

**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

17 October 2016

Dear Councillor

PLANNING COMMITTEE- TUESDAY 25 OCTOBER 2016

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the following:

Agenda Item	Description	
5a	Schedule	1 - 137
	To consider the accompanying Schedule of Planning Applications and proposals, marked Appendix "A".	

Should you have any queries regarding the above please contact Democratic Services on
Tel: 01684 272021

Yours sincerely



Lin O'Brien
Head of Democratic Services



**APPENDIX A
Agenda Item No. 5A**

TEWKESBURY BOROUGH COUNCIL

Schedule of Planning Applications for the consideration of the **PLANNING COMMITTEE** at its meeting on 25 October 2016

	(NORTH)	(SOUTH)
General Development Applications Applications for Permission/Consent	(312 - 356)	(357 - 389)

PLEASE NOTE:

1. In addition to the written report given with recommendations, where applicable, schedule of consultation replies and representations received after the Report was prepared will be available at the Meeting and further oral reports may be made as appropriate during the Meeting which may result in a change to the Development Manager stated recommendations.
2. Background papers referred to in compiling this report are the Standard Conditions Booklet, the planning application documents, any third party representations and any responses from the consultees listed under each application number. The Schedule of third party representations received after the Report was printed, and any reported orally at the Meeting, will also constitute background papers and be open for inspection.

CONTAINING PAGE NOS. (312 - 389)

Codes for Application Types

OUT	Outline Application
FUL	Full Application
APP	Application for Approval of Reserved Matters
LBC	Application for Listed Building Consent
ADV	Application for Advertisement Control
CAC	Application for Conservation Area Consent
LA3/LA4	Development by a Local Authority
TPO	Tree Preservation Order
TCA	Tree(s) in Conservation Area

National Planning Policy

National Planning Policy Framework (NPPF)

Technical Guidance to the National Planning Policy Framework

Planning Policy for Traveller Sites

Planning Policy Statement 10: Planning for Sustainable Waste Management

Planning Policy Statement 11: Regional Spatial Strategies

INDEX TO PLANNING SCHEDULE (RECOMMENDATIONS) 25th October 2016

Ashchurch Rural 16/00241/FUL Click Here To View	Land Parcels 7946 And 9067 300087 Walton Cardiff Road To Newtown Farm Ashchurch Ashchurch Tewkesbury	Delegated Permit	1
Badgeworth 16/00905/FUL Click Here To View	Land Between Brook Cottage And Riamble Shurdington Road Shurdington	Refuse	8
Bishops Cleeve 16/00626/FUL Click Here To View	21 Station Road Bishops Cleeve Cheltenham	Permit	9
Bishops Cleeve 16/00739/APP Click Here To View	Homelands 2 Bishops Cleeve Cheltenham	Delegated Approve	13
Bishops Cleeve 16/00916/TPO Click Here To View	8 Stoke Park Close Bishops Cleeve Cheltenham	Consent	12
Churchdown 16/00936/FUL Click Here To View	2 Crifty Craft Lane Churchdown Gloucester	Permit	11
Gretton 16/00894/FUL Click Here To View	Lynch Lane Farm Greenway Lane Gretton	Refuse	2
Gretton 16/00895/LBC Click Here To View	Lynch Lane Farm Greenway Lane Gretton	Refuse Consent	3
Tewkesbury 16/00663/APP Click Here To View	Part Parcel 0085 Land West Of Bredon Road Bredon Road Tewkesbury	Delegated Approve	7
Tewkesbury 16/00911/FUL Click Here To View	P J Nicholls 3 Ashchurch Road Tewkesbury	Permit	4
Tewkesbury 16/00912/ADV Click Here To View	P J Nicholls 3 Ashchurch Road Tewkesbury	Consent	5
Tewkesbury 16/00932/FUL Click Here To View	18 And 20 York Road Tewkesbury Gloucestershire GL20 5HJ	Permit	6
Woodmancote 16/00890/FUL Click Here To View	The Croft Butts Lane Woodmancote	Permit	10

16/00241/FUL

Land Parcels 7946 And 9067, 300087 Walton Cardiff Road To Newtown Farm Ashchurch

1

Valid 09.03.2016

Erection of biomass-based anaerobic digestion facility and associated works.

Grid Ref 391813 231513

Parish Ashchurch Rural

Ward Ashchurch With Walton Cardiff

Ecotricity (Next Generation) Ltd

C/o Agent

RECOMMENDATION Delegated Permit

Policies and Constraints

NPPF

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policies LND4, EVT3, EVT5, EVT9, TPT1 AND NCN5

Joint Core Strategy Submission Version November 2014

Flood and Water Management Supplementary Planning Document

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Ashchurch Rural Parish Council - Object for the following reasons:

- The proposed access to the site and surrounding highway network is not designed to accommodate the type of traffic that is likely to be generated by the development and would cause significant detriment to the character of the area, the amenity of nearby occupiers, or highway safety.
- The proposal should have been accompanied by an EIA.
- Concerns for health implications related to this site.
- Concerns about the potential pollution into local water courses and eventually, the Severn, from effluent, (silage) if flooding occurs.
- Concern regarding the impact of the development on protected species.
- Highway safety concerns regarding routing, numbers of vehicle and damage to highway network.
- Fiddington is wholly the wrong location for this type of operation and enterprise, which amounts to no more and no less than a factory operation within the countryside, which is unable to properly operate due to the lack of a surrounding safe and suitable road network.
- The proposal would result in landscape harm.
- Sustainability of feedstocks of silage and rye grass for use in AD plants
- Concern regarding the carbon impact of the development.
- Detrimental impact on local business and residents.
- Concern over the reliability of the information provided by Ecotricity.

Tewkesbury Town Council:

- raise concerns on transportation with respect to traffic from the north through Tewkesbury onto the A38 and the Odessa Junction.

Stoke Orchard and Tredington Parish Council Object:

- There would be no Specific Benefit to the Community.
- The significant Impact of Excessive Commercial Transport on Country lanes through Rural Communities.
- The potential of the ecological disaster given the sites location close to a river and flood areas is disastrous as should the toxic effluent used in the process escape or be carried by storm water the contamination of local watercourses and rivers.
- The proposal would be detrimental to the Quality of Life in the Rural Community.

Elmstone Hardwicke Parish Council object

- The site is of such a size and scale it intrudes in to the countryside.

- The area is prone to localised flooding in periods of heavy rain and carries the risk of pollution to the surrounding area.
- The volume of materials going to and from the site, on such narrow lanes, the vehicle impact on the surrounding lanes which incidentally is in poor repair, is not sustainable.
- Also the volume of materials going to the site will not just be on the doorstep of the site and will be travelling through the surrounding country lanes and villages.
- It concerns us that this operation could be operating at all hours of the day and night through the growing season resulting in high vehicle numbers at all hours.

Council's Landscape Advisor - The proposed, despite the mitigation incorporated into the proposed development, would result in material harm to the local landscape character and cause material harm in local (close) views. These material adverse effects should be weighed in the planning balance.

Deerhurst Parish Council is concerned that the B4213 will be used as a route to and from Upton. The B4213 is already a busy road, subject to accidents and flooding and can be closed from time to time.

Environmental Health - No objection, subject to conditions

Environment Agency - No objections

Lead Local Flood Authority - No objection subject to conditions

County Highway Authority - No objection subject to conditions and legal agreement to secure details of routing.

Natural England - No objection

County Archaeologist - No objection subject to condition.

Highways England - No objections.

Conservation Officer - No objection.

National Grid - No objection.

241 Representations received objecting to the proposed development on the following grounds:

- Increase in volume of HGV traffic - lanes unable to support the volume and size of vehicles needed.
- Impacts on road safety - increase in large, noisy and polluting farm vehicles. Roads regularly used by walkers, cyclists, families walking dogs and horse riders. Roads are very narrow putting all at risk.
- Rights of Way affected - road leading to proposed site has several footpaths and bridleways linking on to it.
- Mud left on the road by the vehicles when leaving the site making the roads even more dangerous to road users.
- Damage to verges and road edges by large vehicles having to manoeuvre in order to pass on the lanes.
- There is to be a banksman at the site entrance during the busiest summer months. Obviously there is a safety issue with tractors and trailers leaving the site on the narrow lanes. What will happen the rest of the year.
- There are no footpaths so putting pedestrians at risk.
- Close vicinity of increased farm vehicles will cause increased noise
- Increased volume of farm vehicles will increase the emissions
- Health risks caused by the dust fumes created by the plant.
- Odours emanating from the transportation/storage of animal slurry, animal waste and food waste.
- The green credentials of the application as the end product is gas which produces carbon dioxide when it is burned. A significant amount of CO₂ is also released during production.
- The costs of producing the biogas is shown to be third most expensive means of producing electricity.
- Light pollution from the site unacceptable due to the proximity of the proposed facility to residential property.
- Infestation of flies and bad smells during the summer months meaning neighbours will be unable to open windows.
- Odours likely to be emitted from the development on a significant scale, adversely affecting residents nearby.
- Adverse effect on the surrounding area regarding the visual aspect.

- Loss of the countryside
- Destroy the beautiful local area.
- Proposed buildings are ugly
- Design of the development, its scale and use, is out of character with its surroundings.
- The site floods on a regular basis.
- Groundwater contamination.
- Devastate the peace and tranquillity of the area.
- Effect on wildlife being disturbed.
- Damage caused to character properties by the increased vibration of the vehicles passing.
- Industrialisation of a rural area.
- Reduction in property values.
- Loss of amenity.
- Likely to be a site of archaeological significance.
- Feedstock will need to be brought in from further afield.
- Large vehicles pass close to some residences so that the noise reverberates loudly and causing vibration of the thin walls. Causes stress and an increase in large HGV/Lorries will affect health and wellbeing.

Objections by external Interested organisations:

British Horse Society

- If this development is permitted, the associated traffic will present significant dangers to local horseriders, and therefore it is to be hoped that the application will be refused.

Gloucestershire Land Company

- The organisation raises concerns about the availability of feedstock within the local area necessary to support the proposed AD operation.

CPRE Gloucestershire

- The proposed development is not in accordance with the development plan.
- The proposed development would result in unacceptable harm to the landscape.
- Concern regarding the width, condition and alignment of roads in the vicinity of the site.
- The proposed development is not "necessary"; and the Borough Council is entitled to take a view on whether this constitutes, in the balance, sustainable development.
- Concern regarding highway impacts.
- The sustainability of the feedstock is of concern.
- The proposal constitutes industrialisation of the countryside on a significant and unacceptable scale.
- Location of the development is a remote and isolated location.
- If TBC are minded to grant planning permission conditions would need to be imposed restricting storage heights of feedstock and type of feedstock allowed.

34 Letters of support received:

- It will convert grass, grass silage and whole crop rye into green energy, thus saving the country the cost of importing it from thousands of miles away.
- The fact that it could produce enough green energy for 6,200 homes and would save a significant amount of carbon dioxide over gas from fossil fuels is a factor that cannot be ignored.
- The use of grass crops rather than maize is an excellent idea because the land in the locality is mainly heavy clay loam that does not drain that well
- Grass is harvested from late May to September when summer ground conditions produce little or no mud and the wheels of the machinery are running on grass, not bare soil.
- The by-product is an odour free liquid fertiliser that you do not get from conventional livestock enterprises involving toxic silage liquor and cow or pig slurry.
- Supports local Farming enterprises and the rural economy.
- Farmer have used the roads including the Fiddington to Walton Cardiff with 17 metre long hay/straw trailers, articulated lorries as well as tractors and silage trailers without any difficulty.
- At a time when commodity prices make many farm businesses unviable the opportunity to supply outputs to another market should be encouraged.
- By using grass and rye introducing these crops into my rotation on intensively farmed fields helps to break disease and fungal cycles in the soil and its environment.
- The AD proposal is consistent with the policies within the Gloucestershire Joint Core Strategy, supporting a prosperous rural economy, meeting the challenges of climate change and promoting a sustainable future.

Support by external organisations:

Farming and Wildlife Advisory Group South West

- Farming and Wildlife Advisory Group South West have been involved in significant research and Services Pilot hosted by the Farming and Wildlife Advisory Group South West (FWAG SW) and the Countryside and Community Research Institute. One of the outputs of the pilot was research, developed in conjunction with Ecotricity, into the possibility of AD from Herb and Legume Rich Leys to provide multiple ecosystem services and public goods.
- It is essential to create a market for farmers to grow crops that deliver the multiple benefits of reducing flood risk, improved water quality and improved habitats for pollinators and other farm wildlife.
- Proposal would generate natural methane gas using grass, rye, herb and legume rich leys, as a sustainable resource of feed stock.
- These crops can deliver multiple ecosystem services such as increased organic matter to aid percolation of water, thus reducing run off and flood risk, rebuild living soils for sustainable food production, improve water quality and biodiversity.
- The AD plant could also help develop a market for herb and legume rich leys that could help diversify farm income and provide a natural locally sourced fertiliser (from AD digestate).
- The plant will bring over £3 million per year to the local farm economy and preserve farm jobs.
- The plant could be one of the first innovative AD plants to start to combat climate change by creating very low carbon renewable gas from today's sun's energy, compared to fossil fuel gas.

National Farmers Union

- Believe that using a variety of different technologies, especially anaerobic digestion (AD), is the only ways in which the UK is going to be able to meet not only its energy requirements but also to deliver a sustainable agricultural sector that is able to exist within environmental limits.
- They recognise that the need for AD is something that is shared by Defra at a national level and the South West Regional Development Agency at a regional level.
- The AD side of the operation will use a mix of feedstocks. The resulting digestate has a high nutrient value and crucially the nitrate is in a more readily available form.
- This is critical as it will help to increase yields with a decrease in the amount of fertiliser required. This will not only help farm viability but also ensure that there is less nitrate lost to the environment.

Planning Officers Comments: Mr Ciaran Power

1.0 Introduction

1.1 The application site is agricultural land currently sown to grass for silage. It covers an area of approximately 7.05 hectares of farmland. The site is bounded to the west by agricultural fields beyond these fields to the west is the M5 motorway. To the east is agricultural land and further east is Walton Cardiff Road. The northern boundary of the application site is bordered by a broadly east-west section of Walton Cardiff Road to the northern side of which is located the gas grid infrastructure to which the proposed development would be connected. The south of the application site is contained by a tree and hedgerow boundary of mixed native species.

1.2 There are also a number of residential properties located within the vicinity of the site with the nearest being Turnfield Cottage located approximately 160 metres away in an easterly direction. Tinpenny Farm is also located approximately 220m to the north east. Fiddington House Farm is approximately 200m from the application site to the south east. There is a PROW which is located to the north of the site. The application site is accessible for its current use by a number of established farm accesses but the principal access is located at the south eastern corner of the northern field.

2.0 History

2.1 The proposed development has been subject of a screening opinion which concluded that the proposal was not Environmental Impact Assessment (EIA) development for the purposes of the EIA Regulations.

3.0 Current Application

3.1 Planning permission is sought for the erection of a biomass-based anaerobic digestion facility including: Primary digesters with feed hoppers measuring 10.3m in height and 23m wide; post digester measuring 13m in height and 32m wide; 3 final storage tanks each measuring a height of 13.5m and 32m wide; biomethane upgrading unit which would measure 4.8m in height; preliminary pit; condensing pits; pumping containers; biogas boiler; standby flare stack; weighbridge; agricultural feedstock storage (silage clamps); digestate separator, office with associated foul drainage, EMSR electrical and control building; landscaping works including bunding and reprofiling to a height of 4m with screening planning incorporated; surface water storage lagoon and drainage system; underground gas pipe to connect to gas mains with associated grid entry unit; and hard surfacing including alterations to existing vehicular access and construction of internal roads.

3.2 The anaerobic digester plant (ADP) would operate as a continuous stirred reactor (CSR) producing biogas through the natural decomposition of organic matter in heated digesters in the absence of oxygen. The process that is to be employed here is known as a 'wet' process technology, as the biomass that is being processed is in a pumpable format. The resultant biogas that is made would be used as a renewable energy source to produce biomethane, also known as 'green gas' for injection into the national gas grid as well as providing electricity and heat for the AD plant itself.

3.3 This organic biogas process is distinct from other anaerobic digestion technologies in that it does not involve any commercial or municipal waste but is based upon a sustainable farm based feedstock strategy focussed on the primary use of grass silage and rye grass used in rotation as a break crop.

3.4 The residual organic by-product of the generation of biogas is 'digestate' which is a nutrient rich organic material, the origins of which are traceable and which have positive agricultural, horticultural and aquaculture applications. Digestate would be applied to agricultural land as a very useful organic fertiliser and soil conditioner and is suitable as a natural peat replacement.

3.5 From an energy perspective, the biogas produced would be upgraded to a high purity 'biomethane' injected into the national gas grid 'biogas to grid' (BtG) via a pipeline between the application site and the gas grid infrastructure to the north of the site. The output of a facility using 80,000 tonnes of feedstock per annum would typically generate 16,000,000 cubic metres of upgraded biomethane - which is upgraded to 8,480,000 of biomethane - from a generating thermal capacity of up to 9.4MW (th) of renewable gas. This level of biomethane generation exported to the gas grid is equivalent to the annual gas consumption of approximately 6000 households.

3.6 Under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 15, Class A - gas transporters, the National Grid, has permitted development rights to lay gas pipelines and other infrastructure for the purposes of gas supply. This would be the preferred route to take the gas produced into the national network.

4.0 Policy Context

4.1 At the heart of the NPPF is a presumption in favour of sustainable development, of which there are three dimensions: economic, social and environmental. The NPPF does not change the statutory status of the development plan as the starting point for decision making but emphasises the desirability of local planning authorities having an up-to-date plan. According to paragraph 215 of Annex 1 of the NPPF, due weight should be given to relevant policies in existing development plans according to their degree of consistency with the framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given).

4.2 Paragraph 216 of the NPPF sets out that that from the day of publication decision-makers may also give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan. The weight to be attributed to each policy will be affected by the extent to which there are unresolved objections to relevant policies with the emerging plan (the less significant the unresolved objections, the greater the weight that may be given) and the degree of consistency of the emerging policies to the NPPF. The more advanced the preparation of a plan, the greater the weight that may be given.

4.3 Paragraph 93 of the NPPF advises that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is echoed in Policy EVT1 of the Tewkesbury Borough Local Plan which advises that proposals for the development of renewable energy installations will be supported provided that they:

- a) do not result in unacceptable loss of amenity to local residents or businesses by reason of noise, traffic or other disturbance.
- b) do not result in any risk to public health and safety.
- c) do not adversely affect the quality of conservation areas or landscapes designated as areas of outstanding natural beauty, special landscape area or landscape protection zone.

4.4 Policy INF6 of the JCS Submission Version also supports proposals for the generation of energy from renewable resources provided the wider environmental, social and economic benefits of the installation would not be outweighed by a significant impact on the local environment.

4.5 Policy LND4 of the Local Plan seeks to protect the character and appearance of the rural landscape.

4.6 Policy NCN5 of the local plan and Policy SD10 of the JCS (Submission Version) seeks to protect and, wherever possible enhance biodiversity, including wildlife and habitats.

4.7 Local Plan Policy EVT3 provides that new development should be sited away from sources of noise and planning permission should not be granted for development where noise would cause harm and could not be ameliorated. Similarly policy SD15 of the JCS (Submission Version) seeks to promote health and environmental quality and ensure that new development does not result in unacceptable levels of noise.

4.8 Policy EVT5 of the Local Plan requires that certain developments within Flood Zone 1 be accompanied by a flood risk assessment and that developments should not exacerbate or cause flooding problems. Furthermore, Policy EVT9 of the Local Plan requires that development proposals demonstrate provision for the attenuation and treatment of surface water run-off in accordance with sustainable drainage systems (SUDS) criteria. Similarly Policy INF3 of the JCS (Submission Version) seeks to ensure that development proposals avoid areas at risk of flooding and do not increase the level of flood risk.

4.9 Policy TPT1 of the local plan seeks to ensure that highway access can be provided to an appropriate standard which would not adversely affect the safety or satisfactory operation of the highway network, nor cause an unacceptable loss of amenity to users of adjacent land. Similarly policy INF2 of the JCS (Submission Version) seeks to protect the safety and efficiency of the transport network.

4.10 The above local plan policies in respect of conserving the natural environment and supporting renewable energy are considered to be consistent with the NPPF and are therefore considered to have significant weight. The JCS Submission Version policies detailed above are also considered to be consistent with the NPPF and as such should be accorded some weight.

5.0 Analysis

5.1 The main issues in this case are considered to be the principle of the development, the highway impacts, impact on residential amenity and its effect on the landscape character and visual amenity of the area.

