

APPLICATION NO: 24/01599/FUL		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 27th February 2025		DATE OF EXPIRY : 24th April 2025
WARD: Charlton Park		PARISH: CHARLK
APPLICANT:	Alpha Schools	
LOCATION:	St Edwards School Cirencester Road Charlton Kings	
PROPOSAL:	Proposed demolition and re-build of classroom block and gym building.	

REPRESENTATIONS

Number of contributors	9
Number of objections	8
Number of representations	0
Number of supporting	1

11 St Judes Walk
Cheltenham
Gloucestershire
GL53 7RU

Comments: 27th October 2024

We have existing concerns regarding use of the school grounds and vehicles associated with the school in and around Chancel Way. Specifically:

1. Cars leaving the site do not stop as they leave the school grounds. They drive straight over the pavement and into the road. On a daily basis I have to take evasive action to avoid inconsiderate drivers pulling out in front of my car. This directly endangers pedestrians on the pavement as well. We have repeatedly emailed the school about this, to no effect.
2. At school drop off and pick up the road fills up with cars, frequently blocking the junction with queuing traffic. This prevents us from easily leaving our quiet street. The exit from the school, entering on to a quiet residential area, is totally inappropriate for the size of the school and parents show no consideration for the residents.
3. Recently, we have become aware that the school is being used for weddings and non-school events - this does not feel like a responsible or appropriate use of the school grounds given the impact on the neighbouring residents.

The proposed expansion of the gym facilities and any increased public use of the new buildings for gym related or other events will further exacerbate these issues.

The school must provide extra parking on site to ensure that visitors and parents do not negatively impact on local residents.

The Chancel Way exit point should be closed to vehicles.

Licensing for the school should ensure that it is used for educational and not commercial or entertainment purposes.

10 St Judes Walk
Cheltenham
Gloucestershire
GL53 7RU

Comments: 3rd November 2024

Whilst we support the modernisation of existing school facilities we object to the proposed development for the following reasons:

- The addition of another storey and glazing to both the gym block and the classroom block will impact on the privacy of neighbouring properties and cause light pollution.
- The addition of an extra storey to both blocks creates additional teaching space and sports facilities. The need for these increased facilities is not clear from the application but if the purpose of the development is to increase education provision and letting potential this will increase the existing road safety problems by the entrance to the school at the junction of St Edwards Walk and Chancel Way. Many pupils are collected at this entrance causing considerable congestion at peak hours. Parked cars decrease visibility for pedestrians and cyclists on a route which is the main access to the cycle route at Cox's Meadow.
- The School hires out spaces for up to 300 people and there have been recent reports of noise disturbance caused by a wedding party. Any increase in venue space / facilities available for hire as a result of the development of the gym block will increase the likelihood of noise disturbance at the neighbouring properties.

5 Leckhampton Views
Cheltenham
Gloucestershire
GL53 0AR

Comments: 30th November 2024

I fully support this plan, the school needs investment to maintain its offering to local families. I can't see how it would pollute light being as the arts department wouldn't be open in the evenings and it is a substantial distance away from the border.

Municipal Offices
Cheltenham Borough Council
Promenade Cheltenham
Gloucestershire
GL50 9SA

Comments: 24th March 2025

snipped from the belated Heritage statement

"This heritage assessment for the development of a site to the south of the Hinckley Road (A47) has been prepared by RP Heritage on behalf of St Edward's School, Charlton Kings (the Client)."

Can I politely ask much more of the statement is cut and pasted from another statement

2 Randolph Close
Cheltenham
Gloucestershire
GL53 7RT

Comments: 7th May 2025

Planning Objection - St Edward's School Proposal

We object to this revised application on the following material planning grounds:

Overbearing Impact: The building sits on raised ground and, despite minor revisions, remains far too high. It has an unnecessary dark zinc pitched roof to accentuate its mass and overbearing appearance. This could come down considerably more.

Loss of Light and Outlook: The structure will block winter sun and sky views, significantly affecting our access to daylight (due to the homes being on lower grounds) - a key planning consideration under residential amenity.

Noise Pollution: With around 200 pupils/staff (teenagers) rotating every 45 minutes, noise from this building will be continuous and intrusive. Its position means that sound will spill directly into neighbouring gardens and homes all day long.

