

APPLICATION NO: 23/01424/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 19th October 2023	DATE OF EXPIRY : 18th January 2024
WARD: Battledown	PARISH: CHARLK
APPLICANT:	Mr And Mrs D Bunner
LOCATION:	Glenfall House Mill Lane Charlton Kings
PROPOSAL:	Part change of use of principal listed building from hotel/event venue to single dwelling (C3), including removal of extensions/alterations to principal building. Demolition of coach house, stables and 20th century buildings and extensions and replacement with new extension and outbuildings consisting of a leisure building with swimming pool, garage/store, greenhouse and 5no. new dwellings to be occupied as holiday accommodation. Alterations to historic landscaped grounds and kitchen garden.

REPRESENTATIONS

Number of contributors	13
Number of objections	3
Number of representations	1
Number of supporting	9

Mulberry House
Daisy Bank Road
Cheltenham
Gloucestershire
GL53 9QQ

Comments: 10th November 2023

I live on Leckhampton hill and Glenfall house is clearly visible from our garden. I have also attended an event at Glenfall. Glenfall is an historic building that is in much need of sympathetic restoration. The proposed plans will not only achieve this but will also support the local hospitality industry with carefully considered holiday lets and leisure facilities. I fully support this application.

1 Viburnum Close
Cheltenham
Gloucestershire
GL50 2RL

Comments: 8th November 2023

We have visited Glenfell House a couple of times in the past. The plans presented here look fantastic and will restore Glenfell house to its former glory whilst equally modernising the property. The vision and thought that has gone into the plans submitted are to be commended.

15 Nicolson Close
Innsworth
GL3 1DN

Comments: 28th October 2023

I have visited Glenfall House in the past. Passionate about British buildings not going into a state of disrepair, these plans provide an opportunity to restore it to a family home and protect Glenfall House for the future. I am impressed with the plans especially the changes to the outbuildings, so Glenfall House can continue to be enjoyed for future generations.

57 Shaw Green Lane
Cheltenham
Gloucestershire
GL52 3BS

Comments: 16th November 2023

I rent a stable and land adjacent to Glenfall House . Whilst I understand that property needs to be maintained, I strongly object to the building proposal.

The site of the new buildings are against the stable building that I rent. The building works will cause significant stress to my horse along with all the other livestock on the farm.

If the buildings do go ahead, I can't imagine that any holiday makers would want to be sited directly next to a working farm which includes cattle, goats, dogs, cats and horses, farm machinery being used early in the morning and late at night along with the usual dust/flies/excrement that are all part of farm life. This is before the nightmare of sharing a single track entrance on horseback with the increase of construction vehicles during any works and then the potential for extra traffic if the proposal goes ahead.

I would be willing to talk to a planning officer to share my concerns and point out just how close the building would be .

Glenfall Lodge
Mill Lane
Charlton Kings Cheltenham
Gloucestershire
GL54 4EP

Comments: 5th April 2024

Having been a member of the family that previously owned Glenfall House, we strongly support this application. Since owning this property and now living in Glenfall Lodge for the last 44 years, we have sadly watched Glenfall House constantly deteriorate in condition.

What is currently proposed will restore this property back to its former glory and more. Much to the benefit of the surrounding neighbours and local area. The adjacent farm will also benefit with far less traffic using the drive.

Comments: 28th October 2023

The house was formerly owned and occupied by my family and we are still immediate neighbours, living at Glenfall Lodge.

Homes like Glenfall are notoriously difficult to maintain so the focus on restoring the key heritage assets, namely the main house and gardens, is wonderful to see. We are delighted with the change of ownership and the commitment of the new owners to overseeing the much needed investment in the fabric of Glenfall House.

In addition removal of the ugly, poor quality outbuildings and the grotesque asbestos garaging, and their replacement with new more visually pleasing and in keeping structures is very positive for the curtilage and future of the house. In our view the submitted plans strike a necessary balance between returning Glenfall to its former glory and providing a way for it to continue in 21st century.

