

<b>APPLICATION NO:</b> 21/02675/FUL	<b>OFFICER:</b> Mrs Emma Pickernell
<b>DATE REGISTERED:</b> 2nd December 2021	<b>DATE OF EXPIRY :</b> 27th January 2022
<b>WARD:</b> Leckhampton	<b>PARISH:</b> LECKH
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>LOCATION:</b>	Burrows Field Moorend Grove Cheltenham
<b>PROPOSAL:</b>	Proposed storage unit

## REPRESENTATIONS

Number of contributors	<b>10</b>
Number of objections	<b>10</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

5 Arden Road  
Cheltenham  
Gloucestershire  
GL53 0HG

### **Comments:**

I would like to object to the plan for a storage unit under the reference above.

The proposed building is unnecessarily large, ugly, obtrusive and industrial in nature. A building such as this did not feature in the original plans for Burrow's field. The fact that it would be green is entirely irrelevant - literally greenwash. It certainly does not need to be so tall, simply to house tractors.

Any building should be planned to blend with the size and height of the existing pavilion, which is reasonably attractive. There is also the wider issue of the unique nature of Burrow's field. This is not some neglected urban patch, which needs "improvement"- it is a local beauty spot, much enjoyed and used by many, accessible to old and young. The football team are behaving as if they own the field - they do not. It "belongs" to all of us who live locally and use it regularly. Our enjoyment of it has already been seriously marred by the work over the past eighteen months. The reassuring words and use of greenspeak do little to convince me that the wider community's wishes are being considered.

23 Peregrine Road  
Cheltenham  
Gloucestershire  
GL53 0LN

### **Comments:**

I would like to object to this planning application for the following reasons:

The structure is too big. A structure of this size would have a substantial visual impact on the natural look and feel of Burrow's field. At a height of 3.7m it will tower over the 2m native hedging surrounding the field. The original redevelopment plan for Burrow's field

reassured us that "the look and feel of Burrow's field will remain unchanged once the work is completed.." I think this promise should be upheld as this application is part of this redevelopment plan. I am unsure why this storage unit was not included with the original plan if the storage of maintenance vehicles is an essential part of the plan.

The application states that "no trees need to be felled" for the building to take place. Whilst this is true, the only reason that it is true is because the chestnut tree that stood at the site of the building became diseased and was felled by the council a couple of years ago. Our next step as a Council and community should be to replant and nature a replacement tree for our future generations to enjoy and not to lay 123 square metres of concrete which will never be lifted.

The native hedgerow surrounding Burrow's field homes nesting birds and hedgehogs. Roosting bats live in the trees adjacent to the buildings and can be seen circling the area on summer's evenings. Any building put within metres of this hedge and trees would disrupt this ecosystem. There is no explanation of where waste water that has been used to clean the tractors would go (there are no drains nearby) and my fear is that this waste water with associated fuel and oil from the vehicles will go into the ground around the building. The native hedgerow has been beautifully maintained by the Cheltenham Parks and Gardens team for the 15 years that I have lived nearby. It is cut back to a height of 2m once a year in winter. This allows natural regrowth. A tractor with cutting attachment needs a clearance of 3m to be able to do this (the cutting has just taken place and so I was able to measure.) The plans (allowing 1.7m) do not allow for this maintenance to continue to happen.

I can see no reason that tractors, cutting equipment and fuel should be stored on Burrow's field. The council have had no problems in bringing in this equipment in the past. Industrial storage units are available less than a mile from Burrow's field which could be used. I understand that Leckhampton Rovers FC need more storage for sports equipment but I feel this could be accomplished by a small extension to the NorthWest wall of the changing room which would have a small visual and environmental impact or a storage unit put onto a car parking space.

15 Peregrine Road  
Cheltenham  
Gloucestershire  
GL53 0LN

**Comments:**

Having seen the proposed plan for the Storage Unit ,we feel this is a much larger building than would be needed for storage . This was not mentioned in the original planning for the alterations to Burrows Playing Field. There is a covenant on the field stating it is to be used for games & sport so this application should be refused . It has been mentioned there will be tractors & machinery stored in the building including fuel for the same ? this would definitely not be acceptable and against all safety regulations , considering its proximity to houses and Day Nursery.

