

<b>APPLICATION NO: 20/00749/FUL</b>		<b>OFFICER: Mrs Lucy White</b>	
<b>DATE REGISTERED: 14th May 2020</b>		<b>DATE OF EXPIRY : 9th July 2020</b>	
<b>WARD: Swindon Village</b>		<b>PARISH: SWIND</b>	
<b>APPLICANT:</b>	Bloombridge LLP		
<b>LOCATION:</b>	Manor Farm Church Road Swindon Village		
<b>PROPOSAL:</b>	Demolition of redundant outbuildings and construction of 4 no. dwellings with associated tree and landscaping works		

## REPRESENTATIONS

Number of contributors	<b>6</b>
Number of objections	<b>6</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

5 St Lawrence Court  
Church Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9FP

**Comments:** 9th June 2021

The small country lane is too narrow to provide access to this site whilst also providing a safe two way route for cars and pedestrians. The footpath and lane are used frequently by children and families and has the potential to cause a serious accident if the amount of traffic is also increased.

There is also the issue of noise and disturbance that will inevitably be caused to the existing residents by the increased traffic from any new properties that could be built. This along with my first point will put a huge amount of strain on a small narrow road connecting the existing development to Church Road.

Having recently moved to the area the construction of new buildings will spoil 'the village feeling' that was an important factor in our decision to move here.

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Church Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9FP

**Comments:** 9th June 2021

We wholly echo the thoughts and comments already offered in opposition to this planning application, and in particular with reference to the below;

1. Access from Church Road

As residents of St. Lawrence Court (which utilises the same access road as this proposed development would), we fully concur with the concerns of others. In the limited time that we have resided within Swindon Village, we have already been witness to numerous near misses at the entrance to the access road from Church Road. The blind bend is often not enough to prompt road users to slow to an appropriate speed, this was evidenced most recently on Friday 04 June 2021 when a driver travelling at speed lost control of their vehicle and struck several parked vehicles upon exiting the bend, and I can see reference to other serious accidents that have happened at the same location previously within other resident objections.

An increase in traffic flow using the access road from Church Road will only worsen an already often dangerous situation. Turning right into the access road, or turning right from the access road are of particular concern due to the low visibility offered from the sharp bend in Church Road. For information, there are already 14 vehicles that reside in St Lawrence Court (minus visitors) which will have hugely increased the traffic levels using the access road. A further 4 dwellings with multiple additional vehicles seems excessive for a single track access road. Increased vehicles will only increase risk for road users, pedestrians using the public footpath, and local residents - several of which have young children.

## 2. Conservation/environment

We feel very lucky to live within the Swindon Village conservation area, and regularly see a diverse range of wild birds from our garden including robins, blue tits, jays and the occasional owl, we have also seen foxes and bats in the evening. Many of these species presumably use the trees and undergrowth around us to nest/house within. We can only assume that any over-development of the area will result in a downturn in such wildlife and we would ask that full wildlife surveys be undertaken before any decision is reached.

In terms of the intended removal of trees, it was disappointing to read that the local tree officer saw no issue in the removal of some of the suggested trees within this application. One of the overriding reasons for us buying our property was the privacy that the outlook onto greenery and trees offered to the back and side of the house as well as our garden itself. The intended plans would result in our home essentially being surrounded and overlooked by other properties which obviously would result in less privacy, a less favourable outlook and a potential downturn in the value of our property.

## 3. Swindon Village overdevelopment

We are aware of other developments currently underway in and around Swindon Village including the ongoing building works at Brockhampton Manor (Cotswold Homes) and some rumoured plans to build c200 new homes upon land to the west of Manor Road. We trust that planning applications such as this will not be considered in isolation but will encompass some wider-thinking when considering impact on small rural villages such as this.

53 Church Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9RA

### **Comments:** 9th June 2021

We would like to register additional objections against planning application 20/00749/FUL to add to our original objections that we made on 04 June 2020.

Demolition of redundant outbuildings and construction of 4 no. dwellings with associated tree and landscaping works (Phase 2) - Manor Farm Church Road Swindon Village Cheltenham Gloucestershire GL51 9RB. This latest revision is dated 19th May 2021.