Principle of development

5.2 The NPPF states that 'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.' When determining planning applications, local planning authorities are advised that they should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and
- approve the application if its impacts are (or can be made) acceptable.

5.3 Planning Practice Guidance (PPG) on 'Renewable and low carbon energy' advises inter alia, that the need for renewable energy does not automatically override environmental protections. However it emphasises the importance of increasing the amount of energy from renewable and low carbon technologies. The importance is threefold: to ensure the UK has a secure energy supply; to reduce greenhouse gas emissions to slow down climate change; and to stimulate new investment in jobs and businesses.

5.4 With regard to local planning authorities identifying suitable areas for renewable energy the guidance advises at paragraph 5 that "there are no hard and fast rules" but "in considering locations, local planning authorities will need to ensure that they take into account the requirements of the technology and critically the potential impacts on the local environment including from cumulative impacts" and "the views of local communities should be listened to".

5.5 Of further relevance is the identification at paragraph 6 of technical considerations affecting the siting of renewable energy technologies including the proximity of grid connection infrastructure, site size and with particular reference to biomass developments appropriate transport links.

5.6 The provision of renewable energy development is encouraged in local plan policies EVT1 of the local plan and INF6 of the JCS Submission Version, as detailed above, but subject to the need to protect the quality of designated landscape areas. This site lies within the open countryside.

5.7 The AD Plant would be connected to the national grid and it is anticipated that it would generate up to 9.4MW (th) of renewable gas. This level of biomethane generation exported to the gas grid is equivalent to the annual gas consumption of approximately 6000 households.

5.8 These benefits would accord with the NPPF's renewable energy provisions, which indicate that the delivery of renewable, low carbon energy is central to the economic, social and environmental dimensions of sustainable development and that local communities have a responsibility to contribute to the generation of such energy amongst other things.

5.9 Notwithstanding these benefits it is necessary, as advised in the PPG, to consider the effect of the proposal on the landscape and visual amenity of the area, and all other material planning considerations.

Site selection

5.10 In terms of site selection, as detailed above, there are no hard and fast rules relating to selection of sites. Of particular importance to the production of biomass is its location in relation to the transportation network as well as grid connections. The primary purpose and function of the proposed development is the generation of a renewable energy supply. The applicants state that the principal strategic requirements determining the location of the proposed non-waste agricultural feedstock AD plant is proximity to (and capacity in) the national gas grid to provide a viable connection together with accessibility to an agricultural land resource for feedstock.

5.11 It is recognised that accessibility to feedstock is important to limit transport fuel consumption for carbon footprint effect and to avoid the introduction of agricultural vehicle movements into central urban areas. It is also an important factor that the sites location, and its need to source feedstock within 15 kilometres means it would benefit the local rural economy.

5.12 A sizable site is also required given the integration of the different elements of the facility into one process. Disaggregation of the development and consideration of a smaller or series of smaller sites is not a viable consideration beyond what has been considered in respect of feedstock storage locations. The combination of a large site, location in relation to a grid connection and the sites required proximity in relation to its feedstock suppliers are all important factors which in this case necessitate the sites rural location.

5.13 Further the applicants have submitted an agricultural land classification which confirms that the Agricultural Land Classification for the whole site is 3b. The land does not therefore constitute best and most versatile. It is also relevant that the application site is not located within any land with local or national landscape designation nor is it located within a high risk flood area.

5.14 Having regard to the factors above it is considered that the specific requirements of the technology including the sites proximity to a grid connection, as well as the agricultural land lost not constituting BMV and the site not being affected by local or national landscape designations and being in a low flood risk area demonstrate that the methodology for the site selection is appropriate, The principle of the proposed development in this location is therefore considered acceptable subject to acceptable highway, landscape and noise and odour effects.

Effect on landscape character and visual amenity of the area

5.15 A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application and a further addendum has been submitted following concerns raised by the Council's landscape advisor.

5.16 The site lies within the Settled Unwooded Vale, in Landscape Character Area LCA SV6B (The Vale of Gloucester). In the JCS Landscape Characterisation Assessment and Sensitivity Analysis (2013), the site falls within LCA F, within "Wheatpieces to Ashchurch Rural CP." In this context, the site falls within what is described as "an intimate field pattern" around Fiddington in a generally "expansive landscape divided by infrastructure and occasional stand of mature trees."

5.17 The site is some 500m from Fiddington, however there are scattered properties closer to the site and the site is clearly visible from the surrounding network of local lanes and from the M5 motorway. It is also visible from the local footpath network including a section of the Gloucestershire Way.

5.18 The Council's Landscape Advisor concludes that in middle distance and long distance and elevated views (from the AONB), the proposed development would appear filtered through layers of existing hedgerows, farmsteads and tree groups or would appear as part of the wider "patchwork" of isolated developments across the vale. In this respect it would not be prominent. As for local views it is concluded that views from the network of rural lanes and from isolated dwellings and footpaths would be harmed due to the scale, form and proximity of the development. The scheme would inevitably exert a strong local influence in views. Bunds and screen planting would soften the impact, however, the facility would be obvious and break the skyline. These effects would be very local.

5.19 In terms of Landscape Character the Council's Landscape Advisor concludes that despite the proximity to the M5 motorway, this is a distinctly rural landscape. It is typical of the "intimate field pattern" associated with the local villages on this part of the Vale of Gloucester. The local area around Fiddington displays a typical pattern of rural lanes, small settlements, enclosed fields, occasional mature tree groups, isolated farmsteads and dwellings. The influence of the urban edge of Tewkesbury and the influence of commercial land uses associated with Ashchurch is limited in this location.

5.20 The conclusions of the LVIA in relation to the sensitivity of the surrounding landscape is generally accepted, however, when considering the local context the Council's Landscape Advisor suggests a slightly elevated "value" due to its proximity to the community in Fiddington and their natural pride and interest in the setting of their village. It is also suggested that a slightly elevated "susceptibility" due to the possible "industrial" connotations of this process and plant.

5.21 Within this local area, there would be clear views of the AD plant from a number of vantages that would be unavoidable when moving through and within the area. The proposed development does include a 4m high bund along the eastern side, part of the southern boundary and up to the northern boundary of the site which would also include 3 metres of screen planting on top. The eastern bunds gradient would be gradual climbing from ground level to 4 metres over a 23.5 metre length. There is also some bunding located along the western boundary measuring a height of 2.5 metres. Whilst the development form, new earthworks and planting would undoubtedly reduce the visual impact of the development, it would be clearly visible from some points along the local network of rural lanes. It would be locally prominent, conspicuous and would exert an adverse impact upon the local landscape character. The proposed highway mitigation would require localised road widening and some removal of existing hedgerows on land within the applicant's control to achieve appropriate visibility. Whilst the removal of a section of hedgerow would be required to achieve the required visibility at the junction with Walton Cardiff Road / Fiddington Lane, this could be mitigated by replacement hedgerow planting. The localised widening required would be within the highway and would not significantly alter the character and appearance of the area.

5.22 Article 8 of the Human Rights Act gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community. First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents. The potential for the impact of noise from the proposed site operations as well as HGV traffic upon the peace and tranquillity of the area (including the surrounding public rights of way network) is a key factor in this assessment.

5.23 In terms of the sites operations, whilst the proposed development would inevitably increase the noise levels locally, it is relevant that the site is located within close proximity to the M5 motorway and the background noises levels are higher than in other agricultural areas and this is demonstrated through the submitted noise assessment which forms part of the application. The noise generated from the on-site operations would be less than the background noise levels with the proposed mitigation. The potential noise effects of traffic generated by the development are considered in the residential amenity section below.

5.24 Having regard to the above, whilst the development would have some impact on the peace and tranquillity of the area it is not considered that this would be so harmful as to warrant refusal of planning permission.

5.25 In light of the above, the proposed development would result in some residual harm to local landscape character (1km radius or thereabouts) resulting from the intermittent but clear views of the facility with the resulting perception of scale and a land use and activity that is more industrial than agricultural and that is unprecedented within the "intimate field pattern" around Fiddington. The proposal therefore would inevitably result in some localised landscape harm which weighs against the development and must be considered in the planning balance.

Archaeology and Historic Environment

5.26 The application has been submitted with a Historic Environment Assessment and a further archaeological field evaluation. The field evaluation comprised the excavation of 14 trial-trenches, the trenches being placed to investigate ground anomalies predicted by a previous geophysical survey and also to test areas where no such anomalies were found.

5.27 In the northern sector of the application site a circular geophysical anomaly was investigated. This confirmed the presence of a ring-ditch of probable prehistoric date, which may represent the remains of a ploughed-down prehistoric round barrow.

5.28 In the central zone of the site a number of rectilinear ditch-like anomalies were investigated. The investigation confirmed the presence of the ditches, as well as a number of other ditches not predicted by the geophysical survey. Further ditches not predicted by the geophysics were also found to the north. The ditches are interpreted as a field system probably of Roman date but with possible later prehistoric origins.

5.29 No evidence was found for any settlement associated with the field system. However, it should be borne in mind that the geophysical survey would not be capable of predicting all potential remains, since there is a range of smaller archaeological features such as pits, post-settings linear gullies and graves which would not be detectable at the survey intervals used for the work.

5.30 The archaeological field evaluation has demonstrated that the application site contains significant archaeological remains of probable prehistoric and Roman date. However, the archaeology is not of the first order of preservation, since it has undergone erosion from later ploughing with the result that all surfaces formerly associated with the remains have been removed.

5.31 For that reason it is the County Council Archaeologist's view that the archaeology present on this site is not of the highest archaeological significance. Nevertheless, while not of the highest significance, the archaeological deposits on this site have the potential to make an important contribution to our understanding of the archaeology of the locality and the wider region. On that basis no objection in principle to the development of this site is raised in relation to archaeology subject to an appropriate programme of work to excavate and record any significant archaeological remains is be undertaken prior to the development in order to mitigate the ground impacts of this scheme and this could be secured through the imposition of an appropriately worded planning condition.

5.32 The application site is also located in the vicinity of a number of Listed Buildings including Rectory Farmhouse which is a mid C17 Grade II listed building and stands in a relatively isolated position in the south-eastern quadrant of the road junction north of Fiddington. It is aligned roughly north-east south-west, parallel to the road, with its principal elevation facing north-west. Most of the outbuildings shown on historic maps have been lost but a small building apparently survives to the south of the farmhouse, and a number of large C20 portal framed sheds extend further southwards still.

5.33 The application site is approximately 140m north-west of the farmhouse at its closest point and there is some limited intervisibility between the two. However the southern boundary of the site is buffered by a narrow strip which is planted with established trees on both sides, and the scheme proposes an earth bund to the eastern side of the plant also. Given these mitigating factors, the presence of the development beyond these is unlikely to have much more than a neutral impact on Rectory Farmhouse's significance. Paragraph 134 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this case it is considered that the proposal would have a neutral impact however should any harm arise it would be outweighed by the renewable energy benefits and contribution to the rural economy which the development makes. The Council's Conservation Officer raises no objection to the proposed development.

Ecology

5.34 The application has been supported with an Ecological Assessment incorporating an extended Phase I Habitat Survey, Bat Survey, Great Crested Newt Survey and Arboricultural survey. The majority of the site is of low nature conservation value. There was a single-hole outlier badger sett on the edge of the site, and the hedgerows are used by foraging bats. There is also one pond on an adjacent landholding, which supports a small population of great crested newts. The ecological assessment concludes that an unmitigated development strategy has the potential to cause a minor adverse effect to bats. However mitigation measures identified in the report would ensure that the proposal would not have a detrimental impact on protected species or their habitats. Having regard to the above, should members be minded to grant planning permission a condition should be imposed requiring the measures identified in the surveys being carried out. Subject to appropriate planning conditions to secure protection of existing habitats, biodiversity enhancements and mitigation as necessary the proposed development is therefore considered to accord with the NPPF and policy NCN5 of the Local Plan.

Flood risk

5.35 The application site is located within Flood Zone 1 however due to its size is accompanied by a Flood Risk Assessment (FRA) and a further addendum has been submitted over the course of the application. The site is located in an area of very low risk of flooding from fluvial sources. Whilst the majority of the existing site is also at very low risk from surface water flooding, there are small pockets at risk from surface water. The majority of these pockets of land have a low risk of flooding, i.e. between 1 in 100 and 1 in 1000 and a small isolated area in the south west part of the site is at medium risk of between 1 in 30 and 1 in 100.

5.36 The applicant is proposing an acceptable Sustainable Drainage System and this would ensure a reduction in the flood risk on the site and from the site to surrounding areas. It would be designed to cope up to and including the 1 in 100 year event plus an allowance for climate change by attenuation and a controlled discharge, this would allow surface water to be managed on site and would also increase flood resilience for the wider area beyond.

5.37 The Lead Local Flood Authority (GCC) have been consulted on the application and following the receipt of further information raise no objection to the proposed development subject to the imposition on an appropriately worded planning condition to ensure that a scheme for surface water drainage is submitted to and approved in writing by the Local Planning Authority.

Access and Highway Safety

5.38 Vehicular access would be provided via Fiddington Road, turning right onto Walton Cardiff Road, and accessing the site through the existing access located to the southeast. This would provide access for feedstock deliveries, digestate removal, as well as staff and servicing vehicle movements associated with the proposed AD plant. The existing access would require upgrading and would be designed to prevent large vehicles turning right into the site from the north. This is to reinforce to suppliers that they are not permitted to travel along Walton Cardiff Road from the north.

5.39 The site is located in a predominantly agricultural area and the type of delivery vehicles which are expected would be predominantly tractors with trailers the type of which would not be unfamiliar in a rural location. The proposed route for the delivery of feedstock would need to be secured through a legal agreement as due to commercial sensitivity the applicant is not able to disclose their suppliers at this stage, however the TA states that access to the site would be via Fiddington Road and Walton Cardiff Road; no suppliers would be permitted to approach the site from the north.

5.40 The applicants proposed to utilise satellite clamps for storage of the majority of feedstock where harvested feedstock is stored on farms prior to its importation to the site. This method of storage results in an approximately 8% reduction in HGV movements on the road network over the course of the year.

5.41 The submitted Transport Statement indicated that the busiest month is in May when an average of 91 vehicle movements per day is expected. The second busiest is July with 63 daily movements anticipated and the third busiest is June with 58 daily movements anticipated. There is a significant increase in traffic movements during the harvesting months compared to the rest of the year due to agricultural vehicle movements bringing harvested feedstock crop direct from the supplying farms to the on-site silage clamps. During the autumn and winter months the number of vehicle movements reduces significantly, with a total of up to 25 vehicle movements per day. These comprise agricultural vehicles transferring feedstock stored within the satellite clamps to the AD facility. The median number of two-way vehicle movements over the course of the year is forecast to be 37 vehicles per day. This amounts to 18/19 vehicles in and 18/19 vehicles out.

5.42 The County Highway Authority (CHA) have been consulted on the application and comment that without adequate mitigation the existing transport network would not be able to safely accommodate the traffic likely to be generated by the proposed development due to its limited carriageway width and limited visibility. The CHA consider the required mitigation could be achieved through the introduction of the following improvements:-

- a). road widening on Fiddington Lane between the A46 and Tredington Road;
- b). road widening on Walton Cardiff Road between the site and Fiddington Lane
- c). road widening on Tredington Road between its junctions with Fiddington Lane and the A38; and
- d). road widening and increased visibility splays at the Walton Cardiff Road / Fiddington Lane junction.

5.43 Subject to the above mitigate, conditions and a legal agreement to secure the routing of vehicles no highway objection is raised by the CHA. Highways England have also been consulted on the application and raise no objection to the proposal. Having regard to the above it is not considered that the proposed development would warrant refusal of planning permission on highway safety grounds.

Feedstock Supply

5.44 A number of concerns have been raised regarding the availability of feed stock within 15km of the application site. The applicants identify large areas of marginal grassland identified within the 15km supply area and these areas would benefit from the superior management provided as a result of the Proposed Development. More over in discussions with potential suppliers they have been able to identify areas available and have a potential supply chain of a total of approximately 2,900 hectares (ha) of land that could potentially be secured through agreements with these suppliers. Based on the above, the applicant is confident of the viability of the proposed development and confident that this area of land could comfortably provide in excess of 80,000 tonnes per year of feedstock as part of their rotation.

5.45 Most of the land in the 15km feedstock supply area is grade 3 or lower quality with a dominance of alkaline clays presenting difficulty to cultivate and less opportunity to establish good cereal crops. Bad germinations have allowed the proliferation of arable weeds and weed seed bank build up. These soils, in their current state, inevitably only have the option to produce feed crops for livestock and very rarely produce premium quality. AD facility is a rotation that includes feedstock grass and thus allows a balance, in any one year, between cash crops and crops used for feeding livestock; therefore stabilising cash flow and providing the opportunity for the return of nutrients and organic matter to the soil.

5.46 Traffic generated by the operation of the proposal would result from a wide area, providing crop fuel into the site and by-product waste out as a natural fertilizer for distribution to satellite farms within a 15km radius. The routing of such traffic, which is accepted as being similar to that of other farm based traffic moving a crop from the field to a storage and processing area on a farm, should, if members are minded to grant planning permission, be subject to a routing agreement and plan to reduce the potential for conflict with surrounding village roads. The routing agreement should be secured through a formal S106 Legal Agreement.

5.47 There would be traffic movements through nearby villages, that cannot be avoided entirely, but such traffic flows are considered to be within the existing road network capacity and would be of a character and nature that would normally be expected to use local country road routes albeit in increased numbers.

5.48 Further should Members be minded to grant planning permission it is recommended that further restrictions be imposed in the way of appropriately worded planning conditions to limit the type of feedstock able to be utilised by the plant as well as restricting supply to within 15Km.

Residential Amenity

5.49 The nearest residential properties, are Turnfield Cottage located approximately 160 metres away in an easterly direction, Tinpenny Farm located approximately 220m to the north east. Fiddington House Farm is approximately 200m from the application site to the south east. The proposed development has the potential to impact on nearby residential properties by reason of noise and odour.

5.50 In terms of noise sources these include those resulting from operations on site as well as the potential for noise and disturbance by traffic movements to and from the site. Access to the site would be gained from upgrading of the sites south eastern access. The resulting noise levels for both the daytime and night time periods would require mitigation in order to achieve a level at or below the existing background noise levels at each of the receptors closest to the plant. The levels of mitigation identified as being likely to be required are achievable through the development of a bund to the eastern boundary using material excavated from the development site. The potential height requirement is 4 metres. Further once the full plant specification has been finalised, a revised assessment would be undertaken to determine the level of mitigation specific to individual items of plant that would be required to meet the target noise levels.

5.51 Various static elements of noise generating equipment including the biomethane upgrading plant and other elements would be enclosed in acoustically insulated units attenuated to restrict external noise levels at the nearest sensitive receptors at all times. Agricultural and other vehicle manoeuvring required in the handling of feedstock and digestate would generate noise. However, these activities would be limited to between 7am and 8pm.

5.52 The potential noise effects of traffic generated by the development has been assessed and the assessment concludes that of the sensitive receptors some would experience no change, some a minor change and some would experience a (negligible) decrease in noise due to the screening of the development in the 'line of sight' of the M5 motorway.

5.53 In relation to night time operations when no feedstock management or digester loading activities would occur the noise levels would similarly be attenuated adequately to ensure the typical background noise levels are not exceeded at the nearest noise sensitive properties with acoustic shrouding or other targeted attenuation measures applied to particular pieces of equipment generating noise.

5.54 The submitted noise assessments include an assessment of the emergency flare and recalculation to include all vehicle movements on site. In relation to the methodologies used the Environmental Health Officer (EHO) is satisfied with the approach used. Although the proposed plant may require varying noise attenuation measures, depending on the specification actually installed, it has been predicted that the noise levels at the nearest residential dwellings will meet the internal noise levels recommended by the World Health Organisation (WHO) and BS standards both during the day and night-time periods.

5.55 In relation to odour the primary silage input is to be contained in modern engineered covered repositories (silage clamps) in a solid state (>25% solids) the management of which would result in only occasional and limited exposure and release of odour. On occasion when odour did escape there would be some 'sweet' silage smell from the storage of fuel crop awaiting use, but such aroma is not out of context with an agricultural rural environment and is unlikely to have such an impact as to be regarded as materially harmful to local amenity .

5.56 The digestion process and anaerobic activity is sealed in large tanks which would control any venting . The gas produced is the aimed for product and this is to be contained for transfer into the gas grid. The EHO considers that as the site is currently agricultural, the closest receptor would not be particularly odour sensitive to grass silages and rye grasses smells and with effective management this would not be a limiting factor to development.