21 Peregrine Road  
Cheltenham  
Gloucestershire  
GL53 0LN

**Comments:**

I would like to object to this application for a number of reasons.

1. There will be a loss of light and over shadowing in my neighbors garden from the structure which is only 0.75m from the boundary hedge.
2. The structure is to house 140litre of fuel which is 4/5 times what is in a car. To fill this must require a tanker to drive around the park past the playground on a regular basis. This does not seem acceptable or wise.
3. The council currently trims all the hedges around the parameter of the field. It is not clear who will be doing this in future. If its the football club then the tractor will need to be one that can cut hedges 2m high which a normal grass cutting machine cannot do. If it is the council as I think it will be then they will require at least 3m from the back of the structure to the hedge to get their tractor down behind.
4. Personally I am concerned that volunteers will be driving around the park every week and filling fuel. If you lived adjacent to this application I am sure you would not be pleased.
5. If the above is required then it would make sense to be closer to the entrance.

Grove End  
Moorend Grove  
Cheltenham  
Gloucestershire  
GL53 0EY

**Comments:**

I object to the building of this unit which will be next to my property boundary. We have already had to put up with much nuisance with the building and refurbishment of the pavilion and pitches. There is already increased noise created by the gravel footpath and increased footfall around our property spoiling our enjoyment of our property and garden. The pavilion refurbishment has led to lighting around the building that shines directly into my property and house. Often this light goes on well into the night and beyond. I am concerned that the erection of this unit will be an eyesore despite plans to tone it down and will also cause extra noise to that already caused by building on an ongoing basis so far. If you insist on building this unit it should be well away from existing properties that are already putting up with increased noise and light pollution.

23 Peregrine Road  
Cheltenham  
Gloucestershire  
GL53 0LN

**Comments:**

In addition to comments made previously, I object to this application on the grounds that it would overshadow and lead to loss of light reaching our garden. We use and value this area for growing vegetables and as a habitat for wildlife.

**Comments:**

I am strongly opposed to the proposed development for the following reasons:

The proposed outbuilding is unnecessarily large for its intended use. A smaller building would have less impact on the environment and still allow storage of sporting and pitch maintenance equipment for Leckhampton Rovers Football Club.

If proximity to the existing pavilion is important, the proposed site is an unreasonable distance from existing buildings. It would be more appropriate to place any new storage within or close to the pavillion, thereby maintaining as much open green space as possible. The impact on Burrow's field and local residents of extending building development over such a large area has not been adequately considered or consulted upon.

The proposal for a new building contradicts information on the Cheltenham Borough Council website about the Burrow's field development, which explicitly states that "We would like to assure local residents that this work is to enhance the quality of the current playing fields and does not include any expansion of the overall site" and "The only change to the look of Burrow's will be that the playing fields will be level."  
([https://www.cheltenham.gov.uk/info/33/parks\\_and\\_open\\_spaces/1630/the\\_burrows\\_playing\\_field/3](https://www.cheltenham.gov.uk/info/33/parks_and_open_spaces/1630/the_burrows_playing_field/3))

Furthermore, the website states that LRFC will work with team members on a strategy to ensure that parking is better managed on match days. LRFC are also encouraging walking, cycling and car sharing to Burrow's Field whenever possible and bike racks will be installed on site to support this. A more considerate approach to the need for storage might be to consider a smaller building on the existing car park. This would marginally reduce the number of parking spaces, encouraging people travelling from a distance to use more sustainable modes of transport. The majority of local residents already access the fields on foot or by bicycle, making the car park less relevant to them.

We should be doing all we can to reduce our impact on the climate, including reducing the use of fossil fuels. Cheltenham Borough Council has declared a Climate Emergency and committed to becoming a net zero carbon council and borough by 2030. The environmental impact of storing two agricultural machines for exclusive, intermittent use on Burrow's fields is completely inappropriate. Furthermore, storing fuel on site is unnecessary and potentially dangerous. Machinery using sustainable energy sources should be actively encouraged. The application includes a water supply but no clear plan for disposal of foul water. As it stands, the proposed development risks water used to clean agricultural machinery contaminating the local area.