Light Pollution: Increased glazing and proximity to homes will result in prolonged artificial light into the evenings, directly affecting bedrooms and sleep quality and as previously mentioned and pictures have shown lighting stays on overnight

Overdevelopment: The size, massing, sheer bulk and no gaps for any natural daylight and placement of this building on the edge of the school site is excessive. It does not respect the character or scale of the area. There is no evidence that the school requires such a facility..

Alternative Locations Ignored: No credible evidence has been presented as to why this building must be sited here, when there is clearly space elsewhere within the school grounds.

These are not minor concerns, all of the above are legitimate legal planning grounds for objection on a severe level. They relate directly to the policies that protect residential amenity and ensure balanced, appropriate development. This proposal, even in revised form, fails that test and these need to be addressed.

Comments: 3rd December 2024

Photo attached.

Comments: 2nd December 2024

Images now submitted showing light pollution from Art blocks in current single low level outside of school hours.

4 Randolph Close
Cheltenham
Gloucestershire
GL53 7RT

Comments: 12th May 2025

Letter attached.

Comments: 5th March 2025

Letter attached.

Comments: 31st October 2024

Letter attached.

Comments: 31st October 2024

Letter attached.

3 Randolph Close
Cheltenham
Gloucestershire
GL53 7RT

Comments: 6th May 2025

Letter attached.

Comments: 5th December 2024

For Attention of: CLAIRE DONNELLY

Dear Claire Donnelly

We understand that the plans for the extension of St Edward's school are still being considered.

We still have considerable concerns regarding the impact on ourselves and the neighbouring properties. We think maybe it would be useful if you were able to come and view the site from within our house.

Yours faithfully,

3 Randolph Close
GL53 7RT

Comments: 18th November 2024

Dear Claire Donnelly

We understand that the decision re the proposed building construction at the above is going to a committee hearing.

We wish to re-emphasise our objections to what we feel is a very inappropriate and ill conceived plan in such close vicinity to our homes.

The over bearing impact of such a high building; the overshadowing of our houses and rear gardens would result in loss of light and privacy. In addition there would be a greater amount of extra light pollution. These aspects plus the increase in noise associated with the high concentration of students in a small area, all contribute to a considerable loss of amenity to ourselves and neighbours.

Thank you for your attention to this matter.

Yours sincerely,

3 Randolph Close

Comments: 4th November 2024

Additional letter attached.

Comments: 30th October 2024

Letter attached.

2 Randolph Close
Cheltenham
Gloucestershire
GL53 7RT

Comments: 24th March 2025

Dear Miss Claire Donnelly, Councillor Harvey, and Councillor Baker,
As the decision on this application approaches, I feel it is crucial to re-emphasize the serious concerns shared by myself and many of my neighbours regarding the proposed development.

In recent times, the neighbourhood has been significantly impacted by increasing levels of noise and light pollution. Despite raising these concerns through documented meetings and emails with St Edward's, the issues persist and, in some cases, have worsened. St Edward's after-hours rental of its facilities for festivals and various non-school events, combined with frequent out-of-hours use of the swimming pool and buildings, has led to substantial disruption during weekends and evenings. Limited, unsupervised parking further exacerbates the problem, and excessive overnight lighting continues to intrude on neighbouring homes.

The proposed development, which will bring approximately 200 teenagers into close proximity with class movements every 45 minutes, will significantly impact our home's amenity. The two-story structure, with its oversized zinc-pitched roof, will heighten noise, lighting, and privacy concerns along with safety issues—issues that cannot be mitigated by any form of shielding. The scale and density of this development will only intensify these ongoing problems rather than address them. The design is not sympathetic to the surrounding area, and the elevated land has not been adequately considered by the architects, making the structure even more overbearing. No trees or hedging are capable of providing sufficient screening, and the development will have a profound and lasting effect on neighbouring properties.

Given the extent of opposition and the significant stress this is causing among residents, I strongly request that this application be rejected. I urge you to visit our homes to witness firsthand the impact this development would have and to fully understand the lay of the land. We need a solution that balances the needs of the school with the rights of those who live here—unfortunately, this proposal does not achieve that.

With kind regards,

2 Randolph Close
Charlton Kings
Cheltenham
Glos
GL53 7RT

Comments: 14th November 2024

Dear Claire,

I am writing to reiterate our strong concerns regarding the proposed construction at St. Edward's School. I understand that a request has been made for this application to go to a committee hearing before any approval. Given the significant impact on the amenity of our homes, I would also like to formally request a planning view committee visit our property to fully understand the overwhelming effect this proposal would have on our privacy, light, and overall well-being.