5.57 Whilst there is limited information submitted in relation to external lighting it is recommended that should members be minded to grant planning permission that an appropriately worded planning condition could be imposed requiring full details to be submitted.

Carbon Reduction

5.58 Some concern has been raised in relation to the carbon footprint of the development and whether taking into account all aspects of the development, including vehicular trips, whether the proposal is truly carbon saving. The applicants planning statement includes information relating to the requirement to comply with the mandatory sustainability criteria for energy operators using the Renewables Obligation (RO) or Renewable Heat Incentive (RHI). New rules came into effect in October 2015 requiring the reporting of evidence on land use and greenhouse gas emissions for crop feedstocks to demonstrate that this is compliant with limits set out by Department of Energy and Climate Change (DECC) and rules regulated by Ofgem. The development of the land and Green House Gas (GHG) criteria comes from the requirements imposed by the European Community via the Renewable Energy Directive. The Directive sets out the sustainability criteria a biomass fuel must meet in order to receive support under national incentive schemes. Following the release of the Directive, the UK Government also released the Bioenergy Strategy.

5.59 With regard to GHG emissions, solid biomass or biogas/biomethane operations will have to achieve 60% GHG savings compared to the GHG emissions of the EU fossil heat average. Operators are required to declare on a quarterly basis that their fuel complies with the sustainability criteria and produce and submit an annual report to OFGEM covering both the GHG target and the land criteria.

5.60 Consideration of the potential CO₂ savings the facility would deliver has been considered by the applicant with reference to the UK Biomass and Biogas Carbon Calculator developed for calculating carbon intensity and greenhouse gas savings of solid biomass and biogas used for electricity and heat generation. Whilst the application of the calculator would necessarily be subject to auditing and independent verification by Ofgem, the proposed AD facility would achieve annual CO₂ emissions savings of some 4584 tonnes/year.

5.61 However the applicants have calculated that in the first year of operation the development would have a carbon content of about 20% of that of natural gas. This takes into account:

- Fuel for farm vehicle movements
- Carbon content of fertiliser
- Carbon content of grass seeds
- Fuel for feedstock transport
- Biogas consumed in heating the biogas plant
- Electricity for operating the plant (100% renewable)
- Fuel for digestate transport

5.62 In the second year the carbon content would fall to about 10% of natural gas once the fertiliser content is replaced digestate. In future years it is anticipated that the carbon content would fall to almost nothing if all vehicles associated with the development are run on biomethane produced at the plant. Having regard to the above it is clear that the development would, as a minimum, result in a CO₂ emissions savings of some 4584 tonnes/year, although it is anticipated that the carbon saving associated with the development would be significantly greater than this.

Potential benefits to Farmers

5.63 The proposed development would also support the wider farming industry and rural economy. It would be reliant on local supply of feedstock and would also lead to the reduction or replacement of synthetic nitrogen fertilisers through the return of ammonium salts, phosphate and potassium to the soil from the digestate resulting from the AD process.

5.64 The applicant also outlines other sustainability enhancements to be derived from integrating feedstock supplies into farming rotations. Rather than dedicating land exclusively to energy production, AD feedstock cultivation can be rotated with food crops which can assist pest and weed control particularly the growth of blackgrass.

6.0 Overall Planning Balance and Conclusions

6.1 The economic, social and environmental roles for the planning system, which derive from the three dimensions to sustainable development in the Framework, require that a balancing exercise be performed to weigh the benefits of the proposed development against their disadvantages.

6.2 Weighing against the proposal is the harm identified to the character and appearance of the countryside when viewed from the local area. Whilst this would be partially screened from certain views it would not fully mitigate the harm.

6.3 The benefits of the proposal are the significant contribution that would be made towards the reduction of Greenhouse Gas emissions. The development would also contribute to the local rural economy and would have energy security benefits. It would also improve biodiversity. Further, the applicant has demonstrated that the sites location is suitable given the nature of the technology, the location of the grid connection and proximity to the required feedstock.

6.4 The impacts of the development from a highway safety perspective as well as the impact on residential amenities have been deemed acceptable subject to appropriate mitigation and the imposition of planning conditions. Further the development would not have an unacceptable impact on the historic environment.

6.4 Overall, it is considered that the identified landscape harm would not be significant and that the benefits of the proposed development would be sufficient to clearly outweigh the harms identified.

6.5 The concerns of the local community are noted and not underestimated however, having regard to the above, it is considered that the proposal would, on balance, accord with relevant policies of the Local Plan and emerging JCS and would represent sustainable development as set out in the NPPF. It is therefore recommended that permission be **delegated to the Development Manager subject to a legal agreement to control the number, type and routing of vehicles.**

RECOMMENDATION Delegated Permit

Condition & Reason:

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

- Ecotricity Drawing Ref: 6206_T0614_01_Figure 2 Application Site Boundary
- Ecotricity Drawing Ref: 6206_T0203_19 Figure 3 Aerial Site Layout 1:2000@A3;
- Ecotricity Drawing Ref: 6206_T0225_02 Figure 4 Site Layout Zones;
- Ecotricity Drawing Ref: 6206_T0238_06 Figure 5 Section Drawings 1:250@A3 & 1:750@A3;
- Ecotricity Drawing Ref: 6206_T0224_05 Figure 6 Elevation Drawings
- Ecotricity Drawing Ref: 6206_T0243_02 Figure 7 Earth Bund
- Ecotricity Drawing Ref: 6206_T0613_03 Figure 9 Block Plan Layout 1:2000@A3;
- Ecotricity Drawing Ref: 6206_T0262_01_Figure 5 Ancillary Infrastructure Plan;
- Ecotricity Drawing Ref: 6206_T0256_02_Figure 3 Indicative Planting Strategy

unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development is carried out in accordance with the approved drawings

- 3 The development hereby permitted shall at all times be operated in accordance with an Operation Management Plan (OMP) which shall be submitted to and approved by the Local Planning Authority in writing no less than three months prior to the development being brought into use for gas production.

The OMP shall specify how the operation of the plant shall take place on a seasonal I monthly and a daily basis indicating -

- The hours and transport methodology of the fuel crop import delivery on to the site, the hours of and transport methodology of the export dispatch of renewable gas product of the process the hours of and transport methodology of the export dispatch of all digestate waste by-products from the site the choice of fuel source to be used or incorporated into the Anaerobic Digestion Plant (ADP) process at any time the scope and catchment area of fuel source import on to the ADP site preferred traffic routing options (the Transport Routing Agreement) for fuel crop import deliveries and the renewable gas product and the separate by-product export dispatches.

- The OMP shall be subject to annual review and update where necessary by the applicant and operator which shall be made available to the LPA on request for analysis and monitoring purposes. Any change proposed to the ADP-OMP shall be notified in writing to the LPA at least six weeks prior to any change being implemented. There shall be no change to the operation of the site unless with the express written agreement of the LPA, following submission of the notification referred to above. The development shall be carried out in and operated in accordance with the approved details.

Reason: In the interests of highway safety and pollution safeguarding and control.

- 4 Unless otherwise agreed in writing with the Local Planning Authority the feedstock fuel crop source indicated in the submitted application and supporting documentation shall be of grass silage and rye grass or similar grown crop material and shall not include any food, animal, municipal or commercial waste. The crop fuel source shall also only be sourced and taken from various individual agricultural holdings and farms only within a 15km radius of the site . The total throughput of the site shall not exceed 80,000 tonnes in any calendar year.

Reason: To define the type of operation and to support the sustainability credentials that the submission is based upon.

- 5 Notwithstanding the details as submitted, no development shall take place until details and samples of the materials to be used for the construction of all external surfaces of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, before any part of the associated building is occupied for use, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development presents a satisfactory appearance, in the interests of the amenities of the area.

- 6 No development, or works of site preparation or clearance, shall take place until details specific to the site, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect existing and proposed trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced. Development shall be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new development and open areas and trees and to ensure the protection of trees and hedgerows to be retained and, in particular, to avoid unnecessary damage to their root systems

- 7 Prior to the erection of any external lighting of the site a lighting scheme shall be submitted to, and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. No external lighting shall be provided and operated at the site unless agreed in writing by the LPA.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

- 8 Prior to the commencement of the development a scheme for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use.

Reason: To reduce the impact of this development on the surrounding surface water infrastructure. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

- 9 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure, including any retaining structures ;
- car parking bays layout;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- user artefacts and structures (e.g. street furniture, lighting, refuse I recycling and other storage units, signage, etc.;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc ., including lines, manholes, supports etc.);

Soft landscape details shall include the following, as relevant:

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, planting sizes and proposed numbers/densities, where appropriate;
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme.

Reason: To improve the appearance of the site, in the interests of visual amenity

- 10 All hard and soft landscape works shall be carried out in accordance with the approved details and implementation timetable. The works shall be implemented in accordance with an agreed timetable for the development, or in accordance with the programme agreed with the Local Planning Authority. If, within a period of five years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape, in accordance with the approved designs

11 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of commencement of works on site. The management plan shall include the following information:

- i) A landscape management key plan coordinating all requirements for external areas, as covered by other conditions and including landscape, trees, levels and drainage;
- ii) All plans for the external areas, based on an accurate topographical survey.

The landscape management plan shall be carried out in accordance with the details hereby approved and implemented for the lifetime of the development.

Reason: To ensure that due regard is paid to the continuing mitigation and maintenance of landscape features.

12 Prior to the commencement of any site groundwork, ground preparation, demolition or construction, and prior to any equipment, machinery, or materials being brought onto the site for the purposes of the construction of the development, the provision of protective (herras) or similar fencing 2.5 Metres in height shall be installed based on the root protection areas (RPA) of trees and hedgerows to be retained as identified in the Ecological Report Appendix 3.3: Arboricultural Survey. Fencing must be in place prior to any works taking place and retained until the construction of the development is completed.

Reason: To ensure the protection of existing trees, trees which are to be retained and areas for future planting

13 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Ecological Assessment, dated March 2015.

Reason: To ensure proper provision is made to safeguard protected species and their habitats, in accordance with the guidance set out in the NPPF and Policy NCN5 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

14 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of construction vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the on-site loading and unloading of plant and materials;
- iv. provide for the on-site storage of plant and materials used in constructing the development;
- v. provide for on site wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. include measures to control the emission of dust and dirt during construction;
- viii. provide details of vehicle routing and traffic management during construction.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the NPPF.

15 No works shall commence on site until details of a scheme of localised road widening to include Walton Cardiff Road between the site access and Fiddington Lane, Fiddington Lane between the A46 and Tredington Road and Tredington Road between its junctions with Fiddington Lane and the A38 has been submitted to and agreed in writing by the Local Planning Authority and shall be completed in accordance with the agreed plans prior to the development being brought in to use.

Reason: In order to cost effectively limit the significant impacts of the development in accordance with paragraph 32 of the NPPF and Policy TPT1 of the Tewkesbury Borough Local Plan to 2011.

- 16 No works shall commence on site until details of a scheme of road widening at the Walton Cardiff Road/Fiddington Lane junction to include a 3.5 x 61m visibility splay to the north east broadly in accordance with submitted drawing SCP/15852/F09 has been submitted to and agreed in writing by the Local Planning Authority and shall be completed in accordance with the agreed plans prior to the development being brought in to use.

Reason: In order to cost effectively limit the significant impacts of the development in accordance with paragraph 32 of the NPPF and Policy TPT1 of the Tewkesbury Borough Local Plan to 2011.

- 17 The buildings hereby permitted shall not be brought in to use until the vehicular parking, turning and loading/unloading facilities have been provided in accordance with the submitted plan 6206_T0203_19, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraph 32 and 35 of the NPPF.

- 18 No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 30m of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraph 32 and 35 of the NPPF.

- 19 Prior to the development being brought in to use a 3.5 x 45m visibility splay for a right turning vehicle from Fiddington Lane to Walton Cardiff Road broadly in accordance with submitted plan SCP/15852/F08 has been provided and maintained for the duration of the development.

Reason: To cost effectively limit the significant impact of the development in accordance with paragraph 32 of the NPPF and TPT1 of the Tewkesbury Borough Local Plan to 2011.

- 20 Prior to the first use of the development hereby permitted an odour management plan should be submitted and approved by the LPA in order to mitigate the effects of odour at residential receptors. The odour management plan shall be implemented in full before the use commences and for the duration of the development and this plan should be reviewed and amended as best practice for the operational life of the site.

Reason: To protect the amenity of the nearest residential dwellings.

- 21 Prior to the commencement of the development and once final details of the plant specification are confirmed, a full acoustic report shall be undertaken, in accordance with BS4142:2014. The noise report shall ensure that the plant noise levels are no higher than the existing, pre-development, background noise level at the nearest noise sensitive residential dwellings. The noise report shall also include one-third octave band analysis to ensure that any tones present are accurately identified and corrected, in accordance with BS4142:2014.

A noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved by the Local Planning Authority within 4 months of the plant operating. Any such noise protection measures proposed shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To protect the amenity of the nearest residential dwellings.

- 22 No HGVs or tractors associated with the development hereby permitted shall enter or leave the site except between the hours of 7.00 a.m and 8.00 p.m on any day.

Reason: In the interests of amenity.

23 Written records shall be maintained of all feedstock fed into the digesters. The records shall detail the nature of the material and the weight. The records shall be made available for inspection by the Local Planning Authority within 48 hours of any written request to see them.

Reason: To ensure compliance with conditions imposed on the development in the interest of residential amenities.

24 The number of HGV and tractor movements relating to the development hereby permitted shall not exceed 15,588 in any calendar year.

Reason: In the interests of amenity and highway safety.

25 Feedstock stored on site shall be stored within the designated clamps only and shall not be stored outside these areas including above the height of the clamps.

Reason: In the interests of amenity.

Note:

Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating to seek further information to justify the development.

1610006411A01



Legend

- Development Area
- 5km Buffer

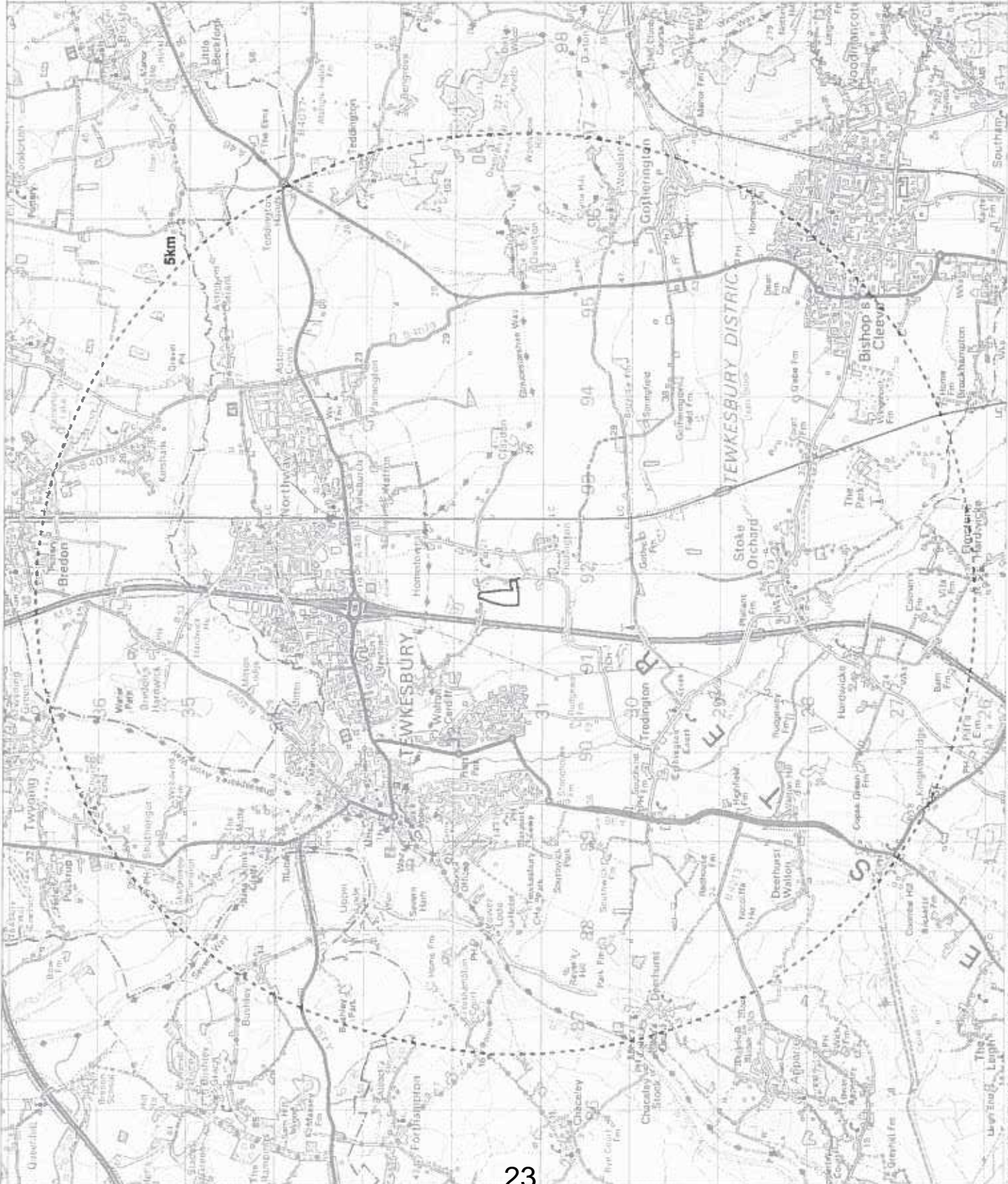


Figure: 1
This: Site Location

N

Scale 1:40,000 @ A3

MH MW SS

Ref: 6206_T0201_05 Date: February 2016

Fiddington Green Gas Mill

Approved for supply and use of gas under the Gas Act 1986 and the Gas Act 2008. For further information please contact the Gas Safety Engineer at the following address: Fiddington Green Gas Mill, Fiddington Green, Tewkesbury, Gloucestershire, GL20 9JL. Tel: 01292 881111. Fax: 01292 881112. Email: fiddington@ecotricity.co.uk

3301A

16/00241/HUL

ecotricity

Legend

Application Site Boundary
Please note this is referred to as 'Development Area' interchangeably throughout the application



