

APPLICATION NO: 20/00154/FUL		OFFICER: Mr Ben Hawkes	
DATE REGISTERED: 29th January 2020		DATE OF EXPIRY : 25th March 2020	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	Newbay Consulting Ltd		
LOCATION:	Oakfield House Stables, Oakfield House, Greenway Lane		
PROPOSAL:	Erection of a single self-build dwelling following the demolition of existing stables (revised scheme)		

REPRESENTATIONS

Number of contributors	7
Number of objections	7
Number of representations	0
Number of supporting	0

Haytor
65 Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PR

Comments: 19th February 2020

We would like to object to the application 20/00154/FUL for Oakfield House Stables, Oakfield House, Greenway Lane, Charlton Kings, Cheltenham, Gloucestershire.

Oakfield House Stables 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. Oakfield House 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 green space 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. The 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.

It is essential that the report by Ryder Landscape Consultants re the original application should again be referred to in the consideration of this application, as the majority of its observations still apply to the new application. We will not highlight the individual elements of that report that are still appropriate but encourage the Planning Department to consider its observations in reaching its decision. It is however worth repeating part of the report's summary here:

"The visual benefit of replacing dilapidated stables with a large residential dwelling has not been proven. It would also lead to an adverse landscape effect by changing the rural character of the area to one that is more residential in nature. This could lead to a further tilt in landscape character pushing the perceived settlement edge of Cheltenham clearly into the Cotswolds AONB.

I recognise that this application is solely for the stables site but it could bring further development pressures for conversion, or demolition and development of the adjacent Greenacre Farm barns. This would increase landscape character change in the area."

The reason provided for the refusal of the original application was ultimately ascribed to "the scale, mass and form of the proposed new dwelling". By simply reducing the scale, mass and form of the proposed dwelling it does not follow that this is sufficient to warrant the granting of permission, and the new application still does not show that the development would conserve or enhance the Cotswold AONB. As such the new application is also 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.

The applicants' LVIA states (para. 6.21): "Prejudice to the area's 'openness' is already extant by the existing stable block. Its replacement with a properly considered, low-key, landscaped development can therefore only be an improvement." The existing stable block however is a fraction of the size of the proposed development so we fail to see how this conclusion can be reached.

The applicants' LVIA states (para. 7.1): "the submitted LVIA has confirmed an absence of prejudice to the openness of the AONB", yet this is disingenuous as it is in direct contradiction to some earlier statements within the same LVIA, namely para. 6.11 ("the proposed development may result in the loss of some openness") and references to the proposal's effect on openness (6.13) and the proposal's "harm caused to openness" (6.24).

For the reasons provided above we request that the Planning Department refuse permission for this latest application for development on the site.

Greenway Farm
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PL

Comments: 20th February 2020
Letter attached.

Baedalas Tun
Ashley Road
Cheltenham
Gloucestershire
GL52 6PJ

Comments: 24th February 2020

'Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which has the highest status of protection in these issues.'

I have grown up and lived in this part of Charlton Kings for more than fifty years and am deeply connected to the beautiful countryside here where an abundance of wildlife co-exists, including deer, muntjac, foxes, squirrels, bats and very many species of birds; buzzards, woodpeckers, chaffinches, owls to name but a few.

I strongly object to this application and concur with all of the well-documented objections already raised. I am particularly grateful to the Cotswold Conservation Board and the Campaign to

Protect Rural England for their support which underlines that there are proper grounds for our objections.

For the previous application on this site - 19/01252/FUL which was refused - the planners used the services of an experienced specialist Landscape Consultant, Stuart Ryder, to report on the LVIA. It remains an excellent assessment; impartial, thorough, articulate, detailed and passionate and I agree with it wholeheartedly. His concerns were not just about the size of the proposed building so that this report is still relevant for this revised application - where I quote from it my script will be in inverted commas.