To briefly restate, the proposed structure would significantly impact our homes, diminishing our amenity through considerable loss of light and privacy and additional noise. A site visit is crucial to appreciate the scale of the proposed building and its effects on our living environment.

Thank you for your attention to this matter.

Kind regards,

2 Randolph Close
Chancel Park
Cheltenham
Glos GL537RT

Comments: 1st November 2024

Letter attached.

Comments: 31st October 2024

I hope this message finds you well. I am reaching out to discuss the proposed planning for the new development and to express some concerns about the scale of the project, which seems large and somewhat out of proportion with its surroundings.

We live on Randolph Close, directly behind the school, and our boundary is marked by the old (I Believe) Victorian wall, which we understand originally enclosed the vegetable gardens of the Grade II-listed house. Our concerns primarily relate to potential structural impacts on this wall due to the proposed construction. Additionally, we feel that the size of the development may be out of character, given its proximity to the beautiful historic house, which risks making this an overdevelopment of the area.

Given your position, we hoped you might be able to address our concerns or provide some guidance.

Thank you for your time, and I look forward to hearing from you.

Comments: 17th October 2024

To Whom It May Concern,

We write to strongly oppose planning application reference number 24/01599/FUL concerning the development at St Edward's School. This proposal raises several serious concerns regarding privacy, safety, and the welfare of both the neighbouring residents and the students attending the school.

Privacy Invasion:

No meaningful consideration has been given to the privacy of neighbouring homes, which have bedrooms at the rear of the properties. The extreme use of glass, particularly in the atrium housing stairwells, would result in approximately 104 students, changing lessons every 30-45 minutes, having a direct and unobstructed view into several bedroom

windows in our homes. This is deeply inappropriate, as bedrooms are private spaces where occupants, including our teenage children, move between bathrooms and bedrooms in varying states of undress. Allowing students to look into these private areas raises significant privacy concerns for both residents and the students themselves.

Elevated Land and Light Impact:

The elevated gradient of the school's land makes this issue even more severe. The school grounds are substantially higher than the residential properties, further amplifying the invasion of privacy and the reduction of natural light into our homes. The proposed two-story building, with its dark grey zinc-pitched roof, will have a significant and unsightly visual impact, casting additional shadows and further reducing the light available to us. This is not in line with the current single-story buildings, which have little to no intrusion into the surrounding properties.

Light Pollution:

Additionally, St. Edward's School has a history of excessive and inconsiderate light usage, with many external lights left on throughout the night for security purposes. This consistent and significant light pollution already disrupts the surrounding neighbourhood, and the proposed development will only exacerbate the problem. With even more glass and a larger building footprint, the increased illumination from the new structure would severely affect the night-time environment, leading to further disturbance for residents. This issue has been ongoing for years, and it is unreasonable to expect the local community to tolerate even greater levels of unnecessary light pollution.

Inappropriate Design and Overdevelopment:

We also feel that this is an overdevelopment of this particular area of the school, given its close proximity to the neighbouring housing development. The size and scale of the proposed building are excessive for the location, encroaching on residential privacy and well-being. The current small and insignificant single-story structures are discrete and blend into the environment without disturbing the neighbouring homes, whereas this new proposal significantly impacts both the visual and physical landscape. This will increase footfall and significantly more usage of a quieter area of the school and in such close proximity to our homes would have a huge effect on noise levels, changing the orientation of the school. This proposal is not a classroom redevelopment of existing classrooms as the planning suggests, it is a completely new development that will change the area in its entirety.

Inappropriate Design:

We are particularly concerned that the north-facing atrium and large expanse of windows (at least 18 windows and a glass middle section) are facing residential properties rather than being directed towards the school grounds. The current structures being replaced are discrete, single-level buildings, such as the cafeteria and art block, which do not impose on our privacy. In contrast, the proposed development is far more intrusive and ill-considered.

Previous Refusal:

It is important to note that a previous planning proposal of much lesser impact was rejected on the same grounds of privacy and light infringement. This current proposal is far more detrimental, and it is alarming that these serious concerns have not been addressed.

Moral and Welfare Concerns:

There is also a moral issue regarding the welfare of both students and residents. It is highly inappropriate for a school to subject students to such frequent and clear views into private bedrooms, and it is equally inappropriate for residents to have their privacy compromised to such an extent. We believe this aspect of the proposal has been grossly overlooked.

