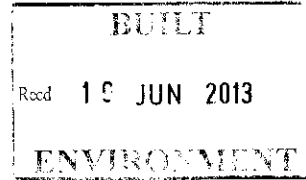


APPLICATION NO: 13/00106/FUL	OFFICER: Mr Ian Crohill
DATE REGISTERED: 24th January 2013	DATE OF EXPIRY: 25th April 2013
WARD: St Peters	PARISH: None
APPLICANT:	Taylor Wimpey Bristol
AGENT:	Quod
LOCATION:	Travis Perkins, Gloucester Road, Cheltenham
PROPOSAL:	Erection of 107 dwellings (class C3) including access and servicing arrangements, car parking, landscaping and associated works

ADDITIONAL REPRESENTATION

The attached representation has been received from Cllr Rawson, ward councillor for this site.



**Councillor John Rawson
18 The Grove
Cheltenham
Glos. GL52 6SX**

Telephone 01242 227955 Email cllr.john.rawson@cheltenham.gov.uk

10 June 2013

Ian Crohill
Senior Planning Officer

Dear Ian

Planning application 13/00106/FUL – Erection of 107 dwellings, car parking, landscaping and associated works at the Travis Perkins site, Gloucester Road, Cheltenham

As a ward councillor for this site, I have had a number of emails from residents and also looked at the comments from residents and other consultees on the Council website and would raise the following concerns about the application:

1. TRAFFIC ACCESS

The scheme will clearly involve an increase in traffic on Gloucester Road, which is already very busy, especially at peak times. Turning right out of the site onto Gloucester Road will be particularly difficult at peak times. It is therefore important that the traffic flow in and out of the site should be organised in such a way as to minimise congestion and danger,

The plan proposes multiple vehicular access points to the site from Gloucester Road. I am concerned that the number is excessive and that this may contribute to congestion and the potential for accidents. You might recall that I mentioned this to you in a phone call some weeks ago. It is a matter which the Planning Committee needs to consider very carefully, as getting it wrong will be a very serious matter.

2. RELATIONSHIP WITH THE HONEYBOURNE LINE

The pedestrian/cycle link between the site and the Honeybourne Line is welcome, and has been well received. It is important that the link should be achieved in such a way as to achieve the maximum surveillance of the Honeybourne Line from the site. This has implications for landscaping and tree planting. It is important that we should eliminate “ambush spots” as far as possible.

3. RELATIONSHIP WITH CHRISTCHURCH VILLAS

Concern has been expressed by residents of Christchurch Villas, Malvern Road, about overlooking and potential lack of security at the rear of their properties. The Planning

Committee needs to satisfy itself that overlooking will not be a problem due to the height of the proposed buildings on the Malvern Road side of the site. There also needs to be a substantial and sufficiently high fence on this side of the site to protect the rears of Christchurch Villas.

4. OTHER MATTERS

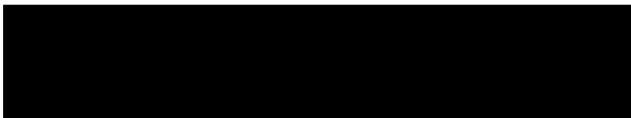
The Gloucester Road Neighbourhood Watch Group has raised a number of points in respect of the application, which include the following:

- The need for a fence protecting children from the cycle path whilst on the Honeybourne Line play area.
- The need for the Honeybourne Line path to be divided into cyclists / pedestrians by the provision of a central white line.
- The need for improvements to signage of the Honeybourne Line at all entrances particularly the two at the station.
- The need for improvements to Honeybourne Line entrances and lighting..

Although some of these points may not be strictly planning matters, consideration of them is obviously made more urgent by the development, and it is important that they are not lost sight of by the Council.

I don't know whether this letter will be included in the committee papers but please let me know if not, and I will circulate it to members of the Planning Committee myself.

Yours sincerely

A large black rectangular redaction box covering the signature of John Rawson.

John Rawson
Borough Councillor for St Peter's Ward