- The site is outside of the PUA and entirely within the AONB and therefore not part of the Town Plan.
- Cheltenham has precious little AONB on our fringes - that which we do have we should value and protect.
- The proposed building would not be appropriate in this semi-rural location; to make it a domestic residential one would alter the entire character of the locality and its gentle tranquility. It's key characteristics are those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
- The footprint is too large, it is too modern, not in keeping.
- The proposals are more appropriate for a mixed residential area rather than for the semi-rural nature of the site.
- 'The flat roof prevents the height of a pitched roof adding further impact but of itself does not necessarily prevent visual harm from occurring. It has been described as 'contemporary' but 'contrasting' could also be a description given to it.'
- 'There is a sense of stretch and spread to the proposals. This would be heightened by the use of adjoining external spaces as courtyard and garden. This elongated form is not traditional to the area and contrasts with the nearby property form.'
- 'It is arguable that the building design would not appear as submissive but rather as a large residential property and a considerable increase in scale of built form when compared to the previous stable buildings.'
- The proposal considers the removal of the farm buildings and replacement with the proposed development is a betterment. 'This may be the case in terms of architectural built form and usage but it does not automatically lead to a landscape or visual betterment.'
- 'If the stable buildings were changed to a residential property with a domestic character the perception of the route will change from a farm access to a residential drive and in turn change the character of the area to residential. Put simply, the stables appear appropriate, if in a poor state of repair, for this collection of agricultural buildings. The proposed development would change the scene to a domestic residential area.'
- 'Turning back to the point that the existing stables' dilapidated landscape will be 'enhanced' by the new residential property misses the argument whether the change in built form leads to other more adverse landscape character changes to the area and this part of the AONB.'
- Users of the very well-used public footpath would be VERY affected. 'Landscape screening is proposed but at the short range distance the sense of rural to residential character change will be clearly perceived. The proposed building would be the primary feature of this part of the path.'
- 'Whether the landscape has low or high visual prominence is immaterial to its designation as a part of the Cotswolds' AONB . . . The site is not part of the escarpment that can be seen as the backdrop to wider Cheltenham. This fact is true but the statement does not

address the contribution that it makes to the landscape setting of this part of Cheltenham and the doorstep recreation value of the landscape and footpaths that run through it.'

- 'When consideration of architectural and matching existing forms of development is taken into account, the proposal will not complement the existing settlement pattern.'
- 'The argument that the site acts as a detractor is attempting to set up the beneficial visual effects appraisal for the development. However, farms and their outbuildings are not normally pristine and that is part of the character of a working rural landscape.'
- Sites that have been allowed to fall into a state of disrepair either by current or previous owners should not be rewarded with planning decisions based on the assumption that the development of a large new modern residential building will automatically lead to landscape and visual betterment on land which is part of the AONB. Arguably, reconstruction into 'actual' stables or demolition and restoring the yard to grass would more readily 'conserve' and 'enhance' the AONB landscape and would delight both neighbours and footpath-users alike.
- 'Adverse effects come about not only from a loss of openness but also from a change in landscape character.'

TO SUMMARISE :

- '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' or 'enhances' the natural beauty of this nationally designated area and it is also at odds with the objectives of the Cotswold AONB Management Plan (2018 - 2023).'
- It would create a precedent for further attempts to develop in this lovely location.
- 'The visual benefit of replacing dilapidated stables with a larger residential dwelling has not been proven. It would lead to an adverse effect by changing the rural character of the area to one that is residential in nature. This could lead to a further tilt in landscape character pushing the perceived settlement edge of Cheltenham into the AONB.'

The proposed development site is ENTIRELY visible from ALL of the downstairs daytime living areas of my home as well as the upstairs - NOT partial upstairs views as suggested several times in the LVIA. The downward slope actually accentuates it rather than hides it. This will neither conserve or enhance the lovely view of the AONB as it is now and has been for so many years. It will also contribute to light pollution which is discouraged in protected areas. This is at odds with the Cotswold AONB Management Plan -

- Policy CE1 - Landscape
- This policy states that proposals that are likely to impact on the landscape of the AONB - should have regard to, be compatible with and reinforce the character of the location - and should have regard to the scenic quality of the location and its setting and ensure that views in and out of the AONB are conserved and enhanced.
- Policy CE3 - Local Distinctiveness
- Ensure that the new-built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing views.
- Policy CE5 - Dark Skies
- Concerned with light pollution.

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 here. 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.

Hallam Oaks
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 18th February 2020
Letter attached.

Comments: 24th February 2020
Letter attached.

Cherry Court
Ashley Road
Cheltenham
Gloucestershire
GL52 6PJ

Comments: 31st January 2020

Whilst the amended proposal makes an attempt to reduce impact, the overriding principle and constraints of development within AONB are still relevant. The application is not for a replacement dwelling and as such increases the domesticity and urbanisation of what is essential open semi rural land which has currently a sporadic scattering of human activity which is in keeping with the listing of AONB.

The proposal does not enhance or conserve the land 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 the unique gentle semi rural nature of the land In this unique part of Charlton Kings. The incremental urbanisation of this marginal land should not be supported either in the interest of the AONB, general public amenity or the conservation of a range of protected species who enjoy the marginalised nature of the land off greenway Lane. The increased development of the area will remove that which makes this a special part of Charlton Kings, something that is recognised both regionally and nationally as an attraction by way of the mix of land use in the ward and of general benefit to the town overall.

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

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

The Chase
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 20th February 2020

I wish to add my objection to the long list of other neighbours to this proposed development. The last application (for which the council hadn't notified us about) was refused by a large majority, so I fail to see how this revised plan can really be seriously considered.