1.) In our original objection we mentioned a number of road accidents which had occurred on the blind bend of Church Road where St Lawrence Court is sited. The original Phase One application had wrongly stated that there had not been any accidents but this was untrue. Our house is sited directly next to the St Lawrence Court entrance to Church Road and we regularly see the near misses and hear the tyres screeching .... and that was BEFORE phase one was granted. It is now becoming a common occurrence. In fact literally last week (June 4 2021) a driver lost control on Church Road at this blind bend and then went on to hit two parked cars. The impact was such that one of the parked cars was written off ! At the scene the attending police officer said that if our son and his friend been sitting in the parked car at the time of impact then they would likely have been killed or at best very seriously injured. We can now add this to the other crime numbers those which we gave in our first objection - The crime number for this incident is GC-20210604-0461.

Please, please, for our safety do not develop this site any more. The entrance and exit road is single track and opens onto a blind bend. This is clearly and simply overdevelopment at the direct expense of Public Safety.

2.) We would especially like to bring to your attention planning application 21/01064/FUL which if granted will add yet another dwelling in St Lawrence Court, making nine in total.

3.) The problem of access to the site by emergency vehicles has been ignored yet again and nothing in this new application addresses this problem. It seems difficult to imagine how this application would not result in overdevelopment of a sensitive site with enormous access and safety implications for pedestrians and road users alike.

4.) There has still not been any survey undertaken showing the use of the public footpath giving the number of mothers and children, children on cycles, dog walkers, wheel chair users, commuters or local workers taking a recreational walk during their lunch break. Surely it is a duty of care in such circumstances that a fully independent study is a prerequisite before any planning decision can be reached.

5.) There is still the issue of increased noise, vehicle emission pollution and disturbance that will be caused to the existing residents, now increased by the further eight dwellings of St Lawrence Court which we think needs to be taken into consideration against granting this planning application.

6.) Furthermore, looking at the new plans for the site access we note that the carriageway width has not increased to accommodate any additional vehicular access which is likely to be a further 28 vehicle movements every day , going even further against all the Government Guidelines. Of course the reason for not increasing the carriageway is simply that it cannot be physically made wider. This again reinforces the simple fact that this application is not sympathetic to the environment and represents unnecessary and inappropriate overdevelopment.

7.) Again nothing has been proposed in this latest application to give an improved safer access to and from the development site. Again the reason is that it is simply physically impossible to make this access meet the needs of the development. Two vehicles cannot traverse the existing lane at the same time!

8.) We are still extremely concerned with possible flooding issues due to the impact of the proposed 4 new properties in addition to the completed development of 8 dwellings with the possibility of an additional dwelling being built adjacent to this new proposed site and have had no assurances that the developer has taken these drainage issues into account.

9.) We would like to seek assurances that if in the future our property suffers from flooding issues, which it has not done so far to date since it was built, from both the Developers and Cheltenham Borough Council to accept responsibility for any flooding issues and if no

assurances are received we will seek damages accordingly. We also suggest that this is to be considered in this application and provided for in any consent that may be granted.

10.) Now that the first phase is complete and all of the residents are in situ we ask that a full survey of traffic in and out of the site is conducted .... and compared to the original traffic survey to measure just what has happened so far and whether or not movements in and out are in line with the original estimations. This can then be used to consider this current application.

**Comments:** 4th June 2020

We would like to register our objections against planning application 20/00749/FUL Demolition of redundant outbuildings and construction of 5 no. dwellings with associated tree and landscaping works (Phase 2) - Manor Farm Church Road Swindon Village Cheltenham Gloucestershire GL51 9RB

Reasons for objection:

1. There is currently a development of 8 dwellings being built adjacent to this new proposed site, and our concerns and objections are the same as they were when the original application (Phase one) was submitted, only now in this new application there will be far more daily traffic movements if indeed these new properties are added to the current development. The one way lane to and from Church Road does not provide adequate provision of safety for two way traffic nor safe passage for pedestrians. It never did and indeed it never will. It simply is not wide enough. The existing site on Phase 1 site is already exposing the obvious and daily threat to safety for traffic and pedestrians using the narrow lane and around the lane entrance onto Church Road. This new application merely repeats and increases the danger to all users.