Conclusion:

In conclusion, we urge you to reject this planning application. The proposed design, with its excessive glass and intrusive sightlines, is highly inappropriate given its proximity to residential properties. It would cause a significant and unwarranted loss of privacy, natural light, and visual amenity for residents, while also raising moral concerns for the welfare of the students. The long-standing issue of light pollution from the school further compounds the negative impact of this development. We are happy to invite representatives to visit our homes and witness first-hand the detrimental impact this proposal would have.

We fully support the need for the school to modernise but believe this proposal is not the right solution. We ask that the developers reconsider the design to prioritise the privacy, safety, and well-being of both the residents and students. Maybe considering a new single story proposal that would be far more acceptable for all concerned.

Yours faithfully,

2 Randolph Close, Charlton Kings, Cheltenham. GL53 7RT

1 Randolph Close
Cheltenham
Gloucestershire
GL53 7RT

Comments: 7th May 2025

Dear Miss Donnelly,

Thank you for your correspondence dated 1st May 2025 referring to the revised plans for the above planning application. My observations are that the revised plans are only a token gesture and in no way meet the concerns of the Chancel Park residents previously submitted.

It is particularly disappointing that St Edwards School having seen the concerns raised in October 2024 with regard to the traffic problems on site have done nothing to tackle the problems and unauthorised vehicles still use the Chancel Way entrance totally ignoring the No Entry signs and vehicles leaving the site are ignoring the Stop signs and driving straight out into Chancel Way including heavy commercial vehicles.

Yours sincerely *****

Comments: 5th November 2024

Letter attached.

4, Randolph Close

Cheltenham.

REF. No. 24/01599/FUL

GL53 7RT.

23.10.24.

Dear Miss Donnelly,

At present security lights on the building south of the wall from our house shine directly into our bedrooms at night.

We have blinds to block out the bright light.

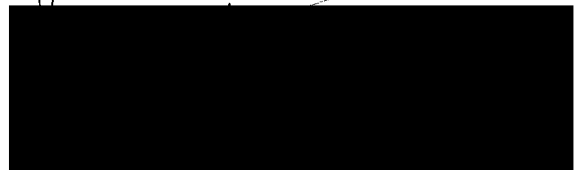
If the buildings are raised to two stories all the rooms of our house will be overlooked.

In other words families living on the north side of this wall will be like gold fish in bowls. All our rooms will be overlooked by classes of pupils (200 or more!)

No privacy in our bedrooms, kitchens and living rooms. We can hardly pull blinds in all our windows!

Surely the new classrooms could be built elsewhere without encroaching on private lives!

Sincerely,



MISS CHAIRE DONNELLY
PLANNING OFFICER
CHERTENHAM BOROUGH
REF. 24/01599/PL

[REDACTED]
4, RANDOLPH CLOSE.
CHERTENHAM
GL53 7RT
24-10-24
[REDACTED]

Dear Miss Donnelly,
as we discussed by
phone yesterday I enclose comments,
questions and possible objections to the
proposed developments at St. Edwards School
in Chertsey Kings in the hope that they will
be considered and responded to.

Thank you in the hope of your help.

Yours faithfully,
[REDACTED]

IMPACT OF DEVELOPMENT & GROWTH OF SCHOOL
AT ST. EDWARDS SCHOOL, CHARLTON KINGS.

1. NOISE

HOW MANY PUPILS ON SITE NOW?

HOW MANY EXTRA PUPILS WILL THERE BE?

2. WILL PUPILS COME & GO BY BUS, CAR, OR WALKING?

3. WHAT WILL THE IMPACT OF GROWTH BE ON TRAFFIC
& PUPILS WALKING PAST GATE TO CHANCEL WAY?

4. WHAT PARENT OR PUPIL PARKING WILL BE NEEDED?
PARTICULARLY AT BEGINNING & END OF SCHOOL DAY.
N.B. STREET SIGN WAS KNOCKED DOWN LAST YEAR.

5. WHAT PARKING ARRANGEMENTS ARE BEING MADE TO
AVOID PARKING IN CHANCEL WAY & CIRCUMCASTOR ROAD?
— FOR BOTH PUPILS & PARENTS.