Hopefully the council will do the right thing again and continue to protect the AONB.

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 17th February 2020

Whilst this is an improvement on the previous application, the proposed development is still 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.

The site is surrounded by fields and 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.

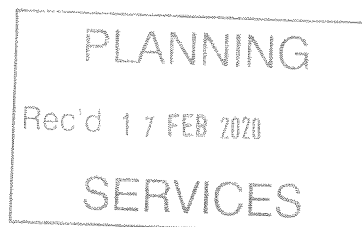
Planning applications may have to be considered individually, without prejudice to future applications, but it is undeniable that permission to build in this case would only make future applications more likely in this sensitive vicinity.

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.

Our family are regular users of the Public Right of Way that passes immediately alongside this site. Even with the modifications to the design this proposal would affect the character and openness of the location.

In practical terms, I also question the suitability and sustainability of the local facilities to support yet more development. With absence of pavements and public transport in the location this plan would be guaranteed to result in another 4 vehicles regularly on the road. We already suffer from significant congestion at peak times, with traffic queued right back past our property from the Sixways junction, with a dangerous effect on air quality and the safety of our young children crossing the road to/from the single-sided pavement at this end of Greenway Lane. 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.

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

17th February 2020

Dear Mr Hawkes

Re: Planning Application of a single self-build dwelling following the demolition of existing stables (revised scheme) at Oakfield House Stables, Oakfield House, Greenway Lane, Ref No. 20/00154/FUL (Previous Planning Application No. 19/01252/FUL)

I write to object to the above Planning Application:

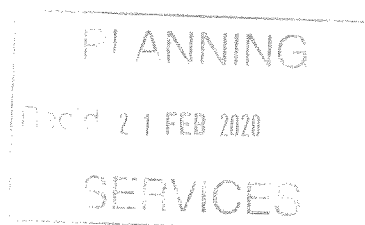
My letter dated 31.07.2019 covers in detail, and history, this referred to AONB application and a copy of same is enclosed under separate cover. However, it seems necessary to reiterate some of these points.

1. I fail to see what has changed in the revised scheme.
2. This Area of Outstanding Natural Beauty was designated in 1966 and no property has been built on it since then – except Cromwell Court that replaced a small bungalow (The Bungalow). Today, regrettably, we have witnessed the desecration of that woodland area and the threat to wildlife. The sanctity and preservation of the AONB was emphasized by the Government and the National Trust in 2015.
3. This application refers to agricultural land – not garden land nor brownfield – in the AONB and should be retained as such. If the sheds are so disagreeable to the applicants, may I suggest:
 - i) that they are replaced/repared for good agricultural use.
 - ii) that they are removed, and wildflowers are planted that would truly 'conserve and enhance' this AONB – also retaining peace and tranquillity.
4. I query why there are now TWO sets of separate gates in respect of this Planning Application – one to service the Oakfield House land (as before) and the second for the proposed new dwelling – yet on the same Oakfield House land that has, I believe, one Access Right only. The Deeds would be required to ascertain this point.
- 5a) Although reference has been made to the off-road parking area attached to the proposed new dwelling, it remains completely inadequate. All delivery vans, lorries, etc., would park outside these gates – especially when shut.
- 5b) I will repeat: This is an Access Only narrow, single lane farm track leading off Greenway Lane and coming to a dead-end by the walker's style, the current gate, with the Public Footpath running through. There is no turning area and any (all) parked vehicles would barricade off the entrance/exit to Hallam Oaks (Battledown Manor) causing a complete blockage of vehicular flow. Vehicles would have to reverse down to Greenway Lane and join the dangerous flow of traffic.