5 The Old Marketplace
Andoversford
GL54 4AY

Comments: 28th October 2023

We have visited Glenfall House for events in the past and always thought it would be amazing to restore it to a family home.

The plans look great, especially the changes to the car park and outbuildings.

5 Whalley Farm Cottage
Whittington
Cheltenham
GL54 4HA

Comments: 31st October 2023

Glenfall House is close to where I reside, and I've had the opportunity to work on and around this premises for several years.

I commend anyone who is willing to spend the time and money to improve these large, old properties.

The plans look very positive as they focus on restoring the main house, and removing the much altered and run-down outbuildings which detract from the setting overall.

I wish the owners good luck in their endeavours.

21 Princes Street
Cheltenham
Gloucestershire
GL52 6BE

Comments: 3rd September 2024

Having previously raised significant objections to the plans based around the treatment of areas adjoining the adjacent farm, there are improvements in the design proposals.

The key items to seek consideration by the planners should be:

1. There are significantly more bat related activity in the areas around Glenfall House than are captured in the survey. We understand there to be roosting in boundary trees and hedges which would be affected by construction work.
2. There are drainage routes from the farm in front of the stables which would go under the proposed new garage/store/bike shed. These are operating drains and will need to be included in any plans by Glenfall House.
3. The Environmental Health report identifies that noise surveys around the boundary and from the Heat Pumps will need to be assessed for the new buildings, the impact of this plant running adjacent to a farm should also be included as the adjacent sheds house livestock.
4. A condition to prevent fireworks use would be welcomed as this has been a significant problem for the farm in terms of nuisance to livestock and horses when used in the past.
5. It should be noted that there is a natural well under the proposed solar panels running along the outside hedge adjacent to the stables and that any solar panels that may be located there do not have a detrimental effect of the livestock route immediately in front of them.

Comments: 17th April 2024

Objection to the planning application.

Further to our previous comments on the applications, these are in relation to the revised application.

1. Solar panels located to the south of the walled garden.
 - a. These appear to be an afterthought to the benefit of the applicant without due regard to their neighbour.
 - b. The placement of these is immediately adjacent to a farm livestock route and will be both distracting and detrimental to the livestock moving along the farm spaces by reflecting light and shadows which will be likely to make them jumpy and liable to be startled.
 - c. I believe that the sighting of these panels in this location will also result in a reduction in efficiency due to shading and interference from bushes and trees on the farm side of the boundary.
 - d. These solar panels should be located in an alternative location that will not cause harm or distress to livestock or farm animals using the farm livestock route.
 - e. There is an open well in the space of the proposed solar panels and no mention of this is contained in the plan.
2. The location of the proposed apartment 4 and garage workshop under.
 - a. The part of the development immediately adjacent to the stables and farm is a significant increase in massing and bulk by the boundary of a working farm and its adjacency, whilst reduced slightly still presents a significant change of use to the area proposed for development.

- b. There should be protections at least put in place to protect the livelihood of the farm and restrictions placed to ensure that the development use does not cause distress or harm to the livestock and animals.
 - c. Whilst the building has been moved slightly, this is still a significant massing of what was there previously.
 - d. As stated in the previous objection, there is drainage from the farm buildings that crosses the boundary to Glenfall house that will need to be maintained in the new development.
3. Air source heat pump location.
- a. I could not see a background noise assessment in the application.
 - b. The location proposed is immediately adjacent to the boundary with Oakfield farm and the noise generated by the heat pumps will be intrusive to the farm on a 24/7 basis. They are very likely to have a detrimental effect on the farm livestock with the startup and running routines. There is a significant amount of other wildlife like bats and hedgehogs that will be also affected that are present in the spaces around Glenfall House and Oakfield Farm.
 - c. There is no information with regards to the actual equipment proposed or attenuation to be provided.
 - d. With the current proposed position, it appears to have been placed in the most convenient space for Glenfall House with no regard for their neighbour.
4. Impact on wildlife and farm animals.
- a. There are significant numbers of bats evident on the farm side of the boundary particularly around the older structures on the farm side in the stables and other outbuildings. They are regularly spotted at dusk by occupiers and visitors to the farm.
 - b. In the undergrowth and environs around the farm buildings there are wildlife that will be disturbed and affected by construction activities in adjacent spaces.
 - c. The construction works will have a detrimental effect on the livestock and animals during construction and a mitigation plan is essential to avoid distress and disruption to the workings of the farm. This includes the construction traffic that will be using the access route to Glenfall Farm.

