

GLOUCESTER CITY COUNCIL

COMMITTEE : **PLANNING**

DATE : **3RD JUNE 2014**

ADDRESS/LOCATION : **72 CHURCH ROAD, LONGLEVENS,
GLOUCESTER**

APPLICATION NO. & WARD : **14/00229/COU
LONGLEVENS**

EXPIRY DATE : **23RD APRIL 2014**

APPLICANT : **ALABARE CHRISTIAN CARE CENTRES**

PROPOSAL : **CHANGE OF USE FROM A DWELLING
HOUSE (CLASS C3) TO A SUI GENERIS
USE AS A HOUSE TO ACCOMMODATE UP
TO EIGHT NON RELATED INDIVIDUALS.**

REPORT BY : **JOANN MENEAUD**

**NO. OF APPENDICES/
OBJECTIONS** : **1. SITE LOCATION PLAN
2. LETTERS OF OBJECTION.
3. LETTERS OF SUPPORT
4. COPY OF THE HOUSE RULES**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 72 Church Road is situated on the northern side of Church Road approximately mid way between its junctions with Oxstalls Lane and Wedgwood Drive. The property is a large detached two storey house currently providing 8 bedrooms. It has an "in and out" driveway with parking to the front and a garden to the rear.
- 1.2 This application seeks change of use to use the house to accommodate up to eight non related individuals. The application is submitted by Alabare Christian Care Centres and is to house vulnerable ex service people.
- 1.3 Supporting information from the applicant gives further detail on the use and how the property would be managed.
- Potential residents are referred to Alabare from other organisations, together with details of their service history any issues/problems that they may have.
 - Problems can include post traumatic stress disorder, mental and physical ill health, addictions, debt issues, relationship breakdowns etc

- Each resident has a support plan and help from a support worker and is given a licence agreement detailing the terms and conditions of their stay together with the house rules. If these are not followed the resident could ultimately be evicted.
- Support workers are not residential but would normally be at the property for up to 5/8 hours at a time, five days a week and are on call for the remaining time.
- Most residents do not have their own vehicles and support workers will accompany them to appointments.
- The aim of the project is to get residents into training and or work and to a point where they are able to live independently. The average length of stay is 9 months but some residents move on quicker.

2.0 RELEVANT PLANNING HISTORY

2.1 10/00874/LAW

Conversion of and external alterations to double garage to create additional living accommodation.

Granted September 2010

97/00154/FUL

Erection of single storey extension double garage with living accommodation in roof space and construction of new vehicular access.

Permitted April 1997.

96/00139/FUL

Erection of double garage and construction of new vehicular access.

Permitted May 1996.

3.0 PLANNING POLICIES

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that policies in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be

given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

3.3 The policies within the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.

3.4 From the Second Stage Deposit Plan the following policies are directly relevant:

Policy BE.21 Safeguarding Amenity

Planning permission will not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers.

Policy TR31 Road Safety

Planning permission will be granted for development that deals satisfactorily with road safety issues.

In determining planning applications that would result in a material increase in traffic, the City Council will seek to enter into an agreement under S106 of the 1990 Act, for the developer to implement schemes that will improve road safety in the vicinity of the development.

Development that creates unresolvable road safety problems will be refused.

Policy H18a Supported and Special Needs Housing

Proposals for special need and supported housing will be permitted in locations which are close to amenities and facilities and provide sufficient amenity space for the type of housing involved.

The preamble to this policy recognises that there are wide range of special needs groups and that the provision of special needs housing is important in meeting the core policy of the plan in terms of creating a healthy and socially inclusive city.

3.5 In terms of the emerging local plan, the Council is preparing a Joint Core Strategy with Cheltenham and Tewkesbury Councils and has recently published for consultation a Draft Joint Core Strategy, October 2013. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.

3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to

- The stage of preparation of the emerging plan
- The extent to which there are unresolved objections to relevant policies; and

- The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.

3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – www.gloucester.gov.uk/planning; Gloucestershire Structure Plan policies – www.gloucestershire.gov.uk/index.cfm?articleid=2112 and Department of Community and Local Government planning policies - www.communities.gov.uk/planningandbuilding/planning/.

4.0 CONSULTATIONS

4.1 County Highway Authority – No objection

4.2 City Environmental Protection Manager – No objection but would recommend a condition restricting working hours during any refurbishment of the property.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 This application has been publicised with a site notice and 45 local residents were notified by individual letter. We have received letters of objection and support.

The letters of objection have raised the following summarised comments:

- The introduction of a further non family home together with the nursery and home for people with severe learning difficulties will affect the character of Church Road which is very much family oriented.
- The property has a limited garden area.
- Would conflict with policy cs7
- This could generate a further 12 cars.
- Will result in further parking problems, there is already a lot of parking on Church Road from the other non residential uses
- The new parking restrictions along Church Road push visitor parking further down the road.
- We often have difficulty getting in and out of our drive due to inconsiderate parking.
- There is often double parking along Church Road and some vehicles are travelling too fast.
- Visitors and staff to the day nursery and young adults home cause parking issues often parking for long periods of time.
- Wants to see the premises manned 24 hours – after hours it will be up to local residents to report any issues.
- Concerned at the potential use that may follow Alabare leaving the premises
- We support and are sympathetic to the charity but consider this to be the wrong location.
- Will affect the ability to sell houses in the vicinity

- Surrounding residents will be affected by noise coming from the property.
- Any permission should be restricted to the charity and solely for military personnel.
- Alcohol is easily available in the local area – 6 places within a 5 minute walk
- Post traumatic stress disorder sufferers can be impatient, intolerant, prone to outbursts of anger and need peace and quiet
- Could lead to inappropriate incidents in the local area,
- Question whether the potential occupants would be suitable residents in a predominantly family occupied area.
- Consider this is to be an unsuitable location due its busy nature from traffic up and down the road and noisy children going to and from school.

It should be noted that some representations submitted to us have not been displayed on the website or attached/summarised within this report due to the inappropriate nature of the comments that have been made.

The letters of support have raised the following summarised comments.

- The Alabare programme offers much needed support for ex service personnel and has a very high reputation for successful re-settlement
- We should recognise the sacrifices made by our armed forces and support them in the hardship they are suffering.
- We consider that the new residents will be more focussed on making a success of their placement rather than affecting neighbours
- The use by Alabare will not make any difference to traffic levels on Church Road.
- Negative attitudes are not the way to treat people who fight for our freedom

5.2 The full content of all correspondence on this application can be inspected online or at the reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

6.1 The main issues for consideration with the application are whether the proposed use is acceptable in a residential area and whether the proposal is acceptable in terms of residential amenity and highway safety.

The principle of the proposed use.