Figure: 2
Title: Application Site Boundary



Scale: 1:2,000 @ A3

MH

MW

SS

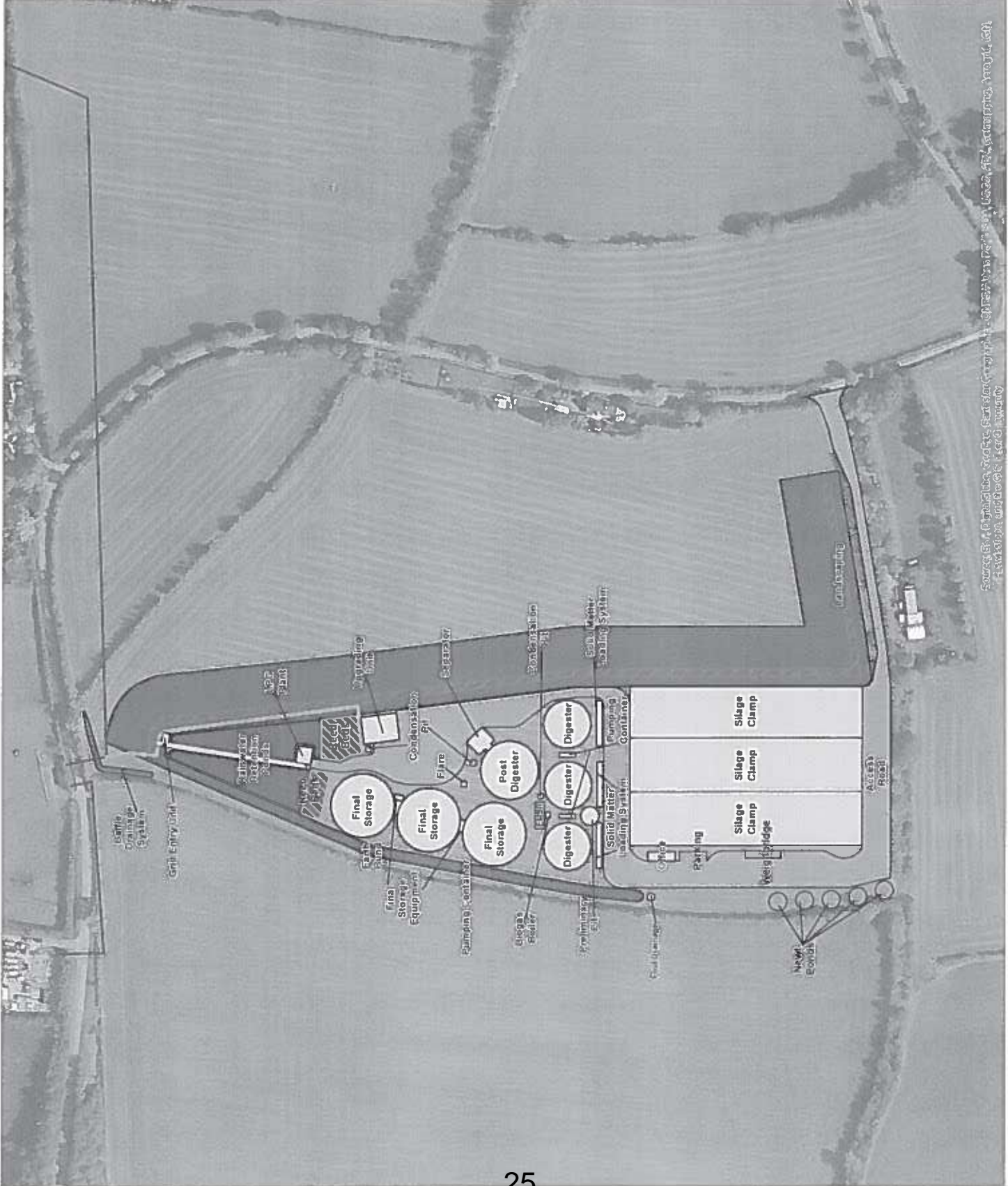
Ref: 6206 T0614 01 Date: January 2016

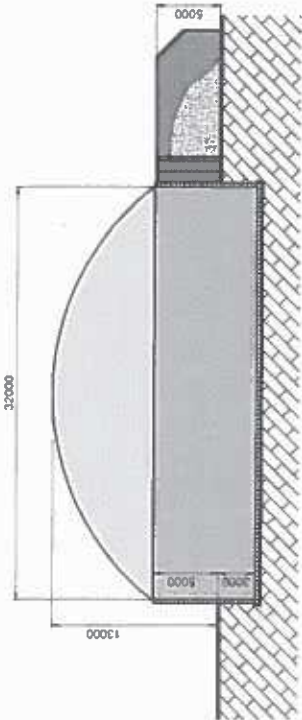
Fiddington Green Gas Mill

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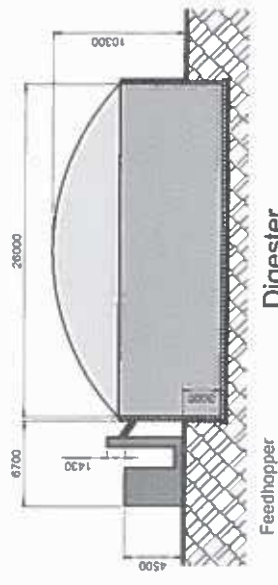
330/B 24

- Legend**
- Gas Injection Route
 - LPG & GEU Pipe Route
 - Existing Gas Infrastructure Route
 - Infrastructure**
 - ▭ Access Road
 - ▭ Structures (as labeled)
 - ▭ Earth Bund
 - ▨ Landscaping
 - ▭ New Pond
 - ▭ Overflow Baffle Drainage System
 - ▭ Rainwater Retention Pond
 - ▨ Reed Bed
 - ▭ Weighbridge

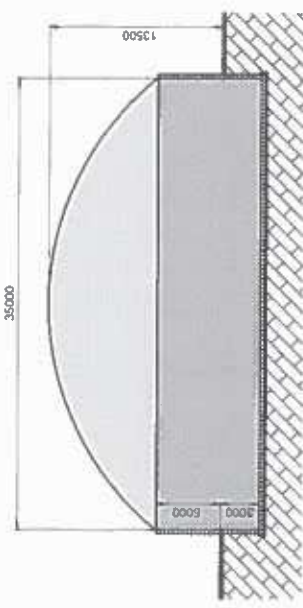




Post Digester



Digester



Final Storage



Weighbridge



Upgrading Unit



Silage Clamp



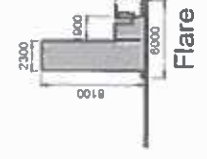
Earth Bund



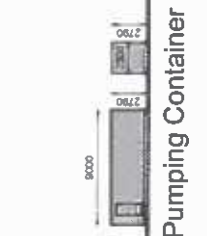
West Side
(Minimum Dimensions)



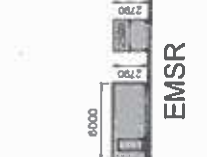
Newt Pond



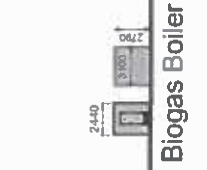
Flare



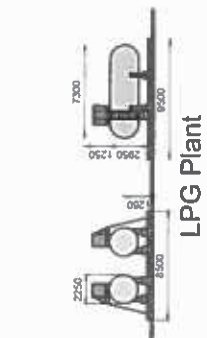
Pumping Container



EMRS



Biogas Boiler



LPG Plant



Preliminary Pit



GEU



Office

Figure: 6
 Title: Elevation Drawings
 (All dimensions are in mm)

Scale: 1:400 @ A3

MH MW SS

Ref: 6206_T0207_05 Date: October 2015

Fiddington Green Gas Mill

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16/00241/15/2

Section 1



Section 2 - West Side



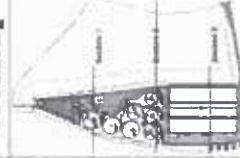
Section 2 - East Side



Section 3



Section 4 - South to North (L-R)



Section 3

Ref: 10/11/2015 11:11 Item: 1/1/15/15

Legend:

- Observation on site
- Existing Ground Level
- Access Road
- Earth Bund
- Fencing
- Pond
- Single Chain Link Gates/Barbed

Proposals:

The layout drawings of each site are shown in relation to the proposed site boundaries. The 2D nature of the drawings means that the depth of the structures and the layout of the site are not shown. The drawings are for information only and do not constitute a contract. The drawings are for information only and do not constitute a contract. The drawings are for information only and do not constitute a contract.

Site Plan 1 of 3

Site Plan 2 of 3

Site Plan 3 of 3

Site Plan 4 of 3

Site Plan 5 of 3

Site Plan 6 of 3

Site Plan 7 of 3

Site Plan 8 of 3

Site Plan 9 of 3

Site Plan 10 of 3

Site Plan 11 of 3

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Site Plan 100 of 3

330/6

16/0024/KUL

ecotricity

Legend

Infrastructure

Earth Bund

Bund Gradient

1 in 5 Gradient

2 in 3 Gradient

4 in 5 Gradient

Transition area (varying gradient)

Bund Top Height

2m

4m

**North, East & South Sides
(Maximum Dimensions)**



**West Side
(Minimum Dimensions)**

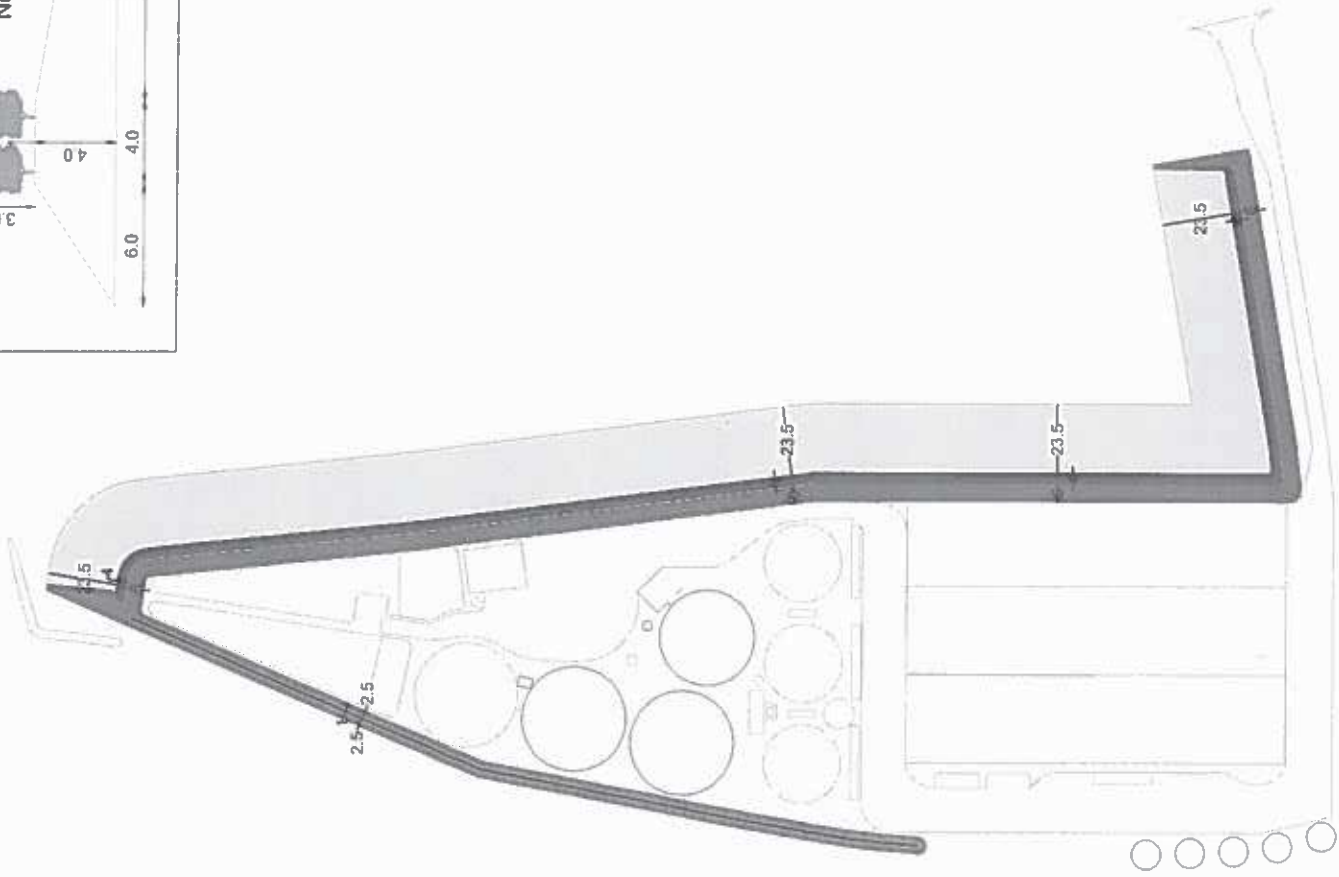


Figure: 7

Title: Earth Bund
(All dimensions are in metres)

Main Mbp

Inset Bund Sections

0m

20m

5m

N

Scale: 1:1,500 @ A3

Scale: 1:250 @ A3

MH

Ref: 6206_T0243_02 Date: January 2016

Fiddlington Green Gas Mill

31/01/2016 10:56:07 AM C:\Users\andrew\Documents\Fiddlington Green Gas Mill.dwg

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16/00894/FUL

Lynch Lane Farm, Greenway Lane, Gretton

2

Valid 26.08.2016

Demolition of existing conservatory and single storey extension, and erection of a one and a half storey extension on the western elevation and a single storey extension on its southern elevation (Revised scheme following approval of application reference 13/01065/FUL and refusal of application reference 15/00678/FUL)

Grid Ref 401045 230288

Parish Gretton

Ward Winchcombe

Andrew & Laura Steward
c/o agent

RECOMMENDATION Refuse

Policies and Constraints

National Planning Policy Framework (2012)

Planning Practice Guidance

JCS (Submission Version) November 2014

Tewkesbury Borough Local Plan to 2011 (March 2006) - policies HEN2 and HOU8

Planning (Listed Buildings and Conservation Areas) Act 1990

Flood and Water Management Supplementary Planning Document

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Gretton Parish Council has been consulted but has not provided comments within the 21 day statutory consultation period or since, and has not requested further time for the submission of comments.

The Conservation Officer objects to the proposed development on the grounds that the application fails to overcome the reasons for refusal given under the 2015 scheme.

The application has been publicised through the posting of 2 site notices and a press notice and 1 letter of representation have been received in the 21 day statutory consultation period or since, in support of the proposal. The main points raised relate to:

- The revised scheme for this property is in keeping with the area and will not impact other properties.

Councillor Allen has requested Committee determination to allow Committee members to judge the potential impact of what is proposed on neighbouring properties, on the surrounding area and on the listed building involved.

Planning Officers Comments: Emma Blackwood

1.0 Application Site

1.1 The application site is located on the western side of Greenway Lane, Gretton, and comprises the application property, which was formerly a farmhouse, former farm outbuildings, stables, and fields (**See Site Location Plan**). The principal element of the existing application property is two storey, designed with a dual-pitched roof and a gable element on each side elevation, with additional living accommodation provided within the roof space at second floor level (**See existing elevations and floor plans**). The dwelling is constructed from natural stone with partly rendered elevations. The eastern elevation of the dwelling fronts the adjacent highway, although the principal entrance into the dwelling is provided to the rear. The dwelling has been extended in the past with a one and a half storey extension towards the southern side of the dwelling's western elevation, which continues the pitch of the principal dwelling's roof downwards and includes the insertion of a dormer window on this roofslope, and a single storey extension and conservatory projects from the rear elevation of this. These extensions project 5 metres from the principal dwelling at the furthest point.

1.2 Vehicular access to the site is provided via an existing gated access, with a secondary gated access to the side of the dwelling.

1.3 The application property is a C17 Grade II listed building located within the Gretton conservation area; both are designated heritage assets. The site is also located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

2.0 Relevant Planning History

2.1 Planning permission and listed building consent were granted in June 1990 for the erection of a conservatory (references 90/96165/FUL and 90/96164/LBC).

2.2 Planning permission and listed building consent were granted in December 2011 for a revised scheme to the above permissions (references 11/01166/FUL and 11/01167/LBC). To date this approved scheme has not been implemented.

2.3 Planning permission and listed building consent were granted in December 2013 for the demolition of existing extensions and the erection of a one and a half storey extension (**See elevations and floor plans, as approved under application references 13/01065/FUL and 13/01066/LBC**). To date this approved scheme has not been implemented.

2.4 A revised scheme for the demolition of existing extensions and the erection of a one and a half storey extension was refused planning permission and listed building consent on 17th August 2016 (**See elevations and floor plans, as refused under application references 15/00678/FUL and 15/00679/LBC**), for the following reason:

The proposed single storey extension by reason of its location, design and scale would be out of keeping with the historic form and character of the listed building and the contrived nature of the proposed porch and glazed screen doors would introduce incongruous features contrary to the vernacular character of the listed building and its setting within the wider Conservation Area. As such, the proposals would harm the significance of the listed building, contrary to the aims and objectives of the National Planning Policy Framework, Planning Practice Guidance and saved Policies HEN2 and HOU8 of Tewkesbury Local Plan.

2.5 Subsequent appeals (references APP/G1630/W/16/3143082 and APP/G1630/Y/15/3140344) against these decisions were dismissed on 16th June 2016. The Inspector considered that the significance of the appeal property lies in the simplicity of its historic form, which remains evident despite the extensions and alterations which have taken place at the rear of the property. He concluded that the appeal proposals would be at odds with this form and dismissed the appeal on that basis. Further analysis of the Inspector's decision is provided in section 5 below.

2.6 In August 2016 a Non-Material Amendment was granted to planning references 13/01065/FUL and 13/01066/LBC, for the replacement of 1 no. ground floor level window on the western elevation with a set of doors.

2.7 Listed Building Consent (application reference 16/00895/LBC) is also sought for the extensions and alterations to Lynch Lane Farm as proposed under this householder planning application, and the committee report for this Listed Building Consent application is also included in this agenda.

3.0 Current Application

3.1 The application seeks planning permission for the demolition of existing extensions on the western elevation of the application property and the erection of a one and a half storey extension, which would be of the same scale and form as the one and a half storey extension as approved under application references 13/01065/FUL and 13/01066/LBC. However, the current application proposes the installation of double doors on the western elevation of this one and a half storey extension in lieu of a previously approved ground floor level window. The proposed doors would be steel-framed and painted 'Willow' to match the existing windows.

3.2 The current application further proposes the erection of a single storey extension (1.3 metres wide and 5.3 metres deep) on the southern elevation of the proposed one and a storey extension, to comprise a utility room and W.C. (See proposed elevations, floor plans and block plan).

3.3 The proposed extensions would be constructed from natural Cotswold stone with reconstituted Cotswold stone roof tiles to match the existing building. The submitted Planning and Heritage Statement specifies that *"The walls of the lean-to are proposed to be finished in random rubble Cotswold stone, as opposed to the more formal coursed rubble of the rest of the building, to emphasise its tertiary nature"*. 1 no. door (vertical timber boarding painted "Willow" colour with top half partially glazed) and 2 no. high level windows (steel-framed and painted "Willow" to match existing) would be installed on the southern elevation of the proposed single storey extension. The proposal would have black cast aluminium rainwater goods and guttering.

4.0 Policy Context

National Planning Policy Framework

4.1 The NPPF promotes sustainable development, of which there are three dimensions: economic, social and environmental. In terms of AONBs, paragraph 115 of the NPPF specifies that great weight should be given to conserving landscape and scenic beauty in AONBs, which, along with National Parks and the Broads, have the highest status of protection in relation to landscape and scenic beauty.

4.2 Paragraph 17 of the NPPF identifies a set of 12 core land-use planning principles, one of which sets out that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

4.3 Section 12 of the NPPF relates to "conserving and enhancing the historic environment". In terms of heritage assets, paragraph 126 of the NPPF specifies that Local planning authorities should recognise that these are an irreplaceable resource and conserve them in a manner appropriate to their significance. This reflects in part the statutory duty at sections 66 and 72 of the Town and Country Planning Listed Buildings and Conservation Areas Act which requires LPAs to give special consideration to the impact of development on the setting of listed buildings and conservation areas respectively.

4.4 Paragraph 132 of the NPPF restates this requirement, specifying that, when considering the impact of a proposed development on the significance of a designated heritage asset (i.e. Listed Buildings and Conservation Areas), great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional.

4.5 Paragraph 133 of the NPPF specifies that, where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, for example on viability grounds. Paragraph 134 notes that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The Development Plan

4.6 The Development Plan currently comprises the Tewkesbury Borough Local Plan to 2011 (March 2006). Due weight should also be afforded to the policies within the emerging Joint Core Strategy submission version (November 2014).

4.7 Policies HEN2 ("Conservation Area: Setting and Impact") and HOU8 ("Domestic Extensions") of the Tewkesbury Borough Local Plan to 2011 (March 2006) are consistent with the aims of the NPPF in terms of its core planning principles that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; to take account of the different roles and character of different areas; and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generation. Policies HEN2 and HOU8 of the Local Plan are therefore considered to have considerable weight. The above policies are reflected in merging Policy SD9 of the JCS which aims to secure the conservation, enhancement, improvement and enjoyment of the historic environment.

4.8 Policy SD8 of the JCS sets out that all development proposals in or adjacent to the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities, and proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan.

5.0 Analysis

5.1 The main issues for consideration are (i) whether the proposed works and development would preserve the listed building and its setting ; (ii) whether the proposals would preserve or enhance the character or appearance of the Gretton Conservation Area; and (iii) whether the proposals would impact on the amenity of adjoining occupiers.

Impact on Significance of Listed Building:

5.2 Vernacular buildings are products of the materials and technology available in a particular time and place, and are fundamentally rationalist expressions of those constraints. Whilst they may undeniably possess 'picturesque' qualities, this was rarely if ever a self-conscious intention, and it is important that modern alterations to historic buildings understand the disciplines which underpin tradition. Gretton is on the western edge of the Cotswold masonry tradition, and Lynch Lane Farmhouse is very representative of this type of construction; it has the simple orthogonal form, cellular plan and limited openings characteristic of loadbearing masonry. The extensions as approved in the 2011 and 2013 applications were accepted as a natural continuation of this approach.

5.3 English Heritage's 2008 document 'Conservation, Principles, Policies & Guidance for the Sustainable Management of the Historic Environment' demonstrates that heritage assets embody a range of heritage values and, in the case of traditional vernacular buildings, such as Lynch Lane Farmhouse, their evidential, historical and aesthetic values tend to predominate. Whilst they may not have been consciously 'designed', such buildings have strong architectural identities and indeed the English Heritage document acknowledges at paragraph 51 that *"some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include...the relationship of vernacular buildings and structures and their materials to their setting"*.

