

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

REPRESENTATIONS

Number of contributors	17
Number of objections	16
Number of representations	1
Number of supporting	0

Hermione
Park Lane
Prestbury Cheltenham
Gloucestershire
GL52 3BN

Comments: 12th August 2013

I strongly object to this application on the grounds of: noise, road safety and disruption to a residential area.

I am writing this on behalf of my ninety one year old mother who treasures the tranquillity of her garden which is only one garden away from the foot of 1A Everest Rd. Five gardens in total directly link to the rear of this property and several more are likely to be unfavourably impacted by its presence.

Road safety must also be a large concern because of the already busy parking zone near the shop and the pub which is bound to be increased at peak times because of difficult access to parking directly outside the property. Crossing the Old Bath Rd for pedestrians and gaining access to drives is already difficult at peak times.

10 Everest Road
Cheltenham
Gloucestershire
GL53 9LG

Comments: 13th August 2013

This will increase traffic and noise in a residential area and create further parking problems very close to a busy and poorly managed junction. Existing yellow lines are largely ignored and the road is frequently blocked without the additional traffic created by a potential 16 extra cars picking up and dropping off children, plus staff cars. It is inappropriate use of a domestic residential dwelling.

1 Southfield Approach
Cheltenham
Gloucestershire
GL53 9LN

Comments: 10th August 2013

My partner and I would like to object strongly to this application. Our primary concern is parking - the junction between Everest Road and Old Bath Road is already congested, with parking on the double yellow lines on all sides of the junction as well as Everest Road. This makes it difficult to both turn in and out of the road and to cross the road, particularly for our elderly residents, as visibility is obscured and cars end up on the wrong side of the road (many also travel too fast). In July the police had to close the road at this junction because two cars had parked opposite each other and there was no room for traffic to pass between them, causing significant disruption to residents and wasting police time, as well as causing problems for postmen accessing the post box on the corner and the one in Southfield Approach. Both cars were given parking tickets so this should be a matter of police record. The road is already busy and simply cannot cope with more traffic and parking due to parents dropping and picking up children.

We are also concerned about noise, and the loss of a residential bungalow which is highly sought after by older people. Everest Road, Southfield Approach and adjacent roads are mainly home to older people who enjoy the peace and quiet.

There are few children in the area, so anyone bringing children to the nursery will be travelling a considerable distance, further adding to the rush hour congestion in Pilley Lane, the roundabouts on Leckhampton Road and the Old Bath Road/Charlton Lane junction, which is already considerable and will become even worse when the new development of the Delancey site is completed.

The plans also are likely to upset customer parking for the shop on the corner of Everest Road, a thriving local business which relies on people being able to park nearby

This is an inappropriate site for a nursery and the applicant should find somewhere more suitable closer to potential customers and with off road parking.

5 Everest Road
Cheltenham
Gloucestershire
GL53 9LA

Comments: 12th August 2013

Letter attached.

3 Everest Road
Cheltenham
Gloucestershire
GL53 9LA

Comments: 11th August 2013

I am writing to object to this planning application on the grounds of congestion and safety. Living close to the proposed site for the nursery I see close hand how congested the junction with Bath road becomes not only at peak times but also at all times due to those wishing to stop, park and use the local amenities (i.e. corner shop, post box and large pub!). Only the pub has dedicated parking area and even this is very limited.

I am also concerned that the site itself is simply not big enough to cater for the number of children and play area proposed.

14 Hillary Road
Cheltenham
Gloucestershire
GL53 9LD

Comments: 24th August 2013

As a resident of Hillary Road, I and my wife feel it is MOST inappropriate to use a RESIDENTIAL bungalow in a RESIDENTIAL area for use as a nursery.

Parking is already a nightmare on the corners of old bath road/Everest road/Hillary road because of shop, having 16 children being dropped off and picked up every weekday will cause huge inconvenience for local residents on what is already a busy residential road.