Comments: 13th November 2023

We rent stables and land from Oakfield Farm.

We have significant concerns on this development and wish to strongly object to this application.

- 1. There is a significant development on the boundary of Oakfield Farm both in terms of proposed buildings and in terms of the nature of the development. The new buildings are drawn as being constructed on the boundary between Glenfall House and Oakfield Farm against the location of the historical stables (that were originally part of the Glenfall Estate). Just the construction of these will cause significant risk of harm to the historic stables as well as distress and potential harm to the animals and stock on the farm itself.
- 2. The new buildings proposed have significant massing and increase in size to both the current and pre-application discussions and are completely out of character with the current environment.
- 3. There is a bat survey that has been completed, it should also be noted that there is a significant bat presence in the stables we rent and the adjacent historical building which is used currently for housing goats on the farm.

4. It is highly likely that there is drainage from the stables across the farm boundary onto the Glenfall House land that will need to be maintained and consideration of this will need to be maintained.
5. There is farm machinery and plant that operates in the immediate adjacency to the proposed development and we currently access and care for our horses anytime between the hours of 0600 and 2200.
6. The stables appear to not be correctly located on the documents submitted on the planning application and the gable end of the stable block sits on the immediate boundary and is at significant risk of undermining by the proposed construction.
7. With the proposed units and use of the proposed buildings, it is an almost certainty that if constructed, the occupants will seek to complain about normal farm activities which is completely detrimental to the normal operations of a farm and be of a detrimental nature to the livelihood of the farm.

We would welcome a visit from the planning officer to Oakfield Farm.

6 Leckhampton Rise
Cheltenham
Gloucestershire
GL53 0AP

Comments: 7th November 2023

As frequent visitors to Glenfall House for various occasions, we wholeheartedly support the proposed plans to restore the estate to its former glory. The thoughtful consideration put into the design, emphasising sustainability, and preservation of the historic landscape is commendable. We look forward to seeing this beautiful property thrive once again.

Belmont
102 Arle Road
Cheltenham
Gloucestershire
GL51 8LD

Comments: 2nd November 2023

This is exactly what this property needs, having done work on this house I realise what is involved in maintaining such a large old property. I'm delighted to see the plans that give it much needed investment for the future and restore the most important historic elements and features. Really is great to see that this isn't going to be left to fall into disrepair as unfortunately so many do, when they are of this nature.

10 Leckhampton Rise
Cheltenham
Gloucestershire
GL53 0AP

Comments: 6th November 2023

We have visited Glenfell House a couple of times for parties and events in the past. The plans presented here look fantastic and will restore Glenfell house to its former glory whilst equally modernising the property. The vision and thought that has gone into the plans submitted are to be commended.

3 Natton Cottages
Ham Lane
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 7th November 2023

Dear Sir / Madam,

Having read all that is proposed for the above property, there is quite a bit to commend the plans for this historic building which does need further restoration. However, there are a few things which in my view need further consideration both in terms of Environmental concerns and to ensure minimum impact on neighbours of this business.

1) The demolition of the coach house, stables and motor garage is not acceptable both in terms of the Environment where yet further resources are to be used as well as the historic aspect of these buildings. Indeed part of the history of the house is that it has been built up over the years and has reached where it is and should be left alone. It does appear that incomers to the AONB and particularly where older properties are purchased just want to urbanise the area which has already led to the destruction of some historic bits in the immediate vicinity. The secret in moving to this area is to learn to work with what is there and especially to maintain the outer appearance which has now become part of the landscape. This comment also applies to garden walls which have also become part of this building.