6.2 72 Church Road is a large detached house currently providing eight bedrooms. The original house has been extended with permission granted in 1996 for a double garage and then in 2010 a lawful development certificate was submitted relating to the conversion of that garage to provide additional

living accommodation. The certificate was granted as the works were permitted development ie works not needing the benefit of planning permission, and these works have now been carried out. The size of the house therefore facilitates occupation by a large family and could easily be occupied by a family with occupation at a greater level than one person per bedroom.

6.3 One of the principles of the National Planning Policy Framework is to provide for a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The NPPF requires Planning Authorities to *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to families with children older people, people with disabilities, service families and people wishing to build their own homes)*”.

6.4 From the Second Deposit Local Plan Policy H18a is relevant to the consideration of this application. It states:

Proposals for special need and supported housing will be permitted in locations which are close to amenities and facilities and provide sufficient amenity space for the type of housing involved.

The preamble to this policy recognises that there are a wide range of special needs groups and that the provision of special needs housing is important in meeting the core policy of the local plan in terms of creating a healthy and socially inclusive city.

6.5 Church Road is dominated by family housing with some non residential uses such as the school, library and doctors surgery to the east and the children’s day nursery to the west. These comprise services and facilities to meet the needs of the local area.

6.6 I consider that the proposal meets the requirements of policy H18a, in that it is located close to amenities and that the property does have a reasonable sized garden.

6.7 I consider that the use of the property as proposed would not be markedly dissimilar to a large family dwelling, in either appearance or related activity. In land use planning terms the proposed use is essentially to provide residential accommodation and therefore its location in a residential area is acceptable in principle.

6.8 I am also mindful that under the provisions of class C3 of the Use Classes Order, the property could be occupied by up to 6 individuals living together as a household (which could include a small care home or student lets) without the need for any planning permission.

6.9 Therefore I do not consider that the proposed use would have a harmful impact upon the residential character of the area. The locality would still

remain a predominantly residential area and there would not be an accumulation or over concentration of non residential uses. Therefore the principle of the proposed use is acceptable in this location.

Residential amenity

- 6.10 The application has generated significant local interest and we have received a number of objections from residents within the immediate proximity of the property. I am aware that there has also been a public meeting facilitated by ward councillors, with representatives from Alabare, for local residents to discuss their concerns. It should also be noted that letters of support have also been submitted .
- 6.11 Given the location of 72 Church Road within a residential area it is important to consider how the residential amenity of neighbouring properties may be affected. This is a requirement of policy BE 21 of the Second Deposit Local Plan, which states that any change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers, will not be permitted.
- 6.12 The property is surrounded by other dwellings to both sides, to the rear and to the opposite side of Church Road. Part of number 72's original garden area has been developed with the construction of a detached bungalow (70a Church Road) to the rear. The vehicular access to 70a runs along the side boundary of number 72 and runs to a detached garage and parking area to the eastern side of the bungalow.
- 6.13 The main garden area of the bungalow at 70a is to its northern side, adjacent to the properties in Wedgewood Drive. However there is also a small patio area to the southern side of 70a adjacent to the rear garden boundary of 72, which ranges in depth from approximately 1 – 2.5 metres. Patio doors from the kitchen/dining area lead onto this patio area. From the kitchen/dining area you can clearly see the upstairs windows on the rear elevation of number 72 and it therefore follows that there is a corresponding view from 72 towards 70a. However this relationship currently exists and the change of use would not have any further effect upon this level of interlooking between properties.
- 6.14 The other neighbouring dwellings, numbers 70 and 74 are set to the side of 72 with greater separation distances and with their main aspects to the front and rear. 74b also has a boundary adjoining the rear garden of 72 which comprises a relatively small area to the rear of their outbuilding that also runs along the boundary with 70a.
- 6.15 There is a close physical relationship between numbers 72 and 70a, given the closeness of 70a to the rear garden boundary of 72. However there is no evidence to suggest that the levels of noise and disturbance from 72 to the surrounding properties would be significantly different from the proposed use, when compared to the potential use of the house and garden by a large family.

- 6.16 I note the supporting information from Alabare regarding the requirement for residents to comply with their licence agreements and house rules. I consider that with these measures in place and the proper management of the premises by Alabare, that the proposed use should not result in undue detrimental impact upon the amenity of surrounding residential properties. I would also reiterate the provisions with Class C3 use in that similar proposals for up to 6 people would not necessarily require the benefit of planning permission as referred to above at paragraph 6.8.
- 6.17 Alabare have stated that they would be agreeable for any planning permission to be conditional in that the premises are solely to house vulnerable ex service veterans and that should Alabare vacate the premises, that their permission lapses and the permitted use of the property reverts back to a dwelling house within class C3 of the Use Classes Order. I understand that this is proposed following concerns raised at the public meeting regarding any future use of the property and possible occupation by other groups. I understand that Alabare Christian Centre currently provide accommodation and support for a variety of vulnerable groups including people with learning disabilities, the homeless, young people leaving care etc.
- 6.18 Alabare have provided a definition of a veteran as follows

A Veteran is defined as anyone who has served in the Armed Forces for at least one day. This service can be in the Regular Armed Forces or the Reserve. The term can also apply, under certain circumstances to Merchant Seafarers or fisherman as well as Citizens of our United Kingdom, currently stationed overseas in Service establishments or who have supported in conflict situations, and having the status of being part of the Armed Forces at the time. Those who fall under these categories will be assessed for eligibility on an individual basis

- 6.19 I therefore propose to apply a condition to deal with these issues accordingly

Parking and Highway Issues

- 6.20 The Highway Authority considers that the development site is in a highly sustainable location that encourages the use of bicycles and public transport. They note that residents will be attended by support workers, but it is believed unlikely that there will be a requirement for more than 4 cars on-site at any one time. They consider that this number of cars can be accommodated within the existing arrangements that present an 'in and out' access facility onto Church Road with parking spaces within the front garden area of the property. They refer to the fact that there is no intention to alter the existing off-street parking arrangements for the site, other than the provision of a designated parking space for a disabled driver.

They also note that in close proximity to the site is the library and school and that both of these facilities generate significant vehicle movements with associated on-street parking being accommodated on Church Road. Any additional traffic associated with this proposal for change of use is not felt to

present a significant effect on the local highway network. Therefore the Highway Authority raise no objection to the proposed change of use.

Human Rights

- 6.13 In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop and use land buildings in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the application no particular matters, other than those referred to in this report, warrant any different action to that recommended.

7.0 CONCLUSION/REASON FOR APPROVAL

- 7.1 The proposal seeks change of use from a dwelling with class c3 to enable occupation by 8 non related individuals. This proposed use is considered to be acceptable in principle in an existing residential area, in close proximity to services and amenities. The proposal would not be markedly different in either appearance or usage to a large family occupied dwelling and the residential character of the local area would be retained. With appropriate management of the property as proposed by Alabare, there should be no undue impact upon residential amenity.

