

APPLICATION NO: 20/00611/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 17th April 2020	DATE OF EXPIRY : 12th June 2020
WARD: Battledown	PARISH:
APPLICANT:	Beaufort (Cheltenham) Ltd
LOCATION:	Beaufort Arms, 184 London Road, Cheltenham
PROPOSAL:	Construction of two storey building comprising 2no. one bedroomed apartments and 1no. studio apartment following demolition of former skittle alley and storage building

REPRESENTATIONS

Number of contributors	8
Number of objections	8
Number of representations	0
Number of supporting	0

194 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 1st May 2020

The new proposal, above (the previous one was bad enough) will turn a very difficult and hazardous parking situation into a nightmare. The potential increase in population density in such a small area and the extra cars it will attract eg those of new residents plus their, visitors, customers to the Pub and Chinese Take Away. May I, respectfully, request that you visit the site so that you can get a feel for the residents' concerns? I live quite close to the Beaufort Arms and exiting on to the London Road is often quite a dangerous situation (in normal times). I think that the police should be consulted about this upcoming situation which will be untenable.

Comments: 9th June 2020

The latest Beaufort plans of 27th May 2020, if passed, will do absolutely nothing to mitigate the potential parking chaos that will occur adjacent to the Beaufort Arms. The anticipated car parking density will also hinder emergency access to properties on both sides of lane next to the Beaufort. One cannot imagine a more unrealistic proposal.

Beaufort House
166 - 168 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 11th May 2020

I have written once before regarding the possible threat to the only vehicular access (Beaufort Lane) to my property and the reply to my letter from Miss Payne gave me reassurance that it was not theoretically endangered.

However on reviewing the situation and the new proposals, I can see other inevitable problems. I believe that planning permission has already been granted for a *house* to be built which would have generated one or even 2 cars. Now, a change of use is apparent (*flats*) whereby the numbers living there, and therefore the resulting numbers of cars, will dramatically increase. This has created a new situation and a potentially impossible one. That is, obviously a huge increase in cars seeking parking spaces in and around the area. With the Chinese Take Away and the Pub in full swing parking already produces many flashpoints. With the upsurge in numbers of tenants/residents etc the situation will be untenable. The London Road being cluttered no doubt cars will seek the nearest solution, Beaufort Lane (which many do already) and this will not only inconvenience those for whom it is a right of way, but endanger them by blocking any possible need for the access of services such as The Fire Brigade. To put it simply, there is no provision for any satisfactory, legal nor safe parking for the numbers that will accrue.

While the revised dimensions of the new proposals will not affect me unduly, the serious diminution of light for the adjacent terrace houses much a very serious worry for them.

I am confident that if any of your officials were to visit the site, these problems would appear very clear.

Comments: 9th June 2020

I will not reiterate the emails you already have from me regarding the above reference. Rather I refer back to them : on seeing the new proposals for the work at the back of The Beaufort Arms I see that no difference will be made to the objections and problems that I wrote in those last communications.

178 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 11th May 2020

I am the tenant of 178 London Road facing the west elevation of Beaufort Arms and proposed development.

I object to the proposed planning for 4 (four) dwellings on the following grounds:-

- (1) When we agreed to the original plans for redevelopment of the Beaufort Arms they included a proposal for only 1 (one) dwelling to the rear and not 4 (four).
- (2) The height of the proposed apartments will take away light from the living room and bedroom of 178 London Road.
- (3) There is no provision for parking, which is already an issue in the area. If planning is granted, together with the existing 4 serviced apartments above the Beaufort Arms, it will increase the potential extra vehicles requiring parking to 8 (eight) plus the people working and visiting pub. Where are they going to park?
- (4) Concerning bins for proposed apartments, I am very concerned that the provisions for bins on the plans will be carried as, although bin storage was included on proposal for existing development, there is in fact none provided and the bins are placed to the side of the west elevation of the building directly opposite living room window of 278 London Road. I have also noted that the diagram of the west elevation of existing

development shows 2 single doors and 1 double door, when there are in fact, 3 single doors.

Comments: 8th June 2020

I am the tenant of 178 London Road facing the west elevation of Beaufort Arms and the proposed development.

