

APPLICATION NO: 19/02449/FUL		OFFICER: Mr Ben Hawkes
DATE REGISTERED: 18th December 2019		DATE OF EXPIRY : 12th February 2020
WARD: Battledown		PARISH: CHARLK
APPLICANT:	Mr And Mrs Gleeson	
LOCATION:	Kyle Lodge, Greenway Lane, Charlton Kings	
PROPOSAL:	Construction of a single 5-bedroom self and custom build dwelling with associated buildings, landscaping, works and infrastructure	

REPRESENTATIONS

Number of contributors	53
Number of objections	15
Number of representations	0
Number of supporting	38

7 Polefield Gardens
Cheltenham
Gloucestershire
GL51 6DY

Comments: 16th January 2020

It seems that AONB is now being totally ignored or disregarded. If the council follow the rules and law then then application should be refused without hesitation.

Furthermore it is crystal clear that there are no other properties similar to this along Greenway Lane and as such this house would stick out like a sore thumb!!! Seems that all the applicants friends and family who are not closeby have supported this application!!

House looks very impressive but should not be built on a AONB piece of land but should be built in a more appropriate area.

Surely this is an April Fools Joke??!!

Greenway Farm
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PL

Comments: 12th February 2020

Letter attached.

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 21st January 2020

I strongly object to this application.

I am very disappointed to read yet another application for garden infill on Greenway Lane.

Garden infill on Greenway Lane is becoming all too frequent and changing the fabric of the road. With Sixways having a high polluting level the green spaces of Greenway Lane are very important to counteract this and help neutralise its effect. Another property on the road will not only take away green space, which is in fact AONB, but also add additional traffic to the road. At peak times of the day Greenway Lane comes to a standstill due to the local and school traffic, further congestion from yet another property will only add to the increasing levels of pollution.

We are very lucky on Greenway Lane to currently have a variety of bird species from Owls to Jays and also deer, foxes etc with further development we will only see a decline in their numbers. The health benefits of outside space i.e. gardens have been well documented and therefore should have a higher importance placed on them.

Whilst we are living with a climate crisis yet another development which removes green space is not going to help.

The Gray House
Harp Hill
Cheltenham
GL52 6PR

Comments: 3rd February 2020

Letter attached.

High Grove
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LA

Comments: 20th February 2020

I wish to object to the proposal for construction of a large 5-bedroomed house in the plot associated with Kyle Lodge on Greenway Lane. I object on grounds of visual intrusion into an existing attractive rural setting, and because I believe that the project would represent a very damaging step in the further suburbanisation of the AONB in an especially sensitive location.

I believe that the upper stretches of Greenway Lane, beyond the suburban fringe, currently possess a rural character entirely in harmony with the rest of the thinly developed Hambrook valley. The traditional buildings of Greenway Farm and Kyle Lodge alongside the Lane in no way detract from that character, not least because they are the only buildings that can create a significant visual impact along the route. I would object to any further residential development along the part of the Lane above The Chase, but in this specific case of the Kyle Lodge proposal I have a particular view that the 21st Century architecture and bulk of the proposed building would fail totally to harmonise with the Lodge and the Greenway Farm house.

It seems to me that this small but extremely beautiful part of the Cotswolds AONB is currently under attack from various developers of very large homes. Supporters of these developments can readily be found from all around Cheltenham and beyond, but if the Planning Committee determines this proposal acceptable - on its own merits - as was the case with Cromwell Court, then there will soon be another proposal to deal with and then another, and another. Unless a line

is drawn, agricultural land will eventually become suburban sprawl, and we will have destroyed something of enormous value to future generations. Even the residents of the new multi-million-pound homes may be disillusioned.

5 The Corse
Walnut Bank Drive
Teddington
GL20 8WB

Comments: 15th January 2020

I write in order to support the above application. I have lived in Cheltenham for many years and frequently spend time at the Charlton Kings Cricket club. The surrounding area is beautiful and I believe that this contemporary, modern, and beautifully designed house will enhance the area further. The proposed plans seem to have been sensitively designed to minimize the visual impact on the surrounding landscape.

85 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BS

Comments: 15th January 2020

I write in order to support the above application. I have lived in Cheltenham for many years and frequently spend time at the Charlton Kings Cricket club. The surrounding area is beautiful and I believe that this contemporary, modern, and beautifully designed house will enhance the area further. The proposed plans seem to have been sensitively designed to minimize the visual impact on the surrounding landscape.

Clarence Villa
Clarence Square
Cheltenham
Gloucestershire
GL50 4JP

Comments: 15th January 2020

I write in order to support the above application. I have lived in Cheltenham for many years and frequently walk in the fields off Greenway lane with my dog. The proposed plans seem to have been sensitively designed to minimize the visual impact on the surrounding landscape. I particularly like the architectural design of the new dwelling and believe it's contemporary design is of the highest quality.

Greenside
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 15th January 2020

I wish to offer my full support for this application. I am a resident in Battledown and therefore a reasonably close neighbour of the residents of Kyle Lodge. The design of this house is a very appealing and I am sure it will add to the architectural pedigree of the surrounding area.

North Farm House
Shipton Oliffe
GL54 4JQ

Comments: 15th January 2020

As a resident in Cheltenham area for many years I know the Battledown area and Greenway lane well. There seems to be lots of new houses being built iin the vicinity and the GREENOAKS development looks to me a fabulous addition! It is an exciting, modern house which seems to be in keeping with other houses currently under construction.

42 Gratton Road
Cheltenham
Gloucestershire
GL50 2BY

Comments: 15th January 2020

I've been living in Cheltenham for a good many years now. I feel I know the Battledown area and Greenway Lane very well. I've always been impressed by the number of exciting new houses being built iin the area. I strongly feel the Greenoaks development would be an exciting addition. It's an interesting, modern house certainly in keeping with other houses currently under construction.

75 Read Way
Bishops Cleeve
GL52 8EL

Comments: 15th January 2020

I write in order to support the above application. I have lived in Cheltenham all my life. Love seeing new modern properties being built in the town. I have the design which I feel that it is beautifully designed and will enhance the area.

73 Painswick Road
Cheltenham
Gloucestershire
GL50 2EX

Comments: 15th January 2020

I write in order to support the above application. Building a new house iin such a large garden seems a sensible idea and good use of the space. The design is sympathetic to the surrounding area and I really like the modern look of the house.

5 Sandford Court
Humphris Place
Cheltenham
Gloucestershire
GL53 7FA

Comments: 15th January 2020

I know the oners of 'Kyle Lodge' and have reviewed their proposed plans of designing and building a new development within their grounds.

This is an exciting and economically friendly project, and I'm in full support of this proposal.

Turnpike House
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PW

Comments: 28th February 2020

As a resident of Greenway Lane I write to support the above proposal. I have discussed the plans with the owners of Kyle Lodge and it is clear that extensive thought has gone into designing a property that is sensitive to the area.

I fully support the application.

3 Water Lane
Cheltenham
Gloucestershire
GL52 6YD

Comments: 14th January 2020

I am in support of this application. I reside in Charlton Kings, within a mile of the proposed building, and frequently visit that area to use the cricket club and for walking or leisure. I am therefore familiar with the site and believe that the proposed building is excellent use of land and that the design will compliment the area. The plot is a large piece of land and can easily sustain two significant properties.

