

APPLICATION NO: 21/02828/OUT	OFFICER: Mrs Lucy White
DATE REGISTERED: 5th January 2022	DATE OF EXPIRY : 2nd March 2022
WARD: St Marks	PARISH:
APPLICANT:	Cheshire West And Chester Council
LOCATION:	Unit 22 Lansdown Industrial Estate Gloucester Road
PROPOSAL:	Outline application for mixed use redevelopment at Units 22 and 23 Lansdown Industrial Estate (residential and commercial) with all matters reserved apart from access, following demolition of existing buildings

REPRESENTATIONS

Number of contributors	6
Number of objections	4
Number of representations	1
Number of supporting	1

87 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AF

Comments: 16th February 2022

The existing building is an eyesore, so its replacement would be welcome, although there is a bees' nest under one of the windows, whose loss would be a pity.

I strongly support the proposed link for cyclists and pedestrians.

The details of the cycle storage must be designed into the scheme at the earliest stage; otherwise it will not be possible to make it comply with the standards stated.

In theory, the development is so well located for sustainable transport there should be little need for car parking.

The applicant seems strangely ignorant of bus services: both Routes D and E serve the railway station, and the Route N passes along Queen's Road. Route B does not seem relevant to the site, and by the time the resident has reached Route A they are almost at GCHQ. There are of course Marchant's private bus services to GCHQ. The 801 seems a strange choice for going to the hospital: Route F is much nearer, and so is Route 99, which serves GRH as well.

As far as community involvement is concerned, I was unable to download the documents, and phone calls to the published number were never answered or responded to.

7 Jacobs Close
Tetbury
GL8 8RE

Comments: 24th April 2022

The principle of the development is fine, as it sensibly has residential next to residential, then increases commercial behind.. Overall it therefore, accords with Policy for this site.

if the residential is to be permitted, at the other end of the Estate, this development here should be linked to it via S106 Agreement. As I said in the other application, if you do decide to permit the residential it should be tied by S106 Agreement for suitable commercial refurbishment/redevelopment of the other part of the site site. The current application, would be part of that.

The two applications should be considered on the same Committee, unless a S106 Agreement is framed, to require this development to be completed no later than one year, after any residential is permitted in at least outline on the any of the Estate covered in the area, included in the site area of the Estate covered under the site area, as defined in the 215 dwelling scheme on the other part of the Estate.

The only reason I have indicated neutral stance is that the development, will present a 3.5m wall at the end of the adjacent garden, This has to be compared to what would normally be at the end of a garden, namely a 2m fence, or wall.. I do not of course know how high it is there now.

Obviously, if the occupiers are fine with the 3.5m, that is fine, by me If they do object, that implies a need to alter something here. That could be via; stopping the commercial building, at the edge of the garden; having a flat roof beyond garden edge, thereby decreasing height by about 0.5m (the roof profile on the main roof could be changed to a hip at the same time; or incorporating a different roof form at the end of the garden; etc

If the occupiers do not object, i do not think this element would need altering. If they do object, then a negotiated solution should be sought, not a refusal.

The parking looks fine, and the cycle route is welcome.

7 Roman Road
Cheltenham
Gloucestershire
GL51 8AB

Comments: 30th January 2022

1. We are the home owners of 7 Roman rd which is next door to the proposed flats, and has a party wall with the commercial building that is proposed to be demolished, we would like some more information on how they are going to take down the party wall that is joined to our home and how it is going to affect our property.

2. The proposed parking for 5 flats is not going to be adequate as 3 of these flats will be 2 bedroom, 2 car spaces - 2bed = 6, and 1 car space - 1 bed = 2 total needed 8 parking spaces.

3. As for the proposed commercial building at the bottom of our garden, this is going to totally obscure the Outlook from our garden as we will almost be totally surrounded by high brick walls & blocking out light.

Also we have a tree in the bottom of our garden which could well be damaged by the foundations of this commercial building.

4. We also spoke to the developers about the constant problem we have with the seagulls nesting on the flat roof of the commercial building to be demolished. This is a ideal opportunity to address this problem by not putting a flat roof on the flats or some other measures to stop the seagulls nesting on the roof, with there constant screaming all night. This would be a big positive for all the residents in Roman road.

13 Roman Road
Cheltenham
Gloucestershire
GL51 8AB

Comments: 29th January 2022

There is does not seem to be enough parking for the size of the residences, which would lead to increase cars parking in the already busy areas.

18 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 14th February 2022

1. We are extremely concerned about the amount of parking spaces being allocated to these flats. Roman Road is already at capacity with parking and although the plans show five spaces at the rear of the properties we fear this will not be enough. The plans show an entrance to the flats from Roman Road so do the developers really think that no one will park on road? We already have a permit system (8-8 Mon-Fri) but experienced

people parking for free for the weekend which is just simply annoying - a stricter permit system to the advantage of Roman Road residents would be far more beneficial.

2. Another contention is the proposed cycle path - the plans suggest that this will run along the houses at top of Roman Road - would this remove existing parking spaces? Although suggested that the cut through between the Midland Pub and the flats will be well lit, this could potentially encourage more anti-social behaviour. As the parents of two small children looking out to the development this is extremely concerning.

3. Should the development go ahead, can we get some assurance that workmen will not be parking on the road? When Gifford Court was developed we had a dozen contractors, sometimes more, parking on the road everyday and NO parking wardens patrolling. Why should we pay for permits when no penalties are given to those who do not?

27 Roman Road
Cheltenham
Gloucestershire
GL51 8AB

Comments: 7th February 2022

I am in objection of these plans as the developers have continually failed to address the parking situation on the street for these new homes.

The amount of spaces allocated at the back of the properties will not be enough to cater to the amount of bedrooms per flat. Ultimately I, and other residents feel and are afraid of losing more spaces on an already difficult road to find parking. What research has been done to justify minimal parking for these new flats?

If there is a guarantee no more permits will be issued for our street or for rowanfield - then I will consider changing my objection.