8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER

- 8.1 That planning permission be granted with the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. Compliance with submitted plans
3. The property shall be operated and managed only by Alabare solely for the purposes of housing vulnerable ex service veterans, as detailed within the email from the applicant dated 26th March 2014 and definition of veterans as detailed within the email from the applicant dated 27th March 2014, and for no other purpose. Should Alabare vacate the premises, the property shall revert back to a use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision

equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To enable the local Planning Authority to be able to control any future use of the property in the interests of residential amenity in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Decision:

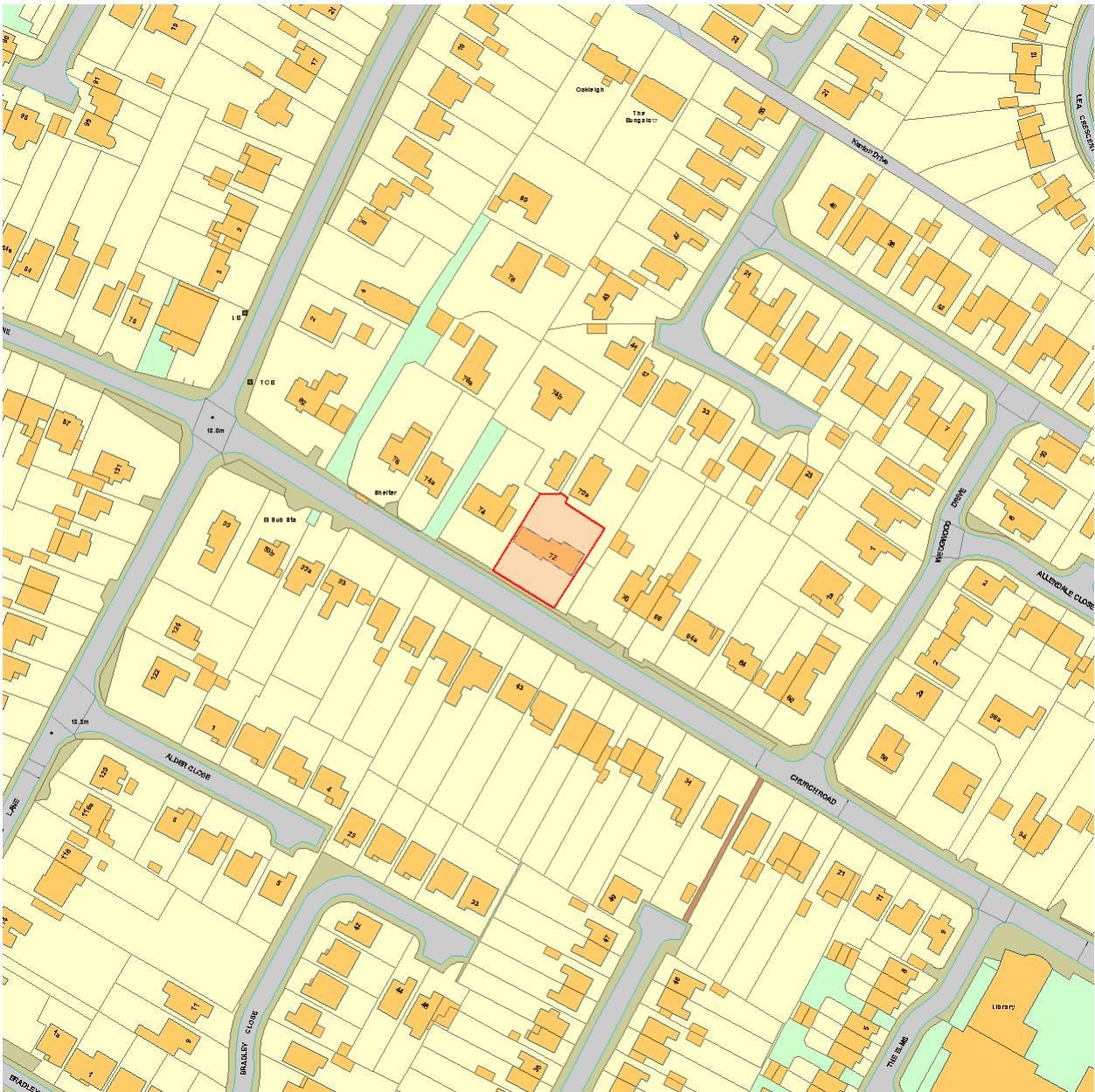
Notes:

Person to contact: Joann Meneaud
(Tel: 396787)

14/00229/COU

72 Church Road
Gloucester
GL2 0AA

Planning Committee 03.06.2014



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Hello,

We have held another meeting and we are still in agreement that planning permission granted for 72 church road will be wrong.

Believe that it is the wrong location for the charity to house 8 serviceman/women near to primary school, toddler clubs and a social clubs.

Checking the details of the property there is not enough toilets/bathrooms to house 8 grown up individuals in the property.

The garden it self is not large enough for 8 grown up individuals to socialise in.

We want you to VOTE NO to the planning application on 72 Church Road.

If not then a public enquiry should be set up to look at all planning application.

72 church road is in a residential area, and should not be turned into an area where people are frighten by 8 servicemen with motional / service problems. this house faces the schools, so the children and mums will be frighten to venture down the road pass the house. Again in our belief this house is not suitable.

There are properties elsewhere on the market which can house more people and suitable in areas near to the city, hospital and other NHServices that they might be required and self help groups.

We want you to VOTE NO to the planning application on 72 Church Road.

If a child is hurt it will be on your shoulders to blame.

Alabare has said that there are individuals with problems.

Don't let this happen.

We want you to VOTE NO to the planning application on 72 Church Road.

Residents of Church road

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mrs Suzanne Hurley.

I strongly object to the consent of planning permission to the change of use from residential dwelling to home of multi occupancy (for 8 non related individuals). Church Road Longlevens residential environment has and is being eroded over the past 18 years. Two residential homes have been granted planning consent for change of use. One has been turned into a childrens' nursery and the other into, formerly an elderly persons home and latterly a home for many with mental illness. If planning consent is granted to change a family home into what is effectively a bedsit the whole ethos and residential feel of the environment changes! Moreover, the increase in traffic has been exacerbated by the increase from staff and visitors to the aforementioned properties. In January 2014 a single yellow line was installed resulting in the further loss of 7 on road parking slots. What is already a very busy, and at times hazardous road has had the amount of cars increased. If planning consent is given to 72 Church road for change of use allowing 8 non related individuals living space there will be an immense increase in traffic resulting from their vehicles, staff and indeed visitors vehicles. Traffic has already trebled along since the building of the new estate adjacent to the library. You only have to ask the local residents and the local junior school how disasterous that has been. Also speak to the local councillors who constantly receive complaints about this problem!

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mr John Smith.