2) The proposal for building closer to the boundary with the farm is of considerable concern especially for the farmer. Previous experience of allowing 'residential' building to be built closer to factories or commercial buildings or in this case a farm could no doubt, lead in the future to complaints about natural farming smells and possible unwarranted enforcement action to get these reduced even though this is what occurs in the countryside. The livelihood of the farmer must be protected from such future unwarranted actions and the applicant if they are allowed to build must accept conditions that the location could be subject to the activities of the farm and accept these are part of the rural landscape and activity. Indeed the use of the term 'Farmyard Clutter' does demonstrate a complete absence of knowledge of what does go on at a farm and in the countryside. The use of the word DECLUTTER is also in terms of the greenery in the grounds -does not bode well for what should be sympathetic restoration and working with what is there.

3) Noise from Events/ Entertainments - the previous owners caused considerable nuisance especially during the summer with the playing of loud music and loud voices coming through speakers. What is NOT realised for this area is that sound travels exceeding well and even though trees are supposed to dampen excessive sound - this does not work for music. On one occasion when we and adjacent neighbours were trying to enjoy our gardens in the summer, the 'music' was such that at over half a mile away - it caused a vibration in our cloakroom which is set in the middle of the house! People up and over one mile away were also significantly disturbed. The repetition of the music was particularly irritating. Due to this, Environmental Health had to be asked to intervene - very much so that when the Glenfall Hotel was contacted - We were advised that 'they had a licence and could do what they like! To save future problems occurring and obviously future expense for enforcement - please can Environment Health be consulted to ensure this does not happen in future and to ensure this business does NOT impose unwanted intrusion on the lives of its neighbours!

4) The Grounds - given that there has been unwarranted Clear Felling of trees and shrubs at other locations in this AONB area and despite what appears assurances that 'sympathetic' restoration would be done - the use of the word DECLUTTER as above does not instil one that a sense of responsibility will be applied when this is done. The conditions surrounding this part of the proposal must be made as clear as possible of what can and cannot be done. Indeed in the immediate area and beyond there is a diversity of wildlife which uses all the area and if 'over tidying' is done this will have a more wide spread detrimental effect on the AONB environment. Indeed some trees which were requested to be felled because they were not 'natural' but had been there for a long time - 60 - 100 years, are used by owls, hawks and other bird life. Happily, these are still in place.

Finally, it is again of concern that the area AONB, is used, but then seems to be ignored where convenient or inconvenient especially outside of this property (Glamping is not acceptable in this respect). It must be asked though whether this is Development by the back door as what happens if the business changes course - and whether the apartments then become available for long term rent or purchase. This particular aspect must be addressed by planners please who in this case have largely got it right in terms of what would be most suitable for this area.

Yours faithfully,

Oakfield Farm
Mill Lane
Charlton Kings
Cheltenham
Gloucestershire
GL54 4EP

Comments: 3rd September 2024

Letter attached.

Comments: 28th August 2024

Letter attached.

Comments: 17th April 2024
Letter attached.

Comments: 15th April 2024

Letter attached.

Comments: 6th November 2023

Letter attached.

6 November 2023

Cheltenham Borough Council
Planning
Municipal Offices
Promenade
Cheltenham
GL50 9SA

Strensham Business Park
Strensham
Worcester
WR8 9JZ

T: 01684 853400

enquiries@carverknowles.co.uk
www.carverknowles.co.uk

Dear Mrs White,

RE: PLANNING APPLICATION 23/01424/FUL AT GLENFALL HOUSE, MILL LANE, CHELTENHAM, GL54 4EP

APP 23/01424/FUL: Part change of use of principal building from hotel/event venue to single dwelling (C3), including removal of extensions/alterations to principal building. Demolition of coach house, stables, and 20th century buildings and extensions and replacement with new outbuildings consisting of garaging, holiday let apartments (C1), leisure building (including swimming pool) and a greenhouse. Alterations to historic landscaped grounds and kitchen garden.

