

<b>APPLICATION NO:</b> 13/00383/FUL	<b>OFFICER:</b> Mr Martin Chandler
<b>DATE REGISTERED:</b> 8th March 2013	<b>DATE OF EXPIRY :</b> 3rd May 2013
<b>WARD:</b> Benhall/The Reddings	<b>PARISH:</b> NONE
<b>APPLICANT:</b>	Manor By The Lake Ltd
<b>LOCATION:</b>	The Manor By The Lake, Cheltenham Film Studios, Hatherley Lane
<b>PROPOSAL:</b>	Erection of pavilion and gazebo within grounds

## REPRESENTATIONS

Number of contributors	<b>26</b>
Number of objections	<b>26</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

27 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 27th March 2013

Despite living next to this proposed development we have not been notified.

My primary objection is on noise grounds. Events at the Manor currently cause disturbance with music and fireworks late into the night. This proposal, if allowed, will make this situation far worse and intolerable for anyone living close by.

It is inappropriate for such a facility to be created in the midst of a residential area given the noise it will regularly create.

Traffic on Hatherley Lane has already seen a significant increase with the opening of ASDA, B&Q and the new office developments. This proposal will bring a further increase.

15B Wade Court  
Cheltenham  
Gloucestershire  
GL51 6NL

**Comments:** 22nd March 2013

I object to the proposed developments due to noise and traffic related concerns.

My property is very close to the area of the proposed gazebo. It is highly likely that guests will be congregating in this area of the grounds during functions, probably with live or piped music being played during elements of wedding services involving the gazebo. The plans contain no information regarding measures to control noise pollution and are therefore unacceptable given the proximity to my property.

Residents are already effected by noise from The Manor on the Lake from guests, music and fireworks sometimes very late into the night. If the venue is developed as proposed with a larger

capacity and increased frequency of use the level of noise pollution increase beyond tolerable levels.

39 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 31st March 2013

I object to this planning application on the basis of the potential noise which will be created through the use of both structures. There is a very high probability of regular disturbance during the day and at night, to residents in Grace Gardens, Wade Court and Redgrove Park from both loud music and large numbers of people congregating.

Noise from Manor by the Lake has been a problem in the past. My house is approx 40 metres from the formal garden and on occasions external music has been so loud that I have not been able to hear the television in my house, even with all the (double glazed) windows closed.

Whilst this may be tolerated on very rare occasions, it is likely that the frequency of outside noise will greatly increase, both from the need to make the business successful and from the fact that these outside structures will exist for such use. This would be an unacceptable level of disturbance.

50 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 31st March 2013

We are writing with regard to the planning application 13/00383/FUL submitted by Manor By The Lake Ltd for the erection of a Bandstand and Gazebo' on their land.

Our house and garden is situated adjacent to the Manor on the Lake land and in close proximity to the area where the proposed structure is to be located. Consequently the use to which it will be put and the frequency of use is of some concern to us, particularly as this is not made clear in the application.

In the Oxford English Dictionary, 'bandstand' is defined as being a covered outdoor platform for a band to play on, typically in a park. A gazebo is defined as being a small building, especially one in the garden of a house, that gives a wide view of the surrounding area.

As the structure has been specifically described but the use not stated at all it is possible that it could, or will, be used for live or pre-recorded music events associated with their intended increase in wedding events.

We wish to register our objection to the application until the use that the structure will be put to has been made clear and request that any decision on the application is deferred until this has been clarified and conveyed to the interested parties, such as ourselves, and that they be given further time to consider the matter and respond accordingly. We would strongly object to loud and regular music being played so close to our residence.

43 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 27th March 2013

We have had problems in the past with various weddings, and other events. Noise is the main concern and on one occasion we had so much debris on both front and back lawns as a result of firework displays that it took several hours for my husband, son and son-in-law to clear the rubbish away and make it safe for our grandchildren to play safely in the garden. A bandstand will certainly result in loud music and more noise. My house backs onto Arle Court gardens. I object strongly to the proposed development.

42 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 15th March 2013

My objection is the build of the bandstand pavilion.

The proposal is to build a bandstand that is very close to my home and I am concerned about noise from both the music and the audience.