2. The proposed access route (one way lane) is part of a public footpath running between Church Road and The Runnings industrial estate. You will note that there has been no mention of the pedestrian traffic that already uses the lane. There has been no survey showing the number of mothers and children, pushchairs, wheelchairs, dog walkers, commuters or local workers taking a recreational walk during their lunch break. There is plainly just not enough width to safely accommodate both pedestrian and vehicular traffic.

3. This small country lane is simply too narrow to provide access to this site whilst also providing a safe two way route for cars and pedestrians. This stark truth is exemplified on a daily basis at the moment as you watch the dangerous farce of construction vehicles entering and exiting the lane to/from Church road. Most large vehicles cannot actually enter into the lane frontways. So after trying and failing to do so successfully they are forced to reverse back out on to the main road (Church Road) and then pass the lane and blind reverse backwards into the lane. All this while the traffic flies round the nearby blind bend on Church Road and then slam their brakes on hoping that the cars behind can stop in time. Then the large vehicles struggle to exit the lane again as they often can't turn around again. Without a banksman on hand (24 hours a day 365 days per year) how on earth can this access road provide a safe route ? How will emergency services, refuse lorries and delivery trucks complete these manouveres without threat to life and limb ? And furthermore the lane is not even wide enough to accept two large saloon cars so these will be reversing up and down all day in an effort to let each other pass. In reality they will not be able to ensure their own safety and certainly not the safety of others. Public safety is clearly not being taken into account in this application. We respectfully suggest that you don't need to be a highways expert or a safety campaigner to reach this conclusion. You just have to stand and watch.

4. In addition to our own property there will be 15 other properties using the one way lane between Church Road and this proposed development which comprises of the 5 proposed dwellings, the eight dwellings under construction, the existing Farmhouse and Green Lodge No 51. This would mean a total of 16 properties with a possible/minimum seven vehicle movements per day making a total of 112 vehicle movements per day on a one way lane which is also a Pedestrian Access Public Footpath)

5. The development currently being built (Residential development of 2 no. bungalows and 6 no. houses, with associated access and landscaping (revised scheme following 14/01823/FUL) AT: Land at Manor Farm Manor Road Swindon Village) is not yet complete and indeed no properties are currently occupied. Therefore at this stage we suggest that it is not possible to accurately assess nor predict the true impact that the development currently under construction will have on the issues of safety for pedestrians using the lane nor the cars entering and exiting the lane to/from Church Road. Surely it would be prudent to refuse this application at least until the impact of the additional traffic can be assessed in real time. Surely the issue of safety will take priority over apparent haste to grant consent ?

6. The junction of the access lane is at the end of a tight bend from the direction of Wymans Lane and despite what is stated in the traffic survey that was submitted with the planning application this is a fast road with traffic frequently exceeding the 30 mph speed limit from both directions. There is limited visibility to the right hand side when approaching Church Road from the lane, although when traffic from the right is observing the speed limit it is reasonably safe to turn into Church Road. On the other hand when the traffic is exceeding the speed limit it becomes very dangerous, as we have found out on numerous occasions.

The same problem occurs turning right off Church Road into the lane coming from the direction of the Church, again we have nearly been hit by traffic exceeding the speed limit coming around the bend. This is certainly not the impression that was given in the "traffic survey". We can only (politely) presume that the "traffic survey" done for phase one was carried out at some obscure dates and times in order to massage the results in favour of the planning applicant. That would not be unlikely and certainly such a survey would need to be challenged but was not. If you visit the site on a typical weekday during the rush hour it is difficult to see how the survey applies to the site. The traffic levels and conditions are unrecognisable to the survey results that were used to approve phase one. Therefore we ask that a separate and "independent" traffic survey is carried out. We are simply asking for a robust and realistic assessment of actual traffic on Church Road but of course to include rush hour traffic which is clearly the time that presents the most danger to the public and most negative impact to local residents. This was never included in the survey that was presented before phase one was approved.

Of course any assessment of traffic or survey needs to wait until post COVID 19 Lockdown when Church Road will have returned to normal traffic levels.