In addition having 16 children playing outside will make a high level of noise in Hillary Road, in what is a very quiet street, which is one main reason why me and my 6 months pregnant wife bought out bungalow in September last year.

Houses and bungalows are in such short demand in this area (you only have to look at property prices compared to cheltenham as a whole!), that to lose a valuable residential property would be terrible. Even though we are expecting a child, we do not feel it is appropriate (and certainly not convenient!) to have a nursery in a local RESIDENTIAL property.

I have noticed the owners have already started work on the property and hope they are not presuming they will receive permission for the proposed use as I can see it will meet with similar local opposition to ours.

3 Hillary Road
Cheltenham
Gloucestershire
GL53 9LB

Comments: 14th August 2013

Letter attached.

1 Hillary Road
Cheltenham
Gloucestershire
GL53 9LB

Comments: 20th August 2013

I am concerned about the proposal to change a small bungalow into a nursery for 4 adults and 16 children. It seems less than ideal.

As you are aware the site is on a very busy corner with parking issues already. There is a shop with no parking and a pub with limited parking. The crossroads are very difficult to cross and it has been decided in the past that there is no room for a crossing. Where would 4 staff park? This would restrict safe crossing even further.

As to how 16 parents are going to be able to drop off and pick up their children at 9am and 2pm safely I do not know.

The site borders onto my garden and I enjoy sitting and working in it. This is a residential area and it is pleasant to hear neighbours enjoying their gardens too including their children. 16 children would be a noise issue. I know the proposals say that they would not all be out at the same time but I don't know how this could be regulated with the modern approach of child led and free flow play.

256 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AP

Comments: 20th August 2013
Letter attached.

1 Everest Road
Cheltenham
Gloucestershire
GL53 9LA

Comments: 20th August 2013

I would like to register my objection to the planning application to change the use from residential to business at 1A Everest Road. I live at 1 Everest Road (next door). My objections are based primarily on parking and noise disturbance.

There is an immediate problem with parking in this area created from the shop on the corner of Old Bath Road/Everest Road and the Wheatsheaf Pub directly opposite. Recently an incident (25th July) created havoc when two vehicles parked opposite each other, restricting/preventing vehicles from passing through resulting in the police blocking the whole road off for more than an hour. Everest Road is in constant use as a 'rat run' to Charlton Kings/A40 and Cirencester Road and is particularly busy during the start/end of the day. I have a serious concern for the safety of many elderly people who live in this quiet residential street and surrounding area as well as the many small children who walk to the local primary/secondary schools; the prospect of another 16 parents dropping children off and staff working at the proposed nursery would I believe have a significant impact on public safety. I already experience problems on a personal level with people using the shop/pub, parking outside my property, blocking part of my driveway and causing tremendous inconvenience to myself. The proposed tarmac drive for up to 4 vehicles can only exasperate the situation.

I am also concerned the planning application does not mention the requirement for a commercial refuse collection. Surely a nursery catering for up to 16 children will have a substantial number of nappies to dispose of, this is worrying particularly as I have recently had to deal with a rat infestation in the garden not confined to my own property and know of a number of other local people who have experienced the same problem.

I am concerned about the constant impact of noise made by so many children, the application states up to 5 children will be allowed to play outside at any one time, this then would present a steady stream of noise throughout the day impacting considerably on my enjoyment and quality of life.

I notice the application states there will be no need to demolish any trees; can I assume then, the mature apple tree to the side of the garden and a large thick hedge running between our two properties will remain? The removal of this hedge would have a significant impact on noise and privacy currently afforded to my property.

I would be grateful if you would consider my objections based on the information I have provided.

37 Everest Road
Cheltenham
Gloucestershire
GL53 9LL

Comments: 15th August 2013

Letter attached.

20 Brizen Lane
Cheltenham
Gloucestershire
GL53 0NG

Comments: 4th August 2013

As the local County Councillor please can I request that this application goes before the planning committee if the officer recommendation is for approval. This is due to the concerns of neighbouring properties about parking, traffic and amenity issues. Could I also ask for the Highways Officer and Environmental health to give careful consideration to the proposals.