The application is incomplete:

- no hours are given ( Section No.20 ) when the bandstand music will operate?
- will the bandstand include electrics for amplified music and the use of a microphone?

6 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 23rd March 2013

I am not keen and therefore object to the proposed development due to noise and traffic related concerns.

- more traffic on Hatherley Lane which has already seen a considerable increase as a result of B & Q and more recently ASDA.
- the proposed development is surrounded by residential areas. A wedding venue will inevitably include music and outside celebration, which is no bad thing on the odd occasion, but for us living around the area, when we experience the noise on a weekly basis, is not acceptable. We all assume that this will include late night noise. In the summer, celebrations are likely to be held outside.
- we have been already affected by noise from Manor on the Lake from both party goers and fireworks which can be very late at night.

11 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 21st March 2013

I object on the grounds of noise pollution. If the people making the decision to allow this proposal through lived near this venue, they would reject it. A busy wedding venue with an outdoor bandstand will make it impossible to enjoy our gardens in peace or to 'sleep' (sleep being the operative word) with windows open.

42 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 29th March 2013

It is difficult to gauge the number of late night weekly events that could take place, but I imagine for the business to be successful they would be looking to fill as many nights as possible. With the potential facilities it is possible this will be weddings and functions such as birthdays, prom events and I guess corporate events through the day.

The noise through the event and late into the night is a great concern, which will be made worse if it happens 4 or 5 nights week - week after week.

Another concern is the increase in traffic, both for those working at the venue including setting up and clearing away at the end, as well as the guests. If the car parking facilities are not sufficient (for the 30 potential jobs plus guests), cars will be parking in the surrounding roads where there is very limited safe parking available. This could be a problem both during the day and late into the night.

Bringing new jobs into an area is always welcome, but this venue is far too close to a residential area.

40 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 15th March 2013

My objection is also to the build of the bandstand pavilion.

The proposal is to build a bandstand that is close to my home and I am concerned about noise from both the music and the audience particularly as I have a young family.

The application is incomplete:

- no hours are given ( Section No.20 ) when the bandstand music will operate?
- will the bandstand include electrics for amplified music and the use of a microphone?

29 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 3rd April 2013  
Letter attached.

25 Century Court  
Montpellier Grove  
Cheltenham  
Gloucestershire  
GL50 2XR

**Comments:** 19th March 2013

This application is likely, by its very nature, to generate even more traffic on Hatherley Lane which has already seen a considerable increase as a result of other nearby developments eg ASDA and office units. I am objecting on behalf of my mother who lives at Wade Court and already finds getting in and out of Wade Court by car increasingly difficult. Weekdays are worst but this new application is likely to increase traffic volumes at the weekends as well.

The proposed development is surrounded by residential areas. A wedding venue will inevitably include provision for music and outside celebration. This will include late night noise which, even if controlled to some extent by licence arrangements, will still mean that local residents could experience noise and music for much of every weekend. In the summer, celebrations will be held outside and the noise will carry. The nearby Dowty Social Club recently became a church which has meant that the open space has been preserved but is used by the church as a way of generating income by letting it out. This means that residents at Wade Court experience almost non stop use of the open space all year round for sports activities for children and adults. These activities are also noisy, with residents feel almost permanently subjected to shouting and shrieking. As residents, they accept that the open space should be used and enjoyed but the prospect of yet more noise being generated by the proposed wedding venue means that they will literally be surrounded by noise, comings and goings and activity. Surely the residents who already live in the area are entitled to some peace and quiet?

37 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 24th March 2013

Whilst I appreciate the potential commercial benefit from such a project I do however believe that the negative impact in terms of noise and general disturbance to the residents far outweigh the benefits.

55 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 20th March 2013

Firstly, as a resident of Redgrove Park, why were we not informed of this application? If this was done I know many of the residents would instantly object and without being advised of this

application their views are not going to be taken into consideration. The only reason I am aware of this is because we have a friend living on Grace Gardens who has been made aware.

I would like to object to the application for the following reasons.