7. Furthermore there are already regular accidents and near misses around entrance to the single track access lane that runs from Church to the site and along single track lane. The planning application traffic report said there have been "no accidents" in this area in the last few years. Really? Putting it as politely as possible "That is simply an untruth". We actually have photographs taken at the scene of two serious accidents if they are required. Unfortunately it is not possible to download photos onto the comment site. For written examples see the list below. Apparently, according to a planning application report, the incidents below (and many more no doubt) have actually never happened. The narrow access lane enters Church road very close to a blind bend. The lane is simply too close to the blind bend to be used more regularly without directly increasing risk to cars and pedestrians. The bend and the lane are already dangerous. This application will simply increase the danger and the risk. This is all obvious. The original planning application traffic report was simply wrong and this development should be rejected unless and until a true, unbiased and accurate report of traffic is delivered and considered.

- Serious accident police incident number 492 17/05/14 OIC PC 548 McMaster. Car took blind bend too fast swerved to avoid car parked outside Homestead which borders the lane, went onto grass verge almost hitting wall on opposite side of the road, then mounted pavement outside the church and spun round causing significant damage to hedge and Victorian railings within hedge. Woman passenger was taken to hospital with suspected back injury (photos above).

- 29th August 12 midday motorbike came round corner too fast and hit back of a car. Minimal damage so not reported.
- 2010 Car parked outside the church hit in the back leaving denting and damage.
- 2011 Cindy the dog belonging to Manor Farm was hit and killed in the lane.

There are frequent near miss situations on the blind bend as vehicles take the corner too fast. Frequent slamming on of brakes can be seen and heard and tooting of horns is a common occurrence. Often when cars pull out of house driveways close to the bend and when cars pull out of the small lane, cars come round the bend too fast and have to do an emergency stop (and run the risk of mounting the pavement and hitting one of the many pedestrians walking through the village.

8. The traffic survey performed for the original planning application (Phase 1) was conducted in January at a time when there is only 8 hours of daylight and rush hour would have been in the dark in the morning and evening. Headlights make the blind bend much safer as the oncoming traffic is visible BEFORE it appears around the bend.

9. Vehicles take the corner slower at night as they can see approaching headlights. All the accidents and near misses tend to be during daylight hours which probably follows the amount of traffic. This also reinforces the need not to add to the problem.

10. There is a history of vehicular accidents within 50 meters of this junction. The occupant of Church Cottage can confirm that her vehicle has been hit 3 times in the past 4 years by speeding traffic driving round the bend. In fact as a consequence she now leaves her car parked in a nearby culdesac far away from the blind bend.

11. In the recent years the volume of traffic along Church Road has increased considerably, noticeably since the expansion of the village school there are more vehicles being used on the school run. Not to mention the morning and evening rush hour traffic travelling between the Tewkesbury Road/Gallagher Park area and Bishops Cleeve.

12. There are already problems with large goods vehicles and articulated lorries driving along Church Road and only a few weeks ago a neighbour was forced to drive up the pavement to avoid being hit by a lorry traversing the bend in question. Church Road is also now being used increasingly as a short cut (rat run) to avoid the congestion at the two mini-roundabouts adjacent to Topps Tiles on Wymans Lane.

13. There is also the issue of noise and disturbance that will inevitably be caused to the existing residents by the increased traffic from any new properties that could be built.

14. There is plainly just not enough width to safely accommodate both pedestrian and vehicular traffic of a high volume created by the number of houses being built

15. The problem of access to the site by Emergency Vehicles has been ignored again and nothing in this new application addresses this problem.

16. Looking at the new plans for the site access we note that the carriageway width has not increased to accommodate additional vehicular access, going even further against all the Government Guidelines. Nothing has been proposed in this latest application to give an improved safer access to the development site.

17. We are extremely concerned with possible flooding issues due to the impact of the proposed 5 new properties in addition to the development of 8 dwellings being built adjacent to this new proposed site. To our knowledge the cellar of Manor Farm farmhouse has flooded regularly over the last eighteen years, often to a point of almost overflowing during bad weather, proving that the water table is high on the Manor Farm site. Our concern is that there will be run off into bordering nearby gardens and consequently into properties as some local plots sit at a lower

level adjacent to the north of Manor Farm. We would like to give fair notice that if in the future our property suffers from flooding issues, which it has not done so far to date since it was built, we will ask the Developers and Cheltenham Borough Council accept responsibility for this and we will seek damages accordingly. We suggest that this be considered in this application and provided for in any consent that may be granted.