I would like to object to 72 Church road on the basis of traffic issues it will cause. I read with absolute dismay the letter from the highways agency regarding the change of use for 72 church road and the statement that they believe it will have minimal impact on the highway. Clearly, they do not understand Church road at all. EVERY day, we see lots of cars parked all along Church road. First from the school run (twice a day) Secondly, from visitors going to the library, the shops, the community centre, the doctors surgery, the schools, the church, to name but a few. Yes most of these have their own car parks, but equally so these very same car parks are constantly overflowing onto Church road. Thirdly, we see social workers and support workers who are engaged supporting some of the other learning diffulty residencies on Church road, who arrive at 8am and don't leave until 5pm. These workers cars are parked here all day, every day. They constitute approximately 10 cars per day. This problem has recently been made worse because the highways agency put restrictive parking at the Oxstalls end of Church Road, thus restricting parking throughout the day for all these workers. All this has done is forced these workers to park further down Church Road, outside of our homes thus creating further congestion on an already congested road. This makes entering and leaving our houses dangerous due to limited visibility from all the parked cars. Maneuverability is being hampered in and out of our properties as a consequence of double parking on either side of the road and the speed in which some cars coming tearing down the road makes it highly dangerous at times. I have also lost count of the number of times we have not been able to enter or leave our house

due to someone's inconsiderate parking. We are also finding that genuine visitors (friends and family) to those of us who actually live as residents on Church road, find that our visitors struggle to find suitable parking spaces to come and visit. The introduction of 8 individuals plus more support workers at 72 church road will further add to the traffic problem and it is incredibly ignorant of the highways agency to claim that it won't. The highways agency have also failed to consider that up to two visitor per resident is allowed at 72 church road, which at the extreme could see a further 16 cars arriving on Church road. I would like to suggest that should this approval be given that the highways agency either i) extends the restrictive parking all along Church road during the day, ii) provide residential only parking spaces outside peoples home who live and reside here to enable genuine residential visitors to come and visit, or iii) remove the restrictive parking that was put in place last year to stop all these support workers being forced further down the road to clog up the parking spaces outside our homes. Please consider this letter as a formal highways agency dispute. I trust that the highways agency / council / planning will respond "responsibly" by really understanding the issues on Church road being raised by the residents and do something to address them.

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following objection was made today by Mr Robert Cann.

Ms Joann Menevad 74 Church Road Principal Planning Officer Longlevens Regeneration Gloucester Gloucester City Council GL2 0AA Herbert Warehouse The Docks Gloucester 27th March 2014 GL1 2EQ , RE: Planning Application 14/00229/COU (72 Church Road Longlevens)

We wish to make you aware of a number of strong objections that we have with regard to the proposed change of use to the property adjacent to our own, application number referenced above. As an immediate neighbour to the proposed change of use, we are of the view that this will have a serious impact on our standard of living. Our specific objections are as follows:

- 1. Detrimental impact upon residential amenities 1.1 Policy CS.7 States that adequate parking can be provided on the site, this we believe is not the case. Alabare have stated that there will be a parking requirement for 3 vehicles for their staff, however as there will be 8 independent residents who may all have cars, occasional other professional visitors and personal visitors. There could therefore, be up to 12 vehicles at any one time, this we believe would further exacerbate the existing road traffic issues that we experience at the West end of Church Road.*
- 1.2 Policy CS.7 also states that the proposed change of use would not lead to an unacceptable mix of accommodation in the locality. This we believe would not be the case, as currently the area is predominantly a family residential area and is not a suitable location of a rehabilitation facility for people who have issues with alcohol, psychological trauma and the possibly of drug dependency. It should be borne in mind that within walking distance of this property are 7 outlets that all sell alcohol.*
- 1.3 Noise, in relation to the proximity of the proposed change of use and 74 Church Road. We consider that the location of this facility could generate significant noise due to the social mix of the independent residents who will be living at the property. Based on the information provided by Alabare we consider that this facility will not be managed adequately after 18.00 hours each day and at weekends. At these times support would be provided on an ad hoc on call basis. In essence any issues encountered would be left to adjacent residents to deal with by calling Alabare.*
- 1.4 Future uses, assuming the application is approved*

and this establishment is in operation there would be no control over the possible socioeconomic makeup of the residents. Currently Alabare have stated that the people occupying 72 Church Road would be military veterans, however, they would not comment (at the public meeting) on the possibility of future use for other social groups. 2. Items for further consideration We believe that the proposed change of use does not fit with the aforementioned policies. It does not respect local context and street pattern or, in particular, the occupancy of the surrounding buildings, and its use would be entirely out of the character for the area, this to the detriment of the local environment. For your further consideration in respect of this application, recently 2 other properties within 200m of the proposed change of use have been granted, and both have had an impact of the general amenity to this part of Church Road with regard to increases in traffic and general congestion. Further to this some of our neighbours have reported some instances of antisocial behavior with the residents at the 76 Church Road that is a residential home for people with learning disabilities and mental health conditions. We consider therefore, that the approval of this Planning Application would in all probability only exacerbate the current issues that are being experienced in the locality. Should this Planning Application be approved, we would request that the consent be linked to the Charity Alabare for the housing and rehabilitation of Military Veterans only, and not to the property itself with the potential for other uses within the general sphere of rehabilitation services. Your Sincerely Robert and Dawn Cann

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mrs Amie Theyer.

Dear Sir/Madam, I would like to object to this planning application as Church Road already has two houses which has changed from residential properties.(Chestnuts Nursery & the young adult care home) If this property is going to be sold again in the future I am concerned it will always then be considered as a business/commercial purchase and not a family home. Longlevens is one of very few areas that has large houses on large plots and I am concerned this will set a precedent for each large house in Longlevens that goes up for sale. Will we loose our family community and be inundated with businesses buying these houses for commerical use? I also have concerns about the house not being manned 24 hours. This is a very busy road used by families and the community with many people accessing schools, afterschool clubs, nursery, playgroup and the community centre. There are no guarantees in life and I think the charity should do everything within their power to make sure this house is manned 24 hours a day. I have no objection to this charity I am just not convinced this is the right place for this type of house.

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mrs Valerie Newman.

After meeting alabare I am unconvinced that we will not have noise and upset from the house opposite. Also there is the problem with some residents in this refuge who are recovering alcoholics and suffering from P.T.S.S. being in close proximity to school children passing bye

*There is the the problem of parking I.E. 8 residents and facilitaters plus visitors . Yours sincerely
V.Newman.*

I object to this application because the situation of this property is in a residential area where a school is close, a nursery and shops that sell alcohol, a community centre that sells alcohol, public houses in easy reach for any of the people with alcohol problems. This area of Longlevens is made up of retired people and young couples with children. This environment with a regular flow of children and a retired community if an incident triggers one of the residents of this proposed home to become abusive, or even violent, this uncertainty makes me uncomfortable about the change of use from a residential property to short term accommodation for residents with PTSD & alcoholism. The home will not have 24 hour cover. I am also concerned when Albare charity move on (sell) does that open doors for future use of the property for use by drug abusers or even peadophiles. The premises could therefore be transferred to an array of scenarios. I have no objections to this charity helping people but this property is in the wrong position/place.