Finally, it is not clear from the information on the planning website whether the letters of support relate specifically to this outbuilding or more generally to improvement of the playing fields on Burrow's field. I do not see any evidence of support for this building from the community who value Burrow's field as a public open space. More sustainable and less damaging alternatives to the proposed development have not been given due

consideration. Rather than building storage for machinery on an important local green area, it would ultimately be preferable to convert a nearby brownfield or industrial site for this purpose.

I am grateful to the planning committee for carefully considering these concerns and suggestions when reviewing the application.

5 Arden Road  
Cheltenham  
Gloucestershire  
GL53 0HG

**Comments:**

I object to the plan for a storage unit under the reference above

First of all, I would like to say that pushing out this proposal with a closure date for public comment of 24th December is wrong, as this coincides with the busy run up to Christmas for many people. I wonder if this is deliberate in order to reduce possible adverse public comment on the proposal. I only became aware of this on 17th December. Also, I have seen nothing from the supposed liaison group of the LRFC.

The proposed building did not feature in the original plans for Burrow's field and it is wrong to include any evidence in support of the original proposal (as in the letters of support index document) as supporting the proposed shed, especially as it would be located next to residential housing. The size and height appear out of proportion in relation to the pavilion, especially as they are not shown side by side.

The building appears oversized for its intended purpose, especially its height. The height would appear to exceed the height of the hedge to the rear. The outer, security fence further increases the visual impact of the proposed shed and its 'footprint' on the ground. Interestingly if it is supposed to be a security fence why is it only on 3 sides and not also to the rear of the shed; this somewhat negates the need for it. A 4th side would push the shed further out into the field and further increase its visual impact. The proposed fencing seems unnecessary.

Because the proposed shed and fencing would be green in colour does not make it more acceptable. Green colour equals greenspeak.

Increasingly Burrow's Field is becoming a football dominated location and non-football users and local residents considered secondary, despite LRFC public protestations. LRFC does not have sole rights to the field as this was a green space that was used by a wide variety of people. Increasingly non football use is reducing, and the proposed shed is symptomatic of this.

10 Hobby Close  
Cheltenham  
Gloucestershire  
GL53 0LP

**Comments:**

We object to this proposal on the following grounds:

1. This storage should be sited on the opposite side of the pavilion, where the contractors equipment was stored during site developments, thereby allowing necessary vehicular access at a more appropriate point
2. The proposed site will impede the visual and environmental impact of the pre-school playgroup
3. The proposed building will have an overbearing impact on neighbouring properties
4. Whereas previously CBC has had responsibility for field maintenance, this responsibility is to be shared with volunteers from the LRC. Such an arrangement should be detailed and monitored accordingly
5. This whole development has taken place with minimal public consultation and the opinions of local residents by-passed or ignored. There has been an assumption that all residents approve

55 Moorend Park Road  
Cheltenham  
Gloucestershire  
GL53 0LA

**Comments:**

I want to support this venture but the location of this building is totally inappropriate.

Firstly I cannot see dimensions of the proposed building length nor the dimensions of the compound. Secondly as this is an addendum to the original application it is arguably very wrong to attach the original letters of support for the project as none of them actually agreed with this proposed building being built.

With regard to the siting of the proposed building placing it in front of homes with SW facing gardens is extremely unfair on the residents. It will detract from their views and darken their gardens and affect the resale value of the properties.

As this will be a industrial building, unattended most of the time it will attract wild life and vermin that will quickly enter adjacent gardens. I would support this application should the proposed building be moved to the SE edge of the field adjacent to the allotments and close to the current workers temporary compound. Here it will offend no one and is environmentally safer for local residents. The tree preservation issues is the same at this location as it is on the proposal and cannot, in my opinion, be used as a counter argument.

10 Hobby Close  
Cheltenham  
Gloucestershire  
GL53 0LP

**Comments:**

The council tax we pay should include enough to mow this field which is used for recreational walks and play by local people. The proposed storage would then be

unnecessary. The position allows no vehicle access and if any building was needed it would be better by the car park on the left as one enters the field.

The football club seems to have taken over this shared green space and even wants volunteers to maintain it.

I prefer the maintenance to remain with the council.