1. This application will generate even more traffic on Hatherley Lane which has already seen a considerable increase as a result of other nearby developments eg ASDA and office units.
2. We are already affected by noise from Manor on the Lake from both revellers and fireworks which in some cases can be very late at night. If the venue was to become a corporate events/wedding venue with a larger capacity the level of noise pollution would only increase.
3. The additional request for having more outside facilities, primarily a bandstand is just unacceptable. If we are already affected by excessive noise pollution from Manor on the Lake the introduction of an outside music venue would make the level of noise a living nightmare. It would certainly be impossible to sit peacefully in your own garden of an evening or try to sleep with your windows open.

43 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 19th March 2013

Depends on usage which is not detailed.

Manor on the Lake already impacts in terms of noise (both revellers and fireworks), very late at night.

Having more outside facilities and a larger capacity will increase both noise pollution and compound the traffic flow issues on Hatherley lane especially as it moves to hosting corporate events/weddings with increased frequency.

43 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 21st March 2013

There does not seem to be sufficient detail in the application, but I have assumed that they are being created to be utilised, so I have used the following article for context.

<http://www.thisisgloucestershire.co.uk/Manor-Lake-Cheltenham-set-revamp-exclusive/story-18381387-detail/story.html#axzz2NvJOdydy>

Given this scenario I have to object on the following:-

- traffic flow on Hatherley Lane Parking overspill
- noise
- pollution  
[http://www.cheltenham.gov.uk/info/200040/environmental\\_health/895/noise\\_nuisance/8](http://www.cheltenham.gov.uk/info/200040/environmental_health/895/noise_nuisance/8)
- degree of consultation with neighbours so potentially more people would object if they knew about it.

56 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 27th March 2013

Letter attached.

45 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 27th March 2013

Letter attached.

46 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 30th March 2013

We have just moved to 46 Grace Gardens with very young family .Our house is close to the main entrance of the Manor .We are very concerned with the plan as it is likely going to increase the noise from guests and music in the late night which will disturb sleeping time for our kids. We also worried about safety of our children playing in the Garden. Therefore we are strongly object the plan.

47 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 23rd March 2013

We have lived at 47 Grace Gardens since the house was built over 11 years ago. Whilst there has always been an occasional wedding in the garden or jazz evenings inside the house, we rarely suffered problems with noise until the last couple of years, when the number of weddings, evening parties etc has increased dramatically. We are the closest house to the main entrance to the Manor, and the main problem we have had is with guests (usually smokers) congregating outside that entrance and talking loudly. Often they are shouting and using offensive language well into the early hours of the morning. We have complained on numerous occasions about the noise, to no avail. There is supposedly an area round the other side of the house which smokers are told to use, but the staff do not seem able to enforce this.

Our concern with these permanent structures is that there will be an increase in outside activity, accessed via our side of the house, in particular late at night. We are close to the proposed sites of both structures, and are concerned that they could mean music outside until very late, or that they could be used as areas for guests to congregate. Just after Christmas we did query with the council the number of TENS being granted to the Manor, and the number was less than the number of parties beyond their normal licensing hours that we had been aware of. In addition, we have had issues in the past with noise and proximity of large firework displays (which we have complained to the council about), just over the fence from our house, which have sent sparks over to our driveway and cars. These outside structures seem likely to also encourage these sorts of "add-on" events.

We therefore object to this planning application on the grounds that it is likely to increase noise and anti-social behaviour in what is a quiet residential area. We would urge the planning committee to visit the site before any applications are granted, so that they can understand just how close the Manor is to private houses. Committee members would be very welcome to visit us to appreciate just how close the main entrance to the building is to our home.

12 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 13th March 2013

The issue I would raise is one related to NOISE. This venue has become less sociable and acceptable in our view in the 14 years that we have resided at the above address. Fireworks accompanied with loud music on occasion are tolerated, but with an anticipated increase in frequency in a highly residential and otherwise peaceful location can not be acceptable on grounds of noise pollution, which will usually operate late into the night!!

8 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 1st April 2013

I live in Redgrove Park with my garden bordering gardens and properties in Grace Gardens and therefore very close to Manor by the Lake. I am concerned about the potential noise levels and the timings of such noise levels, should permission for a bandstand in the grounds be approved.