5.4 As noted above, the current application proposes some alterations to the development proposed under the previously approved 2013 applications and as proposed under the previously refused 2015 applications. These proposed alterations include the installation of double doors on the western elevation of the proposed one and a half storey extension in lieu of a ground floor level window as previously approved under application references 13/01065/FUL and 13/01066/LBC. The proposed doors would be steel-framed and painted 'Willow' to match the existing windows.

5.5 Throughout the consideration and determination process of the approved 2013 applications the Conservation Officer noted that the proposed one and a half storey extension would read as subordinate to the principal historic building, and would consequently not cause any material harm to the character or significance of the listed building/heritage asset, and it would therefore not conflict with Government guidance. The proposed one and a half storey element of the current application would be the same scale and form as the one and a half storey extension as previously approved under application references 13/01065/FUL and 13/01066/LBC. The Conservation Officer raises no objection to the proposed installation of French doors on the western elevation within the same span, which is proportionate for masonry construction, although advises that it may compromise options for re-planning the interior.

5.6 The development proposed under the previously refused 2015 applications has further been amended in terms of the width of the proposed single storey element, which has been reduced. The gradient of its roofslope has consequently also been altered and this now follows the gradient of the roofslope on the proposed one and a half storey extension, to create a cat-slide roof.

5.7 As noted above in paragraphs 2.4.1 - 2.4.5, within the appeal decisions relating to the refused 2015 applications the Planning Inspector considered that the significance of the application property lies in the simplicity of its historic form, which remains evident despite the extensions and alterations which have taken place at the rear of the property. The Inspector further noted that, although the extension as permitted under the 2013 applications would further alter the historic plan of the building, openings within the historic rear wall of the dwelling already exist as a result of the existing extension. The Inspector therefore considered that the relatively simple design and steep pitch of the roof on the permitted extension, together with the modest size of the proposed windows, would reflect the general form and style of the historic building.

5.8 In contrast, the Inspector considered that, whilst the overall size of the scheme proposed under the 2015 applications as a whole would not dominate the existing building, the single storey elements of the proposed extension would fail to respect the historic and architectural interest of the listed building and would diminish the building's significance. The Inspector considered that the proposals would fail to preserve the special architectural and historic interest of the listed building, the desirability of which is fully anticipated by the Planning (Listed Buildings and Conservation Areas) Act (1990), and that the development would fail to comply with those elements of Local Plan Policy HOU8 which permit extensions where the detailed design reflects or complements that of the existing dwelling and respects the character and proportion of the original dwelling.

5.9 When considered in the context of the NPPF, the Inspector considered that the harm to the significance of designated heritage assets would be less than substantial. However, the Inspector noted that the NPPF requires that great weight be given to the conservation of heritage assets. In this case, the Inspector concluded that any public benefits of the proposals would not outweigh the harm to heritage assets and the proposals would not comply with the NPPF.

5.10 It is considered that the currently proposed development fails to overcome the reasons for refusal under the 2015 applications, and upheld by the Inspector in the subsequent appeal decisions, by virtue of the continued inclusion of the proposed single storey element. This is not a lean-to in the true sense in that it does not receive structural support from the outer wall it abuts, but projects through the wall and is reliant upon modern engineering to span the opening involved. The point about understanding and respecting the structural disciplines inherent in traditional buildings, which is reflected in their plan forms, is critical. As a result it is considered that this element of the proposal would be out of keeping with the form and character of the farmhouse and would appear as an incongruous addition. This is most clearly demonstrated on the submitted **Proposed Block Plan on drawing no. "HBV2056-01 S2"**.

5.11 It is acknowledged that appreciation of design is subjective, but there is a degree of consensus on the need for deference when adapting historic buildings. The aims of the NPPF are clear in promoting good design, and it is considered that the resulting design is poor and contrary to the requirement for good design set out in the NPPF. Conservation practice certainly does not preclude creativity in the context of historic buildings, but, as specified under paragraph 138 of English Heritage's 2008 document 'Conservation, Principles, Policies & Guidance for the Sustainable Management of the Historic Environment', *"proposals [should] aspire to a quality of design and execution which may be valued now and in the future"*. Officer's view is that this is emphatically not the case in this application and it is considered that the net impact of the proposed amendments and additions to the previously approved scheme would be harmful to the character and architectural integrity of the building.

5.12 Under the previously refused 2015 applications, the applicant was advised that, if they have different accommodation priorities, then these must be met by rationalisation within the constraints of the previously approved scheme. To date, no attempt has been made to show that this cannot be done by, for example, re-planning the service strip provided in the 2013 permission or aligning it across the west gable and shifting the French doors to the north elevation. No public benefits of the proposal have been provided by the applicant which would outweigh the harm which would be caused to the significance of the designated heritage asset, and no clear or convincing justification has been provided by the applicant for this harm. As such, the proposal conflicts with the core principles of the NPPF and Section 12 of the NPPF.

Impact on Character and Appearance of the Gretton Conservation Area:

5.13 Within the appeal decisions for the refused 2015 applications, the Inspector noted that the Conservation Area includes a significant number of traditional buildings which exhibit the steep roof pitches common to this part of the Cotswolds, and considered that Lynch Lane Farm makes a positive contribution to the special interest and significance of the Conservation Area. The Inspector considered that, whilst the proposals would not be unduly prominent within the Conservation Area as a whole, the proposals would nevertheless fail to preserve the character and appearance of the area, and therefore considered that the proposals would fail to comply with Local Plan Policy HEN2.

5.14 The current proposal would similarly not be unduly prominent within the Conservation Area. However, as noted above, as the significance of the building lies in the simplicity of its historic form, it is considered that the proposed single storey extension would appear as an incongruous addition, and that the proposal would consequently fail to preserve and therefore would not enhance the character or appearance of the Gretton Conservation Area, contrary to Policy HEN2 of the Local Plan.

Impact on amenity of adjacent occupiers

5.15 By virtue of the scale and form of the proposed extensions, the extent of screening in the form of boundary treatments, and the proximity of the proposal to adjacent dwellings, it is considered that the proposed development would have no significant adverse effect on adjoining occupiers in terms of overshadowing, overbearing impact or loss of privacy.

6.0 Summary

6.1 For the reasons given above, it is concluded that the application fails to overcome the reasons for refusal given under the local planning authority decision and the subsequent appeal decision for application reference 15/00678/FUL. It is considered that the proposed single storey element would appear as an incongruous addition, which would fail to preserve the historic and architectural interest of the listed building and would diminish the building's significance, which lies in the simplicity of its historic form. The proposal would further fail to preserve the character and appearance of the Gretton conservation area. It is therefore recommended that the application is **refused**.

RECOMMENDATION Refuse

Reason:

- 1 The proposed development fails to overcome the reasons for refusal given under application reference 15/00678/FUL. The proposed single storey element would appear as an incongruous addition, which would fail to preserve the historic and architectural interest of the listed building and would diminish the building's significance, which lies in the simplicity of its historic form. The proposal would further fail to preserve the character and appearance of the Gretton conservation area. The application is therefore contrary to policies HOU8 and HEN2 of the Tewkesbury Borough Local Plan to 2011 (March 2006), paragraph 17 and sections 7 and 12 of the National Planning Policy Framework (2012), Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy SD9 of the Submission Version of the JCS (November 2014).

Note:

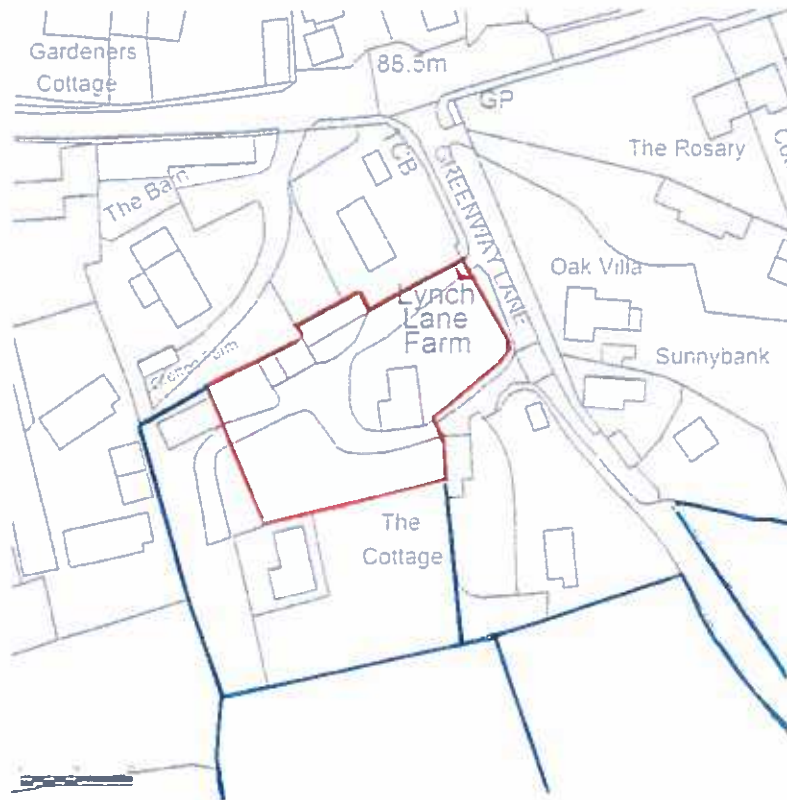
Statement of Positive and Proactive Engagement

In accordance with the requirements of the National Planning Policy Framework (2012) the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. However, as a consequence of the clear conflict with relevant Development Plan Policies no direct negotiation during the consideration of the application has taken place.

16/00894/FUL £
16/00895/LBC

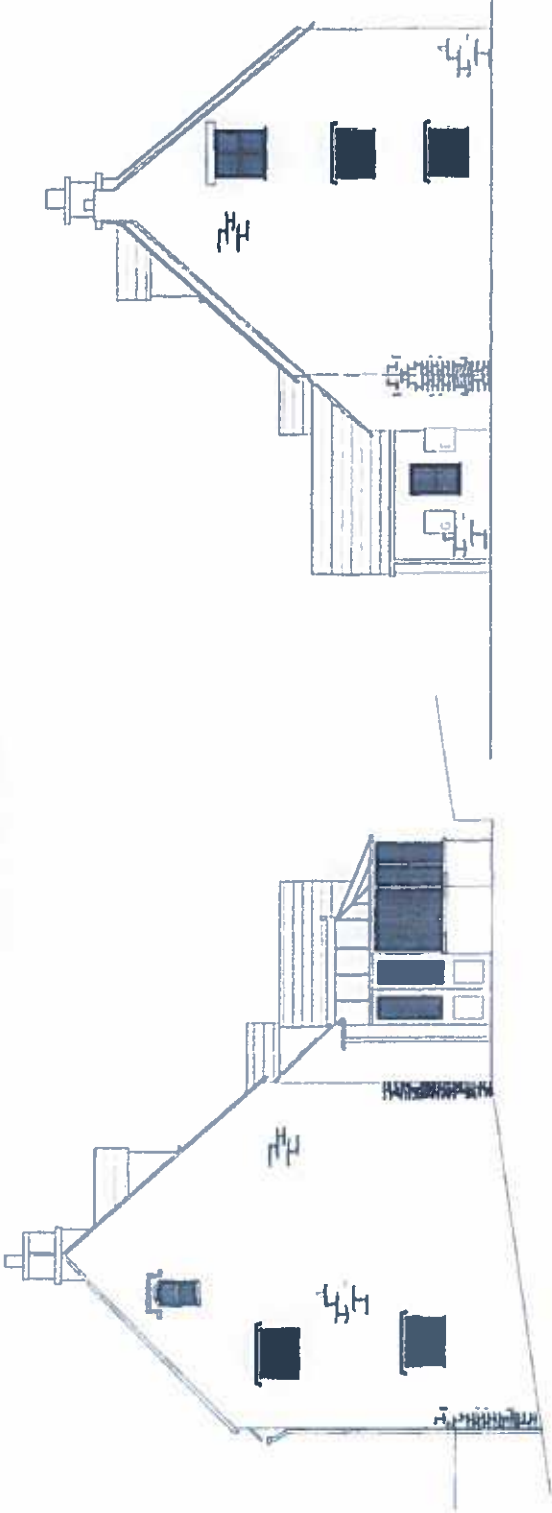


SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 401012 . 230271

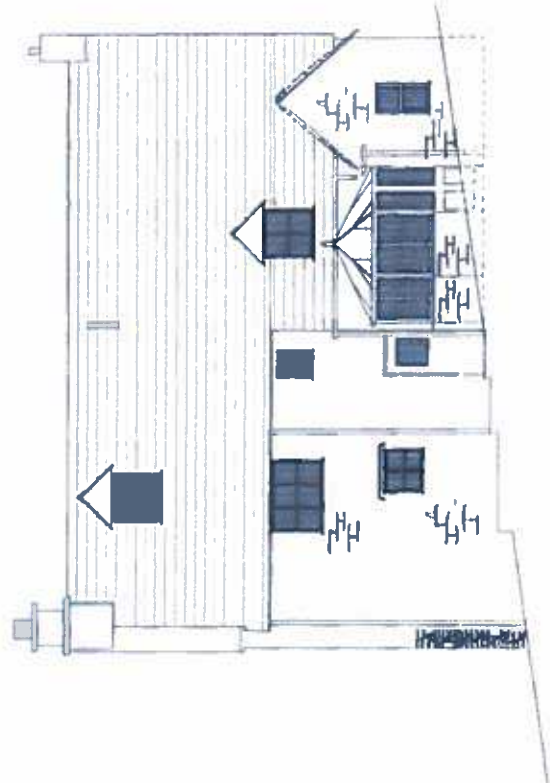


Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
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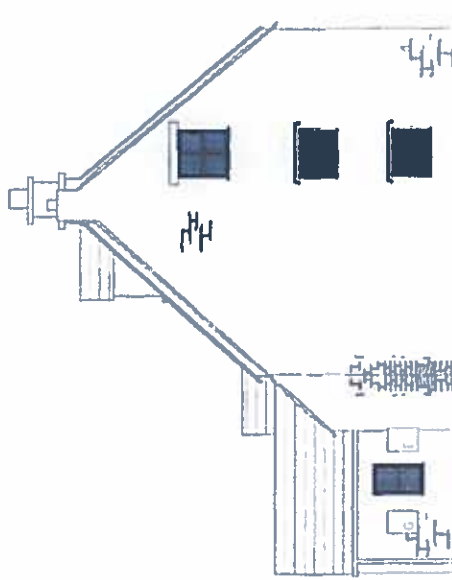
EXISTING ELEVATIONS



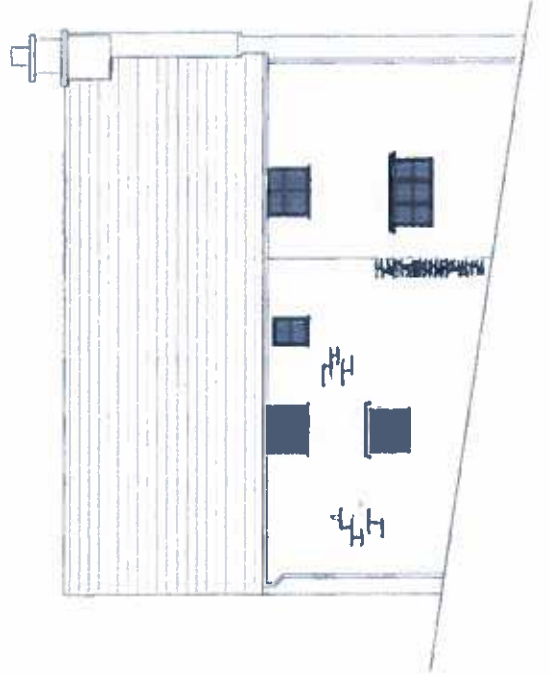
Existing North West elevation 1:100



Existing South West elevation 1:100



Existing South East elevation 1:100

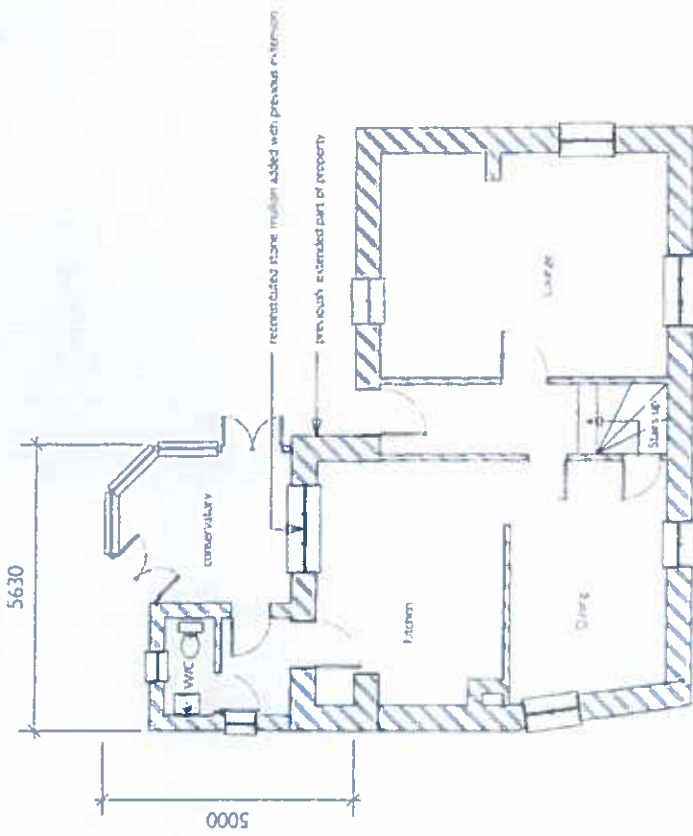


Existing North East elevation 1:100

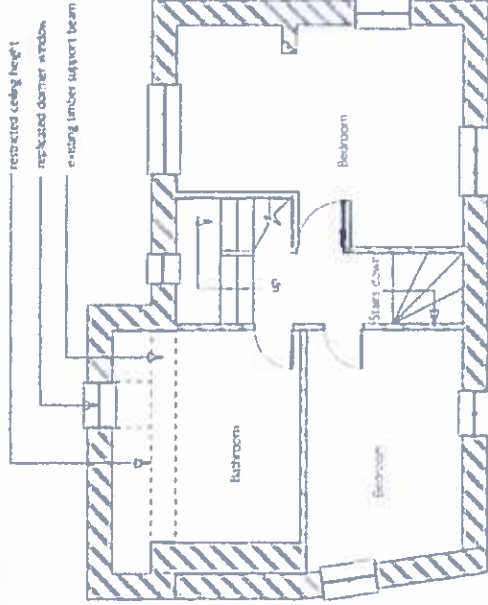
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info@horacebrown.co.uk	
01247 602573	07875 65013
Date	May 2015
Scale	1:100
Drawing No	MB/2015-01
Revision	0
© Copyright exists	
Client	
Mr & Mrs Steward	
Title	
Amendment application to approved extension Lynch Lane Farm, Greenway Lane, Cretton	
Drawing listing elevations	
Revisions	

EXISTING FLOOR PLANS

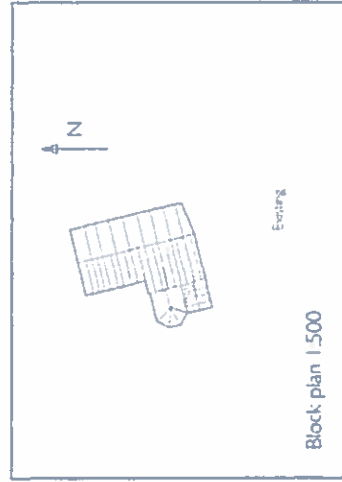
Lynch Lane Farm, as existing.



