

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

ADDITIONAL REPRESENTATIONS

8 Redgrove Park
Cheltenham
Gloucestershire
GL51 6QY

Comments: 16th July 2013

Following a letter dated 24.6.13 from CBC, we have been invited to view the revised proposal and submit comments. My objection would be the noise nuisance levels and frequency, regardless of the constraints made. In addition, voices outside day and night of both smokers and non smokers are inevitable and unavoidable. I believe the impact to neighbours would be detrimental.

Grace Gardens Residents Association
Grace Gardens
Cheltenham
GL51 6QE

Comments: 16th July 2013

Letter attached.

13/00383/FUL
13/00691/COU

GRACE GARDENS RESIDENTS ASSOCIATION

Grace Gardens, Cheltenham. GL51 6QE

Mr Martin Chandler

Planning Department

Cheltenham Borough Council

Municipal Offices

Promenade

Cheltenham GL50 1PP

15th July 2013

Dear Mr Chandler

Re: Planning Applications 13/00383/FUL and 13/00691/COU

I am writing on behalf of Grace Gardens Residents Association to object to the above planning applications. As an association, we wish to object to both applications on behalf of all residents in Grace Gardens and Wade Court who have been and might in future be disturbed by activities at Manor by the Lake.

13/00383/FUL

We are deeply concerned about continuing and additional noise which is likely to be created by the two proposed structures. The use of amplified noise would be quite unacceptable in any outside area and has already been a serious problem to residents over the last few years. However, there is also serious concern about the possibility that these structures would be used by smokers and drinkers gathering during the day or in the evening with the additional loud noise that this creates. Up to now, staff at Manor by the Lake have been unable to control wedding guests sufficiently to ensure they use the designated smoking area, which, although a little further away from the houses in Grace Gardens, is not actually far enough away itself to prevent noise disturbance.

We understand that Environmental Health have suggested that weddings and other similar events could take place in either of these structures between 8am and 9pm, but this could mean music, singing and applause well after small children are likely to be in bed and would not be acceptable to the residents. We have also noted that Environmental Health have not specified anything about the use of amplified noise in their latest recommendations. We would want to be completely sure that amplified noise is never allowed in these outside structures and that any time restrictions apply equally to wedding ceremonies etc and to other usage, such as smoking.

The proposed site of the gazebo is only approximately 20 metres from the nearest house. It is clear that the gazebo could be situated elsewhere in the grounds; apart from a minor aesthetic justification, there seems to us to be no other reason why it should be placed in the proposed site. There is plenty of room for it on the Hatherley Lane side of the Manor, much further away from both Grace Gardens and Wade Court.

Having gatherings of approximately 150 people at the Pavilion and 50 at the gazebo would generate enough noise (applause, singing etc) to disturb the nearest residents and this could be happening at least once every single weekend during the summer.

Manor by the Lake is very close to neighbouring houses and it cannot therefore expect to function as a country estate might do in terms of the way it hosts weddings.

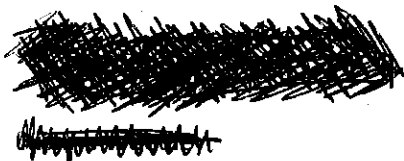
Amenity will definitely be impacted if there is regular noise which can be heard by residents either in their houses or in their gardens.

13/00691/COU

There are a number of concerns here, should the application be granted:

- Traffic and parking. There is very little parking available at Manor by the Lake and if there is a wedding for, say, 200 people, the guests will be forced to park on Hatherley Lane (already very congested) or on Wade Court with its numerous driveways or possibly come into Grace Gardens. All these options raise the possibility of a serious accident occurring, as none of those roads were designed with on-road parking in mind.
- The entrance/exit of guests. This has been a serious problem in the past with loud noise late at night as guests are leaving. We would want to be sure that guests do not leave via the current main entrance and that taxis/cars are not allowed into the main car park at night, as that is the area of Manor by the Lake nearest to the Grace Gardens houses.
- The proposed doors to the ballroom. We understand that there will be a restriction on these being opened during events and we would like to see this clearly stated and enforced, otherwise noise levels are likely to be as high as when there is external amplified music.
- With food being prepared on site, we would want to see sufficient controls over food smells and waste (including quiet disposal of empty bottles).

Yours sincerely



Treasurer, GGRA

39 Grace Gardens

Cheltenham GL51 6QE