Mrs Denise Cullis

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following supporting comment was made today by Mr Richard Mason.

I object to this application because the situation of this property is in a residential area where a school is close, a nursery and shops that sell alcohol, a community centre that sells alcohol, public houses in easy reach for any of the people with alcohol problems. This area of Longlevens is made up of retired people and young couples with children. This environment with a regular flow of children and a retired community if an incident triggers one of the residents of this proposed home to become abusive, or even violent, this uncertainty makes me uncomfortable about the change of use from a residential property to short term accommodation for residents with PTSD & alcoholism. The home will not have 24 hour cover. I am also concerned when Albare charity move on (sell) does that open doors for future use of the property for use by drug abusers or even peadophiles. The premises could therefore be transferred to an array of scenarios. I have no objections to this charity helping people but this property is in the wrong position/place.

This application seeks to provide sheltered, supervised accommodation with the necessary stability for a limited period for vulnerable ex service veterans from the county , to enable them to return to a productive civilian life. The Alabare programme has a very high reputation for successful resettlement of ex service people elsewhere in the region. By approving this application the Council would not only be making a significant contribution to the assimilation of the residents back into the community but demonstrating once more the City's traditional recognition of the sacrifices made by our armed forces. I apologise for registering as a "neighbour" which is manifestly not the case, but there was no appropriate title. My background is RAF, an ex parishioner of Longlevens and I am very familiar with the work of the Alabare charity in the South and West of England.

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following objection was made today by Mr John Bennett.

I wish to object to the application for change of use of 72 church road. We have lived in this property for nearly 50 years and in that time we have seen the road degenerate from a pleasant residential road with family occupied houses. This latest application means that in approx. 100 metres from the cross roads, if granted there will be 3 non family occupied houses [a nursery, a home for mentally handicapped and now a home for ex service personnel with medical problems]. This will severely affect the character of this end of the road. We also think that this will increase parking problems due to staff parking as is the case with the other businesses.

Hi Joan

after attending the meeting yesterday I feel a lot of questions not answered, I got rudely interrupted by the vendors mother and was not able to speak.

My concerns are

1 security

2 house value

3 waste left at the top of the driveway (obstructions) as are of now

4 being over looked straight into our kitchen and lounge (privacy)

5 not been able to sell the house

6 noise levels in the back garden as we are 6 feet away and police have attended on 4 occasions due to high levels of noise already

7 security of children

8 alcohol being in easy reach (shops)

9 smoking and drinking outside in garden (noise levels)

10 too many young children passing on church road

11 residents been left over night

I would be very grateful if someone from planning were to come to see us asap and understand where we are coming from, I have invited before but as yet heard nothing. I

wish not to speak with alabare as they only have there own interests

we are the closest residents to number 72 and feel a personal visit is required on this occasion

I await your earliest reply

Regards

Mrs Freeman

To all newspapers and agencies,

I have to alert you to a fight that people of Church Road Longlevens Gloucester are having with Alabare Charity from Salisbury who are buying an expensive residential property with monies given to them by another organisation for the benefit of ex service man who served out country

The property they are buying is nearly half a million pounds to accommodate, 8 persons, that's 7 ex-service men in an exclusive residential area in Gloucester next to families and school. And one carer. Nice property if you can get one.

They say these men may need help but they are buying a property nowhere near hospitals/doctors or city center.

7 people for half a million pounds, seems expensive compared to property near the city center, and only for 2 years as they can only stay there a year? So what happens afterwards, charity moves other homeless people in to exclusive residential area. Thanks.

Or do they sell it cheap to someone? That's not a bad idea, perhaps a charity member?

If not why is the plans only two years where they can rent you say at a fraction of the cost.

What about the up keep, the person they have to install to look after the place, where's this money coming from? Are they open or property developers you say? Is the money being used wisely or extravagant .

I invite all along to the angry meeting and ask these questions to Alabare yourselves and see if you get straight answers or they are just mis using money.

they have bias people on the council who will vote this through anyway, enough its not commonsense!

Stop Alabare moving into exclusive residential properties being the new landlords of Great Britain.

Charities destroying the property market for millions and Alabare is one!

Meeting Wednesday 19th March 2014 7pm At the Library in Church Road, Longlevens Gloucester Gloucestershire

On Tue, Mar 18, 2014 at 10:12 AM, stop alabareincurchroad <> wrote:

I want an investigation into the way that your charity is spending money on an expensive home for 8 persons where you can accommodate them in less expensive properties nearer to the city center.

I will be applying to the charities commission to conduct a full audit of your charity that its against the interests of the charity to fund this property to the tune of the price you are paying. you can find cheaper properties closer to the city center than out in the sticks, in residential areas.

Charity commission investigate this charity for financial motives after money has come from another charity in good faith.

ian freeman

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following supporting comment was made today by Mr Paul Corcoran.

This application needs full support to assist our Forces personnel, who by their work allow us to enjoy the freedom we expect within this country. Negative attitudes are not the way to treat the people who fight for our freedom, but are now suffering from having done so. They have stepped up to the line for us and it now our turn to support them in the hardship they are suffering.

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following objection was made today by Mr michael anwyll.

From: 'Paul Anwyll' Sent: Wednesday, 12 March 2014, 16:52 Subject: A PTSD sufferers view on change of premises - 72 church road Hi My name is Paul. I am ex military and I am also a person who currently is suffering from PTSD as a consequence of my military service in Bosnia and Northern Ireland. My brother, who lives on Church road told me about the recent application to change the property at number 72 into a property specifically aimed at rehabilitating people such as myself back into the community. Although I applaud the initiative in itself, what I do not agree with is the location of this property in that it is situated in a very busy residential area within easy reach of shops, a busy road surrounded by families with young children. Furthermore, I am astounded that consideration has not been given to the fact that there are no less than 6 places within 5 minutes walk from this property that sells alcohol, and for me as a PTSD sufferer, who would have to walk past at least 2 of these places to get off church road, would find the temptation too over bearing to avoid. I visit my brother quite regularly on Church road and know the location and surrounding areas very well and although I love visiting, the one thing I do mention on every visit is how busy the road is. Not only in terms of cars and congestion, but also the general noise as would be expected from a very busy residential area. Those of us, like me, cherish serenity, peace and quiet and the desire to be on our own when need be. What we do not need is noise and most certainly the temptation within 5 minutes walk from the doorstep. PTSD sufferers can be very impatient, prone to quick outbursts of anger and have a very low tolerance to non ex-military. In fact we look for excuses to have a drink which is why remote locations suit us well as it limits our opportunity to obtain alcohol. For these reasons, and for the fact that I do not agree that Church road to be an ideal place for PTSD sufferers, that the proposal be rejected and another more serene area be found that is more suitable to the needs of PTSD sufferers. The decision to create a centre with the wrong amenities close by is wrong in my opinion. Regards Paul Anwyll