Haytor
65 Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PR

Comments: 19th January 2020

We would like to object to the application 19/02449/FUL for Kyle Lodge, Greenway Lane, Charlton Kings, Cheltenham GL52 6PN.

Kyle Lodge sits in the Cotswolds AONB, which is protected land around Cheltenham. It is part of the appeal of Cheltenham and this area and has been designated as AONB for this reason.

We feel very strongly about building on AONB land. Cheltenham has a plan for new housing and this does not form part of it. Kyle Lodge is typical of the large properties around this area that sit in a substantial plot. We feel strongly that the properties in this area should not be given permission to reduce their gardens in order to build more houses (sadly this has already happened at Cromwell Court, also on Greenway Lane and also part of the AONB).

Greenway Lane is a country lane with no transport links, no footpaths and no cycle lanes, meaning travel by car will be essential, thus increasing traffic and impacting the environment.

This area is used by walkers, runners, cyclists and horse riders because of its beauty and if houses are allowed to be built on this land, increased traffic, pollution and the destruction of wildlife will spoil it.

97 Montpellier Terrace
Cheltenham
Gloucestershire
GL50 1XA

Comments: 22nd January 2020

I have looked through these plans and can see no issues - the building design is entirely in keeping with the successful planning application for Cromwell Court.

Also - to those comments on the AONB - while the area might be an area of natural beauty, the garden where the proposed dwelling would be is a brownfield site.

43 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th February 2020

I object to this application 19/02449/FUL for the following reasons:

This proposal is for a very large contemporary designed building in the Cotswolds Area of Outstanding Natural Beauty, AONB. The building would impose on its immediate neighbourhood and particularly on the adjacent public footpath where it would take away the PROW's openness. This style of house is not in keeping with other properties in the AONB along Greenway Lane and would be better suited to a more urban environment. Development proposals in the AONB must, by policy, enhance and conserve the landscape and scenic beauty, this proposal fails in this regard. This is a speculative proposal.

The result of the proposal on the various landscape characters and visual effects will have no enhancing attributes contrary to NPPF para 172 which states: "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues", and to JCS SD7 where "All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan."

I agree that in isolation the structure could be considered good design. However, it is not a design sensitive to its proposed location and will not enhance its locale or its near or far environment. It is bold, visually loud and out of context. It fails saved Policy CP7(c): "Development will only be permitted where it complements and respects neighbouring development and the character of the locality and/or landscape." and NPPF 127(c): "Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);"

Some reliance is placed on this site being classed as "Brownfield" and effective use of land should be considered as outlined in NPPF 117. However, the caveat in footnote 44 applies as there is conflict in this application with other policies in the framework, NPPF 172 is one example, therefore NPPF 117 cannot be relied upon in this case.

Para 5.27 of the applicant's supporting planning statement confirms that there will be no positive effect on landscape character even after mitigation measures have become effective and also, at para 5.28, only non-positive visual effects will be present, ranging from neutral to major negative.

This proposal is for inappropriate development in the AONB which will have severe adverse effects on the natural and local environment even with mitigation measures in place. Overall the proposal will have no positive conserving or enhancing effect on landscape character, visual amenity or scenic beauty and will amount to a loss of openness and local distinctiveness in this area of the Cotswolds AONB. Policy dictates that in these areas great weight in regard to conserving and enhancing landscape and scenic beauty must be given. Because of these adverse effects on the character and appearance of the area, JCS SD7 and NPPF 172 provides clear reason for refusing the proposed development.

3 Eldorado Crescent
Cheltenham
Gloucestershire
GL50 2PY

Comments: 11th February 2020
Letter attached.

33 Hillary Road
Cheltenham
Gloucestershire
GL53 9LB

Comments: 11th February 2020
Letter attached.

12 Charlton Park Gate
Cheltenham
Gloucestershire
GL53 0HL

Comments: 13th February 2020
I write to offer my full SUPPORT for the following property:

Planning application: 19/02449/FUL, Kyle Lodge, Greenway Lane, Charlton Kings.

I totally support the above planning application. As a home owner in Charlton Kings and frequent user of Greenway Lane I feel the the above proposition would be an exciting addition to the Lane and would enhance the area.

Documented evidence on the CBC website from professionals that have clearly spent hours examining the site, concludes that the application complies with CBC planning regulations. The Council have welcomed and permitted the development of the brownfield site at Cromwell Court on Greenway Lane, and I hope that they will also back the development of the brownfield site at Kyle Lodge -this design is of high architectural quality and will set an example of what suits Cheltenham, to be taken into the next decade.

1 Tommy Taylors Lane
Cheltenham
Gloucestershire
GL50 4NR

Comments: 13th February 2020

I am a long term resident of Cheltenham and have agri-environment responsibilities within the Cotswold AONB.

I know this plot of land. There are plenty of local examples where more than one house has been squeezed onto considerably smaller garden plots. In this case, the request is for a single dwelling on a large plot, which seems eminently appropriate.

The design is not dissimilar to a number of dwellings that have been built in and around Cheltenham such as Prestbury and Cleeve Hill including within the AONB. The design appears to be eco-friendly and every effort has been made to keep it private. Its shielded location means that it has very little impact on the surrounding area; if built, I doubt that the general public would be particularly aware of its existence after a few months.

The properties in this area have no consistent architectural design; it is therefore perfectly reasonable to build something that is different, after all the current dwellings are probably different to their predecessors.

I have not read anything that suggests that the new dwelling would have an adverse impact on the environment.

In summary, I support this application.

The Coach House
10 Oxford Passage
Cheltenham
Gloucestershire
GL50 4DL

Comments: 14th February 2020

We are amused by the level of support for this application from people who are not in the vicinity!

I do hope the planners take note of this, it seems every supporting comment is from another part of Cheltenham, the comments of which are in some cases merely copy and paste of other messages.

One can only assume they are all friends and family of the applicants as why else would so many pro supporters be so vocal about this one particular application when they don't live on Greenway Lane.

The comments that count, ie the neighbours are all objecting, planners take note!!!

Reservoir Lodge
Harp Hill
Charlton Kings
Cheltenham
GL52 6PP

Comments: 6th March 2020

Letter attached.

Dewerstone Cottage
Christowe Lane
Cheltenham
Gloucestershire
GL53 7AQ

Comments: 10th January 2020

I write in order to support the above application. I believe that the proposed development is an impressive architectural design.

131 Hales Road
Cheltenham
Gloucestershire
GL52 6ST

Comments: 10th January 2020

I write in order to support the above application. I believe that the proposed development is an impressive architectural design.

298 Stroud Road
Gloucester
GL4 0DG

Comments: 10th January 2020

I write in order to support the above application. I believe that the proposed development is an impressive architectural design.

Clive Lodge
Wellington Square
Cheltenham
Gloucestershire
GL50 4JS

Comments: 10th January 2020

I write in order to support the above application. I have lived in Cheltenham for many years and frequently walk in the fields off Greenway lane with my dog. The proposed plans seem to have been sensitively designed to minimize the visual impact on the surrounding landscape. I particularly like the architectural design of the new dwelling and believe it's contemporary design is of the highest quality.

325 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AJ

Comments: 10th January 2020

I write in order to support the above application. I have lived in Cheltenham for many years and frequently walk in the fields off Greenway lane with my dog. The proposed plans seem to have been sensitively designed to minimize the visual impact on the surrounding landscape. I particularly like the architectural design of the new dwelling and believe it's contemporary design is of the highest quality.

