APPLICATION NO: 13/00813/FUL		**OFFICER: Miss Michelle Payne**
DATE REGISTERED: 21st May 2013		**DATE OF EXPIRY** : 16th July 2013
WARD: College		**PARISH:** NONE
APPLICANT:	Halebourne Developments Ltd	
LOCATION:	Land adjacent to Eagle Tower, Montpellier Drive, Cheltenham	
PROPOSAL:	Erection of three storey building to provide 5no. apartments (2no. one bed units and 3no. two bed units)	

REPRESENTATIONS

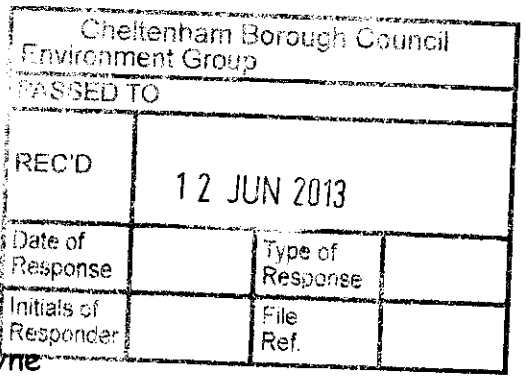
Number of contributors	**2**
Number of objections	**2**
Number of representations	**0**
Number of supporting	**0**

10 Montpellier Parade
Cheltenham
Gloucestershire

Comments: 14th June 2013
Letter attached.

Flat 2
10 Montpellier Parade
Cheltenham
Gloucestershire
GL50 1UD

Comments: 14th June 2013
Letter attached.



Sultan's Gate
10 Montpellier Parade
Cheltenham
GL50 1UD

Miss Michelle Payne
Planning Officer
Cheltenham Borough Council
PO Box 12, Municipal Offices
Promenade
Cheltenham
GL50 1PP

10th June 2013

Dear Miss Payne

Re: 13/00813/FUL: Proposal: Erection of three story building to provide 5 no apartments at land adjacent to Eagle Tower, Montpellier Drive, Cheltenham.

I write to make comment regarding the above application. As the closest neighbour to the site I am concerned that the application has been forwarded without any consultation or consideration regarding the impact on my property, an Edwardian house built in 1889, which is not referred to in the application.

The proposal appears to take little notice of the Conservation Area whose purpose is being eroded by modern buildings which detract from the pleasant Regency, Edwardian and Victorian houses in Montpellier and for which Cheltenham is well known.

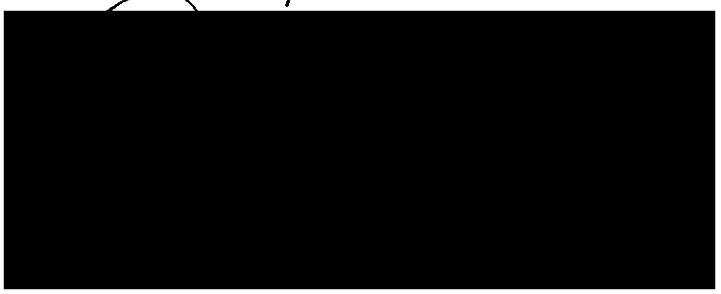
The development on 10 flats on Montpellier Terrace and the 14 flats now in construction are more than sufficient development for the small site. Planning consent has also been granted for two stories to be erected on the north tower (Montpellier House) which may result in 20 further flats; a total of 44 new properties before permission is granted for the proposed development in the yard. I submit that the site is already full and any further development of the site will be overly cramped.

With 44 new homes on the site I am concerned regarding the extra traffic and subsequent parking problems should permission be granted for more homes. Montpellier Parade and Montpellier Drive suffer from heavy use and with cars parked along both sides of the road pose a problem to drivers and pedestrians alike. The 'storage yard', which has been granted temporary permission for use as a builders compound should be returned to its previous state. The 'yard' has previously been used for waste storage, delivery space and parking and this will be lost should the land be further developed. Large delivery trucks, emergency services and service vehicles use this space for turning and this will be lost causing more congestion on a packed site. Although there will be vehicular access to the proposed site any extra traffic in this area will cause congestion and road difficulties.

The application proposal may be one floor lower than the apartments to the south but the visual impact from the west and my property will be overwhelming. The proposed property will face my Edwardian house and will be visible from every door and window with the inherent loss of privacy. This will severely impact on my life and lifestyle. The courtyards and single story proposal appear to butt my garden wall, the buildings being obviously taller and unsightly when viewed from my property; again there will be loss of privacy both inside and outside the house and garden. The amenity of my property and lifestyle will be severely affected by this proposal, which will not be sympathetic to the historical building in which I live.

I therefore wish to object in the strongest terms regarding this proposal.

Yours sincerely



Flat 2,
10, Montpellier Parade,
Cheltenham,
Gloucestershire,
GL50 1UD

Miss Michelle Payne,
Housing Officer,
Cheltenham Borough Council,
PO Box 12, Municipal Offices,
The Promenade,
Cheltenham,
GL50 1PP

11th June 2013

Dear Miss Payne,

Re: 13/00813/FUL: Proposal: Erection of three storey building to provide 5 no apartments on land adjacent to Eagle Tower, Montpellier Drive, Cheltenham.

I am writing to comment on the above proposal and to object in the strongest possible terms. I live in the top floor of the 19th Century building which is directly affected by this proposed development. There has been no consultation with myself or other local residents. This is inappropriate and has taken no account of our feelings and points of view with regard to the proposal.

Planning permission has already been agreed for 2 stories of flats on the North Tower (Montpellier House,) 10 flats have been built on Montpellier Terrace, (the old Petrol Station,) and 14 flats are under construction currently. Now, a further 5 houses are proposed. This appears to represent approximately 45 – 50 new properties on the sites adjacent to Eagle Tower and is significant overdevelopment. The roads around this area already suffer from a great deal of traffic use and there has been a number of 'near misses', notwithstanding great problems with parking; before adding the 50+ cars likely to exist in the proposed total new flats.

The proposed buildings will have a major impact on the visual aspect of my flat, unimpeded by the current trees. The amenities of the garden, as well as the peace and quiet of this location, will also be materially affected to the detriment of my lifestyle and privacy. The noise of cars will be 24 hours a day all year, as opposed to business hours at present. The noise of the exit gate will similarly be heard over a greater period, disturbing sleep and the peace currently enjoyed. Having houses and gardens abutting my garden wall is a major reduction in my privacy. The comment in the proposal at paragraph 3.3 that '....only glimpse views from Montpellier Parade to the West...' is preposterously inaccurate.

I find it disturbing that the commercial area of Eagle Tower, within the Conservation Area, is being changed to incorporate a significant amount of housing. I wonder whether small local businesses would be allowed to change the use of their buildings if they were in financial difficulties?

In the hopefully unlikely event of this proposal being approved, I would wish to have it confirmed that ALL windows facing west will be opaque glass, as paragraph 7.2 of the proposal is open to misinterpretation.

May I request that this proposal goes to committee so as to allow those most directly affected to be able to state their case to committee members? Thank you.

Yours sincerely,