18. Swindon Village is supposed to be just that, "a village". The clue is in the name. Surely the planning authorities will endeavour to protect the special and sensitive elements and character that make this place unique. This proposed development at this unique place is clearly "over development" which will damage a unique site beyond repair and to the detriment of future generations within the village.

Green Lodge  
Church Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QX

**Comments:** 29th May 2020

I would like to register my objections against planning application 20/00749/FUL Demolition of redundant outbuildings and construction of 5 no. dwellings with associated tree and landscaping works (Phase 2) - Manor Farm Church Road Swindon Village Cheltenham Gloucestershire GL51 9RB

There is currently a development of 8 dwellings being built adjacent to this new proposed site, and my concerns and objections are the same as they were when the original application was submitted, only now there will be more daily traffic movements when these new properties and the proposed 5 new properties are occupied.

In addition to my own property there will be 15 other properties using the access between Church Road and this proposed development which comprises of the 5 proposed dwellings, the eight dwellings under construction, the existing Farmhouse and the existing house referred to in the Village as The Old Post Office.

(A total of 16 properties with a possible seven vehicle movements per day making a total of 112) The development currently being built - Residential development of 2 no. bungalows and 6 no. houses, with associated access and landscaping (revised scheme following 14/01823/FUL) AT: Land at Manor Farm Manor Road Swindon Village, and it is not yet possible to be able to assess the true impact that the development under construction will have on the issues of safety or to be able to review whether vehicles entering or leaving the site at the Church Road junction are causing difficulties and/or experiencing difficulties or hazards to other road users and pedestrians.

My reasons for objection are many, primarily the inadequate access proposed in the planning application. Not only is the proposed access lane still too narrow and too long for two-way car traffic, it would be impossible for emergency services, refuse lorries and delivery trucks to have adequate and safe passage at all times whilst traversing this route.

The access lane junction with Church Road is at the end of a tight bend from the direction of Wymans Lane and despite what is stated in the traffic survey that was submitted with the first planning application, this is a fast road with traffic frequently exceeding the 30 mph speed limit from both directions.

There is limited visibility to the right hand side when approaching Church Road from the proposed access lane, although when traffic from the right is observing the speed limit it is reasonably safe

to turn into Church Road. On the other hand when the traffic is exceeding the speed limit it becomes very dangerous, as I have found out on numerous occasions.

The same problem occurs turning right off Church Road into the lane coming from the direction of St Lawrence Church, again I have nearly been hit by traffic exceeding the speed limit coming around the bend. Lots of squealing tyres and obscene gestures from the speeding motorist aimed in my direction, from what the traffic survey would have you believe is a safe junction.

There is also a history of vehicular accidents within 50 meters of this junction, as the occupant of Church Cottage can confirm that her vehicle has been hit three times in the past year by speeding traffic driving round the bend. The previous occupier of Church Cottage also had his parked vehicle hit twice whilst living there.

In the past eighteen years since I have lived here the volume of traffic along Church Road has increased considerably, noticeably since the expansion of the village school there are more vehicles being used on the school run.

There are already problems with large goods vehicles, articulated lorries and buses driving along Church Road and quite often vehicles coming from the opposite direction are forced to drive up the pavement to avoid being hit by them.

Church Road is also being used increasingly as a short cut to avoid the congestion at the two mini-roundabouts adjacent to Topps Tiles on Wymans Lane especially at the morning and evening rush hours.

In addition to the number of vehicles being generated from the development of 8 dwellings currently under construction the proposed 5 new properties will further increase the number of daily vehicle movements.

The problem of access to the site by emergency vehicles has been ignored again and nothing in this new application addresses this problem.

The proposed access route is part of a public footpath running between Church Road and The Runnings industrial estate. The safety of existing users of the existing footpath should be of the highest priority but I have noted that there has been no mention of the pedestrian traffic that already uses the lane.

There does not appear to have been any survey undertaken showing the use of the public footpath giving the number of mothers and children, children on cycles, dog walkers, commuters or local workers taking a recreational walk during their lunch break.

There is plainly just not enough width to safely accommodate both pedestrian and vehicular traffic of a high volume created by the number of houses being built.