Although the height of the proposed revised planning for 3 (three) dwellings has lowered the height opposite the front elevation of 178 London Road, I still object on the following grounds:-

- (1) When we agreed to the original plans for redevelopment of the Beaufort Arms they included a proposal for only 1 (one) dwelling to the rear and not 3 (three).
- (2) There is still no provision for parking, which is already an issue in the area. If planning is granted, together with the 4 existing serviced apartments above the Beaufort Arms, it will increase the potential extra vehicles requiring parking to 7 (seven) plus the people working and visiting pub Where are they going to park?
- (3) I am still concerned about provision for bins for proposed apartments.

190 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 10th May 2020

I wish to lodge an objection to the plans proposed in Planning Application Reference No: 20/00611/FUL on the following grounds.

The original planning application 17/02246/FUL granted on the 23/01/2018 was granted on the premise that it would be for three apartments over the original footprint of the Beaufort Arms (which has since been increased to four apartments) and one dwelling over the footprint of the skittle alley and store room/s which they now seek to secure planning permission for four dwellings.

If I am not mistaken, the original planning approval still stands until you seek to revise the said plan.

The new plans have significantly increased the footprint of the size of the development and will impinge on the visual impact and result in the loss of natural daylight into the rear of the properties of 186,188 and 190 London Road.

There have been constant problems that have arisen with regard to traffic safety issues whilst the Beaufort Arms was being refurbished, with regard to constant traffic violations and illegal parking on dropped kerbs and white T bar road markings by building operatives. With regards to the issue of traffic and parking. If you seek to increase the amount of dwellings there is simply insufficient infrastructure to cater for the ever growing demand for parking in the immediate vicinity. Objections that have been raised to date are from local people, who have to deal with the daily issues relating to these matters and not by Developers, Architects and Planners who live much further afield and does

not impact their daily lives. To tick the box and state you have a bike stand within the Beaufort Arms site for five bikes is folly and unrealistic and this does not satisfy nor deal with the transportation/parking issues.

Other issues which have been highlighted by Environmental Health that should be taken into include scant regard by the Beaufort Arms for the control measures for dust and other air-borne pollutants generated by construction works.

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If I am not mistaken, the original planning approval still stands until you seek to revise the said plan. Can you please confirm when the plan was formally revised and approved and when residents in the immediate vicinity were informed?

The new plans have significantly increased the footprint of the size of the development and will impinge on the visual impact and result in the loss of natural daylight into the rear of the properties of 178,186,188 and 190 London Road.

There have been constant problems that have arisen with regard to traffic safety issues whilst the Beaufort Arms was being refurbished, with regard to constant traffic violations and illegal parking on dropped kerbs and white T bar road markings by building operatives. With regards to the issue of traffic and parking if you seek to increase the amount of dwellings there is simply insufficient infrastructure to cater for the ever growing demand for parking in the immediate vicinity. Objections that have been raised to date are from local people, who have to deal with the daily issues relating to these matters and not by Developers, Architects and Planners who live much further afield and does not impact their daily lives. To tick the box and state you have a bike stand within the Beaufort Arms site for four bikes is folly and unrealistic and this does not satisfy nor deal with the transportation/parking issues.

Other issues which have been highlighted by Environmental Health that should be taken into include scant regard by the Beaufort Arms for the control measures for dust and other air-borne pollutants generated by construction works.

There is still no provision for additional parking, which is already an issue in the area. If planning is granted, together with the 4 existing serviced apartments above the Beaufort Arms, it will increase the potential extra vehicles requiring parking to 7 (seven) plus the people working and visiting the pub along with a constant stream of delivery drivers for the Chinese take away. Where are they going to park?

I am gravely concerned about the management and provision for waste disposal for extra properties as there is already an issue with vermin in the locale.

188 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 7th May 2020

I am resident of 188 London Road, next door but one to the Beaufort Arms.

I wish to lodge an objection to the plans referred to here, primarily because I feel the area immediately surrounding the Beaufort Arms cannot accommodate access and parking for an increased number of residences.

The number of proposed flats could potentially mean a further 6 cars requiring parking space, with practically no on-road parking available.