- 5c) In over 50 years of living here this track has actively served two properties: Greenacres Farm and Hallam Oaks and never has a parking/blocking issue occurred, each considering the other. During the past year, cars and trucks have parked by the existing gate, thus preventing vehicular flow from Hallam Oaks. Designing a property is one thing, making it safely functional in all aspects is another, particularly with regard to any emergency vehicles. Surely it cannot be legal for any new dwelling to be built that would only accelerate this matter?
- 5d) I would point out that sewerage pipes run under the farm track in this dead-end area. Should this Planning Application have the misfortune to be granted, I would take no responsibility for any damage incurred and I would seek, and expect, full compensation in all directions.
6. The original 2 storey (part) building has now become a single storey with varying roof heights that would give a jagged vista to the naked eye, especially to the many walkers. The rectangular type boxes appear to have just been re-arranged to present a different façade. The green roofs are still horribly apparent, will deteriorate quickly and will conflict with the colours and contours of nature. The variety of possible materials that 'could' be used does nothing to create harmony in this rural location and possibly, one day, in the not too distant future, the 2nd storey would be added. The mantra, "each application is considered on its own merits", would not carry much weight.
7. No consideration of the invaluable wildlife, that I have already catalogued before, is being considered.
8. Yet again I will state: these 2 small sheds were never built as stables and never served as such – all forms of farm animals, yes – pigs, hens, etc. In more modern times, and only for a very short period, was the odd horse bunched inside – sheltering from the rain and the poison of the ragwort.
9. The planned footage, and height, of this proposed Planning Application still greatly exceeds the footage of those 2 small sheds. The building would be totally out of keeping with the character of the area and would continue to be an eyesore to the many walkers on the public footpath.
10. The comment in the LVIA report, in respect of Oakfield Rise, only goes to show how devastating some contemporary architecture can be in the traditional country setting. In my view, it is a travesty, but Oakfield Rise is largely governed by the Battledown Estate and thus the older, fine property was allowed to be demolished and to be replaced with the modern.
11. In Documents, Views 1/2: these are totally artificial photomontages with the proposed sharp-angled buildings appearing to be surrounded by pristine lawns, hedges and relatively established and mature trees. It would take many years for that to be enacted. The reality would be a scar.
12. Looking from all compass points, but in particular from the North to the South West across the AONB, the view would be completely marred, and I disagree strongly with the comment, "The Magnitude of effect is assessed to be NEGLIGIBLE". I think the very balanced Ryder Landscape Consultants' LVIA Report should be revisited again for, as I stated at the beginning, "what has changed in this revised scheme?"
13. The "reduction" only reduces the level of harm/impact on the area-does not remove it – it would remain a carbuncle on the AONB landscape. There is absolutely no requirement for this proposed dwelling, it does not constitute a part in the Borough's 5 year quota requirement and it doesn't off-load the affordable housing issue.

This Planning Application was Refused at its first hearing on 17.10.2019. I sincerely hope that wisdom will prevail again at the CBC Planning Committee Meeting on 19th March 2020 in respect of the AONB and not commercialisation.

Yours sincerely



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

Hallam Oaks,
Greenway Lane,
Chaulton Kings,
Cheltenham -
GL52 6PN.
21st July 2019.



Delivered by hand on
1st August 2019.

Re-submitted on
17th February 2020 by hand.

Dear Mr. Hawkes,

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

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

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

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

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

in light of the current ³ circumstances?

5: This now takes me to the current Planning Application and the same SHEDS: Why is it not possible to restore the one SHED and replace the second? Surely much cheaper than the cost of building a new property? These SHEDS could then be used for agreeable, appropriate farm/pastoral agricultural purposes and the land kept in good condition. It was only very recently that one woke to the sound of bleating sheep grazing away and, I believe the current owners keep alpacas in a section of their large field anyway.

The Architectural Style proposed in this Planning Application seems, to me, to be in total conflict with this particular Area of Outstanding Natural Beauty. The main imposing house, Battledown Manor, with its fine drive, was built towards the late 1800s; plans for Kyle Lodge were submitted in 1935/1937 and were for 2 small cottages for the butler and gardener employed at the Manor. All the properties were built in complementary Cotswold Stone. (

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

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

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

When [REDACTED] subsequently

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

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

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

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

except for Lark's Rise (to a degree) and Baedala's ⁵Tun (especially) that would overlook this project. As stated, this field slopes considerably and it was regretted, by some, when the last two named houses were built, as the large buildings served to blot out the trees on the skyline in the setting sun at the summit of the Area of Outstanding Natural Beauty border. But both houses were of extremely attractive design, were on the Battle Estate and there could naturally be no objections.

5 However, at nights when the lights are on, both houses are like "glitter balls" but, mercifully, they are a fair distance away.

But, is this what is proposed for Oakfield House Stables - a "glitter ball" at the end of our drive? This would not be welcomed.

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

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

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

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

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

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

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

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

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

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

7. As I understand it, there are 4 Access Rights entrances onto the Greenacres Farm private lane. The exact legality of these Rights (as to whether or not they allow for a further property, as opposed to pastoral use) will be contained in the Deeds relating to Greenacres Farm and Oakfield House. Hallam Oaks exercises 2 such Access Rights, Battledown Manor has one, Oakfield House has 1 and, obviously, Greenacres Farm gives a grand total of 5 entrances onto ONE SINGLE TRACK LANE. With a new property possible, sparking 4 more cars, there could be a total of 12 vehicles on this SINGLE TRACK LANE at any one time. Is this viable?

8. DRAINS - what provision is being made here? Are the applicants proposing to join in to the old Battledown Manor system - I believe some of it may pass under the Hallam Oaks drive.

