

<b>APPLICATION NO:</b> 13/01216/COU	<b>OFFICER:</b> Miss Chloe Smart
<b>DATE REGISTERED:</b> 31st July 2013	<b>DATE OF EXPIRY :</b> 25th September 2013
<b>WARD:</b> Charlton Park	<b>PARISH:</b> NONE
<b>APPLICANT:</b>	Mr Samuel Hashimzai
<b>LOCATION:</b>	1A Everest Road Cheltenham Gloucestershire
<b>PROPOSAL:</b>	Change of use from residential (C3) to a nursery (D1)

### ADDITIONAL REPRESENTATIONS

20 Brizen Lane  
Cheltenham  
Gloucestershire  
GL53 0NG

**Comments:** 19th September 2013  
Letter attached.

16 Everest Road  
Cheltenham  
Gloucestershire  
GL53 9LG

**Comments:** 16th September 2013  
We are writing to object to the proposed change of use for 1A Everest Road.

Our main concern is the same as many of our neighbours: the increased traffic and danger to pedestrians and other road users. The congestion at the junction of Everest Road and Old Bath Road is already bad (in recent years the council undertook work to improve the pedestrian crossings around this junction). With 16 children being dropped off and collected each day, and staff vehicles, congestion will increase.

Parents will naturally try to park as close to the nursery as possible, probably illegally - like customers to the shop currently do. This will cause a bottleneck at peak times.

Cars already park on the double-yellow lines in Everest Road, and park on the curbs, blocking the pavements - the nursery customers are likely to make this worse.

Cheltenham has a chronic shortage of housing (hence the plans to build on greenfield sites), so this property should remain residential. There must be more suitable - and safer - properties available for this type of business?

Everest Road is a residential area, and is not suitable for commercial activities. The proposed nursery will be detrimental to the local environment, and almost certainly increase the danger for our elderly neighbours and the young children who walk to and from school each day.

Despite all the objections, we anticipate permission will be granted. If that is the case, in order to minimise potential congestion and accidents perhaps restricted opening hours could be considered, i.e. opening after 10am and closing before 3pm?

And when the problems outlined become reality, please let us know whose responsibility this is, and who we should then contact.

Please consider all of our - and our neighbours - concerns very carefully. Thank you.



**From:** Smart, Chloe  
**Sent:** 19 September 2013 11:49  
**To:** Internet - Planning Comments  
**Subject:** 13/01216/COU - 1A Everest Rd

**Chloe Smart**

Planning Officer  
Built Environment  
Cheltenham Borough Council  
chloe.smart@cheltenham.gov.uk  
Tel - 01242 264383

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 18 September 2013 09:28  
**To:** Smart, Chloe  
**Subject:** 1A Everest Rd

Dear Chloe,

Unfortunately I cant attend planning committee tomorrow but I want to make an objection to the planning application to turn 1A Everest Rd into a nursery.

I am concerned about the noise impact on the near neighbours but also the traffic implications.

I see these issues are dealt with in the planning report but I do know this area very well having lived on Old Bath Rd not too far away from here and there are some serious issues with parking at the junction of Everest Rd with Old Bath Rd already.

There are yellow lines but they are never enforced and people park there when going to the shop.

The proposed development can only make this issue worse.

When cars are driving from the Old Pats direction, cars parked on yellow lines to the south side of Everest Rd by the junction mean that traffic has to flow into the wrong side of the road as they approach Old Bath Rd. This makes it difficult for cars turning into Everest Rd from the very busy Old Bath Rd.

With 16 children attending the nursery there is scope for significant parking problems being created at a location which is already tricky due to existing circumstances of the shop and nearby pub. I understand that recently access to the road was blocked due to cars being parked on both sides of the road and residents are rightly fearful that this might be a more regular occurrence with another business near this location.

The other issue is the noise associated with the nursery. Everest Rd is a quiet suburban area of Leckhampton popular with elderly people and families. Having 16 children in one building can be

19/09/2013

quite noisy and will have an unacceptable impact on the amenity of nearby residents especially when the garden is in use.

Whilst I do appreciate that providing nursery care in a homely setting is what most families want I do not think this is the right location and would urge colleagues to take heed of the concerns of local residents and refuse the application.

Kind regards,



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