With patrons of the pub and customers of the takeaway restaurant also needing parking facilities - this area is simply not large enough.

The plans that were approved in 2017 were for a single residence and would have stretched facilities to capacity - to increase the potential number of vehicles requiring space is untenable.

Furthermore, I fear the proposed plans would be detrimental to the light to my property, so for this reason also, I wish to object.

Comments: 10th June 2020

There is insufficient parking available for the proposed 3 units. The original plan was for a single dwelling of 3 bedrooms: that was the plan that was accepted by the residents and approved by the Council.

The development in the main building of the Beaufort Arms was altered at the last minute increasing the number of units and therefore adding to the parking space that would be needed. It is unacceptable to have the agreed plans changed at the last minute once more to increase the number of units and put more strain on the parking space available. I would estimate that there the area at the front of the Beaufort Arms for 4 cars. There are already for flats in the main building; room will be needed for pub clientele, when it reopens, and for customers of the Chinese takeaway.

There is no on-road parking and the lane between the takeaway and the Beaufort Arms is access for the houses at the top of the lane, so unusable.

There is simply not enough room to accommodate the parking that would be required this number of flats, and for that reason I strongly object.

186 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 5th May 2020

We are very unhappy with the above. We do strongly object to these new plans they provide for a much higher and longer building than the earlier plan i.e. for one house, and will block even more, the afternoon and evening sunlight from the north facing gardens of 186,188 and 190. This latest set of plans for the new build is a great concern for blocking our natural light into the rear of our house. When we submitted plans last year for a one storey extension to the rear of our property a member of your team came out to check the blocking of natural sunlight to our neighbours kitchen (188 London Road).

We would like to know if these Flats/studio Apartments are an extension to the Beaufort Arms; could be used for Bed and Breakfast and or Holiday Let's? If so, it would be unacceptable.

Also we estimate that potentially with 8 Flats/Apartments (4 in the Beaufort plus 4 the proposed), there could be up to 8 cars, even more with visitors, where will these cars all park? Also, there will be, more cars , e.g. customers to the Beaufort Bar and the Chinese Take Away. In normal times local parking on London Road, and especially adjacent to the Beaufort Arms, is a huge problem and the above will exacerbate this situation. Also exiting onto London Road is already a hazard. Would the Police be interested in this potentially dangerous situation?

Some years ago there was talk about putting yellow lines on this side of London Road. At the moment the London Road Cycle Lane is not viable because of parking. Suppose the council, having already spent money in Sandford Mill Road to provide a cycle lane that joins the one in London Road, had to enforce this cycle lane by painting yellow lines? Where would all the cars park?

Comments: 9th June 2020

We do strongly object to these new plans. There still will be far too many vehicles with no designated parking spaces for the flats above the Beaufort Arms and the new build and illegal parking will occur on white T bars blocking access to properties adjacent to the Beaufort Arms. Also emergency vehicles trying to access properties neighbouring the proposed plan we will be impossible. We initially agreed to a 3 bedroom dwelling that building would have had less impact on the area.

150 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 7th May 2020

I object to this development in the stongest possible terms.

Having already extended the living accommodation at this property once in the last year, to let this go ahead would be criminal. In what is already an overcrowded area of Cheltenham there surely cant be a need to squeeze in further properties once more. The London road is already one of the busiest road in Cheltenham and adding an extra 2 dwellings would increase that traffic further.

It would also put further pressure on what is already oversubscribed onstreet parking for those without the privilege of a drive.

Please consider an evening when properties and the pub are full and the local Chinese takeaway is busy. As a neighbour of the pub sometimes you can have to walk 400 meters just to get to your parking space already when this used to be an easy thing to find.

Parking was already restricted in 2018 when a kerb was dropped to make room for a private parking slot and this would without any doubt make this situation worse once more.

This is clearly an example of a developer abusing their power and taking advantage of a local area that has no knock-on effect to them at all. Surely a better use of this space would be to create an outdoor space for the properties already in the building, especially with the need for such a space being highlighted by the current Covid-19 crisis.

Please think with both your head and your heart when considering this application. You surely have to see there is no need for further development and there are more than sufficient grounds to reject this application.