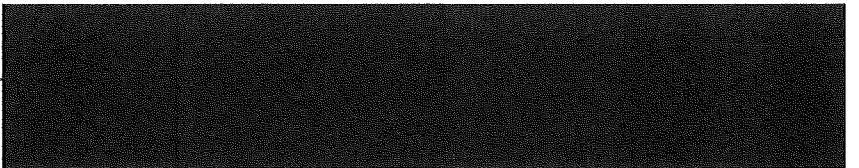
9. If this Planning Application is granted, then what is to prevent [REDACTED] (understandably) seeking the same "Glitter Ball" rights for his large barn and then for the bungalow, too? The area would end up with a row of "Glitter Balls". This would be total destruction of the Area of Outstanding Natural Beauty. There is already the Sovereign development of 5 millionaire priced houses

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

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

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

Yours sincerely,



BH



Greenway Farm
Greenway Lane
Charlton Kings
GL52 6PN
19th February 2020

David Oakhill
Head of Planning
Cheltenham Borough Council
Cheltenham
GL50 1PP

PLANNING APPLICATION-20/00154/FUL-OAKFIELD HOUSE STABLES-GREENWAY LANE

Dear Sir,

We understand this is a revision of the original plan-19/01252/FUL submitted some eight months ago which was ultimately refused a permit in October 2019.

Despite the fact we occupy property some 40 metres distant from the original planned application and also farming land contiguous to the track leading to the site, we were not informed of the original application and therefore had no opportunity to comment. We now note that this site borders the public footpath running from the top of Battledown passing along the farm track leading to Greenacres Farm and Hallam Oaks, then crossing Greenway Lane into our farmland (which is a Registered Agricultural Holding) before reaching the Ham via the Cheltenham Circular Path, stretches of which also run through our farm.

Furthermore, this proposed contemporary style of residence, as planned, is very similar to that currently under consideration (19/02449/FUL) just 40 meters away across and adjacent to the same Public Right of Way, as described above.

Neither proposal falls within the Cheltenham PUA ^{but} the Cotswold AONB and such architectural developments if permitted would lead to adverse features within the local landscape and the visual change would not respect the residential amenity and that of existing neighbours. The revised scheme of Oakfield House Stables is not conducive to the amenity and aesthetic values of the surrounding area.

Our property, Greenway Farmhouse, is one of the two 19th Century properties (the other being Battledown Manor) in the immediate vicinity of these sites, both of Cotswold Stone and Cotswold architectural styling. Indeed our Farmhouse is on the 1886 O S MAP and is only meters away from these sites.

Those of us living in (or wishing to move into) the Cotswold AONB have an unwritten obligation to maintain it's character in every possible way. Those passing through Greenway Lane, particularly cyclists, horse riders and walkers using the lane, the adjacent PROW and the Cheltenham Circular Path would be impacted extremely negatively by these proposed speculative developments and as such, they would be better sited within the PUA.

It is interesting to note the comments submitted on this proposal from the John Mills Cotswold Conservation Board and the Campaign to Protect Rural England and we concur with their expressed conclusions and observations summarising the obvious negative impact.

Before concluding we wish to highlight and query a few specific aspects of this application:-

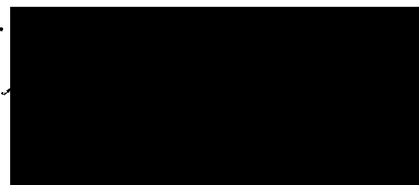
1. Having lived in Charlton Kings for 55 years and farmed in Greenway Lane for 43 years, we are aware that various applications on some of this land, previously part of Greenacres Farm, have come and gone without success but have no knowledge of a granting of change of use from agricultural to residential.
2. Such sites as this are sometimes claimed to be brownfield ie. previously developed. It appears the footprint of the sheds here constitute just 4 or 5% of the planned curtilage! DEVELOPED?
3. Contrary to the answers given to item 10 on the application form with regard to the presence of trees, we note that the revised LANDSCAPE PROPOSALS and BLOCK PLAN seem to show the removal of a mature oak adjacent to the PROW, to make way for the second access to the freehold land! This second entrance would presumably be unnecessary if the proposed property was to be kept in hand, with access being afforded from it's western boundary.
4. Sustainable Drainage and Sewer Connection. We have already commented on the apparent state of this sewer which passes through our farmland. (see item 4 in comments on 19/02449/FUL-Kyle Lodge- dated 12th February 2020)
5. In no way do we want to deter the desire and aspirations of anyone who wishes to build their own dream home or property, but we feel the architectural design must be appropriate to the location, particularly when permitted in the Cotswold AONB.

It has been brought to our notice that Oakfield House itself sits in a very large plot within the PUA with what appears to be a second dwelling, Oakfield Cottage within it's grounds. If there is a demonstrated need for a third dwelling, no doubt this plan could be accommodated within a slightly extended curtilage on the northern boundary of Oakfield House extending marginally into the freehold land but still within the PUA (see Fig.3 in Landscape Consultants Report with original application-19/01252/FUL-border PUA/AONB.)