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.

36 Everest Road
Cheltenham
Gloucestershire
GL53 9LG

Comments: 16th August 2013
Letter attached.

2 Southfield Rise
Cheltenham
Gloucestershire
GL53 9LJ

Comments: 16th August 2013
Letter attached.

23 Tensing Road
Cheltenham
Gloucestershire
GL53 9LX

Comments: 19th August 2013
Letter attached.

39 Everest Road
Cheltenham
Gloucestershire
GL53 9LL

Comments: 9th August 2013

It would be a shame to lose a property to a business considering how many families desire to live in this area.

More importantly the junction the property is on is hazardous enough today due to the blind bend and cross roads. There is nowhere for cars to park without upsetting the flow of the through road. I fear the risk of near-misses and accidents would go up substantially if 16 sets of parents are visiting twice a day putting both the local residents at risk and their children. No doubt all within two very small time windows, where potentially 5-10 cars may appear on such a short section of road.

If the nursery was to guarantee all collections and drop offs were performed on their property it would be better but the positioning of the property is not suitable for the increased traffic expected. There road is narrow and there are no places for vehicles to turn.

My main reason for objecting is in the interests of safety. Children, pedestrians and road users due to the will all be at increased risk due to the inappropriate position of the property for its proposed new purpose.

Cheltenham Town Council Environment Group			
PASSENTS			
RECD	12 AUG 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

5 Everest Road,
Leckhampton Road,
Cheltenham, Gos.
GL53 9LA

9th August 2013

Dear Sir,

**Re: 1A Everest Road, Leckhampton, Cheltenham. GL53 9LA
Planning Application No: 13/01216/COU**

As it has been brought to my attention through an article in the local paper, Gloucestershire Echo, plus a subsequent letter from Paul Baker, Charlton Park Liberal Democrats, about the intended use of the above property and though I have not been officially informed as an immediate neighbour but only 3 doors away. I would like to register my objections very strongly against this proposal.

My reasons are as follows:-

- 1) The main consideration is to do with the general parking which will be predominately on the road and catering for up to 16 children, the constant picking up and dropping off will put a tremendous strain on street parking and creating danger to passing traffic. There are also a number of very elderly local residents who would find using the pavement extremely difficult with constant use of parents and children.
- 2) I understand there will be 3 members of staff and where are they going to park – again I expect it will be on the street. No doubt they will start well before 9 am and finish well after 2 pm.
- 3) The intention of allowing a play area on the grass lawn, which I presume will be at the rear of the property, will obviously create a general neighbourhood noise disturbance.
- 4) Added to the above points – there is the shop next door, which causes more parking from shoppers.
- 5) There is the local pub across the road on Old Bath Road and as they do not have their own car park, another point of irritation, and again more street parking, which impinges on the lunch time

Apart from the above points of contention, about 3 weeks ago there was an incident of a very selfish and inconsiderate piece of parking concerning two cars parked opposite each other on either side of the road and made traffic almost impossible to get through. This necessitated involving the police to sort out the situation, issuing parking tickets to the offending vehicles and also closure for nearly an hour of the stretch of road between the entrance of Everest Road and the junction of Hiliary Road. causing traffic to reverse and go back up Everest Road.

As pointed out by Mr Baker this could be the loss of a residential bungalow which are certainly in short supply in Cheltenham.

I think this is a very badly considered application and should not be granted as this is a residential road and not for commercial use.

Yours faithfully,



Built Environment Division,
Cheltenham Borough Council,
PO Box 12
Municipal Offices,
Promenade,
Cheltenham, Glos. GL50 9SA

Copy to: Councillor Klara Sudbury,
20 Brizen Lane,
Cheltenham. GL53 0NG

3, Hillary Road,
Cheltenham
Glos
GL53 9LB

Tracey Crews
Head of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham Glos
GL50 1PP

Recd 14 AUG 2013

ENVIRONMENT

Dear Tracey Crews

re Proposal change of use from residential (C3) to a nursery (D1)
at 1A Everest Road Cheltenham.