3 Glynrosa Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8QR

Comments: 10th January 2020

As a resident of Charlton Kings, I have been made aware of this proposal and have looked at the computer generated images of the new house. Kyle Lodge has a very large garden and this single dwelling in the garden of Kyle Lodge will be a positive development for Greenway Lane. I really like the contemporary design of the house which seems to be in keeping with other houses currently being built in the area.

257 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8EB

Comments: 10th January 2020

As a resident of Charlton Kings, I have been made aware of this proposal and have looked at the computer generated images of the new house. Kyle Lodge has a very large garden and this single dwelling in the garden of Kyle Lodge will be a positive development for Greenway Lane. I really like the contemporary design of the house which seems to be in keeping with other houses currently being built in the area.

32 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 10th January 2020

I write in order to support the above application. I am a resident on Greenway lane and a close neighbour of the residents of Kyle Lodge. I have reviewed the planning application and supporting information online. I like the architectural design of the new dwelling and believe it's contemporary design and high quality are in keeping with the Battledown 'ethos'.

12 St Michaels Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DW

Comments: 10th January 2020

I write in order to support the above application. Building a new house in such a large garden seems a sensible idea and a good use of the space. The design is sympathetic to the surrounding area and I really like the modern look of the house.

Baedalas Tun
Ashley Road
Cheltenham
Gloucestershire
GL52 6PJ

Comments: 10th February 2020

I have grown up and lived in this part of Charlton Kings for more than fifty years. I strongly object to this application and concur with all of the well-documented objections already raised.

The proposal is for a large brand new three-storey contemporary house and a double-storey garage with further living accommodation above in the middle of an area of AONB which has remained unspoilt for many years. The site lies within the rural fringe of Cheltenham which acts as a natural barrier to the town; it serves as a pleasing contrast to the busy Sixways end of Greenway Lane which is very different in character.

- It is outside of the PUA and entirely within the AONB and therefore not part of the Town Plan.
- Cheltenham has precious little AONB on its fringes - that which we do have we should value and protect.
- The proposed building is not appropriate in this semi-rural location - such a contemporary build would alter the character of the lane as the few buildings in the vicinity are of a traditional type and are very scattered.
- It is too large, too modern, not in keeping.
- It would not 'enhance' - rather it would have an 'adverse' effect on the surrounding landscape character.
- Adverse effects come about not only from a loss of openness but also from a change in landscape 'character'.
- Users of the footpath would be VERY affected - note Charlton Kings' Parish Council's concerns regarding the large double-storey building which would be adjacent to the footpath.
- The proposals would lead to both adverse landscape and visual change in the local area. This is in conflict with JCS Policy SD7 as it neither 'conserves' nor 'enhances' the natural beauty of this nationally designated area and it is also at odds with the objectives of the Cotswold AONB Management Plan.
- It would create a precedent for further attempts to develop in this lovely location.
- I do not believe that any new build - unless perhaps it is a better replacement for one being demolished - can be considered to be 'conserving' or 'enhancing' the AONB, no matter how many pages of arguments are put forward.

It seems incredible to me that such a completely modern house which is much more suited to an urban environment could be considered to be viable here. Because a house is built in Cotswold stone and has a grass roof does not in my mind conjure up compatibility with the scattered nearby dwellings. Grass roofs seem to be the current trend in these situations and while on a plan they may sound like a good idea, in reality they are very hard to maintain - they are not always indigenous and often look a total mess, thereby having the opposite effect to that which is intended.

The application implies that the area is quite built up with references to the Battledown Estate suggesting there is a connection between this contemporary design and some of the houses there. But the Estate is a historically unique private estate which is not in the AONB and therefore is not bound by its rules. Instead, residents abide by its own regulations overseen by the

Trustees. For non residents the core of the estate is only accessed via Battledown Approach which is off Hales Road and there are three other gated access roads for residents only. For those who do not live on the estate therefore there is a definite disconnect between these two areas and therefore no comparison to contemporary housing there stands up. Battledown Manor which is a large very traditional house (formerly The Knowle) is also mentioned and Kyle Lodge is at the bottom of its drive. Neither of these two houses are now nor ever were part of the Battledown Estate.

I am led to understand that most, if not all, of the local residents who would be most affected by this proposed development are quite strongly opposed to it. It seems to me that most, if not all, of those supporting the application are friends and colleagues of the applicants many of whom do not live in the immediate area and who may well have been unaware that the proposed site is in the middle of land which has been protected by its AONB status for many years. This is a particularly relevant point as the majority of the comments supporting the application were submitted before it was noticed that the AONB status had been omitted from the online Constraints section. This important error has since been duly amended.

It would be a sad day for local residents if this application is granted. We are blessed to live so close to the massively popular Cleeve Hill -Greenway Lane actually leads to it - and our country lanes are loved by walkers, runners, cyclists, horse riders, dog walkers alike, all seeking the peace and harmony 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 environment.

Ryeworth Fields
Greenway Lane, Charlton Kings
Cheltenham
GL50 9TA

Comments: 27th January 2020

Our cricket club is one of the nearest sites to the proposed development and I am supportive of the plans.

The proposed changes to access will provide further parking space on Greenway Lane which can become congested at peak times and when the cricket club is in use. The plans to include pavement upgrades and resurfacing is also much needed and will contribute to improving safety on the road, particularly for children accessing the ground.

The agreed plans for the development are an example of exciting modern architecture that will add to the already diverse collection of buildings on Greenway Lane. Additionally, the plan to split a two acre plot into separate properties seems a perfectly reasonable use of the land.

I can see no reason for this development to be denied permission considering the consent given to other developments in the area in recent years.

CKCC committee member.

12 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 24th January 2020

The site is in an existing garden and the design looks great.

Comments: 10th January 2020

This seems a sensible use of the large garden and would not impact other dwellings. Also the contemporary design is much better than other recent developments in Greenway Lane

10 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 15th January 2020

I fully support this application. As a resident of Greenway Lane I am very familiar with Kyle Lodge. I have reviewed the planning application and like the architectural design of the new dwelling. I believe the contemporary design is very in keeping with Battledown and Greenway Lane

16 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 26th February 2020

I write in support of Planning Application 19/02449/FUL.

As long residing residents of Greenway lane, my wife and I have seen many changes to the road over the years. We have ourselves, had a house built in our once large garden and have seen plenty of newly built modern houses in our immediate vicinity.

The owners of Kyle Lodge have visited us and taken the time to explain their development to us. We discussed the name of their planning proposal 'Green Oaks'. This obviously clashes with the name of our house (they had no idea our house was called that) and Mr Gleeson has assured us that he will rename his new house proposal. We are entirely satisfied with this.

We have looked at the computer-generated images of the modern development within the garden of Kyle lodge on what I believe is a brownfield site. It is obvious that great care and attention has gone into the design of this house in order to maintain and indeed enhance the natural beauty of the area. One additional house on Greenway Lane will have, in our opinion, no detrimental effects on local traffic or wildlife.

We totally support this application and believe that it will not be detrimental to the area as it will be partially hidden by the hedge around the garden of Kyle Lodge and will not be greatly noticed by people passing by.

312 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AP

Comments: 15th January 2020

From conversations with the current owners, I am aware of the planning application to build a new home on the site of their current property - Kyle Lodge.

I have visited the property many times and I think that plot can easily accommodate another property.