Good Morning,

I object to Alabare opening a half way house in church Road Longlevens, where there are 2-3 infant schools, community center and church that runs little children groups. As well as a library. This could be a Dumblane incident waiting to happen. The transition to civilian life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health. Read more: <http://www.gloucestercitizen.co.uk/New-Alabare-home-veterans-officially-opened/story-20035033-detail/story.html#ixzz2uGVDC9sl> They should'nt be placed in a child risk area, a residential area. Be it on your heads if something happens!

anonymous

I have been a resident in Church Road for over 40 years and I share my neighbours' concerns regarding the change in use of the above property. We have been invited to a meeting on the 19th March when I hope our views will be taken into consideration. I have always considered myself to be living in a residential area but from what I understand that is proposed for number 72, this does not seem to have been taken into consideration. We already have a library and a school on the road - which have always been there - and within the last few years, a change of use of a property into a nursery. I will support my neighbours in this application
Mary Neale

STOP, I object to Alabare buying 72 Church Road Longlevens Glos. My reasons are;- They should'nt be placed in a child risk area, a residential area. Be it on your heads if something happens! Is this the right place for soldiers to transition to civilian, especially when they need specialist help? This is Alabare words" The transition to civilian life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health." Are you putting children at risk? Life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health. School day starts at 7am when kids walk down the road yelling and screaming for their buses to Churchdown, Newent and the other schools. Then at 8 the school run starts kids from 3 to 10 years old walk up the road screaming, shouting and yelling, doing mischievous things, while traffic builds up cars parking vans and lorries competing to get down the road. The same happens from 2.30 on wards but the return run. Is this , what the soldiers need, or do they need peaceful and calm atmosphere. They need to rehabilitate back into civilian life, not throw in. Then who has carried out the risk assessment.. There needs to be a risk assessment. As there are children involved in this street. 2 main infant schools, a Childs nursery school, mother and toddlers groups as well as children's

clubs in the community center at night. This is a residential area. Is there a risk, whether high or low is there a risk? If there is one shred of risk then you need to veto the application. Can these soldiers cope with the stress of being near too so many noisy mischievous children, mums with new '? Is there a risk? Are you putting someone at risk , a child or former soldier? This is a residential area. Families and children are involved. There needs to be a risk assessments carries out. Are children at risk? Veto this application.

Ian Freeman

STOP, I object to Alabare buying 72 Church Road Longlevens Glos. My reasons are;- They should'nt be placed in a child risk area, a residential area. Be it on your heads if something happens! Is this the right place for soldiers to transition to civilian, especially when they need specialist help? This is Alabare words" The transition to civilian life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health." Are you putting children at risk? Life does not always run smoothly as veterans face problems including depression, post-traumatic stress disorder and mental and physical ill health. School day starts at 7am when kids walk down the road yelling and screaming for their buses to Churchdown, Newent and the other schools. Then at 8 the school run starts kids from 3 to 10 years old walk up the road screaming, shouting and yelling, doing mischievous things, while traffic builds up cars parking vans and lorries competing to get down the road. The same happens from 2.30 on wards but the return run. Is this , what the soldiers need, or do they need peaceful and calm atmosphere. They need to rehabilitate back into civilian life, not throw in. Then who has carried out the risk assessment.. There needs to be a risk assessment. As there are children involved in this street. 2 main infant schools, a Childs nursery school, mother and toddlers groups as well as children's clubs in the community center at night. This is a residential area. Is there a risk, whether high or low is there a risk? If there is one shred of risk then you need to veto the application. Can these soldiers cope with the stress of being near too so many noisy mischievous children, mums with new '? Is there a risk? Are you putting someone at risk , a child or former soldier? This is a residential area. Families and children are involved. There needs to be a risk assessments carries out. Are children at risk? Veto this application.

N Payne-jones

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA](#). The following objection was made today by Mr Neil Jones.

As parents, we are seriously concerned that the proposed change of use would significantly effect the character of the local area, which since moving into our current address has already been impacted on substantially by a change of use to a residential home for those with severe learning difficulties. This property was itself originally a family dwelling. We believe that the proposed change, to home eight non-related individuals, will again significantly change the

neighbourhood's current demographic identity i.e a residential area largely occupied by families and their children. Those occupying the premises, according to the companies own documentation, could quite possibly have a history of post traumatic stress disorder or mental health issues . They may also require help with drug and alcohol related issues. What concerns us further is that those occupying the property will not be fully supervised and, bearing in mind their potential personal issues, this could lead to inappropriate incidents in what is an area occupied by families and their children. Considering that in close proximity there is situated a children's nursery and a junior school with attached play group we have very significant concerns about the potential occupants being suitable residents for this particular locality. If this proposal is accepted, what was once a single occupancy residential area will now consist of a nursery, a residential home for young adults with severe and behavioural difficulties and now a home for adults likely to be suffering from alcoholism and stress related illness. Who knows what might follow if this proposal is accepted? In conclusion we feel that the change of use to 72 Church Road would undoubtedly further alter the character of what has been a family orientated area of the city and we would like you to reject the proposal.

Mr N Jones

Comments have been submitted regarding proposal [Change of use from a dwelling house \(class C3\) to a sui generis use as a house to accommodate up to eight non related individuals. at 72 Church Road Gloucester GL2 0AA.](#) The following objection was made today by Mr michael anwyll.

Church road is a friendly family orientated road in the heart of the Longlevens community, with Church road primarily being the route for families and young children being taken to and from the local schools that reside on this road. Putting aside the obvious social problems this change will potentially bring (PTSD and any associated alcohol related issues), the road is overly busy as it is, and having an establishment of another 8 residents plus support workers will only add to the continued problem that this road already has in terms of congestion and traffic. Already on a daily basis we are finding cars parked all along Church road from similar workers supporting other establishments along Church road and this latest addition, regardless of the rhetoric from the application stating that it won't present a problem, the additional capacity in this property will only add to the parking and traffic problem. Unless the local council are planning on adding parking restrictions all along Church road to help alleviate the traffic problems, then I cannot support this proposal.