So in conclusion we object to this plan for the many reasons stated above but should an alternative appropriate site be found for such a contemporary designed dwelling, preferably within the PUA, it could be supported.

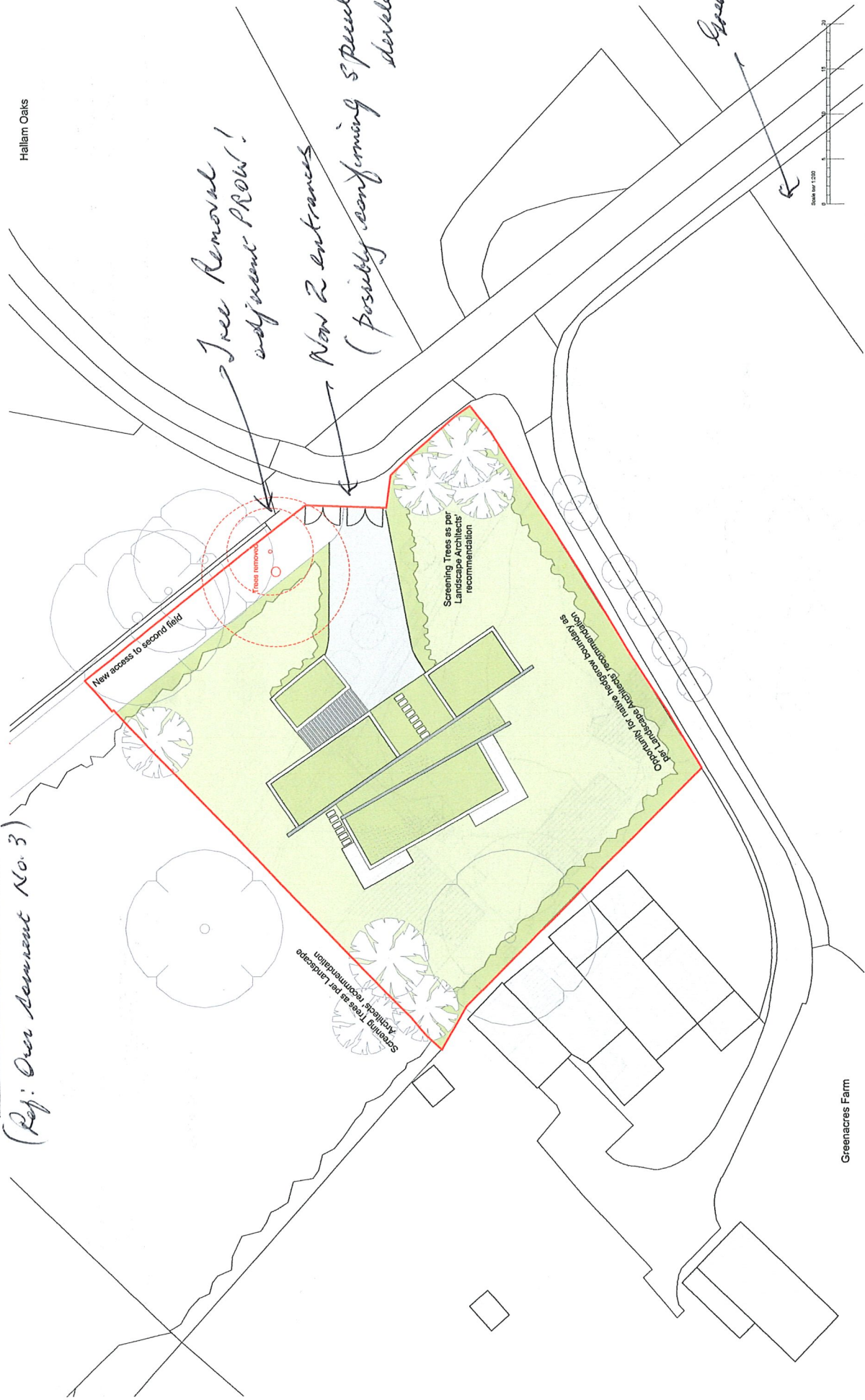
The Planning Statement in this revised scheme concludes in note 7.2 that "the current site detracts from the value of the AONB". "the amenity and visual value of the site as it currently stands, both in it's local and wider context, is limited".

May we respectfully suggest that if these are dilapidated and redundant structures, their demolition and possible seeded replacement with say, meadow flower mixtures or a multi-use grass seed mixture, the AONB in this location would be considerably enhanced.



Proposed Block Plan
 (Ref: Over Comment No.3)

Hellam Oaks



Greenway Farm Land.

