

APPLICATION NO: 20/01031/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 26th June 2020		DATE OF EXPIRY : 21st August 2020	
WARD: Leckhampton		PARISH: LECKH	
APPLICANT:	Mr And Mrs Wilkins		
LOCATION:	Crooks Industrial Estate, Croft Street, Cheltenham		
PROPOSAL:	Construction of 2 dwellings fronting Croft Street including new access and associated external works		

REPRESENTATIONS

Number of contributors	13
Number of objections	12
Number of representations	0
Number of supporting	1

87 Warden Hill Road
Cheltenham
Gloucestershire
GL51 3EE

Comments: 20th November 2020

I'd like to comment as a tenant of the industrial estate who feels some of the comments are unfair.

Parking: I see a lot of concerns relate to the parking for staff of the estate which includes ourselves. There should be no adverse effect as there are plans to move the parking to the rear of the buildings. No cars will be forced onto the surrounding roads.

The state of the parking on street is not caused by the industrial estate and is that of the local residents and in fact at times is illegal and dangerous. The fact these houses will have off street parking is an added bonus. The lorries coming into the estate struggle as residents cars are parked illegally on junctions.

Each unit on the estate has dedicated off road private parking and it is not the staff that are parking on the roads.

Flooding: A big issue mentions flooding however the flooding that occurs after heavy rain and is mainly caused by the lack of drainage on Leckhampton Road. The water comes down the hill past the dentists and round into Croft Street and is the main cause of damage to the road. In my opinion these houses will not cause any further flooding and in fact may aid it as the gravel car park is destined to be gardens and currently the water runs off the hard gravel into the road.

Refuse: I have never seen a refuse lorry reversing from Shurdington Road as the council use a smaller lorry for this reason. Additional houses on Croft Street will not affect this if in fact it does happen.

As far as I am aware, the houses are for their own use and they are the landlords of the estate. As a tenant of the estate, our concern is that if they are not supported then they can quite easily sell the land to a developer who will soon enough build a lot of houses on it and remove all the businesses who employ tens of staff. By living close/on the estate they are showing their commitment to our businesses which at these times, is very welcome.

Woodstock
Croft Street
Cheltenham
Gloucestershire
GL53 0ED

Comments: 21st July 2020

I live on Croft Street and regularly struggle with parked cars limiting access down the street. In the past few months we have had a number of failed refuse and recycling collection due to access being restricted by poorly parked vehicles. Access to the industrial estate is often problematic, with large lorries passing down Moorend Street and Croft street to access the estate, and we often have issues with delivery lorries struggling to pass along the street to access the estate.

I, and many others in the local area, also have young families and use buggies and, while many of us endeavour to walk about where possible, this is made significantly more challenging as pavements are often blocked during the day with parked cars on both sides of Croft Street, Moorend Street and Upper Norwood Street.

During the lockdown period when working from home, I have noted that during the day there have been between 5 and 10 cars parking regularly in this car park during the day, and the loss of this parking facility for the industrial estate will lead to an increase in dangerous casual parking along both Croft street and the surrounding roads. This will have a significant impact on the safety of residents in the local area, on traffic management to and from the estate, and ultimately a detrimental effect on residents.

21 Moorend Street
Cheltenham
Gloucestershire
GL53 0EH

Comments: 15th July 2020

With reference to the above planning proposal I wish to object for the following reasons.

This a very crowded area with narrow streets and insufficient parking. If these houses are built where are the employees at Crooks Industrial estate going to park.

The sewerage system doesn't need anymore new drains and it could lead to flooding.

The entrance to the houses as per plan looks like a blind entrance right next to the Industrial estate.

1 Croft Street
Cheltenham
Gloucestershire
GL53 0EE

Comments: 8th July 2020

I object on the basis that parking is already hugely problematic. I often have to park in another street, far away from my house and is a constant source of difficulty for everyone in this area. The building of 2 houses will lose the car parking for approximately 12 vehicles.

I also object to the loss of character and nature of this peaceful, local street, which is why I purchased my house in the first place.

There is also the added further problem of loss of natural drainage which would increase demand on the local sewers.

50 Upper Norwood Street
Cheltenham
Gloucestershire
GL53 0DU

Comments: 27th July 2020

I object on the basis of the already limited parking available on the surrounding streets.

The proposed changes and development are only going to make an already bad situation worse for all local residents.