I am writing on behalf of My Client, [REDACTED] of Oakfield Farm, Mill Lane, GL54 4EP. My clients live adjacent to the Glenfall House and own the surrounding land and have instructed me to write to **OBJECT** to the proposed development at Glenfall House on the basis that the development is not appropriate development adjoining to their property which is an Agricultural Unit.

[REDACTED] farm an area extending to approximately 250ac from Oakfield Farm. The farm surrounds Glenfall House and a map of the area is enclosed withing Appendix 1 of this letter.

[REDACTED]n, together with their family have been farming Oakfield Farm for 2 generations and run both a beef suckler herd and commercial beef herd. Typical numbers on the holding are circa 20 breeding cows plus calves and approximately 100 store cattle which range in age and size. [REDACTED] operates a commercial business on the site and makes haylage from the land whilst also putting natural fertiliser (muck) back on the land.

[REDACTED] in principle have no objection to the redevelopment of Glenfall house and they would be in favour of the conversion of the main house back into a private residence. This is mainly due to issues with the livestock welfare which was put at risk by firework displays completed by the wedding venue. However, the proposed siting of the new leisure facilities and holiday lodges are extremely close to the working farm yard and it is considered that the location is not feasible without suitable mitigation to reduce the impact of noise and odours, without such mitigation it is considered that the 2 uses will clash which undoubtedly will impact the leisure facilities and demand for the holiday lets.

As is the nature of an agricultural unit, the work is unsociable and naturally causes odours and noise and it is not considered that a leisure facility adjacent to this environment is suitable.

The applicant is aware that Glenfall House is currently used as guest accommodation with the outbuildings used for 'ancillary use linked to the predominant use of the property'. However, the



principal house is significantly further from the livestock buildings than the existing or proposed outbuildings and leisure centre.

Glenfall House is described on Tripadvisor as a *'historic country manor on the outskirts of Cheltenham'*. It is reasonable to suggest that guests expect a level of luxury accommodation with such accommodation. By returning the principal house to a single dwelling, the guest accommodation will be moved to the proposed outbuildings and thus considerably closer to the farm. This increased proximity of the guest accommodation to the livestock buildings is likely to be in direct conflict as guests will have an expectation of peaceful enjoyment. They will not expect to be residing near to a loud and potentially smelly cattle barn or to be woken early by the sounds of tractors or other large machinery.

The site elevations below are taken from the documents submitted with the planning application and demonstrate that the proposed holiday let accommodation is shown directly adjacent to the 'farm barns', with the bedroom to Apartment 4 adjacent to the barn.



The 'farm barns' referred to above are used both as equestrian stables and for the breeding of pedigree goats. Typically, the goats and horses will be cared for outside of typical working hours (9-5), which can mean that there will be activity on site between 6am and 8am daily. Typically, animals will be mucked out, fed, let out and in the case of the horses, possibly ridden. All of this is likely to cause considerable noise and odour at a time when guests, who would be approximately 5m from the stables would be expecting quiet.

The proposed leisure building is due to be located further west closer to the commercial livestock barns. The livestock barn is approximately 7m from the boundary between the two properties. Whilst during the summer months, cattle will predominantly be out grazing, all cattle will be housed during the winter (typically October – April). When cattle are housed daily activities include cleaning of cattle houses, bedding, feeding and welfare checks and all of these activities create considerable noise, odour as well as potentially being undertaken at unsociable hours.

In addition to the regular activities, throughout the year [redacted] will have other significant events;

- **Weaning of cattle** – this is a number of times throughout the year and is from both stock purchased from the agricultural market or from within the Suckler Herd. Typically this creates noise which can be throughout the night and for a number of days.
- **Calving** – Calving will predominantly be undertaken in the spring but involves unsociable checking of cattle and can involve vets visits throughout the night if there is a requirement for difficult calving.
- **Manure Spreading** – during the summer [redacted] will spread the manure from over winter housing on the land at Oakfield Farm. This is often over a number of days (potentially a week) and can result in considerable odour.