Mr M Anwyll

Ms Joann Meneuad
Principal Planning Officer
Regeneration
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ



RE: Planning Application 14/00229/COU (72 Church Road Longlevens)

We wish to make you aware of a number of strong objections that we have with regard to the proposed change of use to the property adjacent to our own, application number referenced above. As an immediate neighbour to the proposed change of use, we are of the view that this will have a serious impact on our standard of living. Our specific objections are as follows:

1. Detrimental impact upon residential amenities

- 1.1 Policy CS.7 States that adequate parking can be provided on the site, this we believe is not the case. Alabare have stated that there will be a parking requirement for 3 vehicles for their staff, however as there will be 8 independent residents who may all have cars, occasional other professional visitors and personal visitors. There could therefore, be up to 12 vehicles at any one time, this we believe would further exacerbate the existing road traffic issues that we experience at the West end of Church Road.
- 1.2 Policy CS.7 also states that the proposed change of use would not lead to an unacceptable mix of accommodation in the locality. This we believe would not be the case, as currently the area is predominantly a family residential area and is not a suitable location of a rehabilitation facility for people who have issues with alcohol, psychological trauma and the possibly of drug dependency. It should be borne in mind that within walking distance of this property are 7 outlets that all sell alcohol.
- 1.3 Noise, in relation to the proximity of the proposed change of use and 74 Church Road. We consider that the location of this facility could generate significant noise due to the social mix of the independent residents who will be living at the property. Based on the information provided by Alabare we consider that this facility will not be managed adequately after 18.00 hours each day and at weekends. At these times support would be provided on an ad hoc on call basis. In essence any issues encountered would be left to adjacent residents to deal with by calling Alabare.
- 1.4 Future uses, assuming the application is approved and this establishment is in operation there would be no control over the possible socioeconomic makeup of the residents. Currently Alabare have stated that the people occupying 72 Church Road would be military veterans, however, they would not comment (at the public meeting) on the possibility of future use for other social groups.

2. Items for further consideration

We believe that the proposed change of use does not fit with the aforementioned policies. It does not respect local context and street pattern or, in particular, the occupancy of the surrounding buildings, and its use would be entirely out of the character for the area, this to the detriment of the local environment.

For your further consideration in respect of this application, recently 2 other properties within 200m of the proposed change of use have been granted, and both have had an impact of the general

amenity to this part of Church Road with regard to increases in traffic and general congestion. Further to this some of our neighbours have reported some instances of antisocial behavior with the residents at the 76 Church Road that is a residential home for people with learning disabilities and mental health conditions. We consider therefore, that the approval of this Planning Application would in all probability only exacerbate the current issues that are being experienced in the locality.

Should this Planning Application be approved, we would request that the consent be linked to the **Charity Alabare for the housing and rehabilitation of Military Veterans only**, and not to the property itself with the potential for other uses within the general sphere of rehabilitation services.

Your Sincerely



Robert and Dawn Cann

Development
31 MAR 2014
Control

MARCH 26th 2014

Dear Sir / Madam,

We are writing with reference to the planning application that has been submitted for 72, CHURCH ROAD, LONGLEVEN'S GLOUCESTER, GL2 0AA - ref 14/00229/COU, by the charity Alabane to house up to eight non related individuals.

It is our understanding that the proposed residents may well be suffering from Mental Health issues and possible addictions to alcohol and drugs. It is also our understanding that the residents will be unsupervised at evenings, through the night and at weekends! Being situated so close to a childrens nursery and local schools

raises understandable concerns as to the welfare of local residents, the proposed address is also close to the local shop where alcohol can be purchased easily by residents without supervision. The proposed address also has limited garden space, during the warmer summer months where will the residents go? The local park or the local pub? Given that some residents may have alcohol related issues we feel that this is less than ideal!

Given that Longlevens is a residential area without a vast amount of amenities is it really a suitable location to embark on such a project? Would situating the home nearer to the city centre be more beneficial to the proposed residents?

They would benefit from increased health facilities and in case of any issues rising during the hours when the residents are unsupervised, could be dealt with more

3.

efficiently, with less of an impact to local residents.

Yours faithfully,



Pat and Jenny Prosser

Gloucester City Council
Planning Control
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ

30th April 2014



Dear Sirs

Planning reference; 14/00229/COU Property 72 Church Road Longlevens - Applicant Alabare Christian Care

Having attended the public meeting and listened to the argument both by concerned residents and the charity we would like to support the application for change of use.

We feel that the majority of the concerns expressed come out of a misunderstanding of the nature of the work being carried out by Alabare and therefore of the client group who will occupy the house. In addition it would appear that several people present at the public meeting totally disregarded Alabare's statistics on the impact of its other homes on their neighbours.

I cannot see the use of the house by Alabare making any difference to traffic levels on Church Road; we are in fact likely to feel a greater impact from the housing development off Longford Lane once that is completed. We have met and talked with an Alabare resident at our church on a couple of occasions and worked in the past with people recovering from addictions. From this experience we would say that the proposed residents of No 72 are going to be more focussed on making a success of their placement rather than annoying or interfering with neighbours young or old.

One further point, we were very unhappy with the 'concerned residents' letter that was pushed through our door prior to the public meeting which we felt stirred up a lot of irrational fears. It was, of course, anonymous!

We trust that the committee will pass this application and give some hope to some needy individuals.

Yours sincerely,

[Redacted signature]

Patrick and Jenny Prosser

March 26 2014

Dear Sir,

Ref 14/00229/COU. Proposed use of 72 Church rd – Veterans with support needs

After attending the meeting about the above proposal on the 19th March, I am writing to express my views on the subject.

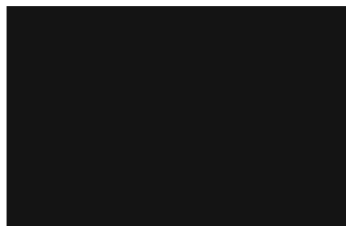
From the discussion following the presentation it became obvious that most of the people attending were against the proposal. This is then probably the view of anyone waiting to come and live in Church rd when they hear about it. This most likely will make it very difficult to sell a house or subsequently having to accept a lower price. This was very obvious in spite of reassurances from the Charity leader. Even if there are no problems and all runs smoothly, the fact remains that houses will be difficult to sell.

Whilst being sympathetic to the stated Charity, we also feel that Church rd is not a suitable location for it to function satisfactorily. We already have a nursery, a home for young people with learning difficulties, and two schools which together with the community centre, village hall, library, doctor's surgery church and church hall make it a very busy road.

We were also disturbed to hear that the residents will be unsupervised from 6pm until 9am the following morning with no person in authority present. This in our view is just the very time when supervision is really necessary,

I do hope these points will be taken into account before a final decision is made.

Yours Sincerely



24 MARCH 2014

S. CATCHICK



JOANN MENEAUD
PLANNING DEPARTMENT.
GLOUCESTER CITY COUNCIL.

Dear Joann Meneaud,
Regarding your Reference 14/00229/COU for changing the use of 72 Church Road, Gloucester GL2 0AA for Homeless Servicemen I wish to register my concerns regarding the above. Whilst I sympathize with the plight of the homeless service personnel my main concern is for the children who use the road for school and activities such as Scouts, Brownies, Guides and visits to the library. Secondly there appears to be no supervision of the occupants after 6pm. At the moment there appears to be no means of communicating and of contacting anyone in case of any problems arising.