39A Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BD

Comments: 16th July 2020

I am writing with my personal comments, endorsed by a friend who lives in Upper Norwood Street and was unable to make a submission themselves.

I am submitting an objection to this development for the following reasons:

Croft Street is a very narrow road, and busy at all times of the day, with two-way traffic and often large obstructive delivery lorries and cars circulating in and out of the Industrial Estate, around Upper Norwood Street and Moorend Street, and turning into and from Leckhampton Road and Shurdington Road. There are frequent occasions when the volume of traffic in both directions poses a major problem in such a restricted street, causing dangerous hold-ups, especially at the Leckhampton Road 'blind' junction. Congested traffic is also a threat to pedestrians on very narrow pavements in Croft Street and the neighbourhood. Additional building would worsen these conditions.

The proposed development would entail the removal of private parking places for employees and customers of the Crooks Industrial Estate. As it stands, the car park offers spaces for over a dozen cars and ample pulling up and turning room for larger vehicles. The 1978 granting of parking on a 'permanent basis' at this site was designed to relieve parking problems even then. The parking situation in 2020 is very much more severe. If this site is built on and that parking area is lost, there would inevitably be greater parking difficulties and density around this already busy area of Leckhampton. As it is, residents of Croft Street and the nearby streets are competing for limited available parking.

The access drives of the proposed houses, leading directly into Croft Street, would constitute a danger to pedestrians and to oncoming traffic, and encroach upon the existing valuable parking (approximately 6 spaces) already permitted on this part of the north side of the street.

The proposed houses and gardens would obstruct views from properties on the opposite side of the street (notably Hazelcroft) and properties on Leckhampton Road (in particular numbers 31, 33 and 35). The windows on the north, east and south elevations particularly would be most intrusive. The development would have a negative impact on these nearby houses and gardens.

This proposed increase in residential housing would, in addition to exacerbating the numerous traffic problems already mentioned, add to noise and light pollution and environmental damage. There is also the important question of whether this more modest proposal might lead to full-scale development of the Industrial Estate site itself, thereby greatly multiplying the growing traffic, parking and pollution problems. Incidentally, the proposed development would also necessitate the removal of a very beautiful and large evergreen hedge at present growing by the road, along the length of the site boundary.

There have been recent flooding problems in this area. Can it be guaranteed that any further development would not adversely affect the risk of floods?

11 Upper Norwood Street
Cheltenham
Gloucestershire
GL53 0DS

Comments: 7th July 2020

I object to the redevelopment of the land adjacent to Crooks Industrial Estate on the grounds of increased on road parking and lack of access for emergency vehicles in the surrounding streets.

The Planning application states that the current use of the land is "Private residential parking". This is inaccurate, as if it were it would be a great asset to the area. It is in fact parking for the tenants of Crooks Industrial Estate as per the planning permission granted in 1978.

For the businesses on Crooks Industrial Estate to survive their employees, suppliers and customers will need to be able to park. The local streets will not be able to safely accommodate them.

As a resident of Upper Norwood Street I observe that there are rarely parking spaces to be found on the roads during the day time when local workers and Bath Road shoppers take advantage of the free parking as residents leave for work. In the evenings the return of residents again fills up the on street parking and often it is necessary to try to find a place to park on Shurdington Road or Leckhampton Road. This is just an inconvenience but frequently the lack of parking leads to dangerous abandonment of vehicles on pavements, resulting in lack of wheelchair and pushchair access and cars are frequently parked overhanging the corners of the narrow side streets. I have a very small car and on more than one occasion have been unable to clear the obstacles blocking the junctions. There is no chance at all for emergency vehicles and thus the proposed development will further endanger the lives of local residents for the reasons stated above.

Comments: 9th November 2020

I note that the revised plans have moved the vehicle access point for the dwellings with I imagine a nod to road safety.

However, the biggest danger of this development is the displacement of vehicles of users of the industrial units that currently park on the site of the proposed development. The on street parking situation is already dangerous in Croft St and Upper Norwood Street. Poor parking overhanging junctions seems to be the norm creating poor visibility for vehicles and pedestrians. Parking on dropped kerbs and junctions is common place creating serious access problems for wheelchair users.

The refuse collecting lorry has to reverse all the way from Shurdington Road to Croft Street as it cannot make the turn on the narrow junctions; the same would be true for a fire engine or any other large emergency vehicles. The removal of parking on this site will endanger the lives of local residents.