6. WILL TREES BE AFFECTED BEHIND WALL ON SOUTH
OF SITE WHICH PROTECT RANDOLPH CLOSE?

TRAFFIC

1. BECAUSE OF PARKING IN CHANCEL WAY SINGLE LINE TRAFFIC IS NORMAL. WHAT MAY BE THE EFFECT OF INCREASED PUPIL & PARENT PARKING?
2. WHAT WILL BE THE AFFECT OF EXTRA DELIVERIES OF GOODS, & REMOVAL OF BINS COMBINED WITH EXTRA PARENT DELIVERIES & PICK UP OF PUPILS?
3. WHAT CONSIDERATION OF PUPIL, PARENT AND RESIDENTIAL DANGERS ON NARROW ENTRANCE & EXIT TO SCHOOL SITE FROM CHANCEL WAY & WITH SINGLE LINE TRAFFIC AT ALL HOURS INCLUDING CHANCEL WAY ITSELF.

VISUAL IMPACT.

1. VIEW SOUTH OVER WALL FROM RANDOLPH CHOSE WILL BE SIGNIFICANTLY DAMAGED BY A MULTI STOREY CLASS ROOM BUILDING.
2. PUPILS WILL BE ABLE TO SEE DIRECTLY INTO OUR WINDOWS AT UPPER LEVEL.
3. NATURAL NOISE OF PUPILS & STAFF WILL BE GREATLY INCREASED FOR RESIDENTS IN RANDOLPH CH.
4. WE WILL SUFFER VISUAL IMPACT OF PUPILS & STAFF BEING ABLE TO OVERLOOK OUR GARDEN AND WINDOWS.

Privacy
 1. NEW SCHOOL WINDOWS WOULD DIRECTLY FACE OUR BEDROOM WINDOWS.

2 OUR VIEWS TO THE SOUTHERN HILLS AND THE SUN WOULD BE PARTLY IMPAIRED.

3. NORMAL NOISE OF PUPILS & STAFF OPERATING AS USUAL WOULD BE BADLY AFFECTED.

Acoustics
 1. THE SCHOOL WOULD CERTAINLY BE NATURALLY AFFECTED THE AMOUNT & NUMBER OF SCHOOL ACTIVITIES ENJOYED IN EVENINGS, AFTER SCHOOL ACTIVITIES SUCH AS GYMNASIUMS, MUSIC REHEARSALS, & OTHER EVENING ACTIVITIES ARE INVOLVING EXTRA & AFTER HOURS AND NOISE

Dear Planning Department Team

Planning Proposal Re 24/01599/FUL

We are writing to oppose the proposed plans for the development of St Edward's school

Privacy

This is a major factor and relates to the proposal of the two-storey classroom block which would face the rear aspect of our houses. It would result in an **unimpeded** view particularly into the bedroom areas. The fact that the proposed two storey block is also on higher ground means greater **overlooking** of the adjacent properties. This will also lead to less privacy in our gardens and downstairs living areas.

We should not have to be closing our curtains/blinds. To disregard our privacy will have a negative impact causing much stress and be detrimental to our mental well-being.

The erection of a second storey to the proposed classroom block will also have a substantial impact due to **light pollution**. Even now there are often several lights left on overnight. This is not only security lighting but on occasions internal lights. The light impact will inevitably increase with the addition of a second storey. This would also be very detrimental to our health.

Noise

We understand the need to develop and modernise. The school also provides amenities for the community, and we accept the need to develop the gym facilities. However, this is a residential area, and we are already having to tolerate a lot of **noise** coming from the school not only in the day, but also in the evenings and at weekends. The two-storey development will result in a much higher concentration of students in this part of the school. This will mean a much greater volume of noise coming over the boundary wall to our properties.

Overbearing impact

The current single storey building is already clearly visible from our bedroom areas. The proposed much larger building with many glass windows, on higher ground and so close to the adjacent houses will undoubtedly create a very **over-bearing impact** on our homes.

Comparing the proposed classroom block elevations with the existing ones, it obviously reveals just how much larger the new classrooms would be. In particular it appears that the height of the building including the new roof would be over 10 metres high.

These factors would exacerbate the sense of being overlooked and dominated, this again having a very negative effect on our mental well-being.

Traffic / Parking

Since so many extra classrooms are being proposed, this leads onto to our very big concern relating to the traffic from the school onto Chancel Way. It is frankly amazing that there have been no accidents. There have certainly been near misses. Within the past fortnight a car was **coming at speed and nearly failing to stop** as we were coming past the exit. Other people have mentioned similar incidents over the years.