Whilst it is acknowledged that these factors have no bearing on the site where the development is proposed, it is considered that the proposed use of the site is not suitable given the surrounding environment which does not lend itself to guest accommodation and leisure facilities.

Further to this, the use of the leisure facilities does not appear clear within the application. The application does not appear to clarify if the Leisure Facilities will be open to the general public or restricted to use by Residents at Glenfall house guest houses. The potential use by the general public would have an increase in the quantity of traffic which uses the access track (shared with my client) and it would be favourable if the use was clarified and conditioned.

In addition to this, there is no mention of the hours of use for the leisure facilities, as with the use, I think this information would be useful and if conditioned could mitigate against potential conflict as a result of unsociable agricultural work undertaken on my client's land which may clash with use of the leisure facility.

Furthermore, having reviewed the Application and the pre-application advice it is noted that within the pre-application advice it was stated that *'The proposed demolition works would not be supported if submitted as part of an application'* and that *'consideration should be given to restoring part of the character of the coach house, stables and motor garage.'* Despite this advice, the applicant appears to have submitted an application to demolish the entire range of outbuildings. The proposed buildings have been moved and located extremely close to the boundaries of a working agricultural farm and we do not consider that the intended use of these buildings is sustainable in the proposed location. If the existing outbuildings were to be redeveloped, they would be located further away from the agricultural yard and the impact of noise and odour would be mitigated by the distance. The redevelopment of these buildings is also supported by the pre-application advice the applicant received.

In conclusion, the demolition of the existing buildings and moving the guest accommodation and leisure facilities adjacent to a working farm is considered to be unsustainable with the two uses being in conflict. Whilst my client is happy to support the restoration of Glenfall House into a private residence, it is felt that the redevelopment of the existing outbuildings would be favourable and would mitigate against the impact of a leisure facility against an adjoining agricultural unit. It would also be requested that there is clarity over who will use of the proposed leisure centre and the hours of use. We would request that these would be conditioned to ensure that the use does not result in the intensification of the access track.

Yours sincerely



Josh Balsdon BSc (Hons) MRICS FAAV

CARVER KNOWLES

email: joshbalsdon@carverknowles.co.uk

Encs.

APPENDIX 1



Reference number
23/01424/ FUL
23/01424/ LBC

Oakfield Farm
Mill Lane
Charlton Kings
Cheltenham
Gloucestershire
GL54 4EP

Dear Lucy White

29th August 2024

Following onto our letter dated August 2024. Enclosed is a photograph of a bat which fell out of an ivy covered tree onto Oakfield farm property, just by the gate into the stableyard on 22.8.2024. Just before the horse ladies were leaving at 8.15pm. They picked it up and it flew away.

There is a colony of pipistrelle bats in a red brick building, where our goats go out for summer grazing. There is cladding on the inside of the roof and it's been undisturbed for over 30 years and they're in there.

There are 10 entrance holes, all with no cobwebs on. We regularly see them come and go from this building. We see bats all the time in the evenings Spring, Summer and autumn.

So they very likely could be in the holly trees and ivy all around the stableyard, boundary trees and ivy, and surrounding area to Glenfall House and our farm.

Bats, hedgehogs, Saballows, all these mammals and birds need very careful consideration.

This development will have massive impact on the environment, the wildlife that live here as well as longterm impact to us, and our animals and livelihood for years to come.

Yours Sincerely





10

11

Reference number
23/01424/FUL
and
23/01424/LBC

Oakfield Farm
Mill Lane
Charlton Kings
Cheltenham
Gloucester
GL54 4EP

Dear Lucy White

August 2024

As you are aware we are a working livestock farm.
We are referring to reference numbers above

What is going to be done about the historic drainage system that goes past and through our stable block into Glenfall Houses land, if this dug up or damaged, nothing has been stated about historic drainage in the plans.

How will this be addressed.

Regarding the removal of Holly trees and the wire fence attached to it. This is going to have a dramatic visual impact on us and our farm buildings for years to come. At the moment the holly trees provide adequate screening.

There are bats roosting in ivy and buildings around the farm.

