

APPLICATION NO: 13/00827/OUT	OFFICER: Mrs Wendy Hopkins
DATE REGISTERED: 24th May 2013	DATE OF EXPIRY : 23rd August 2013
WARD: All Saints	PARISH: NONE
APPLICANT:	
LOCATION:	Haines And Strange, Albion Street, Cheltenham
PROPOSAL:	Regeneration incorporating construction of 33 no. houses, 48 no. apartments, 6 no. retail units, new vehicular access and associated works; following demolition of all of the existing buildings

REPRESENTATIONS

Number of contributors	5
Number of objections	3
Number of representations	0
Number of supporting	2

Flat 3
47 Winchcombe Street
Cheltenham
Gloucestershire
GL52 2NE

Comments: 30th May 2013

I welcome development of this neglected site. If anything, it's a shame that the Odeon (all apart from the front is an ugly derelict barn) isn't included.

- 1) Light pollution: Please could the planners and developers consider using best current practice lighting which will be energy efficient, provide pleasant lighting for the new residents, and reduce light pollution?
- 2) Parking: It's great to see bicycle storage included. Is there enough car parking included?
- 3) Over-looking: The 4-storey townhouses seem to be close to Tebbit Mews, and to 47 and 49 Winchcombe Street. Have the developers considered the problem of overlooking? While a barrier cannot stop overlooking, perhaps an attractive fence would help 47 still be able to use their garden?

Please accept these as constructive comments, not as reasons to object to the proposal.

23 Cromwell Road
Cheltenham
Gloucestershire
GL52 5DN

Comments: 18th June 2013

This is being hailed as a regeneration project but part of the proposed demolition includes 8 occupied retail units on Albion Street, run by small local independent businesses.

The rent is relatively cheap considering its proximity to the High Street and this is what has attracted a mix of diverse shops and trades as it's an area where they can survive. These are mentioned but only briefly in the documentation.

As a regeneration project I'm surprised that no planning is required to show there will be no detrimental impact to these tenants, and that by approving this proposal the council will not be harming small local businesses when town centres are already battling to fill empty retail spaces and need to be supporting current businesses.

Rumours are that the developer has said he will temporarily re-house the existing businesses and ensure they are given first choice of tenancy in the new retail spaces. There of course exists no legal document with this offer or any mention of time scales for demolition or development in the planning documents.

How are the businesses affected supposed to plan and invest in their future under this uncertainty. If these are the proposed plans then the developer should be required to run through time scales of their plans so that affected businesses can plan accordingly and ensure they incur the least amount of financial instability.

Logistically this seems implausible, especially since the new spaces are smaller - one ground floor space, where the current units have a ground and first floor - suggesting that the retail spaces on the new units are half the size. Many of the current businesses here chose this location based on the fact that a retail space can be used on the ground floor and more of a work or 'workshop' space upstairs.

Most importantly, will the rent in the new retail spaces be comparable to what is currently being paid per square metre in these units? Not to mention the financial strain it will have on these businesses to re-establish, re-home with regards to shop fitting, re-branding etc...

I think the council and the developers should use this planning proposal as an opportunity to set a precedent for future regeneration projects in the town of Cheltenham that adversely support small local businesses. How can you have a vision for the future of Cheltenham and its development if there is no planning for the smaller businesses and their future.

Rent on the High Street and surroundings is too expensive for small businesses. Albion Street and its retailers are a good mix of independent shops, in an area that looks run down but that's what small businesses have to cope with because they don't have access to funds to move closer to the High Street and in so doing increase their trade (rate relief doesn't work when the rentals are still expensive).

On the whole I think the site needs to be regenerated. I'm not sure houses and apartments are the best solution for Cheltenham on this site but what I am sure of is that any planning needs to include a thorough breakdown of how the small businesses will be affected and what will be done to help 're-house' these businesses; it seems ethically wrong not to and smacks of 'big business' not showing any consideration for its impact on small local businesses and the people of this town.

Flat D
Frances Court
Priory Street Cheltenham
Gloucestershire
GL52 6DG

Comments: 24th June 2013

I wish to add my support for this development.

The planned development of the Haines & Strange site will be a great improvement to this area of the town, enhancing the town's regency character as a whole. It was with disappointment that I

read that the Cheltenham Civic Society is not supporting this application as they feel it should be contemporary in design.

I cannot speak for my late father, who was a former chairman and founder of the Society, but in my personal view there are enough contemporary buildings in this quarter of the town centre. I therefore feel that the balance now needs to be readdressed towards the regency style with acceptance of the submitted plans for the redevelopment of the Odeon/Haines & Strange Site.

34 Marsh Lane
Cheltenham
Gloucestershire
GL51 9JB

Comments: 11th June 2013

I am all for the regeneration of Cheltenham; however I do not feel that enough has been done for the several small, independently run businesses that operate on Albion Street.

The people who own and operate these businesses do so to support themselves and their families. They operate from premises that suit their needs and where they can afford the rent. The new proposed retail/shop units are not the same size as the existing shops. Offering the current shop owners first choice over the new retail units makes no difference if the new shops will not fit their current needs.

The rent in these shops is affordable and that is why these small businesses operate from there. There is no other comparable area or space where these shop owners could relocate and still get similar rents.

What good is developing the site if these people cannot be supported? Why aren't the council doing anything to either make sure this development accommodates the existing tenants, or helps develop more affordable retail space in an appropriate environment in Cheltenham?

Regeneration is no good if, in doing so, existing, viably economic businesses, who pay tax, work hard to support their families and make a contribution to Cheltenham are compromised.

Fairview Paint 'N' Panel
Rear of 13A Fairview Road
Cheltenham
Gloucestershire
GL52 2EG

Comments: 20th June 2013

Letter attached.



[REDACTED]
Fishers Lane
Off Fairview Road
Cheltenham
GL52 2EG

18th June 2013

Dear Sir



Ref. No: 13/00827/CAC & 13/00827/OUT

I am writing to you about the above planning applications relating to the old Haines & Strange site.

Yet again you have not advised me of planning applications that will affect Fisher's Lane. I was only aware of it when I saw the notice attached to the lamp post close by. The last application that was permitted was in relation to the student accommodation that was built which was not notified to me.

I notice on your web-site that you suggest that all businesses have been communicated with and even offered to attend an exhibition involving the plans. This opportunity I have not had because you have failed to notify me.

I must object to the plans in the strongest terms. Fisher's Lane is the only access to my business. In the plans you show that there will be 2 accesses off to the new development. I and my customers have been using Fisher's Lane for more than 20 years both as access and for parking for my customers. As a result of these plans parking will be severely limited and will no doubt have an adverse affect on my business.

In addition to this I am very concerned about when the development will be being built. When the student accommodation was being built I was advised that there would be no use of Fisher's Lane for vehicles involved in the development. Attached are some photos which prove this not to be the case. I am sure you will appreciate from these photos that access to my business was severely disrupted on numerous occasions.

I need to know what the provisions are going to be with regard to the use of Fisher's Lane to any vehicles associated with the development and would be happy to meet with the council to discuss this.

I look forward to your comments and reasoning as to why I have not been advised of this planning application.

Yours faithfully

[REDACTED]



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Mercedes-Benz