There is also the issue of noise, vehicle emission pollution and disturbance that will inevitably be caused to the existing residents by the increased traffic from any new properties that could be built.

Looking at the new plans for the site access I note that the carriageway width has not increased to accommodate additional vehicular access, going even further against all the Government Guidelines.

Nothing has been proposed in this latest application to give an improved safer access to the development site.

I am extremely concerned with possible flooding issues due to the impact of the proposed 5 new properties in addition to the development of 8 dwellings being built adjacent to this new proposed site.

To my knowledge the cellar of Manor Farm farmhouse has flooded regularly over the last eighteen years, often to a point of almost overflowing during bad weather, proving that the water table is high on the Manor Farm site. My concern is that there will be run off into my garden and consequently into my property as my plot sits at a lower level adjacent to the north of Manor Farm.

(If in the future my property suffers from flooding issues, which it has not done so far to date, will the developers and Cheltenham Borough Council accept responsibility for this?)

**Comments:** 1st June 2021

We would like to register some additional objections against planning application 20/00749/FUL to which we originally objected against on Friday 29th May 2020.

Demolition of redundant outbuildings and construction of 4 no. dwellings with associated tree and landscaping works (Phase 2) - Manor Farm Church Road Swindon Village Cheltenham Gloucestershire GL51 9RB. This latest revision is dated 19th May 2021.

We would especially like to bring to your attention planning application 21/01064/FUL which if granted will add yet another dwelling in St Lawrence Court, making nine in total. The problem of access to the site by emergency vehicles has been ignored yet again and nothing in this new application addresses this problem.

There has not been any survey undertaken showing the use of the public footpath giving the number of mothers and children, children on cycles, dog walkers, wheel chair users, commuters or local workers taking a recreational walk during their lunch break.

There is still the issue of increased noise, vehicle emission pollution and disturbance that will be caused to the existing residents, now increased by the further eight dwellings of St Lawrence Court which we think needs to be taken into consideration against granting this planning application.

Looking at the new plans for the site access we note that the carriageway width has not increased to accommodate any additional vehicular access which is likely to be a further 28 vehicle movements every day , going even further against all the Government Guidelines.

We are reliably informed that no inquiries regarding the purchase of the ransom strip between the recently developed St Lawrence Court (Centaur Homes site) and Manor Court have been made. Surely this is an option that would make more sense to investigate than pressing on with overloading the existing access lane to St Lawrence Court?

Again nothing has been proposed in this latest application to give an improved safer access to and from the development site. Two vehicles cannot traverse the existing lane at the same time! We are still extremely concerned with possible flooding issues due to the impact of the proposed 4 new properties in addition to the completed development of 8 dwellings with the possibility of an additional dwelling being built adjacent to this new proposed site and have had no assurances that the developer has taken these drainage issues into account.

We would like to seek assurances that if in the future our property suffers from flooding issues, which it has not done so far to date since it was built, from both the Developers and Cheltenham Borough Council to accept responsibility for any flooding issues and if no assurances are received we will seek damages accordingly. We also suggest that this is to be considered in this application and provided for in any consent that may be granted.

The Paddock  
Rectory Lane  
Swindon Village Cheltenham  
Gloucestershire  
GL51 9RD

**Comments:** 25th May 2021

My concerns are the amount of traffic passing Rectory Lane and St Lawrence Close. The tradesmen's vehicles are also an ongoing issue making it very dangerous for cars exiting both Rectory Lane and St Lawrence close, this made even worse with the fact it is already a blind bend with 1 very narrow pavement for pedestrians. The speed at which cars and HGV's come round that bend is becoming increasingly concerning.

More cars coming out of St Lawrences Close will just add to the already "accident waiting to happen" with the cut through for Kingsditch Ind Est and school traffic.

24 Church Road  
Swindon Village  
Cheltenham  
Gloucestershire  
GL51 9QP

**Comments:** 22nd June 2020

We object to the extra houses on the basis we travel this route and the thought of cars reversing out of this lane or cars sat waiting to access this lane is alarming. Children have to use this pavement on this blind bend. We have seen so many near misses on this bend .We would envisage on our return journey towards Swindon village hall cars possibly reversing out behind parked cars on Church road.