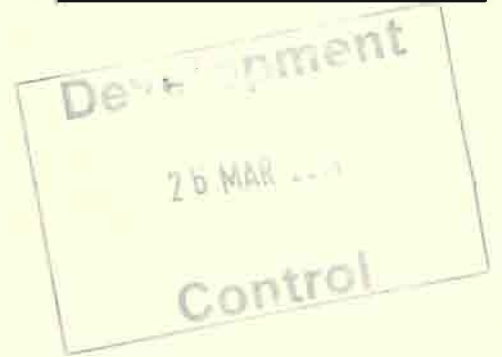
Yours sincerely

C.L. PAUL JAMES
COUNCILLOR



Honourable Company of Gloucestershire Charitable Trust

Development Control
Gloucester City Council
Herbert Warehouse
The Docks
Gloucester GL1 2EQ



24 March 2014

Dear Sir

Alabaré Home - Planning Ref: 14/00229/COU - 72 Church Road, Gloucester, GL2 0AA

The Honourable Company of Gloucestershire Charitable Trust are pleased to offer our support for the application by Alabaré to create a new home for Gloucestershire veterans at 72 Church Road, Longlevens.

The Trustees were minded to offer Alabaré the largest grant so far given for their other recently opened home in Gloucester and believe that the charity offers much needed support for ex-servicemen.

Yours faithfully

Sir Henry Elwes KCVO
Warden Emeritus
Chairman of HCG Charitable Trust



Dear Ms Meneaud

We would like to object to the proposed change of use to 72 Church Road, Longlevens.

As parents, we are seriously concerned that the proposed change of use would significantly affect the character of the local area, which since moving into our current address has already been impacted on substantially by a change of use to a residential home for those with severe learning difficulties. This property was itself originally a family dwelling.

We believe that the proposed change to home eight non-related individuals, will again significantly change the neighbourhood's current demographic identity i.e. a residential area largely occupied by families and their children. Those occupying the premises, according to the companies own documentation, could quite possibly have a history of alcoholism and stress related illness. What concerns us further is that those occupying the property will not be fully supervised and bearing in mind their potential psychological issues which could lead to inappropriate incidents in what is an area occupied by families and their children.


Considering that in close proximity there is situated a children's nursery and a junior school with attached play group we have very significant concerns about the potential occupants being suitable residents for this particular locality.

If this proposal is accepted, what was once a single occupancy residential area will now consist of a nursery, a residential home for young adults with severe and behavioural difficulties and now a home for adults likely to be suffering from alcoholism and stress related illness or severe and behavioural difficulties. Who knows what might follow if this proposal is accepted?

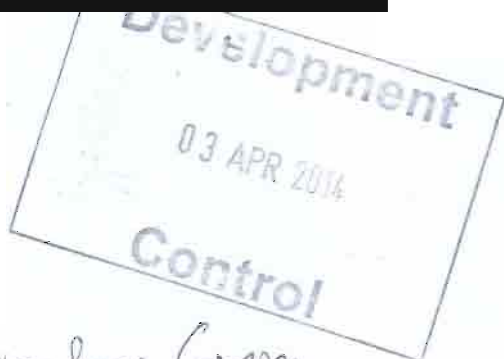
In conclusion we feel that the change of use to 72 Church Road would undoubtedly further alter the character of what has been a family orientated area of the city and we would like you to reject the proposal.

Yours faithfully

Mr and Mrs P L White



L. S. HORNE



31 March 2014

Development Control
Gloria Lim Luen

Dear Sir,

Respective Reference 140229/2014
72 Avenue Road Lockhart QLD 4011

As An Ex-Serviceman who myself with 26 years
Service I am very interested in the problem by
ALA base case to open a Home for Service
Veterans at 72 Avenue Road I fully support
this proposition. This Service man has served
Military Ground War Vietnam and has suffered
from the stress that Military Active Service
incurs. He is not becoming senile. Dear Sir,

OR POSSIBLY OTHER MESSAGES. BUT TO THE GLORY
OF GOD I COULD BE ONE OF THEM.

POST TRAUMATIC STRESS IS A CONDITION THAT CAN
BEST BE CURED BY LOVE AND COMPASSION. PLEASE HELP
AND UNDERSTAND AND THE OPPORTUNITY TO RETURN TO
A NORMAL LIFE.

I AM 25 YEARS OF AGE AND PARTIALLY DISABLED
BUT IF THERE IS ANYTHING I CAN DO TO MAKE THEM
FEEL BETTER I WILL DO WHAT I CAN.

John Samuel





HOUSE RULES

1. No smoking is allowed anywhere inside the property, a suitable smoking area will be designated with suitable receptacles for disposing of cigarette ends.
2. No alcohol is allowed anywhere on the premises including the outside spaces. Any resident who has been drinking alcohol and returns to the property must immediately go to their own room.
3. No pets are allowed, either inside or outside the property.
4. All visitors to the property must be signed in.
5. Rules regarding visitor hours and numbers of visitors allowed must be adhered to. Maximum 2 visitors per person at any one time, until 2200hrs. You take responsibility for your visitor's behaviour.
6. All residents are to clean up after themselves in the communal areas.
7. No excessive noise is allowed at any time.
8. No loud music/TV sound between the hours of 11pm and 7am.
9. Do not cause a nuisance of any kind to other residents
10. Do not cause a nuisance of any kind to neighbours and/or visitors to neighbouring properties and public passing by the property.
11. Absolutely no violence of any kind is allowed in or around the property, including on the public highway.
12. No offensive weapons are allowed on the premises including the outside spaces. This includes keeping knives from the kitchen on your person or in your bed space.
13. All residents are to have consideration for other residents at all times.
14. All residents to have consideration for neighbours and/or visitors to neighbouring properties and public passing by the property.
15. All residents' privacy must be respected – do not enter another resident's bed space without permission.
16. No congregations of residents or friends (invited or not)/family of residents (invited or not) allowed outside the house.
17. Heating must be kept at a reasonable level.
18. All residents must take their part in the cleaning rota.
19. The rubbish must be put out for collection regularly.
20. Only toilet paper may be flushed down the toilets.
21. Do not wedge open the fire doors.
22. No services may be installed in the property without permission from Alabare.

23. No drugs or drug paraphernalia is allowed anywhere on the premises including the outside spaces.
24. No blu-tac or similar substance to be used on any walls in the property.
25. The new On Call system is for emergencies ONLY as outlined in the On Call sheet displayed on the notice board. Anyone who abuses this system by unnecessary calls to the On Call phone will be issued with a warning and persistence could lead to an eviction notice being served.