Greenacres Farm

Preliminary
 Feasibility
 Planning
 Building Regulations
 Tender
 Construction Issue
 As Built

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RIBA
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Drawing title: Proposed Block Plan
 Client: Mr & Mrs Marley
 Drawn by: JA
 Project No: 19.20.009
 Checked: JE
 Date: December 2019
 Project / Drawing No: PL004
 Project: Lane off Greenway Lane
 Scale: 1:200 @ A1
 Date: December 2019
 Project / Drawing No: PL004

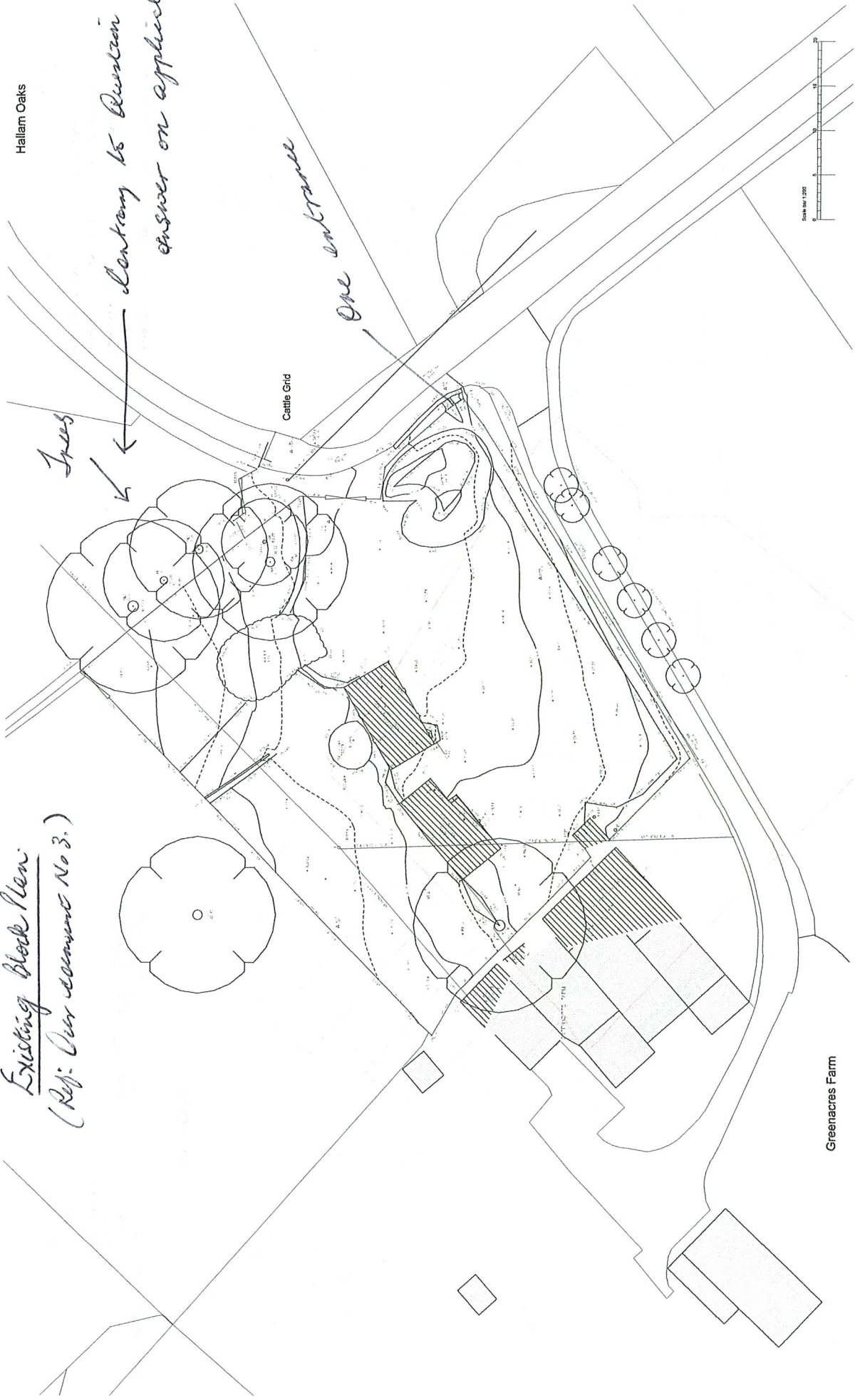
coombes - eventtt architects

: eventtt architects limited
 hire
 t: 0845 5575833
 info@eventtt.co.uk
 eventtt.co.uk

Existing Block Plan
 (Ref: Our comment No 3.)