Existing ground floor layout 1:100



1st floor layout 1:100



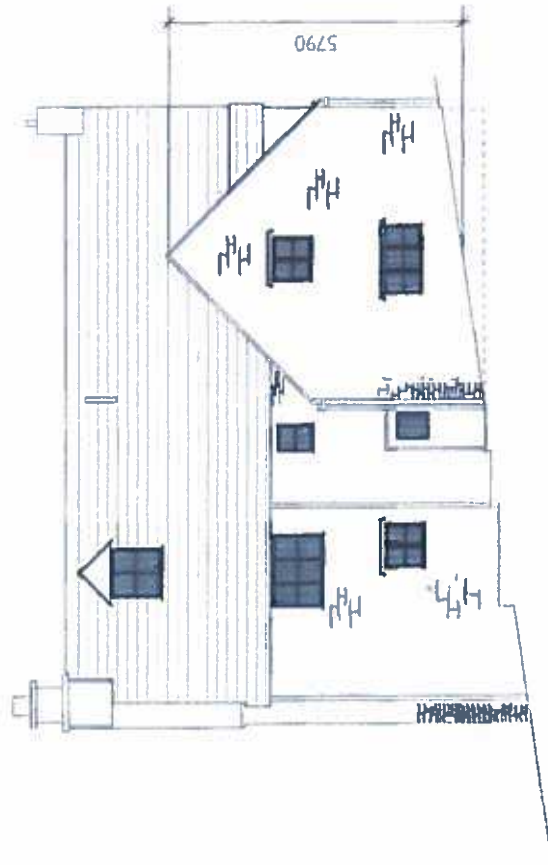
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Copyright e-asts	
Client	
Mr & Mrs Steward	
Title	
Amendment/variation to approval statement Lynch Lane Farm Greenway Lane Greston	
Drawing: Existing floor plan block plan	
Reason:	

ELEVATIONS, AS APPROVED
 UNDER REF 13/01065/FUL & 13/01066/LBC

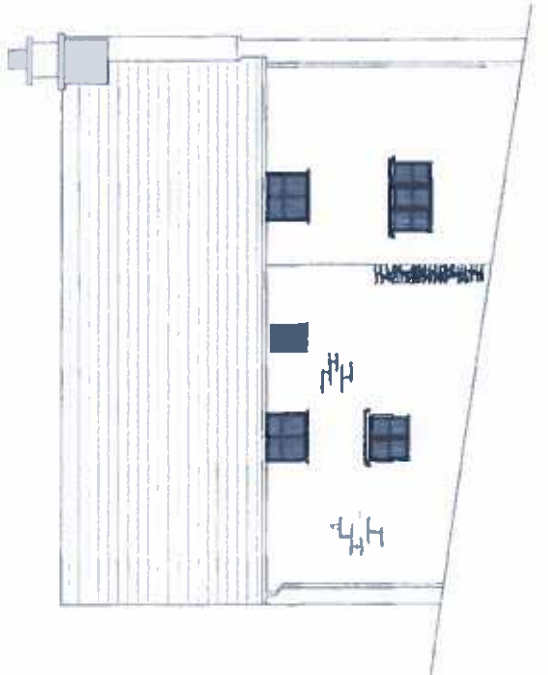
Approved elevations
 13/01065/FUL
 13/01066/LBC



Approved North West elevation 1:100



Approved South West elevation as approved 1:100



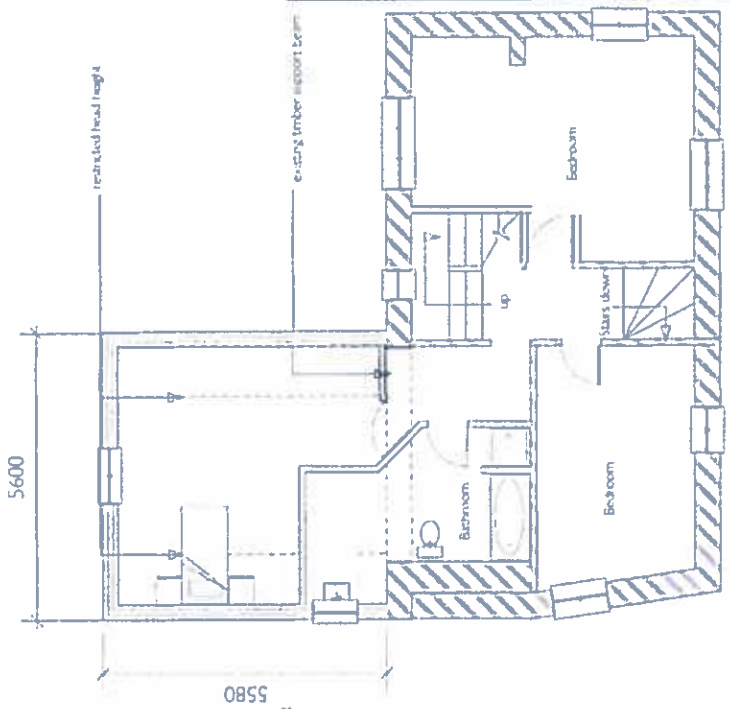
Approved North East elevation as approved 1:100

Approved South East elevation 1:100

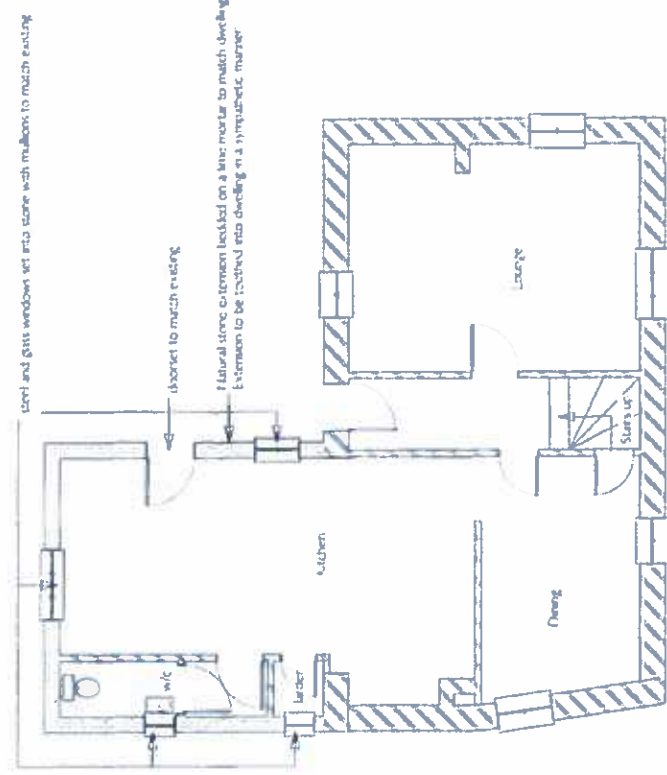
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www.horacebrown.co.uk 01242 602573 07875 155013	
Date: May 2015	Scale: 1:100
Drawing No: HBV-2015-03	Revision: 0
© Copyright exists	
Client: Mr & Mrs Steward	Title: Amendments/Application to approved elevation Lynch Lane Farm, Greenway Lane, Greston
Drawing: Approved elevations	
Revision:	

Lynch Lane Farm.

Approved floorplans
13/01065/FUL
13/01066/LBC



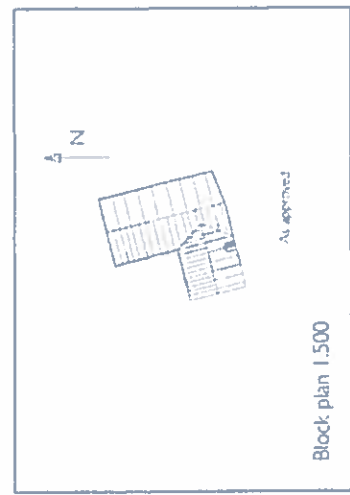
Approved 1st floor layout 1:100



Approved ground floor layout 1:100

Horace Brown Ltd	
uafg horacebrown.co.uk	
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Date	May 2015
Scale	1:100 1:500
Drawings No	HB/2015-04
Revision	0
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Client	Mr & Mrs Steward
Title	Amendment/Application to approved extension Lynch Lane Farm, Emma in Lane, Crayke
drawing Approved floor plan (Block plan)	

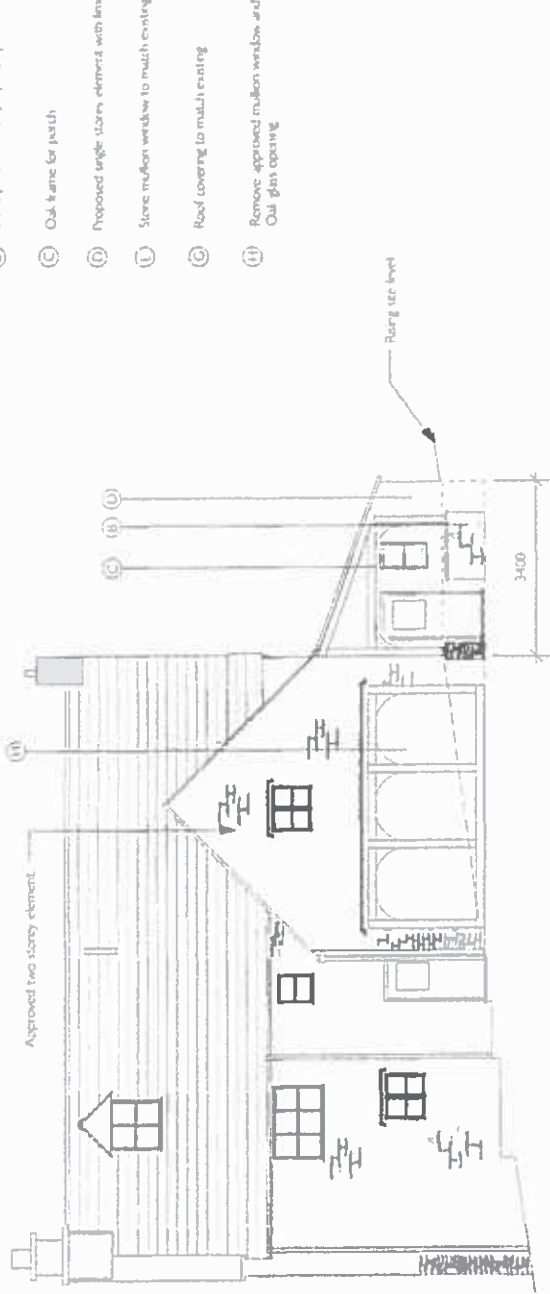
Revisions	



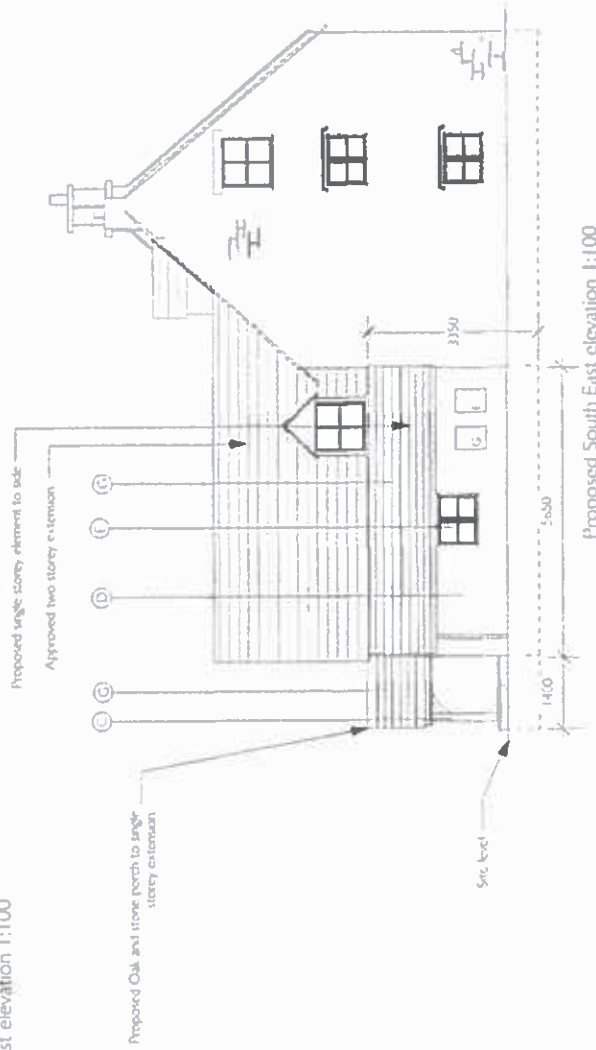
FLOOR PLANS A BLOCK PLAN,
AS APPROVED UNDER REF
13/01065/FUL & 13/01066/LBC

Proposed revisions to
13/01065/FUL
13/01066/LBC

- (b) Stone plinth wall for proposed porch
- (c) Oak frame for porch
- (d) Proposed single storey element with lime coloured render finish
- (e) Stone mullion window to match existing
- (f) Roof covering to match existing
- (g) Remove approved mullion window and replace with Oak glass opening



Proposed South West elevation 1:100



Proposed South East elevation 1:100

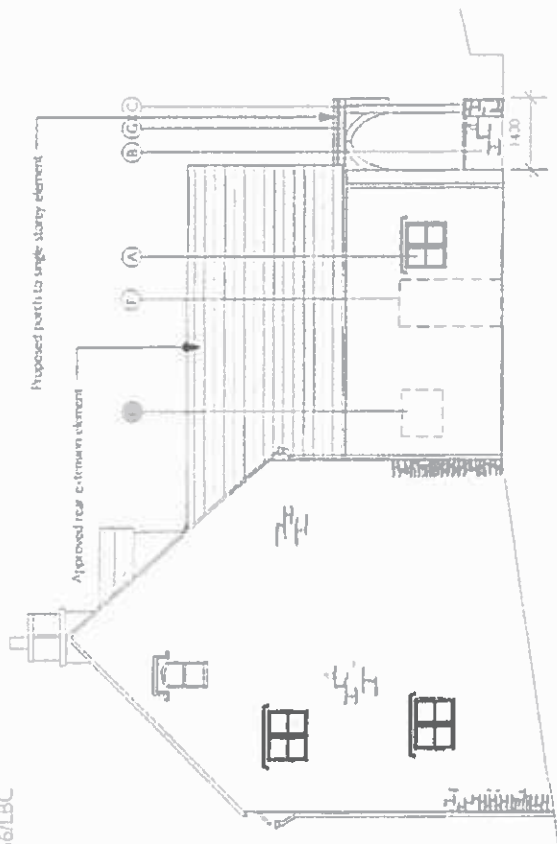
ELEVATIONS,
AS REFUSED UNDER
REF 15/00678 /FUL
& 15/00679 /LBC

Horace Brown Ltd	
www.horacebrown.co.uk	
01242 602573	07875 155013
Date	15th 2015
Scale	1:100
Drawing No.	HRV2025-05A
Revision	0
© Copyright 2015	

Client	
Mr & Mrs Steward	
Title	
Amendment/Application to approved extension Lynch Lane Farm, Carriway Lane, Greeting	
Drawing Proposed elevations	

Revisions	

Proposed revisions to
13/01065/FUL
13/01066/LBC



Proposed North West elevation 1:100

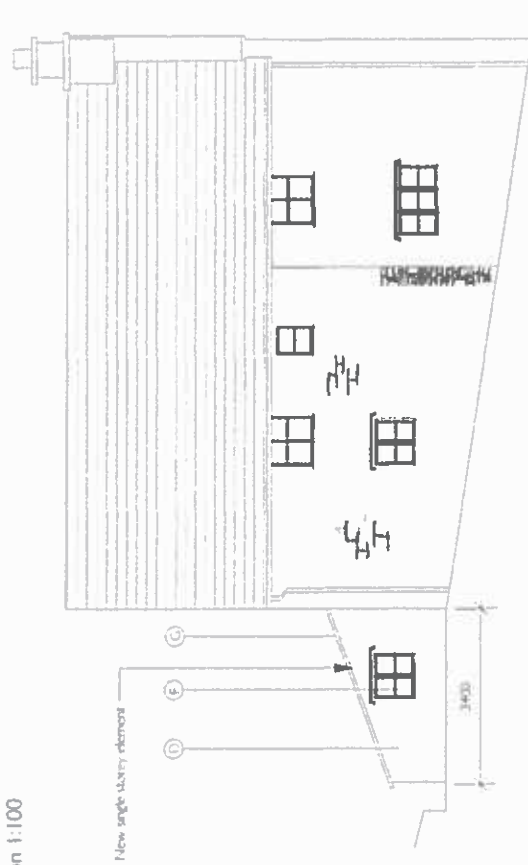
- (A) Revised position of stone mullion window to approved extension
- (B) Stone porch wall for proposed porch
- (C) Old frame for porch
- (D) Proposed single storey element with lime coloured render finish
- (E) Stone mullion window to match existing
- (F) Position of window and door on approved scheme (to be removed/repositioned)
- (G) Roof covering to match existing

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url: horacebrown.co.uk 01242 602573 07875 15501	
Date	May 2015
Scale	1:100
Drawing No.	HB/2015-05
Revision	0
© Copyright exists	

Client	
Mr & Mrs Steward	
Title	
Amendment/Approval on to approved extension by the Local Planning Authority 17 Newway Lane Creston	
Drawing: Proposed elevations	

Revisions

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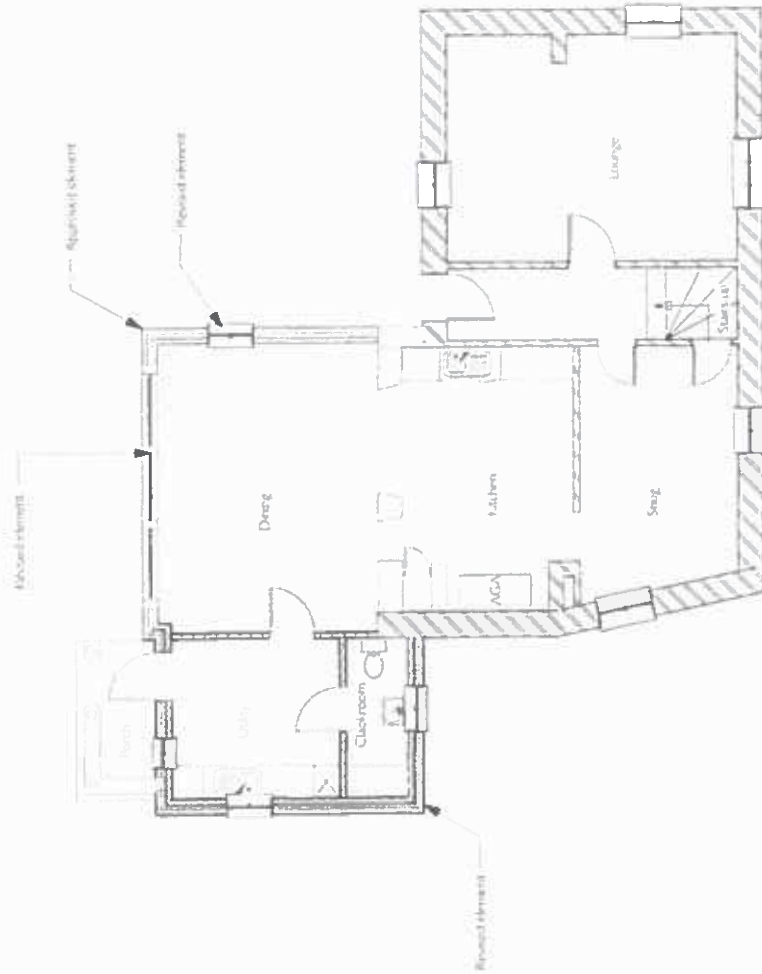
Proposed North East elevation (principal elevation) 1:100

ELEVATIONS,
AS REFUSED UNDER
REF 15/00678 /FUL
& 15/00679 /LBC

Lynch Lane Farm,

Proposed revisions to
13/01065/FUL
13/01066/LBC

Proposed ground floor layout 1:100



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Date: May 2015 Scale: 1:100 1:500 Drawing No: HRV2025-06 Revision: 1 0
Copyright exists

Client
Mr & Mrs Steward
Title
Amendment/Application to approved element Lynch Lane Farm Gerrin Lane Gerrin
Drawing: Proposed ground floor plan (ground)

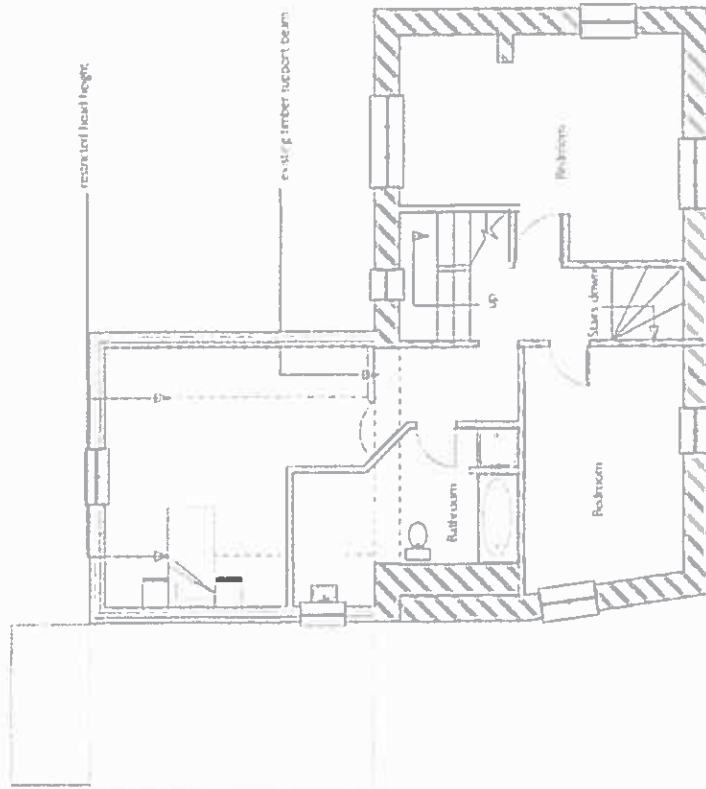
Revisions

GROUND FLOOR PLAN, AS REFUSED
UNDER REF 15/00678/FUL 4 15/00679/LBC

Lynch Lane Farm.