I have reviewed the computer generated images of the proposed developemnt - The Greenoaks. I think that it makes great use of the area, is in keeping with other houses being built in the area and will, I understand, make use of the latest ecological building techniques and materials.

Therefore, I am providing this letter as a record of my support for this proposal.

The Chase
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 21st January 2020

I am very concerned about the possibility that that council will allow this house to be built in a clearly defined AONB area.

If this house is given planning permission then this AONB area is doomed as all the other fields and gardens along this road will be making applications.

The level of people supporting this building really has little or no credibility as the majority if not all of them are not residents of the local area, one has to wonder why so many non neighbours are so vocal in their support, I wonder if they would feel the same if they were actually nearby. For anyone to suggest this house is in keeping with the area is being ridiculous.

As one of the closest homeowners to this proposed development, we are strongly against this application.

Hallam Oaks
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 3rd January 2020

I am in receipt of your planning notification, 19/02449/FUL, received on 23rd December 2019. You were unavailable when I rang your department on 27th Decemer, to ask a couple of questions concerning this matter, therefore I list them below:

1) 10th January 2020 being the deadline date for comments to be submitted leaves very little time (including the Christmas and New Year holidays) to research this matter. Is this the legal requirement? However, I was informed that this date was being extended to 27th January 2020, as you had directed 'site' notices to be erected. To date, I have seen no sign of same. Therefore, would you please confirm, by return, what the correct deadline date is as time is rapidly passing by for the public to assess fairly.

2) Under "related items" on your schedule, would you please clarify why, "Green Oaks, Greenway Lane, Charlton Kings, Cheltenham GL52 6LB" is listed as one of the two properties involved? I have never heard of this particular address in Greenway Lane and I would appreciate you informing me where it is to be located.

Comments: 12th February 2020
Letter attached.

Greenacres Farm
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 12th February 2020
Letter attached.

Comments: 13th February 2020

We object to this application in its applied form. The buildings are far too box like and rigid in design, they closely resemble the modern style of commercial buildings.

This application is not innovative in design. Merely a close copy of the many "Of our time" structures appearing on the landscape. It offers no architectural merits, other than being a mass of glass and stone clad box shapes, positioned to form a structure. It would appear alien to Kyle lodge and opposite neighbour Greenway farm.

The designated position on this site is very one sided, against the west boundary, especially the garage/flat let block.

Greenacres farm driveway and the public footpath follow a line alongside this boundary; the driveway also gives access to Hallam Oaks, and 2 others. The boundary is formed by post and rail fence and deciduous hedging with gaps. Due to the leaf loss in the autumn and winter months, any development on the Kyle Lodge site would result in a high visual impact to walkers on the public footpath, and the wheeled users of the driveway.

Landscape Visual Appraisal report. The superimposed views:-

- Shows Viewpoint.15. looking north east from the highway with the veteran ancient oak T9 (54) in the foreground, this view of the garage/flatlet block would be very overbearing, closely resembling 2 stacked porta cabins.

At this point in Greenway Lane/Greenacres driveway, the receptor level for pedestrians, cyclists, and passing motorists would be more high than medium.

- Shows Viewpoint 17.looking south down Greenacres Farm driveway, and the public footpath, with the superimposed view of the two proposed buildings .This view would be extremely overbearing against the skyline, and completely alien to the landscape.
- Lva report page 19 states, The aim is to avoid or minimize the amount of material going of site. The creation of a curved bank at the northern end.

The subsoil of this site is heavy clay, considering the application shows a lower ground floor construction, a considerable amount of spoil would be excavated. If this is used to create a curved bank this would form a non-porous barrier and prevent the natural run off from the higher ground, because of the lie of the land. This would divert the natural run off on to our property, and exacerbate the problem we already have with the run off during the not so uncommon periods of heavy rainfall

- The C.B.C. tree report shows the concern over the siting of the garage/flatlet block with regards to the root protection radius of our veteran oak T9 (54) .This is the largest of the oaks on or near the site, and is of great age.

This application is outside the Principal urban area and well within the AONB.

We share the comments made by the owners of The Chase, who also understand the "Green way" of Greenway lane.

Only a few weeks ago an application 19/01252/Ful also in the AONB and outside PUA and adjoining the public footpath and only 50 meters from the North West Kyle lodge boundary. This application was refused.

Inches
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 20th January 2020

I wish to offer my full support for this application. I am a resident in Battledown and therefore a reasonably close neighbour of the residents of Kyle Lodge. The design of this house is a very appealing and I am sure it will add to the architectural pedigree of the surrounding area.

106 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LX

Comments: 20th January 2020

I write in order to support the above application. I have lived in Cheltenham for many years and frequently walk in the fields off Greenway lane with my dog. The proposed plans seem to have been sensitively designed to minimize the visual impact on the surrounding landscape. I particularly like the architectural design of the new dwelling and believe it's contemporary design is of the highest quality.

18 Greenhills Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 9EB

Comments: 20th January 2020

I write in order to support the above application. Building a new house in such a large garden seems a sensible idea and a good use of the space. The design is sympathetic to the surrounding area and I really like the modern look of the house.

70 Sandy Lane
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DH

Comments: 11th February 2020

I would like to support this application. As a resident of Charlton Kings with children who play cricket at the local club on Greenway Lane, I think this proposal is well designed and forward thinking while remaining sympathetic to the surrounding area.

The Greenoaks proposal is a good use of the large existing (brownfield) garden to create a sensitively designed family home that will have minimal visual impact on the road. The design is in keeping with many houses in the immediate area and will not diminish the beauty of Greenway Lane in any way.

Cromwell Court
Greenway Lane
Charlton Kings Cheltenham
Gloucestershire
GL52 6PW

Comments: 13th January 2020

I write in support of the application.

I am very much of the opinion that the proposed development will improve the site, which currently has a very large and under utilised plot. I have looked through the design proposals and feel that they are sympathetic to the landscape. I note that there is a comprehensive impact assessment for the proposal.

The design looks appropriate and is no different to the other developments in the vicinity.

36 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 13th January 2020

I'm writing to support the proposal for the above application.

The proposed scheme is sympathetic with the surrounding area & is in keeping with other houses that have been built / are being built in the area.

41 Charlton Close
Cheltenham
Gloucestershire
GL53 8DH

Comments: 14th January 2020

As members of Charlton Kings Cricket Club and regular dog walkers in this area, we have reviewed this planning application.

We are in agreement that the design is sympathetic to the local area and nearby houses and will not detract from natural beauty of its surroundings.

We have no objections and are happy to support this application.

High View
Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PR

Comments: 26th January 2020

We object to this application. It is yet another erosion of the integrity of the AONB, an important designation for the appeal of Cheltenham yet which seems to diminish in importance with every new building application that gets approved within it.

Additionally, Greenway Lane simply cannot cope with any more traffic - last Friday afternoon it already felt like I was walking my dog along the M5, not the pleasure it ought to be.

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 21st January 2020

I would like to object to this application.

The site is located in the Cotswolds AONB, in an essentially rural location. The existing property is surrounded by fields on all sides, bar the single neighbouring Greenway Farm dwelling.

Cheltenham Borough Council's own Landscape Character and Sensitivity Assessment (April 2015) classified this location (Greenway Wooded Pasture Slopes) as having a Low capacity for development, with High landscape sensitivity, Medium-High visual sensitivity and High landscape value.