Grade 2 Star Listed Building Status

We did some research and discovered that the Charlton Park St Edward's School Main building has the above **listed building status**. This was issued on the 22nd of April 1950 with the latest amendment on the 26th of November 1998.

Clearly the proposed plans will require to be **submitted** to Historic England for approval.

We note that the main building goes back to the eighteenth century. The Curtilage aspect of the surrounding buildings is a **very important part** of the Historic England's listing process. One would assume it would be especially relevant for a **Grade 2 Star** listed estate such as St Edward's.

Summary

We consider this planning application represents a major re-development at St Edward's. This will result in a much higher concentration of students in this area of the school. It is certain to increase traffic flow and nearby parking. There will be an increase in light pollution with the associated increase in the noise level. The privacy of nearby residents will inevitably be compromised.

We respectfully request that this application should be rejected.



3 Randolph Close
Cheltenham
GL53 7RT

Dear Claire.

Thank you for taking the time to speak with me recently regarding our concerns with the proposed development **(24/01599/FUL)** at St. Edward's School, Cheltenham. As we discussed, this development raises major concerns for us personally and also for the pupils, staff, and visitors to the site.

We are concerned about safety. With the school being recently acquired by Alpha Schools, based in High Wycombe, Buckinghamshire, and the architects located in Chelmsford, Essex, it appears that neither party fully understands the gravity of this design or the impact it will have on the proposed area and the surrounding neighbourhood.

Given our familiarity with the school grounds, this project will be an overdevelopment, especially in an area that currently serves as a busy passageway for school deliveries in large commercial vehicles and waste lorries and thoroughfare to the school's main car park. The plans outline several new classrooms for up to 200 students and staff. With lessons changing every 30-40 minutes, students would exit this new building directly into a thoroughfare that is frequently used by vehicles and deliveries. Among these vehicles are those of student drivers, many of whom are only 17, newly licensed, and regularly pass through or park in this area.

With the addition of these classrooms and also the plan to extend the leisure facilities in this direct area, it would most certainly bring a significant amount of people to a busy traffic area and during pick up drop off it could lead to accidents and also traffic chaos.

Our homes on Randolph Close are separated from the school grounds by historic boundary walls, just a few feet from the proposed development site. The scale of this construction would overlook and dominate our property and those of our neighbours, significantly impacting our privacy. The proposal places this development on the highest point of St. Edward's grounds, replacing older, unobtrusive single-story temporary buildings currently spread across the area. This is not simply a replacement of 2 low-occupancy, single-story (temporary) classrooms. Instead, it suggests a substantial two-story construction with Zinc Grey pitched roof becoming one building over the top of what was the two old single story temporary buildings dwarfing the two existing structures, designed to accommodate over 200 people. This scale will unavoidably impact the amenity of the neighbourhood to an environmentally unacceptable level and does not respect either the local development or the setting of St. Edward's Grade II* listed main house.

Previous additions to the St' Edward's School site over the decades have been sympathetically placed in lower areas as shown below, also below are some images of the current single-story buildings they propose to demolish and their current height in relation to the homes on Randolph Close.

Main School buildings showing how low most of school is.



Most Recent Building (The Canopy) sympathetically lower due to the land lie.



Looking back towards Randolph Close homes as is today with single story classrooms.



Current gap between the temporary classrooms set for demolition.



As it is, our views from bedrooms at rear of our homes looking at roofs of single-story temporary classrooms.



Please see some of the recent pictures showing the area and some of the parking congestion in the proposed area as it currently stands.



Thank you once again for your time and consideration, and we hope our concerns will be carefully reviewed as part of this process. Please note we would welcome a visit and for you to come to our home and view all the above in person.

With Kind regards

Dear Planning Department Team

Planning Proposal Re 24/01599/FUL

In addition to our previously submitted objection, we wish to reemphasise the following points:

We strongly request that the proposed development of the classroom extension be reviewed. The building of a two-storey block plus high roof will create a truly overbearing impact upon the near bye houses. From the plans it appears this block will be more than ten metres high. This would be like putting an office block directly behind our homes.

We are extremely disappointed that such a radical change has not been previously discussed between the school and the residents most affected.

Regarding the Grade 2 star Charlton Park status, we wish to know as to whether the mandatory heritage assessment has been made.