I am concerned about the proposed change on a
number of counts:-

- 1) the additional traffic movements particularly at
already busy times of day.
- 2) my garden has a section that adjoins the
garden of 1A Everest Road hence I am concerned
about noise
- 3) the garden of this house is small and will
not provide much play area for 16 children.
- 4) loss of a residential bungalow.

Yours sincerely



Cheltenham Town Council Environment Group			
PASSED TO			
REC'D	20 AUG 2013		
Date of Response		Type Required	
Initials of Response		Date Ref.	

256 Old Bath Road

Cheltenham Spa

GL539AP

18 08 2013

Reference 13/01216/cou

Dear Miss Chloe Smart,

I would like to object to the planning application, for 1a Everest Road Cheltenham, on the grounds of

- 1/ Excess noise from, children, adults, cars,
- 2/ Traffic , an increase in a narrow road,close to a corner,
- 3/ Privacy over looking my property , by children on climbing frames + swings etc

Yours Faithfully

Mr B Rainbow



Recd 15 AUG 2013

ENVIRONMENT

Re 13/01216/CO4

37. EVEREST Road

Cheltenham

GL53 9LL

14 -08-13

The Planning Officer

Dear Sir

I have received a letter from Paul Baker regarding the proposed nursery at 1a Everest Road.

As a resident in this narrow road I feel the build up of traffic at busy times of day would cause considerable problems for drivers trying to turn into Old Bath Road.

Also the bungalow is not
suitable to cater for the
needs of 16 children

Yours faithfully

[Redacted signature]

[Redacted signature]

[Redacted line]



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,



Think before you print - only print this email if absolutely necessary.

This email and any attachments are strictly confidential and intended for the addressee only. If you are not the named addressee you must not disclose, copy or take any action in reliance of this transmission and you should notify us as soon as possible.

This email and any attachments are believed to be free from viruses but it is your responsibility to carry out all necessary virus checks and Gloucestershire County Council accepts no liability in connection therewith.

PLANNING DEPARTMENT
MUNICIPAL OFFICES,
PROMINADE
CHELTENHAM GL50 1PP

36 EVEREST ROAD
CHELTENHAM,
14TH AUGUST 2013.

Dear Sir or Madam,

RE: PLANNING APPLICATION 13/01216/COU.

I am writing regarding the above planning application to convert 1a Everest Road into a day nursery business. As a resident of Everest Road, I am objecting to the application on the following grounds:

1. Such a business would inevitably lead to lots of extra traffic from parents dropping off and picking up their children on a busy corner ~~it is~~ ^{it is} ~~likely~~ ^{likely} hazardous to pedestrians going to the bus stop, local shops etc. There are many elderly residents in Everest Road. I am an 84-year-old pensioner myself, and I am fearful that the increased traffic would be a danger.
2. Everest Road is a quiet residential area, and such a business with up to 16 children playing in the small garden would create a noise nuisance.
3. As Everest Road is a residential road, converting a property to business use would I believe mean a substantial change to the character of the area.

For these reasons I am strongly objecting to this application.

Yours faithfully,



Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 1PP


2 Southfield Rise
Cheltenham
Glos
GL53 9LJ

Recd 16 AUG 2013
ENVIRONMENT

15th August 2013

Dear Sirs

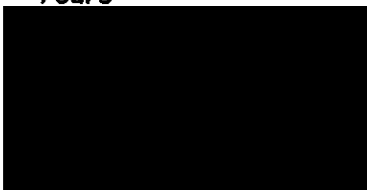
Planning Application no 13/01216/COU 1a Everest Road

I am writing on behalf of myself at the above address and my elderly mother, who lives at 2 Hillary Road to express our objections to turning a residential bungalow into a day nursery, (in itself a loss when residential properties especially bungalows are in short supply).