Whilst planning applications may have to be considered individually, without prejudice to future applications, it is undeniable that permission to build in this case would only make future applications more likely in this sensitive vicinity. Indeed the applicant themselves informed me they were encouraged and emboldened to make this application by the permission granted in 2019 for development at Cromwell Court.

Whilst this application in isolation might seem acceptable, it chips away at the edges of the AONB and creates a context for further development. The aggregate effect of such incremental erosion to the AONB would not be acceptable.

In practical terms, I also question the suitability and sustainability of the local facilities to support yet more development. The state of the road surface along Greenway Lane is already disgraceful and dangerous. With absence of pavements and public transport this plan would be guaranteed to result in another 4 vehicles regularly on the road. Local doctors and schools are already over-stretched. These things need addressing if development continues to be permitted at the current rate in this area.

Lastly, I note the homogeneity of the supporting public comments and their means of submission, with a highly questionable similarity to the pattern of comments submitted for the nearby Cromwell Court application in 2019.

Cherry Court
Ashley Road
Cheltenham
Gloucestershire
GL52 6PJ

Comments: 25th January 2020

I am concerned that the semi rural nature of the site will be changed to one of a domesticated residential use. The application is the latest in a series of residential applications in and around Greenway Lane and the rear slopes of Battledown hill that have the cumulative affect of eroding this unique gentle semi rural land that runs along Greenway Lane. The incremental urbanisation of this marginal land should not be supported in either the interest of the AONB, general public amenity or conservation of a range of protected species who use this undeveloped corridor. 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 of benefit to the town overall.

In particular the development does not conserve or enhance the site. The existing dwelling that is Kyle Lodge sits most peacefully in the landscape but the development in the garden increases the level of human activity demands on the land twofold and does not maintain the scattered and sporadic nature of human activity in the lane.

The development will have a negative impact on the land which outweighs any benefit to be had by increasing the density of dwellings in such a sensitive site.

Friends of Oakley Farm Pasture Slopes

Comments: 21st January 2020

Letter attached.

PLANNING
Rec'd 12 FEB 2020
SERVICES

BY HAND

The Planning Department
Cheltenham Borough Council
The Promenade,
GL50 1PP

Greenway Farm
Greenway Lane
Chelton Kings
Cheltenham
GL52 6PN

12th February, 2020.

Ref: Planning Application - 19/02449/Fu - KYLE LODGE.

At: David Oakhill - Head of Planning
Tracey Lewis - Director of Planning
Ben Hawkes - Case Planning Officer.

Dear Sir / Madam,

We are the immediate neighbours of the Owners/Occupiers of Kyle Lodge who are submitting the u/m application which falls within the Cotswold AONB and outside the Cheltenham Park.

Furthermore, you will note from the Historic Landscape Character and Settlement Pattern Analysis submitted on 17th December, Greenway Farmhouse (our property) across the Lane, is one of 2, 19th Century properties (the other being Battledown Manor) in the immediate vicinity and both of stone construction in the typical Cotswold style. Our Farmhouse being on the 1886 O.S. Map. is only metres away from the proposed site.

So you can imagine our shocked reaction when presented with the photomontage of what is proposed. In response, Mr Gleason drew our attention to similar modern designs within the Cheltenham Park and I have no doubt suitable sites can be found within the Park of Cheltenham, Gloucester or Tetbury for such a design.

Of the 52 public & consultee comments to date, it appears some 33% are objecting to this plan, the majority of whom are residing in or close to Greenway Lane.

The remainder, supporting the plan are in the main residing quite distant from the site and probably canvassed, as is the Applicant's right to do. Those of us living in the Lotswold AONB have an obligation (unwritten) to maintain it's character in every possible way. In our opinion this plan does not contribute positively to that obligation and does not respect the residential amenity of the area and that of existing neighbours.

Many of the objections filed deal extremely well with the AONB and landscape aspects of this plan, so we will not repeat them here, but rather prefer to deal specifically, concerning the site and plan and the survey of certain documents.

1) The Application Form: The site land was part of Greenacres Farm i.e. agricultural and we are not aware of any granting of change of use.

2) Lotswold Transport Planning: a) States "existing telegraph pole retained". It is not a telegraph pole but a pole supporting a 3 phase electricity supply. We don't think planners or the electricity supply company would approve of a new residential property erected under power lines.

b) "Existing tree to be removed". This is a preserved oak tree T53 on the TPO, 1973. This was previously an ash which became diseased and with the permission of CBL Tree Department was felled, on condition that an oak was planted as a replacement, so T53 still exists, therefore

there is ~~not~~ prospect of a new dwelling access here. Also we understand that there is a mains private water supply piping to a close property passing through the site near this point. Of course it is possible this could be re-sited - but not the power lines or the T53 preserved oak - we imagine.

3. There has been reference to the fact that this is a Brownfield Site. We understand that a Brownfield Site is one which was formally developed. This is/was agricultural land, with no history of previous development.

4. The application refers to sustainable drainage and main sewer connection. We must draw attention to planners (4 Severn Trent) that it appears that the sewer connection is believed to be one of "small bore" passing down from Battledown Manor and ultimately through one of our farm fields before passing the Chase to a larger bore connection near the allotments.

It appears this sewer is corroded and been blocked on a number of occasions with foul effluent coming to the surface in some locations. It would not therefore be prudent to add more properties to this deteriorating pipeline at this time.
(Ref. 20/00154/FUL & 19/02449/FUL)

5. We wish to comment on the Landscape & Visual Appraisal & Consultation Comments in general terms on this plan Ref: 19/02449/FUL, 19/01252/FUL and 10/0027/FUL.

The first 2 relate to current proposals where Ryder Landscape Consultants noted their comments for both applications. Without going into detail, we comment that for locations just 40 metres apart, we cannot believe the contrasting nature of the reports - chalk & cheese, but on a more serious point we question the following:-

When planning is permitted - inspectors attend to ensure Building regulation are complied with, but in the case of ~~proposed~~ detailed landscaping as proposed, there appears to be no "policing" to ensure such programmes are adhered to and carried out.

Ten years ago Kyle Lodge were permitted certain extensions (10/00027/FU) where nearly all existing planting was to be retained (I think with the exception of the removal of 1 tree) This was not adhered to and with no "policing" much of the screening amenity to Greenway Farm was removed.

I feel the planning department should have been responsible, to ensure as a condition of the permit, this screening was retained.

As neighbours we have had to negotiate with the occupants to plant new screening to replace that lost and it is only now that after 10 years we are almost back to the original maturity.

This has caused unnecessary tension between us & is still not fully resolved. As a livestock farmer for many years, I have always appreciated good neighbours and wish to retain such benefits. This flaw in the planning system needs to be addressed.

Finally and in conclusion, we cannot accept the current application and object on the basis that it does not lead to landscape or visual deterioration in the AONB.

We would give consideration to a low profile proposal in keeping with the typical Cotswold style of building (as Kyle Lodge currently presents) if all other constraints can be resolved.

Yours sincerely,

**The Gray House,
Harp Hill
Cheltenham GL52 6PR.**



*This is the second
hard copy as we
can't log onto
your on-line site*

31st January 2020



Re: *planning application. 19/02449/FUL Kyle Lodge*

We would like to strongly register our objection to the above which appears to be another incursion into ANOB land.

Besides the whole area being ANOB, Greenway Lane is a very narrow, rural area outside the urban district of Cheltenham and has been designated by CBC Landscape Assessment as being "high in sensitivity and landscape value".

