based on this development should not be allowed. We have applied properly in the past for our dropped curb and to not penalise others that have behaved with disregard to the same rules (which govern us all) is one thing, but to then allow this infringement of planning laws to be the case for a new dwelling is entirely another and can not be permitted.

Lastly, I wish to register my complaint with the handling of this application. As a resident of Sunnyfield lane, living in close proximity to the proposed entrance to this new dwelling, we should have been told by the planning office of this application. Not least by a notification on OUR road, but more acceptably by mail. It is only today that my family have become aware of the application so close to its decision date, from a local dog walker!. I understand from speaking to your office today that the bare minimum was done in terms of notification. Only the 2 adjacent landowners to the applying property were told alongside a notice on Cold Pool lane only. A scheme utilising Sunnyfield lane as access should have quite obviously have notified those residents of Sunnyfield lane. Certainly those so near as we are. I was told to get a move on if I wanted to object and have been put under great stress to do so. Ben Hawks should have used common sense and diligence in deciding who to notify in a case like this where the proposed site impacts another road as much as the road of the site address. It has been neglectful not to do so and I would imagine has prevented more comments from being submitted as a result.

Karakorum  
Sunnyfield Lane  
Cheltenham  
Gloucestershire  
GL51 6JE

**Comments:** 18th November 2019

I write to you in a personal capacity but also as the Vice Chairman of Up Hatherley Parish Council and as a resident of Sunnyfield Lane.

Apparently my own house was the last to be built in the lane almost 55 years ago, since when a number of planning applications have been refused because the road is in the Green Belt. Each would have set a precedent for further development and if this latest planning application is approved it would constitute a serious breach of protected rural land and leave it wide open to inevitable further expansion!

You may or may not know there are only 14 Green Belts in England, 13 of which surround large cities or towns. Cheltenham and Gloucester is the exception, being the only one which actually separates two large towns, the infill of which would be a disaster for Gloucestershire in general and both Cheltenham and Gloucester in particular, the coalescence of which would suit nobody.

I should also point out that the proposed development is right on a dangerous blind bend where it is impossible for two cars to pass without one of them slamming on the brakes and giving way, a daily occurrence I might add!

Thank you for considering my request and I respectfully ask you to turn down this controversial application for the reasons stated.