This property is situated very close to a busy junction and has only a small driveway so 16 sets of parents bringing children would be parking on the road probably at a peak time of day. It is frequently difficult for traffic to negotiate the parked cars belonging to residents and people using the shop next door especially in the mornings with drivers on their way to work and taking children on the school run, all the extra cars from the nursery staff and children arriving would make the situation far worse. Cars trying not to block the road do at times park on the pavement (especially along the section that has double yellow lines) and pedestrians are forced to walk on the road around the cars and with the extra cars arriving this situation may worsen and this could be very dangerous for the elderly walking to or from the shop or the bus stop and for children going to school.

The garden of the bungalow is not large and is surrounded by residential properties and there are further residential properties very close by and 16 children will be noisy and this will be a disturbance for the all these residents many of whom are elderly.

Yours



23 Tensing Road
Leckhampton
Cheltenham
Glos
GL53 9LX

16th August 2013

Recd 19 AUG 2013

ENVIRONMENT

13/01216/COU

Dear Sir

I am writing in answer to your announcement in the Echo dated the 3rd August 2013, regarding the opening of a Nursery School at No. 1A Everest Road.

However, I wish to place my concern at such an outrageous idea for this small dwelling to accommodate 16 children. The interior is of small design and I feel is not adequate for such an enterprise, though major work is now taking place. I therefore feel larger premises are essentially needed for the number of children suggested, to say nothing of the noise level this will generate to the annoyance of the nearby neighbours.

Allow me to give you a classic example of an incident that recently happened involving traffic chaos which necessitated involving the police before issuing fines and removing the offending vehicles having parked opposite each other outside No. 1A, the bungalow mentioned above, thus causing the road to almost being closed.

Bearing in mind this bungalow is almost at the junction of the Old Path Road, where traffic is continually on the move, and then to have 'drop offs' and 'pick ups' during peak times will inevitably cause chaos with traffic entering Everest Road, via the Old Bath Road, and traffic coming from Charlton Kings, together with the corresponding Roads, via Everest Road. It is sheer lunacy to even consider the passing of this application and is absolutely outrageous.

The owner of the adjacent bungalow needed to take control of the traffic, directing small vehicles to mount the kerb and drive along his grass verge in order to pass. No large vehicles could pass between the two parked offending cars and needed to reverse and take another route. This method continued until the police arrived and took control.

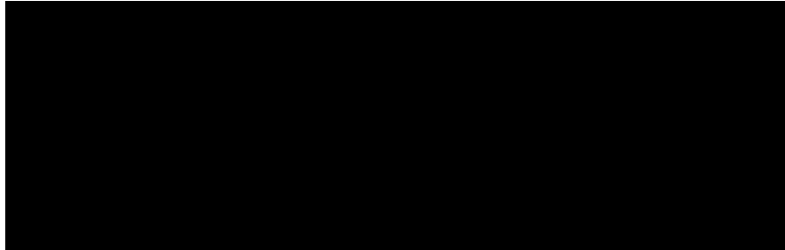
In heavens name please do not allow this application to go through as accidents and obstructions will surely occur, so hopefully permission will not be granted for the safety of us all.

Meanwhile, this Italian Montessori method of education needs to find another venue for the children, I believe, who may have learning difficulties who cannot respond to a stricter regime.

Cont'd.....

Finally, please give this project your utmost thoughts and consideration which hopefully will result in a sensible conclusion.

Yours faithfully



To: The Planning Officer
The Planning Department
Municipal Offices
The Promenade
Cheltenham
Glos

P.S. Enclosed is a newspaper cutting of the bungalow in question.

Nursery looks to the future with new space



Cheltenham Montessori aims to provide children with a different nursery experience, not yet provided locally. 77
Suzanne Hashimzal