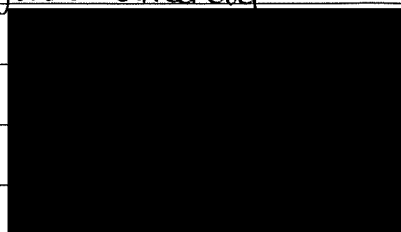
Close board fencing needs to be put up while trees are growing. It will take years for holly to grow.

Windows to the holiday lets need to be only facing Glenfall Houses side, NOT THE SIDE TO OUR FARM AND FARM BUILDINGS. This could cause repercussions, noise, smell etc.

There will be a dramatic change to the landscape, when these trees are removed.

This must not cause financial impact to us at all, as this is not our development.
We live and work here.

Yours Sincerely



Oakfield Farm
Mill Lane
Charlton Kings
Chetterham
Gloucestershire
GL54 4EP
16th April 2024



Dear Lucy White

This letter is an additional and continuation letter to the previous one we have sent dated 12th April 2024. Reference numbers 23/01424/FUL and 23/01424/LBC regarding planning proposals at Glenfall House GL54 4EP.

Before you go ahead and give planning consent of any kind for Glenfall House and its planning proposals, and the demolition of a lot of listed existing buildings.

As you are aware, we are a working livestock farm, and horses. Have you considered that our animals are not going to be at risk from stress, or harm or be frightened, or injured by all this demolition and construction work, and from the noise of the proposed venues, if this work goes ahead.

As reiterated in our previous letter expressing our concerns of the previous wedding venue and what went on.

Have the developers considered their impact on our business and animals. Will there be loud music which terrified animals or fireworks again. Fireworks should not be let off in fields with horses and livestock, and also around farm buildings which contain livestock. We are all of these things.

We are literally over the hedge, right next door, a hand shake away.

What will be the effect on livestock, in barns close to the LBC, and swimming pool, noise of pumps from the

swimming pool.

The highways department need to be informed of the security gates installation. Will that cause build up of traffic if the gates fail to open.

We need 24/7 access to our only entrance for ourselves, horse clients, delivery lorries, cattle lorries emergency services and vets.

Also the traffic could build up along the driveway blocking access to the other people who own the field with horses, along the Glenfall Drive.

There could be a backlog of traffic onto the road of Mill Lane, on a sharp bend. This road is extremely busy and can't really take the amount of traffic that goes along it now. Let alone if the proposed LBC and other buildings goes ahead.

The sightings of Solar panels could cause injury to our horse clients animals, have been put right on the boundary of Glenfall House and our fence line where horses are led out of their stables to go out into their fields, and back in again.

We also use this access for our livestock too.

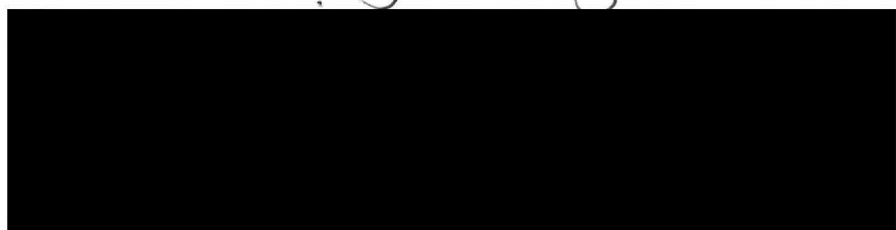
Why can't it just be used as a hotel, like when The Diocese of Gloucester had it.

They didn't know we were here and we didn't know they were there.

You are still moving proposed developments closer to our livestock.

Please can you come and see where we are

We look forward to hearing from you.





Oakfield farm
Mill Lane
Charlton Kings
Cheltenham
Gloucestershire
GL54 4EP
12th April 2024

Dear Lucy White

I am one of the three farmers that live at Oakfield farm, Mill Lane, Charlton Kings, Cheltenham, Gloucestershire, GL54 4EP, and am writing on behalf of the rest of my family.