Proposed revisions to
13/01065/FUL
13/01066/LBC

Proposed 1st floor layout 1:100, unaltered from approved scheme.



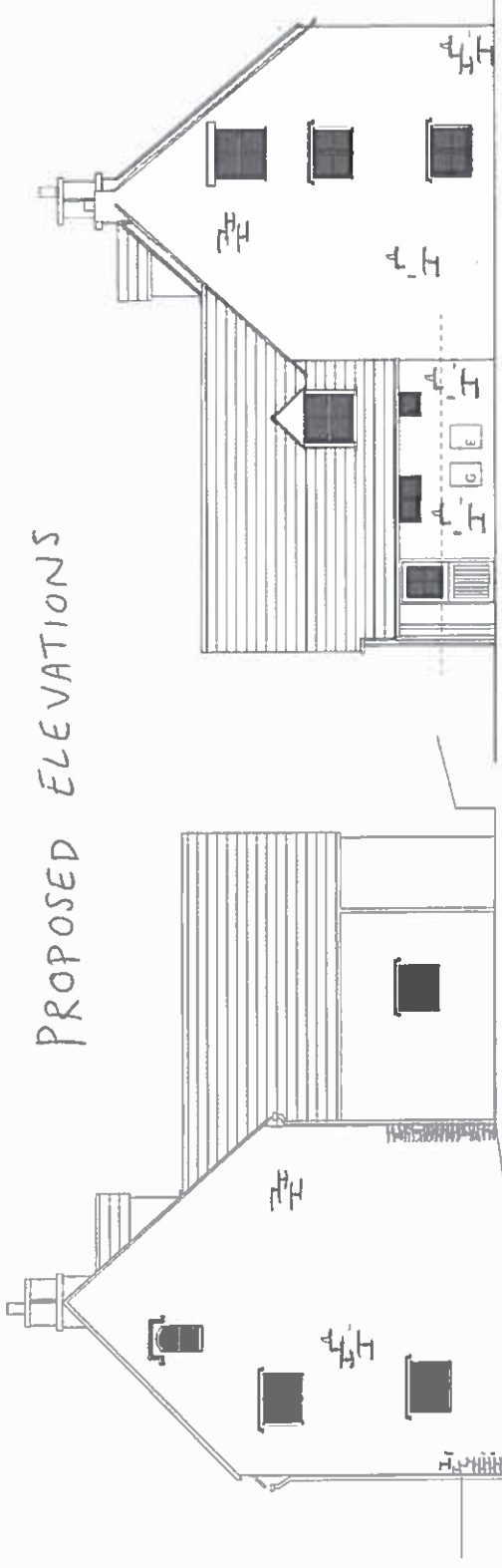
FIRST FLOOR PLAN, AS REFUSED
UNDER REF 15/00678/FUL & 15/00679/LBC

Horace Brown Ltd	
info@horacebrown.co.uk 01242 402573 07875 155013	
Date	May 2015
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Drawings No	H-BV2015-CVA
Revision	0
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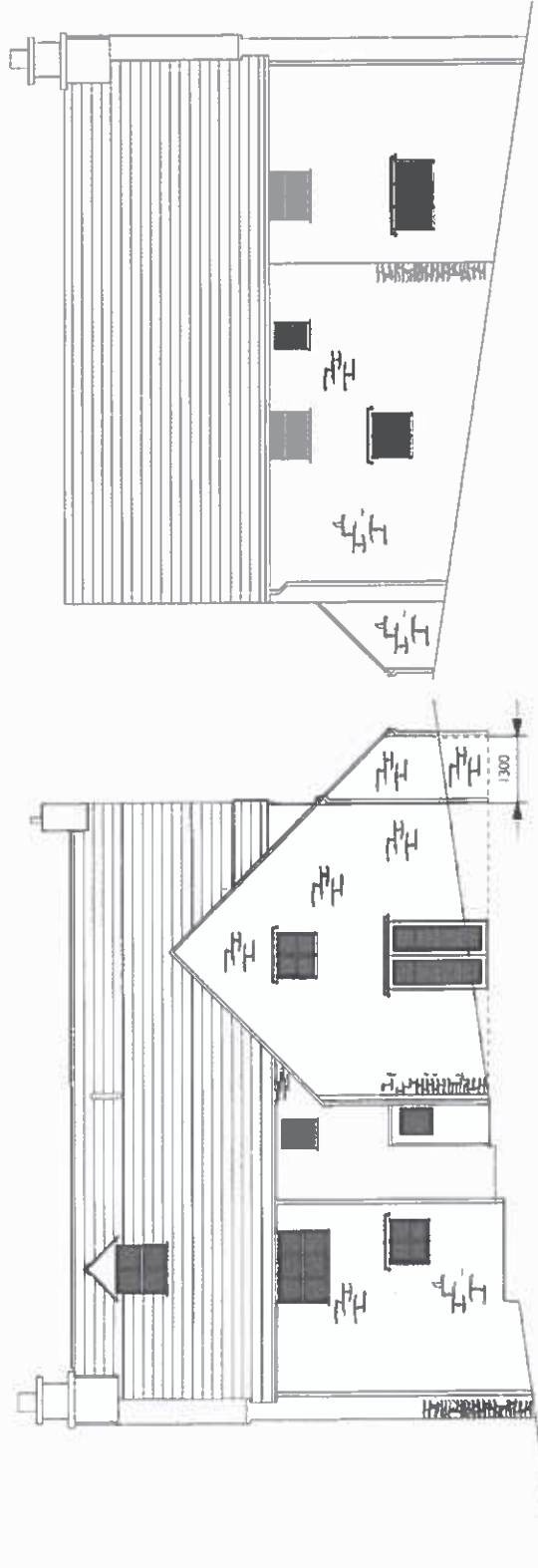
Client	
Mr & Mrs Steward	
Title	
Amendment/Application to approved extension Lynch Lane Farm Greenway Lane, Gretton	
drawing Proposed floor plan above plan	

Revision	

PROPOSED ELEVATIONS



Proposed South East elevation 1:100



Proposed North East elevation 1:100

Horace Brown Ltd	
ar@horacebrown.co.uk	
01242 602573	07875 155013

Date	July 2016
Scale	1:100
Drawing No.	H3V2056-02.52
Revision	0

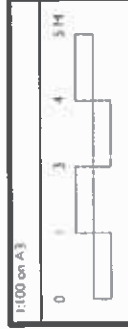
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Client

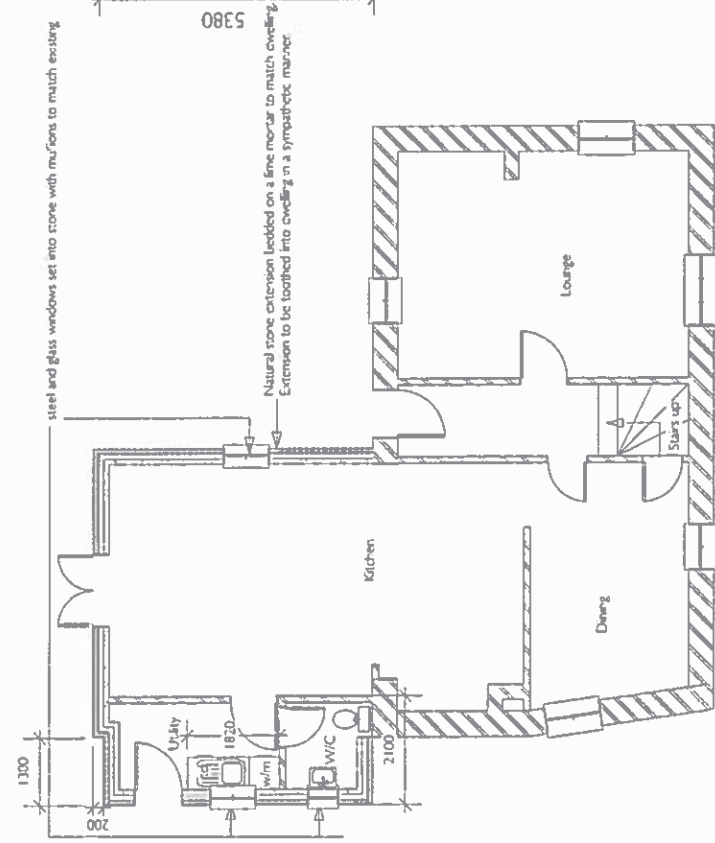
Mr & Mrs Steward

Title
Amendment/Application to approved extension
Lynch Lane Farm,
Greenway Lane,
Gretton
drawing: Proposed elevations Scheme 2

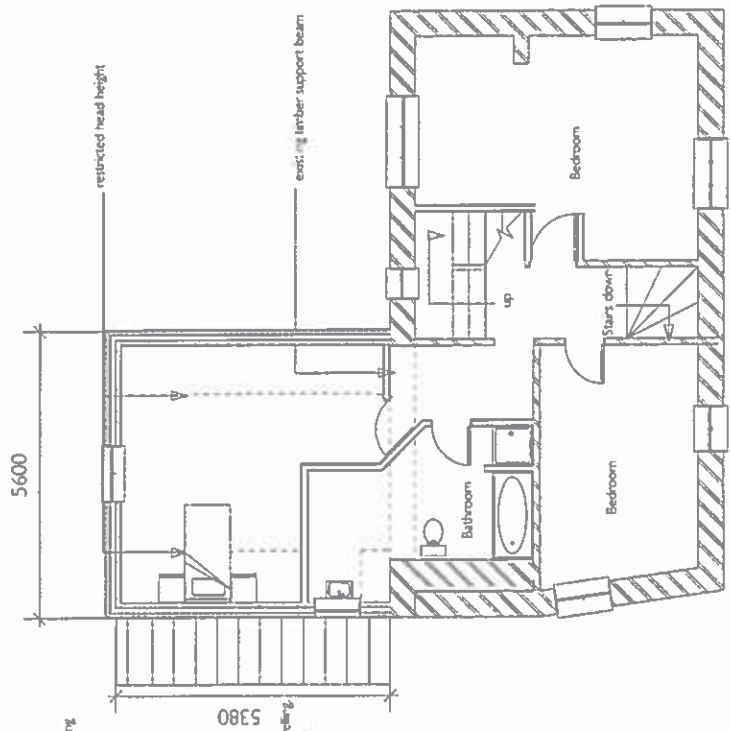
Revisions



Lynch Lane Farm.

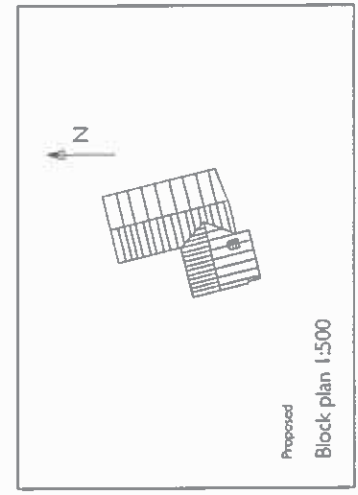


Approved ground floor layout 1:100



Approved 1st floor layout 1:100

PROPOSED FLOOR PLANS
AND BLOCK PLAN



Proposed
Block plan 1:500

Horace Brown Ltd	
and@horacebrown.co.uk	
0 1242 602573	07875 155013
Date	July 2016
Scale	1:100 1:500
Drawing No.	HBV2056-01 52
Revision	0
© Copyright exists	

Client	
Mr & Mrs Steward	
Title	
Amendment/Application to approved extensions at Lynch Lane Farm, Greenway Lane, Grenton	
drawing Proposed floor plan / block plan 52	

Plans	

226/V

Valid 26.08.2016

Demolition of existing conservatory and single storey extension, and erection of a one and a half storey extension on the western elevation and a single storey extension on its southern elevation (Revised scheme following approval of application reference 13/01066/LBC and refusal of application reference 15/00679/LBC)

Grid Ref 401045 230288

Parish Gretton

Ward Winchcombe

Andrew & Laura Steward
c/o agent

RECOMMENDATION Refuse Consent

Policies and Constraints

National Planning Policy Framework (2012)

Planning Practice Guidance

JCS (Submission Version) November 2014

Tewkesbury Borough Local Plan to 2011 (March 2006)

Planning (Listed Buildings and Conservation Areas) Act 1990

Flood and Water Management Supplementary Planning Document

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Gretton Parish Council has been consulted but has not provided comments within the 21 day statutory consultation period or since, and has not requested further time for the submission of comments.

The Conservation Officer objects to the proposed development on the grounds that the application fails to overcome the reasons for refusal given under the 2015 scheme.

The application has been publicised through the posting of 2 site notices and a press notice and 1 letter of representation have been received in the 21 day statutory consultation period or since, in support of the application. The main points raised relate to:

- The single-storey element on the southern elevation is a sensible and appropriate use of the site and should be retained in the design. Lynch Lane Cottage is the only house in immediate proximity, and possibly the only property from which the southern elevation could ever be seen.
- The historic part of the house has been modified many many times over the centuries; the current proposal is a continuation of that long process and is in keeping with local traditions of vernacular architecture. The extension of one face of a pitched roof down to a lower level in the "catslide" style is very commonly seen in Cotswold vernacular buildings and is perfectly appropriate here. It serves both to differentiate the newer part of the building from the historical part, and to soften what might otherwise be an overly plain geometric "blocky" form to the extension. In an earlier proposal, the single-storey part was wider with a slightly shallower pitch over the lower part of the catslide which I think was actually a more attractive design the current proposal is relatively simplified and reduced in size, and I think more than a sufficient concession.
- Reading the consultee comments, I would hope that the principles stated will not be applied too rigidly in this case the current proposal is quite modest in scope and tasteful in appearance, and is the sort of development of older buildings that should be encouraged to accommodate modern living standards.

Planning Officers Comments: Emma Blackwood

1.0 Introduction

1.1 Please see application reference 16/00894/FUL which also appears on the schedule. Members should note however that the statutory duty in relation to applications for listed building consent, which requires LPAs to give special consideration to the impact of proposals on listed buildings themselves is that under section 16 of the Listed Buildings and Conservation Areas Act 1990 (rather than the duty with regard to 'setting' set out at section 66 of that act, as referred to in the report on the full application referred to above).

Summary of Reasons for Decision:

RECOMMENDATION Refuse Consent

Reason:

The proposed development fails to overcome the reasons for refusal given under application reference 15/00679/FUL. The proposed single storey element would appear as an incongruous addition, which would fail to preserve the historic and architectural interest of the listed building and would diminish the building's significance, which lies in the simplicity of its historic form. The application is therefore contrary to paragraph 17 and sections 7 and 12 of the National Planning Policy Framework (2012), Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy SD9 of the Submission Version of the JCS (November 2014).

Note:

Statement of Positive and Proactive Engagement

In accordance with the requirements of the National Planning Policy Framework (2012) the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. However, as a consequence of the clear conflict with relevant Development Plan Policies no direct negotiation during the consideration of the application has taken place.

Valid 31.08.2016
 Grid Ref 390605 233018
 Parish Tewkesbury
 Ward Tewkesbury Newtown

The Retention of a Free Standing ATM and Bollards

Cardtronics UK Ltd
 PO Box 476
 Hatfield
 AL10 1DT

RECOMMENDATION Permit

Policies and Constraints

Local Plan - GNL13, TPT1
 National Planning Policy Framework
 Planning Practice Guidance

Consultations and Representations

Tewkesbury Town Council - objection with concerns over security and safety for users and the potential traffic impact on the surrounding residential area.

Gloucestershire County Highway Authority - no objection

A total of three representations from local residents have been received:

Representations made:

- Traffic and pedestrian safety
- Light Pollution from the ATM which are clearly visible from properties opposite the garage.
- Crime risk
- Electrical safety and fire risk
- Additional noise from vehicles entering the forecourt to use the cash point

Planning Officers Comments: Gill McDermot

1.0 Application Site

1.1 The application site lies on the south side of Ashchurch Road in Tewkesbury and comprises a petrol filling station. To the west boundary of the site is Pyke Road and there are residential properties which surround the site.

2.0 Relevant Planning History

2.1 The relevant planning history of the site is limited to various advertisement consent applications.

3.0 Current Application

3.1 The current application is for the retention of a free standing ATM and bollards . The purpose of the development is to provide a 24 hour banking facility to the local community and users of the filling station.

4.0 Policy Context

National Planning Policy Framework

4.1 The National Planning Policy Framework, 2012 (NPPF) promotes sustainable development, of which there are three dimensions: economic, social and environmental. It does not change the statutory status of the development plan as the starting point for decision making but emphasises the desirability of local planning authorities having an up-to-date plan.

4.2 According to paragraph 215 of Annex 1 of the NPPF, due weight should be given to relevant policies in existing development plans according to their degree of consistency with the framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given). Where the development plan is out of date, the NPPF advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole; or where specific policies in the Framework indicate development should be restricted.

4.3 Paragraph 17 of the NPPF identifies a set of 12 core land-use planning principles, one of which sets out that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Tewkesbury Borough Local Plan to 2011 (March 2006)

4.4 Local Plan Policy TPT1 requires that development will be permitted where provision is made for safe and convenient access to the development by pedestrians and cyclists and where the traffic generated by the development would not impair highway safety.

Emerging Development Plan

4.5 Policy SD5 of the emerging JCS seeks to require new development to respect the character of the site and its surroundings.

5.0 Analysis

5.1 The main issues to consider in this case are the impact of the development upon the character and appearance of the area, residential amenity and highway safety.

Impact of the development upon the character and appearance of the area

5.2 The ATM is sited adjacent to the north-east corner of the existing petrol filling station building with two bollards positioned 0.6 m to the front and three bollards adjacent to the east side. The ATM is 2.2 m in height, 0.9 m in width and 0.9 m in depth and has been designed and set at an appropriate height so that it could be used by able bodied and disabled users with space to the front for wheel chair users. The pod which contains the ATM has been applied with a total of five non-illuminated vinyl signs to all sides and which have a black background and mainly white lettering.

5.3 The existing petrol filling station site contains a number of signs, both on the fascia of the existing building and a 5.9 m high free standing pole sign close to the footpath along Ashchurch Road. The forecourt is also occupied by cars for sale It is considered that the modest size of the ATM and associated signage along with its siting would not cause an adverse impact upon the character of the area, nor cause adverse light pollution to local residents.

Residential amenity

5.4 One issue raised is with regard to the additional noise from vehicles entering the forecourt to use the cash point. Given the nature of the existing site as a petrol filling station and of Ashchurch Road, it is not considered that any additional noise from vehicles entering the forecourt to use the ATM would not be significant to warrant refusal on this basis. It is also noted that the existing garage has no restrictions in terms of opening hours.

Highway safety

5.5 Concerns have been raised of traffic and pedestrian safety. The ATM is sited to the north-east corner of the existing petrol filling station building and the positioning of the front bollards do no project further forward compared with the existing solid fuel bunkers. It is not considered that the ATM would give rise to traffic and pedestrian safety problems arising from additional movements beyond that associated with the existing petrol filling station. Further, given the consultation response from the Highway Authority of no objection, it is considered that the ATM and associated signs would be suitably positioned so as not to cause highway safety concerns.

Other issues

5.6 Concern of crime risk is raised as an issue. The submitted Design and Access Statement which accompanies the application states that crime risk has been considered and that the ATM has been installed in a well-lit open area in full view of pedestrians which aids natural surveillance. Approval has also been gained from the Cash in Transit Company who have considered routes to and from the site to ensure protection of their staff and of any staff and customers at the site.

5.7 Electrical safety and fire risk are also raised as issues of concern. However, these issues are not material planning considerations.

6.0 Conclusion

6.1 Taking into account all of the above, the proposal is considered to be acceptable and in accordance with the relevant policies and The National Planning Policy Framework, and it is therefore recommended that planning permission be granted. As the application is for retrospective planning permission no conditions are required.

