

APPLICATION NO: 24/00519/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 22nd March 2024	DATE OF EXPIRY : 17th May 2024
WARD: Leckhampton	PARISH: LECKH
APPLICANT:	Taller Developments Ltd
LOCATION:	Leckhampton Reservoir Leckhampton Hill Cheltenham
PROPOSAL:	Change of use of existing reservoir to single dwelling with associated works, access and landscaping.

REPRESENTATIONS

Number of contributors	3
Number of objections	3
Number of representations	0
Number of supporting	0

376 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AD

Comments: 12th April 2024

Our objection regards road safety. This development would cause increased traffic problems. This particular stretch of road Leckhampton Hill/Road is extremely dangerous due to the speed of traffic, the complicated junction with the Old Bath Road, the slope and camber. At present when turning right from of our drive we have to negotiate fast traffic coming from both directions on Leckhampton Hill/Road, plus traffic attempting to exit Old Bath Road without stopping, and also our neighbours exiting/entering Undercliff Avenue. One of our Undercliff Avenue neighbours has had his car written off trying to negotiate a right turn from his road. Any increased traffic exiting/entering the reservoir site directly ahead of us is yet another hazard.

It is noted in the application that Severn Trent need and have access to their pumping station. It should also be recognised that this is with a banksman.

We also do not understand the statement of the developer that the PIP for 3 houses on the land adjacent to Leckhampton Hill and the subsequent planning application for 2 houses, should mean that this application on the reservoir site should be 'a given'. After all there was not room for a third property on that parcel of land.

The site sits within the AONB and the Green Belt. We agree with the Planning Officer's report that 'Whilst the proposed plans show the above ground level development to be limited in size, by virtue of there being new built form that doesn't currently exist, the development would have a greater impact on the openness of the greenbelt than the existing situation and therefore would fail to comply with para 149g) of the NPPF.'

Our further concern is the tramway public footpath that runs between the two proposed development sites and gives public access to the stile and access to the AONB. This is very well used by walkers. We see nothing in the plans that actively seeks to preserve the integrity and rural nature of the footpath.

It is worth noting that we are currently awaiting the decision by the Secretary of State's Inspector who will adjudicate on the position of the east to west footpath which again

connects this AONB and Leckhampton Hill's AONB. We would also like to make it clear that this application was made in June 2020 and predates the developer's planning applications.

8 Leckhampton Rise
Cheltenham
Gloucestershire
GL53 0AP

Comments: 14th April 2024

I am writing to object to the planning application.

I live at 8 Leckhampton Rise, GL53 0AP, which is a three storey detached dwelling just to the North of the site. We feel the current proposals will impact our privacy, considering a large portion of our windows face the proposed dwelling. Since the reservoir sits at a higher level than our ground floor, we are concerned that the proposed windows in the north elevation will overlook our South facing garden, living room and bedrooms.

In particular, the first floor master bedroom and first floor living room, as well as the two South facing second floor bedrooms will look directly into the proposed 'Bedroom 2' window. We would be open to this window being obscured or if the plan could be altered to switch the Bedroom 2 window and the en suite window around. The bedroom window would therefore face at an angle slightly away from the properties on Leckhampton Rise.

I also object to the material proposed to the North wall of the new dwelling. The reservoir on this side is currently completely grassed over and so the existing views are all green including the garden of the scout hut, the reservoir itself and the hillside beyond. We feel that the proposed bare concrete walls will be in stark contrast to the existing green vista. These green open spaces contribute to the character of the historic town and which should be protected by the Green Belt policy.

2 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 3rd May 2024

I have read the comments from the other two local residents. I totally agree with their road safety concerns as some time ago when the development of the houses was first raised, I went along to assess the proposed access onto the busy main road, Leckhampton Road/Leckhampton Hill, which is adjacent to Old Bath Road.

I believe the location of the proposed access to and from the development would pose a serious potential hazard as cars speed down the hill, even though the limit is 30. In addition, cyclists race down this part of the hill without appearing to be able to stop quickly.

In summary in my view, the proposed access to and from the development onto the busy main road will be a serious road safety issue.