If Manor by the Lake is turned into a fully fledged wedding venue and approval given for a gazebo and bandstand in the grounds, it would be fair to assume that it would be fully booked throughout the summer months. Neighbours including myself, would be subjected to loud live music over a number of hours every weekend during fine weather. It is fair to assume that this music would continue the best part of the day and late into the evening. I strongly object to this application on the grounds of noise nuisance.

1 Redgrove Park  
Cheltenham  
Gloucestershire  
GL51 6QY

**Comments:** 26th March 2013

We object to the proposals on the grounds of noise pollution.

The prevailing wind direction is from the west and we can easily hear noise from the direction of the former Dowty Sports Club and the Manor on the Lake, and the fireworks seem particularly close. Whilst we are prepared to tolerate occasional events, the prospect of outside musical and social events on a regular basis, perhaps every summer weekend late into the evening is unacceptable and inappropriate for a residential area.



The Boundary  
36 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 31st March 2013

Firstly, I would like to say that we were not informed of this planning application. I understand that the Council did inform a few residents but the problems we have had from previous functions at the Manor impact on more than just the immediate neighbours. Noise travels, especially at night.

I offer no comment about the appearance of the Gazebo and Bandstand but I do object on the grounds of implied noise from both.

The proposed place for the Gazebo is only a few metres from housing. As well as 'planned' noise from functions causing a disturbance, I suspect that even if it were not part of an event it would become a party-goers meeting point and exacerbate noise at unsociable hours.

The proposed place for the Bandstand too, is close to housing and again the implied usage will mean that loud music will have a permanent stage with no noise containment.

8 Grace Gardens  
Cheltenham  
Gloucestershire  
GL51 6QE

**Comments:** 22nd April 2013

I would like to object strongly to the proposal to erect a pavilion/bandstand and gazebo within the grounds of The Manor by the Lake. The Cheltenham Borough Council Licensing Act 2003 - Licensing Policy Statement - approved by the Council on 10 February 2012, clearly states under section 4:

*4. Licensing objectives*

*4.1 The Council will carry out its licensing functions under the Act with a view to promoting the four licensing objectives, which are:-*

- (a) The prevention of crime and disorder;*
- (b) Public safety;*
- (c) The prevention of public nuisance; and*
- (d) The protection of children from harm.*

*4.2 The aim of the licensing process is to regulate licensable activities so as to promote the licensing objectives.*

*4.3 In determining a licensing application, the overriding principle adopted by the Council will be that each application is determined on its merits. Licence conditions will be tailored to the individual application and only those necessary to promote the licensing objectives will be imposed.*

*4.4 The Council will also have regard to wider considerations affecting the residential population and the amenity of the area. These include littering, noise, street crime and the capacity of the infrastructure.*

*4.5 Each of the four objectives is of equal importance and will be considered in relation to matters centred on the premises or within the control of the licensee and the effect which the operation of that business has on the vicinity.*

The applicant states that the proposed structures will be used for wedding ceremonies and as outside gathering points. I have also been informed by Martin Chandler, during a telephone conversation, that the pavilion/bandstand will make use of orchestral instruments. Such instruments do not need to be amplified to be heard from a great distance. Likewise, groups of people gathering together outside make a lot of noise, especially when celebrating and drinking alcohol. These types of wedding ceremonies/events, which use outside space, are normally held in remote locations so that they do not impact on the lives of people living in residential areas.

Weddings are not restricted to Saturdays; they can take place at any time on any day of the week, as can any corporate events. This could result in nuisance noise to local residents at any time. I believe this application falls foul of the Council's own Licensing objectives and should be refused.

29 Redgrove Park, Cheltenham  
Glos., GL51 6QY



The Planning Officer  
CBC

25 3 2013

Planning Application 13/00383/FUL  
The Manor by the Lake, Hatherley Lane

Dear Sir;

I wish to register a strong objection to this planning application.