The proposed build is right next to a well used public footpath in an area enjoyed by many walkers, horse riders and dog walkers who are there for the serenity and peace of the landscape. There are no footpaths, curbs, drains, or lights and the Lane cannot take further traffic from such a huge house, the design of which seems totally out of place in a rural country Lane.

The Lane is already over-used as sat-navs now direct traffic from the A40 via Greenway, round the dangerous corner at the reservoir, then down Harp Hill to the vastly over congested roundabout system into Hales/Hewlett/Priors road. Also there is considerable weight of traffic from St Edwards School to 6 ways making that junction a nightmare at rush hours.

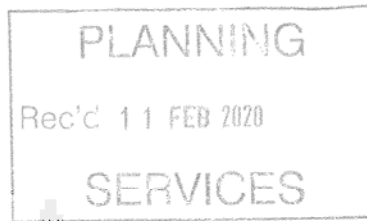
Surely we should protect our ever decreasing ANOB and green fields for future generations without further air pollution from the extra vehicles which would obviously be involved.

We are also very confused by the number of supporters of this application who certainly do not reside in the local vicinity.?

We trust the above will be seriously considered and hope for a well judged decision against this application.

Yours sincerely





3 Eldorado Crescent
Cheltenham
GL50 2PY
11th February 2020

Planning Department
Cheltenham Borough Council
Municipal Offices
Cheltenham

I write concerning the following proposal

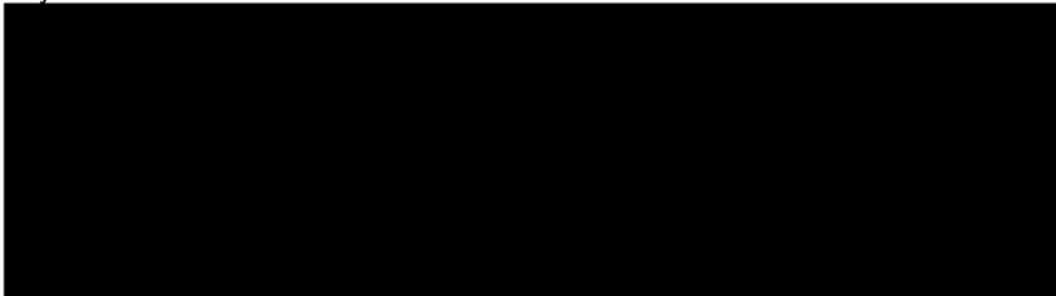
19/02449/FUL
Construction of a single 5-bedroom self and custom build dwelling.
Kyle Lodge, Greenway Lane, Charlton Kings

FULLY SUPPORT

As a resident of Cheltenham and regular dog walker I have taken interest in the proposed development and totally support it. The design of the proposed property is obviously very sympathetic to the beautiful surrounding area and has been designed in conjunction with the input of a landscape and ecology specialist whose report was exceptionally thorough and very interesting.

I feel that is important to support well designed, architecturally impressive properties. Cheltenham has a strong history for being forward thinking and progressive in its design of houses and I think this house would be a perfect addition to our stunning town.

Yours faithfully





33 Hiliary Road
Cheltenham
GL53 9LB

11/02/20

Cheltenham Borough Council
Planning Department
Cheltenham

I write to offer my **SUPPORT** for the following property

Planning application : 19/02449/FUL
Kyle Lodge, Greenway Lane, Charlton Kings

I totally support the above planning application for the buildings of a single property on a brownfield site within the garden of Kyle lodge. As a local resident and user of Greenway lane I feel that the above proposition would be an exciting addition to Greenway Lane and would enhance the area. I have purposely delayed writing this letter as I wanted to review all the documentation and supporting evidence so that I could submit a balanced and informed opinion. The supporting evidence on the council planning website demonstrate that the plans comply with the CBC landscape policies (as stated by the landscape architect appointed by CBC - Stuart Ryder). It is clear from the reports that the plans have been very carefully constructed and designed appropriately for the area. I also believe that the proposed property will compliment the properties due to be constructed on the Cromwell court site which is next door but one to Kyle lodge.

Yours faithfully

A solid black rectangular box redacting the signature.

A solid black rectangular box redacting the address.



Reservoir Lodge
Harp Hill
Charlton Kings
Cheltenham
GL52 6PP

01/03/20

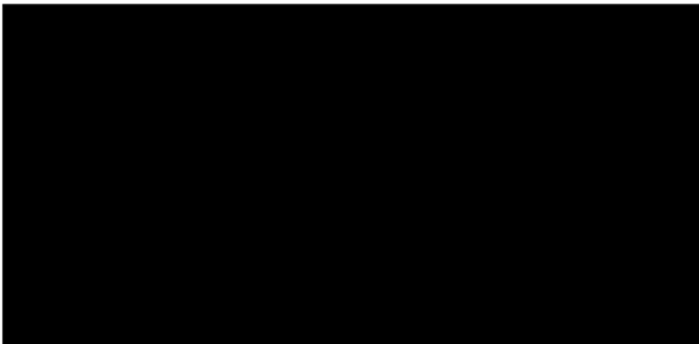
Dear Mr Hawkes

Re - Application for planning permission of single dwelling within the garden of Kyle lodge

Ref- 19/02449/FUL **SUPPORT**

I live at the top of harp hill a few metres away from Greenway Lane. We see several proposals in this area which are inappropriate for example Oakley Rise Pastures however the above proposal is an entirely different proposition. I like the majority of residents on Greenway Lane and within Charlton Kings totally support this application for a single dwelling within the garden of Kyle Lodge.

Yours sincerely



Delivered by Hand

Hallam Oaks
Greenway Lane
Charlton Kings
Cheltenham
GL52 6PN

B Hawkes Esq
Planning Officer
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



10th February 2020

Dear Mr Hawkes

**Re: Planning Application, Reference No. 19/02449/FUL
Kyle Lodge, Greenway Lane, Charlton Kings**

I write to object to the above Planning Application:

- 1a) To state the obvious once more: This is a Cotswold Area of Outstanding Natural Beauty (AONB).
- 1b) I, along with my family, have had the privilege of living here for 52 years in the peace and tranquillity of the countryside. Hallam Oaks immediately adjoins and overlooks Kyle Lodge.
2. The much quoted Brownfield Site ruling by QC Charles George, Dartford case, on 21.01.2016, dealt with Green Belt land, a mobile home and the term previously developed land. It did not grant a carte balance ruling to all such applications concerning residential gardens/land.
3. The section of land on which the above application is sought was purchased, by the then owners at that time, in 1985 and was classified as agricultural/farming land. There was no orchard, as has been suggested, no hedges to the west or north (by Hallam Oaks' compass) and the farmer's livestock roamed freely across the fields – often escaping onto the Hallam Oaks' private ground. The referred to land had never previously been developed and the fact that it appears to have been cosmetically treated, as part of the garden, is another matter. Does this constitute a brownfield site?
4. The architectural comparison put forth between the Battledown Estate and this application in the AONB is irrelevant. The Battledown Estate was established by a Deed of Trust in 1859. The Cotswold AONB was designated in 1966 and has no bearing on the former. In 2015, the Government re-affirmed the importance of protecting and preserving the AONB.
5. I completely endorse the balanced, and technically informative letters received in from:
 - Friends of Oakley Farm Pasture Slopes AONB
 - Cheltenham Civic Society
 - Campaign to Protect Rural England
 - 43 Birdlip Road
 - The Gray House
 - 14 Greenway Lane – both letters
- 6a) When Kyle Lodge (originally built as servant quarters for the butler and the gardener to Battledown Manor, around 1935/37), now a lovely approximately 85 year old house in its own right, sought to add a large extension, some ten years ago, it had to finally comply with strict building and materials regulations – eg. Cotswold stone had to match Cotswold stone, roof tiles likewise. A splendid

operation was carried out and the finished product one of a superior six bed roomed small mansion. Such a property requires appropriate grounds to complement it, as it currently possesses.