[REDACTED]

3 Randolph Close

1 Randolph Close
Chelton Kings
Cheltenham GL53 7RT

2nd November 2024

Miss Claire Donnelly
Building Planning Dept.
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade, Cheltenham GL50 1PP

Dear Miss Donnelly,

Proposed Civil Work at St. Edwards School

REF. NO 24/01599/FUL

Please find this my second letter identifying my concerns of the above application. The first one which was posted 1st Class Mail on the 28th October 2024 I am advised has not been received by your department apparently "lost in the post".

With reference to the planning application my principle concern is the safety issues with the schools traffic. This particularly applies to the entrance to the school in Chancel Way where the school authorities have clearly demonstrated their inability to control both the commercial and private traffic using this entrance.

Signs at the entrance indicate that it should only be used by commercial vehicles but private vehicles totally ignore the "No Entry" sign. When leaving the site both commercial and private vehicles regularly ignore the "Stop" sign before entering Chancel Way resulting in many near misses, but which presents every possibility of a serious accident.

Before planning permission is granted the school should be required to demonstrate they have the ability to safely control traffic at this entrance. Serious consideration needs to be given to making a condition of agreeing permission that the school implements a one way traffic system for both commercial and private vehicles on the grounds of safety.

Yours sincerely



With reference to the recent comment in support of the proposed development, please see the below images from our homes taken early morning before 7am. To note that the proposed build takes the below illuminated buildings to two stories with significantly more windows, light pollution is one of many issues that we will have with the proposed development.





PLANNING OFFICER,
CHERTONHAM BOR. CO.
P.O. Box 12

PROMENADE,
CHERTONHAM.
GK 50 1 PP.

CHERTONHAM
GROS.

GK 53 7 RT

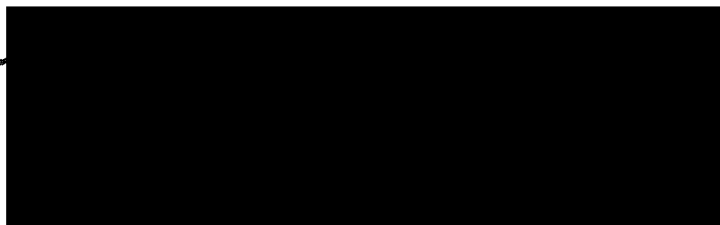
3-3-25.



Dear Head of Planning,

- Thank you for your letter dated 27. Feb 25 with a reference no. 24/01599/Fur. As you suggest I add the four following points for consideration.
1. My wife will be 92 in July and is a wheel chair. I will be 91 in August.
 2. We sit out in our back garden facing south.
 3. Even with our garden wall we will be over looked by the double height school windows - as will our bed rooms.
 4. Noise may well be a nuisance - perhaps in both day and evening.

Thank you in hope of your consideration
Yours Sincerely,



Reference 24/01599/FUL Rebuild of classroom block and gym building

Date 6th May 2025

Dear Miss Claire Donnelly

Thank you for your letter of the 1st May.

We remain extremely distressed re this proposal.

The key factor remains the overall height. A reduction of 1.8 metres will have minimal impact on the overbearing aspect of the proposed build.

May we respectfully request that consideration be given to reducing in part the classroom block to single storey. This means the section of the build bordering our houses.

We have already commented on the noise level, light pollution and the effect on our mental health. These issues remain.

The revised proposals would still result in an incongruous 'Office Block' building adjacent to our properties.

The principal issue is the overbearing height which in the revised plans remains inadequately addressed. Please would you consider a one storey build at least in part? Alternatively, are there no other areas within the grounds which could be used to accommodate extra classrooms?

We therefore respectfully request that the amended plans be revised.

Yours sincerely,



3 Randolph Close
Cheltenham
GL53 7RT

4 Randolph Close
Cheltenham

Gn53 7RT.

10.5.25.

Ref. No. 24/01599/FUL

Dear Miss Donnelly thank you for your
letter dated 1st May 2025.

We appreciate the changes that have been
made to the plans but feel they are not.
The building will still block out light &
of a small reduction in height.

The frosted glass to the north and the class
facing south is a help.

However the NOISE from the pupils may be
disturbing by day and possibly at night.

The owner should build a new classroom.
& gym elsewhere on the site where it
not inconvenience neighbours.

Sincerely,