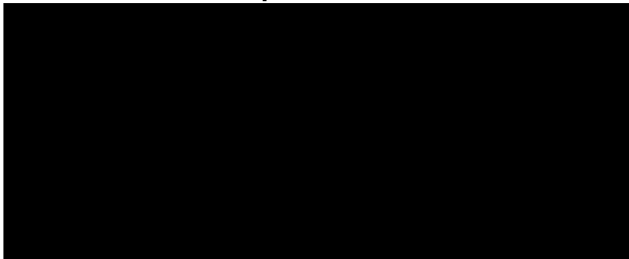
The Manor by the Lake is welcome to organise functions within its buildings, but when they spill out into the open air, the grounds of the Manor, they cause a public nuisance.

We have suffered social noise, loud music and massive late-night fireworks displays from this source before, even finding spent fireworks in our gardens or on the road.

Recently residents had cause to draw the attention of CBC to thick, repeated bonfires from this source, right next to the gardens of some Redgrove Park residences. CBC officers kindly took the matter up with Arle Court.

A bandstand and a gazebo would only add to an already unacceptable problem.

Yours faithfully,



Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	28 MAR 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

**56 Redgrove Park  
Cheltenham  
GL51 6QY**

**24<sup>th</sup> March, 2013**

Cheltenham Borough Environment Group			
PASSED TO			
REC'D	26 MAR 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

Daniel Lewis,  
Planning Department,  
Municipal Offices,  
The Promenade,  
Cheltenham.  
GL50 9SA

Dear Mr Lewis,

**MANOR BY THE LAKE**

**Ref: 13/00383/FUL**

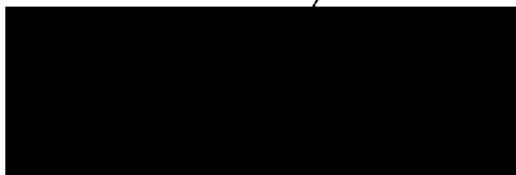
I understand that, among other changes to The Manor by the Lake, planning permission has been applied for a Bandstand in the grounds. I am appealing against this idea as it will create a lot of noise in a residential area.

Redgrove Park is a quiet and peaceful place to live and the thought of loud music disturbing this tranquility is not one to be taken lightly. The sound of unwanted music is very distressing whether from bands, radios or television sets.

In the past we have been able to hear fireworks and loud speakers being used in the Manor grounds so I have no doubt that music from a bandstand would be heard in Redgrove Park.

I hope you will take my appeal seriously against a bandstand being erected at the Manor by the Lake.

Yours sincerely,



Copies to:-  
Councillor Mrs J.A. Fletcher  
Councillor Nigel Britter

25/3/2013.

[REDACTED]  
45 GRACE GARDENS  
CHELTENHAM G. L51 6QE.

YOUR REF. 13/00383/FUL @ CHELTENHAM BOROUGH COUNCIL.

DEAR MR. WINDSEY,

RE PROPOSAL: ERECTION OF PAVILION & GAZEBO AT THE MANOR  
BY THE LAKE, HATHERLEY LANE.

WE THANK YOU FOR YOUR LETTER OF MARCH 11<sup>TH</sup> 2013, AND HAVING  
CONSIDERED THE APPLICATION CAREFULLY FOR SEVERAL DAYS, WE HAVE  
NO OBJECTION TO THE ERECTION OF A GAZEBO, BUT DO OBJECT  
STRONGLY TO THAT OF A PAVILION/BANDSTAND.

WHATEVER THE PROPOSER SAYS THAT A BANDSTAND WOULD  
BE USED FOR, AND GIVES NO KNOWLEDGE OF THE USAGE TIMES IN  
AN OTHERWISE PRECISE APPLICATION, A BANDSTAND'S PURPOSE IN LIFE  
IS FOR THE PLAYING AND BROADCASTING OF MUSIC.

BEARING IN MIND THE CLOSENESS OF THE SITE TO OUR SMALL  
GARDEN, AND THE FACT THAT SAY A BAND OR DISCO MUSIC / BEAT  
IS OFTEN AMPLIFIED TO SEVERAL TIMES ITS NATURAL LEVEL, WE FEEL THAT  
OUR ENJOYMENT OF OUR GARDEN COULD BE IMPAIRED BY ITS NOISE  
AND DISTURBANCE.

WE THEREFORE ASK FOR REJECTION OF THIS APPLICATION.

YOURS SINCERELY,  
[REDACTED]