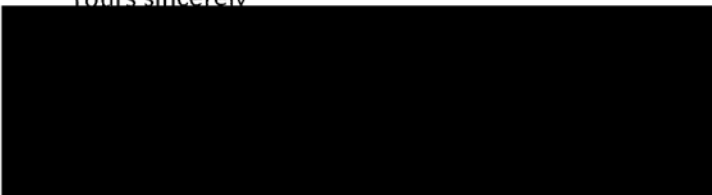
- 6b) Greenway Farm (was Cottage), opposite Kyle Lodge, is again built of old Cotswold stone. Today, if the owner wished to extend likewise, in any way, he would have to comply to exactly the same building strictures.
7. Before the previous owners of Kyle Lodge moved in 2006 (after 36 years of residency) they approached the CBC Planning Department to see if they could build a low lying Cotswold stone/Bradstone retirement bungalow (stairs are best avoided in older age) as they both loved the area deeply. They and their plans were rejected out of hand by the officer involved.
8. Why then can now a large, contemporary, angular, industrial type, box-shaped 3 storey building (one below ground), plus a large separate garage with one storey accommodation above – effectively two buildings – be allowed to rise up, to desecrate the exceptionally gorgeous views to the sunset west from Kyle Lodge and also damaging in the process, “this area of high levels of landscape value and sensitivity”? Nothing could be more at variance. What has happened “to conserve and enhance” – the ethos of the AONB? From all compass points, north, south, east and west, this Planning Application visually destroys. Also, the Ashlar stone from a few feet away can resemble slabs of concrete and its finish could be a far cry from the traditional Cotswold stone of Kyle Lodge.
- 9a) I have pondered much over the Landscape and Visual Consultation Comments report. Was this the same consultant who reported on the Oakfield House Stables application in July 2019 regarding the same AONB, same public footpath and the proposed area being located only a few yards from Kyle Lodge?
- 9b) The hedges referred to in this report are indeed holey and the long boundary hedge between Kyle Lodge and Hallam Oaks, on the northern side, is choking with brambles due to insufficient maintenance over the past 14 years. The hedge has far exceeded its boundary limit and, if cut back to its correct position, there would be little hedge remaining – totally ineffective against the proposed towering Ashlar walls. It is virtually thread bare at the north east end by Kyle Lodge itself and the far northern side of the hedge has not been tended to for several years. This gives cause for concern as to how the “meadow green grass roof system” on the two buildings would be maintained, it could soon deteriorate. I have the same concern for the replanting of the hedgerows and trees – all documented. The open ditch on the roadside by Kyle Lodge is almost completely silted up and the culvert towards the eastern end is crumbling. The countryside is beautiful but it needs to be diligently nurtured.
- 9c) I have to ask the question, “should one have the luxury of felling a semi-mature oak, or any oak with TPOs in an AONB for the sake of new bricks and mortar?” Oak trees do not grow easily.
- 9d) From the north, north-west side, the view across the AONB grassland, to the oaks, fields and hills beyond would be completely ruined. The same would apply for the public footpath coming down from the Battledown Estate. The Leylandii hedge was planted as a windbreak 50 years ago. It is now old and suffered much damage in the winter storms of 2018/19. It also loses at least ten feet in height when cut back periodically. If this finally comes down, the full view of these two austere buildings would be exposed on this northern side, the public footpath and Battledown Manor itself. Therefore, I have to disagree entirely with the statement “There are no views that are blocked or truncated by this proposal” and “Hallam Oaks dwelling is not visible from this site.” The site is completely visible from Hallam Oaks and one shudders to think of the lighting effect from the large windows when darkness descends and the impact on wildlife.
- 9e) I believe, the only new properties to be built since 1966 have been 3 modern creations jammed into the urbanised section of Greenway Lane that is fortunate to border on the rural boundary near the allotments. Extensions only have been added to existing properties and within the statutory limitations. The shepherd’s hut, referred to, was built before 1966 and its replacement likewise –

the latter being a small low-lying bungalow set into the sloping field and barely visible. The exception is Cromwell Court.

- 9f) Cromwell Court was built in the mid 1980s on the site of a small wooden bungalow (The Bungalow) and was surrounded by woodland. Much of this precious AONB wildlife habitat has been lost in recent times. Since then, Oakfield House Stables has applied for a contemporary build on 19/01252/FUL, was rejected, but has currently re-applied (revised scheme) on ref no. 20/00154/FUL and letters of support/objection must be received by 19.02.2020.
- 10a) Greenway Lane itself, traffic and a further new entrance: The Charlton Kings Cricket Club is currently being rebuilt and the noise of the construction equipment reverberates across the gentle valley (as does the demolition and rebuild of Oakfield Rise across the same fields). Again, this must be having a detrimental impact on the wildlife. On the original plan, the pavilion looks pleasing and it has been a joy to see and hear the youngsters benefiting from the sport – and still is. However, as the smaller Ryeworth CC morphed into the current larger one, it has brought an abundance of cars parked on both sides of the lane, reducing it to a single track, dodging through a battered chicane and ruining the grass verges. The parking frequently stretches from the dangerous corner by the allotments/St. Edward's School concealed entrance to beyond the Greenacres Farm driveway. It is a nightmare and dangerous and, on such days, one has to drive out inch by inch from the entrance as, to the right, the view is complete blind. Therefore, I feel yet a further exit, created by this Planning Application, would only add to the dangers and increase overall traffic flow.
- 10b) I have failed to comprehend the second paragraph in the letter from Ryeworth Fields, CKCC, in the context of the Kyle Lodge application. Surely one is divorced from the other?
11. I have deep concerns that, should any construction work occur, no-one can account for the unseen knock on effects to water courses, springs (there are many), any existing pipe infrastructure and oak tree roots that can travel far (whether veteran or otherwise, with or without TPOs). I will take no responsibility for any costs involved in respect of damage, contamination, water supply shortage or possible re-alignment of pipes, in anyway.
12. Little mention has been made to the volume and variety of wildlife in this area – owls, pheasants, badgers (their runs travel up from Kyle Lodge and over the Battledown Hill), deer – fallow, roe, muntjac, foxes, numerous birds, bats, rabbits, woodpeckers, etc. A wealth of wildlife has already been disturbed/displaced during the past year. Further construction equipment/noise, for the minimum of another year at least, would serve to damage this wildlife even more. The value of peace and tranquillity in this AONB cannot be over-estimated.
- 13a) I have to question the letters of support for this application as many seem to come from the same printed hymn sheet and often from folk not living in this area. This is not dissimilar to the support that the Cromwell Court application received.
- 13b) On several of the reports the proposed Planning Application entitles the buildings "Greenoaks". There is already a property in Greenway Lane that goes by this name and has done so from at least early 1970.