Hallam Oaks

*
 → Antony to Question 10
 answer on application form



Greenacres Farm

<p>eventit architects limited</p> <p>hire</p> <p>T: 0845 5075833 info@eventit.co.uk eventit.co.uk</p>		<p>eventit architects</p> <p>27 F. 0845 5075833 info@eventit.co.uk eventit.co.uk</p>	
<p><input type="checkbox"/> Preliminary <input type="checkbox"/> Feasibility <input type="checkbox"/> Planning <input type="checkbox"/> Building Regulations <input type="checkbox"/> Tender <input type="checkbox"/> Construction Issue <input type="checkbox"/> As Built</p>		<p>1. This drawing and content is copyright © of document. It must not be reproduced or used in any form without the prior written consent of eventit architects limited.</p> <p>2. Do not scale drawings. All dimensions to be checked on site prior to construction and any discrepancies to be reported immediately.</p> <p>3. Do not use this drawing for anything other than the intended purpose. It is not to be used for anything other than the intended purpose.</p> <p>4. Engineering information is for reference only and should be taken from structural engineers' drawings.</p>	
<p>RIBA Chartered Architect</p>		<p>eventit architects</p>	
<p>Drawing title: Existing Block Plan</p> <p>Client: Mr & Mrs Morley Drawn by: GR Project No: 19.20.009</p>		<p>Project: Land off Greenway Lane Scale: 1:200 @ A1 Date: December 2019 Project / Drawing No: PL002</p>	

over---

gardens. This elongated built form is not traditional to the area and contrasts with the nearby property form.

An interesting turn of phrase is used on page 6 in the section on appearance. The building's styling is described as helping '... to emphasise the submissive nature of the design in relation to the landscape in which it sits,' It is arguable that the building design given the spread of the proposals would not appear as submissive but rather as a large residential property and a considerable increase in the scale of built form when compared to the previous stable buildings.

At Section 10 – Landscape and Biodiversity the DAS explains that a LVIA has been prepared and its recommendations have been incorporated in the proposals. It does not however explain how they have been incorporated or how they have influenced the design.

The middle paragraph of the short Section 12 – Conclusions states, 'We consider that this proposal is of an appropriate scale and mass, reflects a suitable aesthetic within this mixed residential area and fully respects the residential amenity of existing neighbours.'

It is the consideration that the proposals are appropriate for a 'mixed residential area' which seem to be at odds with the rural or as sometimes described semi-rural nature of the site.

Planning Statement

The Planning Statement has been prepared by the Applicant's Planning Agents SF Planning.

In Section 2.4 it describes the site as being 'on the boundaries of both the Principal Urban Area and the Cotswolds Area of Outstanding Natural Beauty (AONB) as detailed in Figure 3 below'

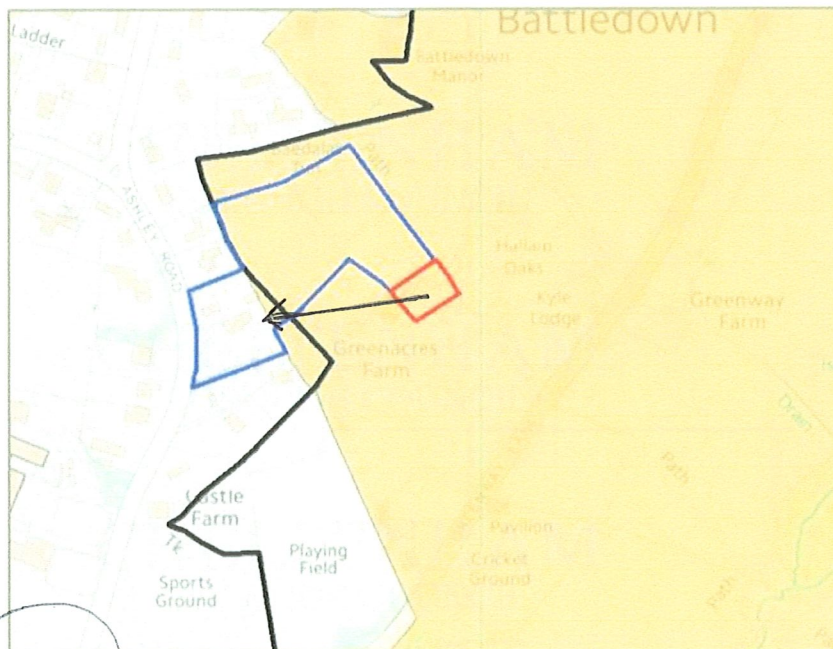


Fig 3 – Showing the property being situated on the border of both the PUA (black line) and the Cotswold AONB (shaded yellow). The site area is identified in red, the total extent of the land holding in blue.

Conclusion 7.1

Space for "significantly reduced dwelling" within PUA. If third dwelling required.

As can be clearly seen from the Planning Statement's Figure 3 the Site is not on the boundary but rather outside the Principle Urban Area (PUA) and entirely within the Cotswolds AONB.