I am writing to you regarding the planning proposal at Glenfall House, Mill Lane, Charlton Kings, Cheltenham, Gloucestershire, GL54 4EP.

Reference number 23/01424/FUL
and 23/01424/LBC

Oakfield has always been a working livestock farm and we keep and breed both cattle and goats at this premises, we also have horse liverys.

Our livestock and horses are housed, and kept in fields so very very close to the proposed new development of Glenfalls LBC. We have concerns, that said development is too close to livestock and wildlife.

I am requesting you to come and see for yourself exactly where our livestock and horses are kept. As certain animals are in their permanent fields, etc and cannot be moved to other facilities.

In 2015 when Glenfall House changed hands, it became a wedding venue. I wrote to the council expressing our concerns for our livestock and horses. Re - LOUD MUSIC, etc No one from the council came to see us.

THEN IN 2021 THE VENUE HAD THE FIREWORKS

2.7.21 The previous owners had a loud live band playing music, it was extremely loud. I went out to feed my goats, it should have only taken 15-20 minutes.

I stayed there for 3 1/2 hours because, one goat had jumped out of his pen into the next pen. Left his friend on his own, all four animals that were there were petrified. I stayed with the single goat to keep him from hurting himself.

They are housed in the stable block that is 2-3 1/2 feet away from Glenfalls Red Brick Boundary Wall, of the Walled Garden.

On 4.8.21 there was the firework incident. We had to get animal trading standards involved, and when the organisers of the fireworks set up their display, they could see our cattle, in the fields that surround Glenfall House and garden.

We couldn't move our cattle because a bull was with them, we had to be responsible in keeping him and his cows in fields that were away from other neighbouring farmers cattle.

When the fireworks went off, it was evening and it was DARK.

My goats and their kids ran out of their stable and fled up their paddock. The cattle started to stampede and nearly went through some horse paddock fencing.

My husband managed to climb into the firing range in Glenfalls lower garden. He shouted at them to STOP! It was horrendous, I'll never forget it. No animal should be put through that kind of stress.

The next morning I picked up in our surrounding fields 16 cardboard tubes from the firework display.

Two days later the firework organisers came up to G.H and first of all they asked us if we wanted G.H to have fireworks again. We said NO, and we managed to get them to come and see how close our animals are to this venue. They were surprised how close livestock were to venue.

Also when Glenfall House was a wedding venue, we had to go and ask them to turn down or turn off their loud music, as they had gone over their time line of 11:00 PM one occasion it was 11:40 PM. At the time the owner of Glenfall House was never there when a function was on. The music was weekend after weekend after weekend.

Restrictions of event music of any kind, live band or otherwise must be put in place and the use of fireworks PROHIBITED for this proposed development and developments that may arise in the future, regarding ALL THE BUILDINGS at Glenfall House and its LBC. Whether for entertainment or for residential use.

I'm concerned for the wellbeing of our animals, our livery clients horses and our wildlife that resides around the farm, if certain buildings are demolished at Glenfall House.

There are pipistrel bats that have been here ever since we have been at Oakfield. I've had one roost on my back door, so I used our front door till it flew away. They've been in my kitchen, also one came down the flue of my Rayburn and I rescued it and let it go.

The bats came out in February this year and I see them on a regular basis at dusk flying around our farm.

There is an abandoned red brick building, with a black roof, they may be roosting in there. That's probably proposed for demolition, it's next to their greenhouse. I know bats are protected.

There are also breeding colonies of hedgehogs on our farm and stable yard area. The stable yard area is next to the proposed development LBC of Glenfall House.

There could possibly be hedgehogs in the areas of rough abandoned ground, of said LBC area.

The Oak tree in the proposed LBC has a preservation order on it; that could also be a home to bats.

I'm led to believe Glenfall House was a listed building, and so are other buildings near it. The motor house is listed.

I hope the LBC if it's approved is adequately sound proofed, as when the motor house was used for events, the music was extremely loud, as I don't think that has any sound proofing.

I'm concerned that this LBC is even closer to our livestock, than when Glenfall House was, as when it was a wedding venue.