Good, modern architecture has a worth in the right place – but Greenway Lane and this AONB is not the right place. I reaffirm that I object to this Planning Application.

Yours sincerely



Ms T Crews
Director of planning
Cheltenham Borough council



Greenacres Farm
Greenway Lane
Charlton Kings
GL52 6PN
12 February 2020

Dear M/s Crews

Ref: Planning Application 1902449/FUL

We object to this application in its applied form. The buildings are far too box like and rigid in design, they closely resemble the modern style of commercial buildings.

This application is not innovative in design. Merely a close copy of the many "Of our time" structures appearing on the landscape. It offers no architectural merits, other than being a mass of glass and stone clad box shapes, positioned to form a structure. It would appear alien to Kyle lodge and opposite neighbour Greenway farm.

The designated position on this site is very one sided, against the west boundary, especially the garage/flat let block.

Greenacres farm driveway and the public footpath follow a line alongside this boundary; the driveway also gives access to Hallam Oaks, and 2 others. The boundary is formed by post and rail fence and deciduous hedging with gaps. Due to the leaf loss in the autumn and winter months, any development on the Kyle Lodge site would result in a high visual impact to walkers on the public footpath, and the wheeled users of the driveway.

Landscape Visual Appraisal report. The superimposed views:-

- Shows Viewpoint.15. looking north east from the highway with the veteran ancient oak T9 (54) in the foreground, this view of the garage/flatlet block would be very overbearing, closely resembling 2 stacked porta cabins.
At this point in Greenway Lane/Greenacres driveway, the receptor level for pedestrians, cyclists, and passing motorists would be more high than medium.
- Shows Viewpoint 17.looking south down Greenacres Farm driveway, and the public footpath, with the superimposed view of the two proposed buildings .This view would be extremely overbearing against the skyline, and completely alien to the landscape.
- Lva report page 19 states, The aim is to avoid or minimize the amount of material going of site. The creation of a curved bank at the northern end.
The subsoil of this site is heavy clay, considering the application shows a lower ground floor construction, a considerable amount of spoil would be excavated. If this is used to create a curved bank this would form a non-porous barrier and prevent the natural run off from the higher ground, because of the lie of the land. This would divert the natural run off on to our property, and exacerbate the problem we already have with the run off during the not so uncommon periods of heavy rainfall .
- The C.B.C. tree report shows the concern over the siting of the garage/flatlet block with regards to the root protection radius of our veteran oak T9 (54) .This is the largest of the oaks on or near the site, and is of great age.

This application is outside the Principal urban area and well within the AONB.

We share the comments made by the owners of The Chase, who also understand the "Green way" of Greenway lane.

Only a few weeks ago an application 19/01252/Ful also in the AONB and outside PUA and adjoining the public footpath and only 50 meters from the North West Kyle lodge boundary. This application was **refused**.

Yours Sincerely



Friends of Oakley Farm Pasture Slopes – AONB, is a group of local Cheltenham people who support the conservation of precious countryside surrounding our renowned regency spa town. See: www.oakleyfarmpastures.wixsite.com/oakley

We object to this application 19/02449/FUL for the following reasons.

- The proposal is for a very large contemporary designed house located in the Cotswolds Area of Outstanding Natural Beauty AONB. AONBs and the AONBs setting, are afforded significant protection because of their intrinsic beauty and landscape value. Any development within the AONB must enhance and conserve the AONB and it is our opinion that in this instance this would not be the case.
- A public right of way runs adjacent to the site where walkers enjoy open views. Any nearby development would significantly harm the footpath's setting and outlook and would be detrimental to the amenity of the users.
- It is our understanding that Cheltenham is currently unable to determine its 5 year housing land supply and therefore NPPF 11 applies. In essence, this policy rules that AONB policies in the NPPF are not out-of-date and therefore still apply to this application.
- NPPF 172 states: Great weight should be given to conserving and enhancing landscape and scenic beauty in, inter alia, Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.
- We understand that the site can be considered as "Brownfield" land. Therefore, NPPF 117 applies.

NPPF 117. States that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁴⁴.

However, because the application conflicts with other policies then Footnote 44 applies: "Except where this would conflict with other policies in this Framework..."

- The site was included in the Cheltenham Borough Council's Landscape Character and Sensitivity Assessment of Cotswolds AONB / May 2016. Site Ref: LCA 10.11. It appeared in the Greenway Wooded Pasture Slopes Landscape Character Area, LCA. The resultant assessment was: Given the LCA falls within a nationally recognised AONB designation, and taking into consideration the visibility of the site and the generally good condition, the overall value of the landscape character area is assessed as High with overall landscape constraint of Major and a resultant landscape capacity of Low.

It could be argued that the proposal is within a residential curtilage and that in itself it possesses no distinctive features or characteristics which would warrant it being regarded as highly sensitive to development. Regard however must be given to the effect that any development on the site would have on this area of AONB as a whole and the effect on the setting of the AONB.

- JCS SD6: Requires that proposals have regard to the local distinctiveness and historic character of landscapes in the JCS area and that all applications for development consider the landscape and visual sensitivity of the area in which they are located or which they may affect.

Given its position, style, design, size and form the proposal would have a significant and severe adverse effect on the landscape and visual sensitivity of the area. It would be completely out of character with its locality and conflicts with the Development on Garden Land Supplementary Planning Document, Box 3 Key Policies for Garden Land Development should this document continue to be valid.

- JCS SD7: Requires that all development proposals in or within the setting of the AONB conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. It also requires that proposals are consistent with policies set out in the Cotswold AONB Management Plan:

Cotswold AONB Management Plan States:

1. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the AONB - and visual amenity are conserved and enhanced.

2. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines.

The proposal conflicts with SD7 and the Management Plan and will have a significant impact on the scenic quality of this location. It will create a major change in the setting of this area of the AONB without enhancing or conserving its scenic beauty.

- JCS SD10 Requires that on sites not allocated, housing development and conversions to dwellings will be permitted on previously developed land within the Principal Urban Area of Cheltenham.

This proposal is not an allocated site and lies outside of Cheltenham PUA.

- Although this is an application for one house it is yet another demand on valuable local resources; schools, health surgeries etc. and, due to its isolated location, it cannot be considered as sustainable development, an overarching objective of the National Planning Policy Framework NPPF.
- Whilst we appreciate that each planning application must be considered on its own merits this proposal has many similarities with the recently refused planning application 19/01252. Members of the Cheltenham Borough Planning Committee refused that application because:

The local planning authority must give great weight to the conservation of the landscape and scenic beauty of Areas of Outstanding Natural Beauty (AONB) pursuant to paragraph 172 of the National Planning Policy Framework. The proposed development is for a large detached dwelling situated outside of the Principle Urban Area (PUA), wholly within the AONB and adjacent to a public right of way.

By virtue of the scale, mass and form of the proposed new dwelling, the development would not conserve nor enhance the Cotswold AONB and would lead to both adverse landscape and visual change in the local area, including negative impacts on the Public Right of Way (PROW) to the immediate east of the site and would alter the existing rural character of the site and surroundings. The development would therefore be contrary to the NPPF (para 172), Joint Core Strategy policy SD7, the Cotswold AONB Management Plan 2018-23 and the relevant saved policies of the Local Plan.

- It is our opinion that the planning balance weighs heavily to refuse the application and therefore we hope that this is rejected by the Council.

Friends of Oakley Farm Pasture Slopes AONB
oakleyfarmpastures@gmail.com