4 Moorend Street
Cheltenham
Gloucestershire
GL53 0EQ

Comments: 28th August 2020

I'm very concerned about the potential consequences for local on street parking given it appears there will be a loss of off road parking. On various days, even during lock down, I've seen between 4 and 12 cars or vans parked in the car park. The surrounding roads are already over crowded with parked cars, with these causing problems for pedestrians, cyclists and local residents trying to park their own cars.

44 Upper Norwood Street
Cheltenham
Gloucestershire
GL53 0EA

Comments: 12th July 2020

I have serious concerns re: parking and congestion in Croft Street and at its junction with Upper Norwood Street, which is almost directly opposite the proposed site. Most of the homes in the surrounding narrow streets do not have access to off road parking, which is already a massive problem in the area. Many homes have two vehicles, some of which are large vans, and parking is on both sides of the roads and often very close to junctions. Deliveries are a problem already, with sometimes very large vehicles being forced to block the roads whilst delivering goods. In addition, the trading estate often receives deliveries by large lorries, causing congestion and disruption. The loss of parking spaces on the existing car park can only add to the serious parking problem in the area and access to the two proposed homes would I feel be nothing less than difficult at the very least, particularly as there is disabled parking directly opposite the site. The last thing the area needs is more kerbside parking.

27 Upper Norwood Street
Cheltenham
Gloucestershire
GL53 0DT

Comments: 14th July 2020

My objection is around parking and safety of traffic movement.

Like other people who have commented I find it extremely difficult to find parking near my house in Upper Norwood Street at the best of times.

This development removes a car park which is well used, in the last few working days there have been between 5 and 7 cars in it even given still not fully out of lockdown so potentially not all workplaces fully open.

There is no room for those cars to park on local streets where we already have a significant issue.

I also find it disingenuous to say there are two parking spaces per house, they are tiny and it seems to me there will also be vehicles from the proposed houses and their visitors looking for parking in the local streets.

My other concern is that when medium or large vehicles/lorries come down the street (UNS), which is not infrequent, they cannot turn the corner into Croft Street in either direction as not enough space and therefore have to manoeuvre with a many point turn.

They use 1 the lane into the industrial estate which is pretty narrow 2 the parking in front of Officeworks and 3 MOST IMPORTANTLY often use the entrance area of the current car park as part of this turning/manoeuvring.

I fear it will become more difficult and dangerous without this space being available and this should be considered.

My final comment is about the loss of the greenery, something we lack in this area, due to the removal of the hedge at the front of the plot and the lack of ability to mitigate this due to the density of the development.

12A Moorend Street
Cheltenham
Gloucestershire
GL53 0EG

Comments: 24th July 2020

I would like to comment on the planning application.

There is an extreme shortage of parking in this area so I would comment that the proposed development is not sustainable unless substantial additional parking is provided for the new residents and the users of crooks industrial estate. The parking shown on the drawing is not enough and the result will be even more demand for on-street parking.

Comments: 24th July 2020

There is very limited parking in this area. The development as shown will remove much parking for crooks industrial estate and add more demand for on-Street parking.

37 Upper Norwood Street
Cheltenham
Gloucestershire
GL53 0EA

Comments: 17th July 2020

I object firstly on the grounds of the increased traffic volume that two extra houses would create on the already overused Upper Norwood Street and Croft Street.

The car park is used only by employees of Croft Industrial Estate. There are approx eight cars parked there each day. The loss of these spaces would severely impact on the already limited parking for the residents in the surrounding streets. I see no evidence on the plans that the car park is to be relocated within the Industrial estate. Large van and lorries delivering to the estate already struggle to manoeuvre and use the car park to turn.

I believe yellow lines would be required outside Hazlecroft opposite in order for the 2 proposed vehicular entrances to be made safely. This could potentially cause a loss of a further 4 parking spaces.

Croft Street floods during heavy rain. The car park I believe acts as natural drainage. Is there a proposal for the drainage system to be updated ?

Hazelcroft
Croft Street
Cheltenham
Gloucestershire
GL53 0EB

Comments: 9th July 2020

I'm writing to inform you I absolutely object to the work that's going to be done right opposite my house, I believe two properties are going to be built. The reasons for this is noise and disturbance, the traffic and the visual impact would be horrifying. It would block the view of the hills, and block the natural light from my bedroom windows.

We have lived here for eight years and I know myself, my daughter and neighbours would feel distraught if this would go ahead.