RECOMMENDATION Permit

Condition:

1. Nil

16/00911/FUL &
16/00912/ADV



P J Nicholls
3 Ashchurch Road
Tewkesbury
GL20 8DT
E018967

OS MasterMap 1250/2500/10000 scale
03 August 2016, ID: BW1-00550667
maps.blackwell.co.uk

1:1250 scale print at A4, Centre: 390610 E, 233021 N

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comments@maps.blackwell.co.uk

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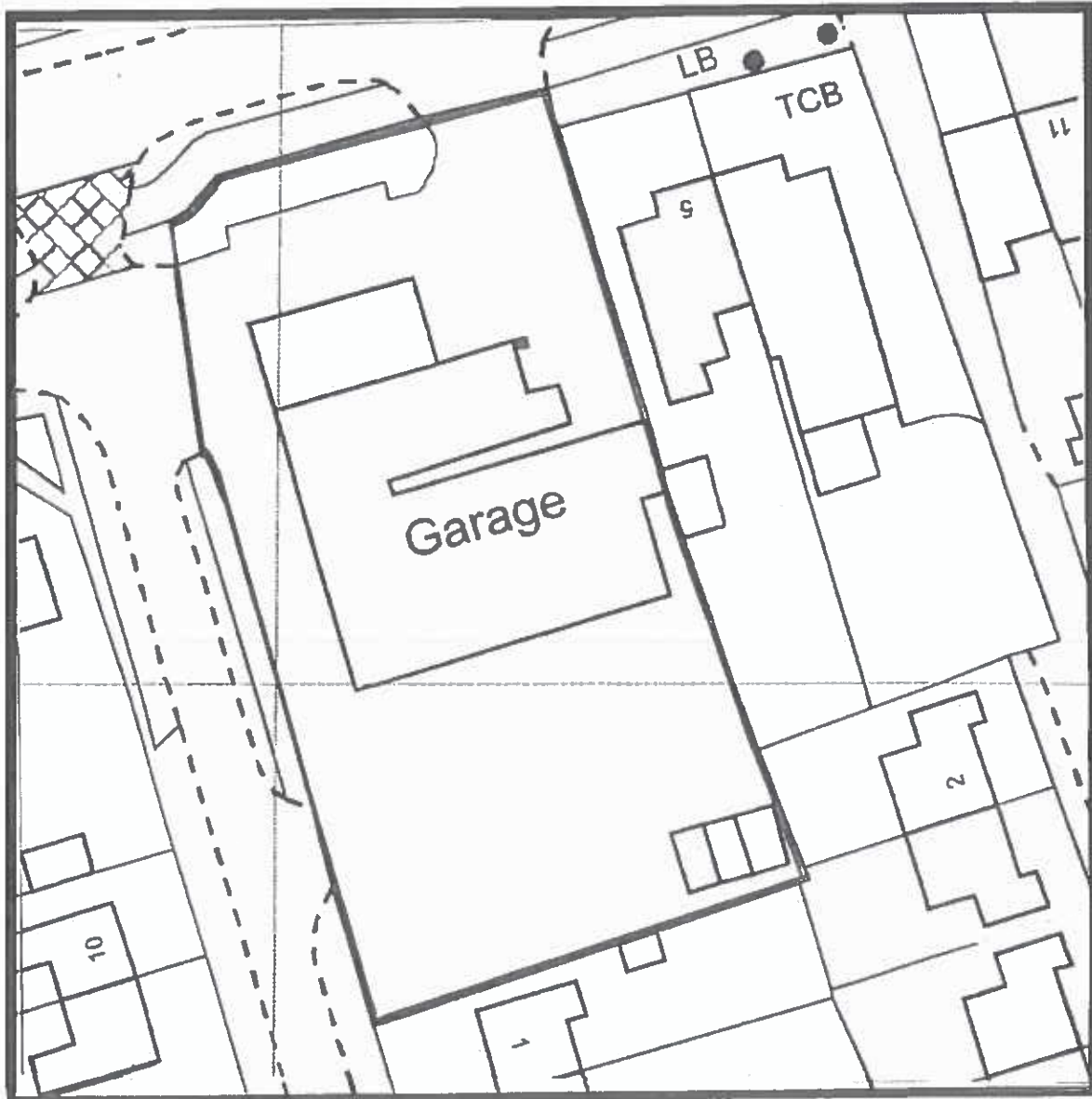
BLOCKPLAN

OUR REF: E018967



SCALE 1:500 @ A4

ATM LOCATION WITH ADVERT SURROUND



ADDRESS: PJ NICHOLLS LTD, ASHCHURCH ROAD, TEWKESBURY, GLOUCESTERSHIRE, GL20 8DT

DO NOT SCALE EXCEPT FOR PLUMBING AND BUILDING REGULATION PURPOSES

GENERAL NOTES

1. LIGHTING TO BE POSITIONED TO AVOID DIRECT GLARE ON THE EYES OF THE USER AND UNWANTED REFLECTIONS FROM THE SCREEN OR OPERATING FEATURES. GLARE FROM LIGHTING TO BE AVOIDED.

2. ALL SIGNAGE TO CONFORM TO BS 6800:2001 SECTIONS 9.2.2 LOCATION & DESIGN OF SIGNS & INFORMATION AND 9.2.3 VISUAL SIGNS.

3. ALL NEW GLAZING CONFORMS TO BS 6808.

4. ALL ELECTRICAL WORK CONFORMS TO BS 7671.

IT IS ASSUMED THAT ALL PRELIMINARY WORKS CARRIED OUT CONTRACTED BY THE SITEWORKER SHOULD BE COMPLETE BY THE PROJECT WORK COMPLETION. ALL WORK SHOULD BE COMPLETED IN ACCORDANCE WITH DEPARTMENTAL BUILDING REGULATIONS TO D AND AMENDMENTS THEREAFTER.

SITE NOTES

FLOOR CONSTRUCTION: TARMAC

SCAN POOL LOCATION BEFORE AND DURING EXCAVATION - EXCAVATE WITH CARE

EXCAVATE SECTION OF RAISED CONCRETE PAVING AND SECTION OF TARMAC PORECOUNT

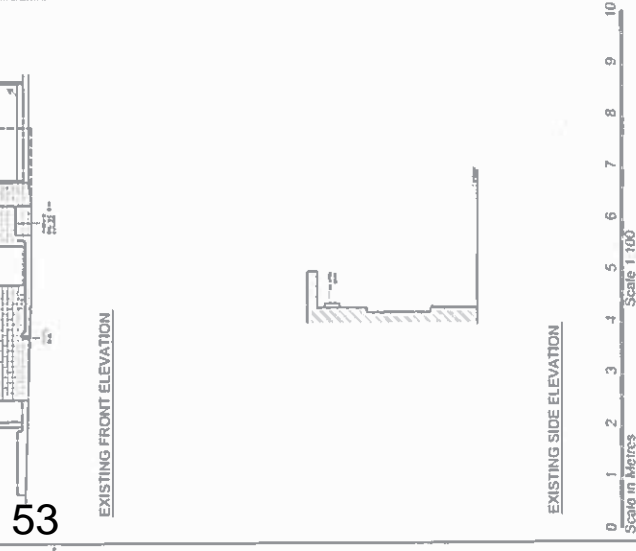
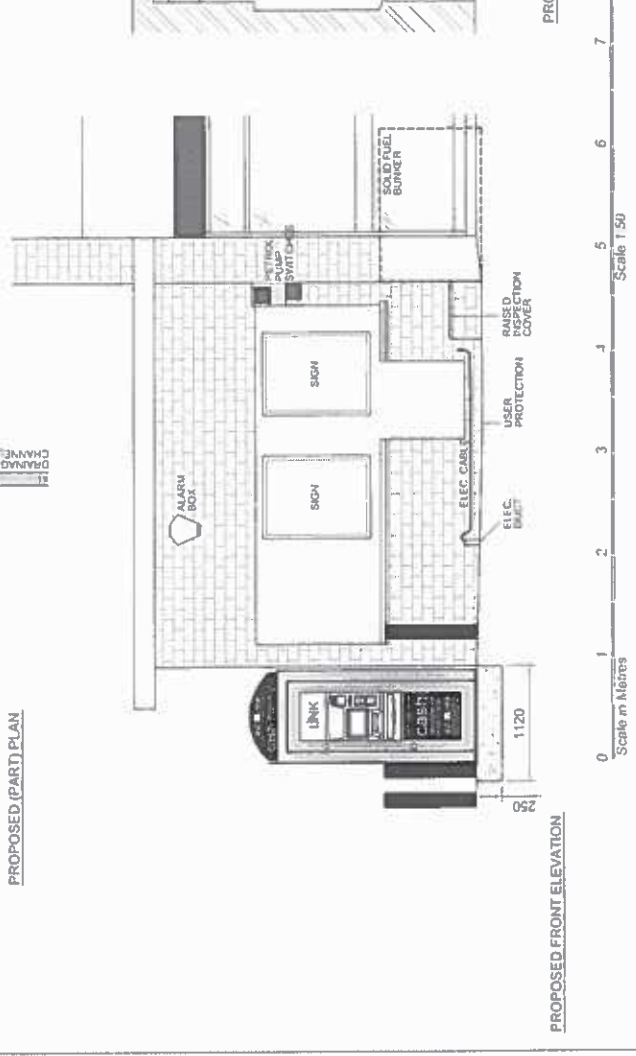
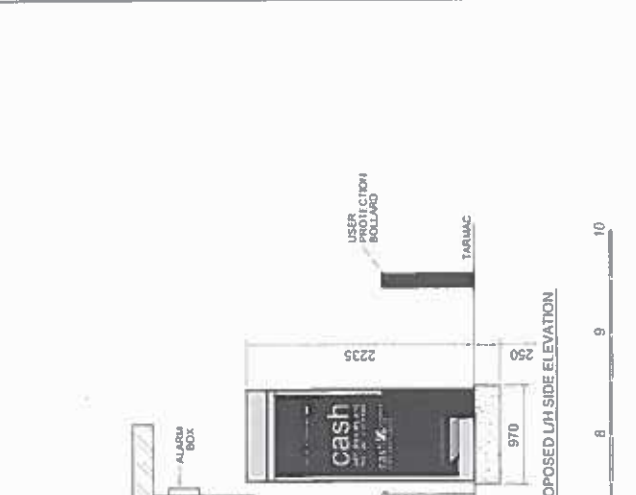
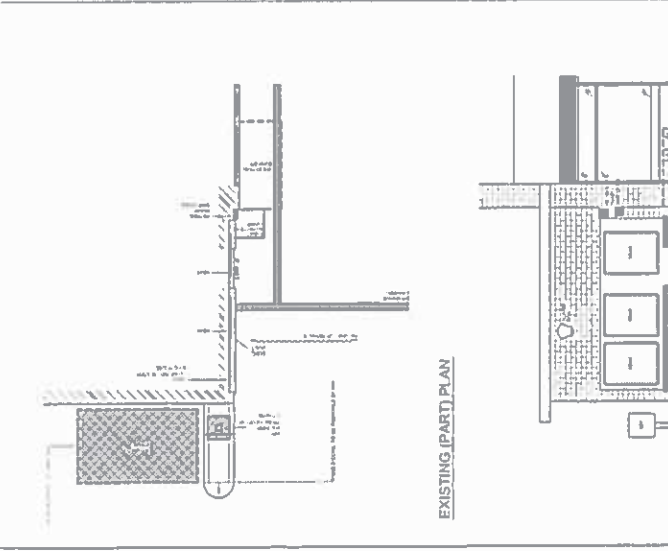
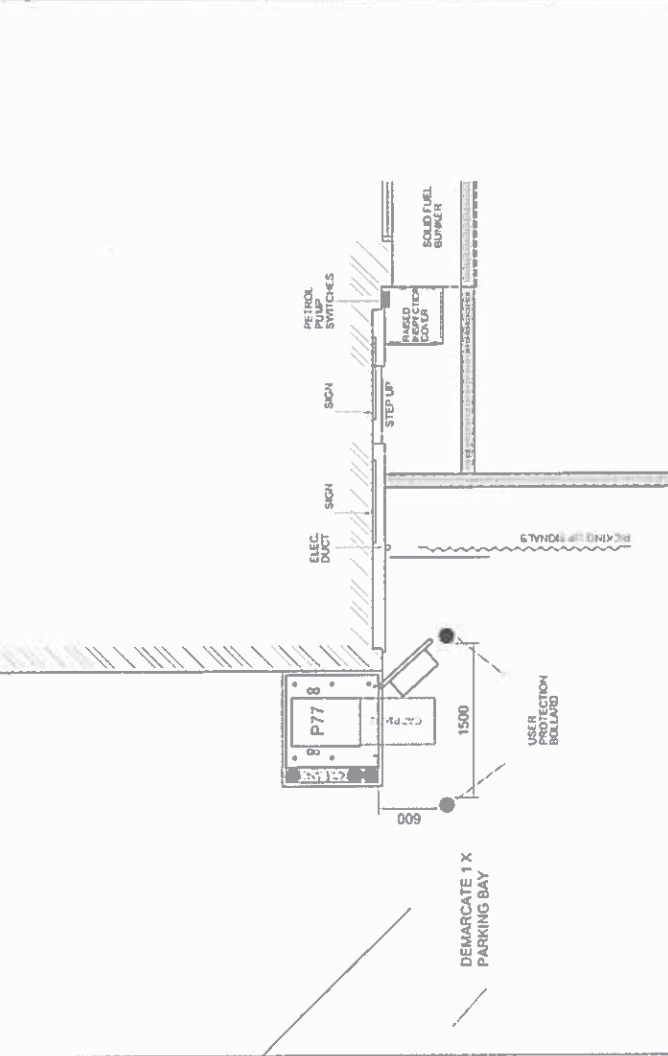
INSTALL: HOME STANDARD BASE FRAME, 9 X BOLLARDS, DUCTING, CONCRETE BASE, P77 POOL, ATM AND ELECTRICS

NO. 100 (CONCRETE) SCAN/ITD P77 POOL (P77 POOL) WITH 100 (CONCRETE) POOL LOCATION SCAN/ITD P77 POOL (P77 POOL) WITH 100 (CONCRETE) BUSHY SITE (P77 POOL) ARRANGEMENTS TRC

WORK TO BE CARRIED OUT BY OTHERS

DEMARCATE 1 X PARKING SPACE

REMOVE 1 X AIR MACHINE AND ALL SUPPORT SERVICES AND PIPING WORK



<p>Scale in Metres</p> <p>0 1 2 3 4 5 6 7 8 9 10</p> <p>Scale 1:100</p>		<p>Scale in Metres</p> <p>0 1 2 3 4 5 6 7 8 9 10</p> <p>Scale 1:50</p>	
<p>PROPOSED AUTOMATED TELLER MACHINE (ATM) INSTALLATION FOR CASUALTY</p>		<p>drawing approval</p>	
<p>DATE: 14/08/18</p> <p>BY: [Signature]</p> <p>PROJECT: 01</p>	<p>NAME: [Blank]</p> <p>POSITION: [Blank]</p> <p>DATE: [Blank]</p>	<p>APPROVED: [Blank]</p> <p>SEALED: [Blank]</p>	<p>new wave installations</p> <p>Cardtronics UNITED KINGDOM</p> <p>A division of Cardtronics Europe</p>
<p>PJ NICHOLLS LTD</p> <p>ASHCHURCH ROAD,</p> <p>TEWKESBURY, GL20 8DT</p>		<p>53</p> <p>21.11</p>	

Valid 31.08.2016
 Grid Ref 390605 233018
 Parish Tewkesbury
 Ward Tewkesbury Newtown

The retention of non illuminated advertising vinyls on free standing ATM

Cardtronics UK Ltd
 PO Box 476
 Hatfield
 AL10 1DT

RECOMMENDATION Consent

Policies and Constraints

Local Plan Policies - GNL13, TPT1
 National Planning Policy Framework
 Planning Practice Guidance

Consultations and Representations

Tewkesbury Town Council - objection with concerns over security and safety for users and the potential traffic impact on the surrounding residential area.

Gloucestershire County Highway Authority - no objection in response to 16/00911/FUL

A total of two representations from local residents have been received:

Representations made:

- Traffic and pedestrian safety
- Light Pollution from the ATM which are clearly visible from properties opposite the garage.
- Crime risk
- Electrical safety and fire risk
- Additional noise from vehicles entering the forecourt to use the cash point
- No need for an additional ATM in the area

Planning Officers Comments: Gill McDermot

1.0 Application Site

1.1 The application site lies on the south side of Ashchurch Road in Tewkesbury and comprises a petrol filling station. To the west boundary of the site is Pyke Road and there are residential properties which surround the site.

2.0 Relevant Planning History

01/00434/ADV - Display of freestanding and fascia signage - split decision 03.05.2001
 05/01611/ADV - Replacement of existing signage with 8 no. externally and internally illuminated free-standing and wall mounted signs - split decision 23.03.2006
 06/00670/ADV - Replacement of existing pole sign with 5.9m. high non- illuminated pole sign. Replacement of existing directional sign with 2.4m. high free-standing, non-illuminated sign (Revised scheme) - consent 01.08.2006

3.0 Current Application

3.1 The current application is for the retention of non-illuminated advertising vinyls on the free standing ATM at P J Nicholls Garage, 3 Ashchurch Road, Tewkesbury.

4.0 Policy Context

National Planning Policy Framework

4.1 Paragraph 67 of The Framework states that, "advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Tewkesbury Borough Local Plan to 2011 (March 2006)

4.2 Policy GNL13 (Advertisements) of the Tewkesbury Borough Local Plan to 2011 (March 2006) is consistent with the aims of the NPPF in terms of its core planning principle to secure a good quality design and is therefore considered to have considerable weight.

5.0 Analysis

5.1 The main issues to consider in this case are amenity and public safety.

Amenity

5.2 Policy GNL13 of the Local Plan states that advertisements and signs will only be permitted where they are well sited, in scale and character with, and of a design appropriate to the building and the locality. Further, paragraph 67 of The Framework states that there is a need to consider whether poorly placed advertisements would have a negative impact on the appearance of the built and natural environment. Further, advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

5.3 The ATM is sited adjacent to the north-east corner of the existing petrol filling station building with two bollards positioned 0.6 m to the front and three bollards adjacent to the east side. The ATM is 2.2 m in height, 0.9 m in width and 0.9 m in depth and has been designed and set at an appropriate height so that it could be used by able bodies and disabled users with space to the front for wheel chair users. The pod which contains the ATM has been applied with a total of five non-illuminated vinyl signs to all sides and which have a black background and mainly white lettering.

5.4 The existing petrol filling station site contains a number of signs, both on the fascia of the existing building and a 5.9 m high free standing pole sign close to the footpath along Ashchurch Road. It is considered that the modest size of the ATM and associated signage along with its siting would not cause an adverse impact upon the amenity of the area, nor cause adverse light pollution and accord with Policy GNL13.

Public safety

5.5 Concerns have been raised of traffic and pedestrian safety. The ATM is sited to the north-east corner of the existing petrol filling station building and the positioning of the front bollards do no project further forward compared with the existing solid fuel bunkers. It is not considered that the ATM would give rise to traffic and pedestrian safety problems arising from additional movements beyond that associated with the existing petrol filling station. Further, given the consultation response from the Highway Authority of no objection, it is considered that the ATM and associated signs would be suitably positioned so as not to cause highway safety concerns.

6.0 Conclusion

6.1 Taking into account all of the above, the proposal is considered to be acceptable and in accordance with the relevant policies and The National Planning Policy Framework, and it is therefore recommended that advertisement consent be granted.

RECOMMENDATION Consent

Condition:

- 1 Standard conditions as overleaf

Valid 09.08.2016

Sub-division of gardens of nos. 18 and 20 York Road, erection of 1 no. bungalow to rear of existing dwellings, and provision of associated vehicular access, driveway, parking and landscaping

Grid Ref 389612 231496

Parish Tewkesbury

Ward Tewkesbury Priors Park

BMG Ltd

C/O Urban Aspects Ltd

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (2012)

Planning Practice Guidance

JCS (Submission Version) November 2014

Tewkesbury Borough Local Plan to 2011 (March 2006) - policies HOU2, HOU5, HEN24 and TPT1

Flood and Water Management Supplementary Planning Document

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Tewkesbury Town Council objects to the application on the grounds that it would be an over development of the site. Tewkesbury Town Council also raises serious concerns over access, and note that suitable visibility has not been demonstrated on the basis that existing car parking provision is within the required splays.

Local Highway Authority raises no objection.

Gloucestershire County Council Archaeologist considers that the application site has low potential to contain any archaeological remains and, for that reason, recommends that no archaeological investigation or recording should be required in connection with this scheme.

The application has been publicised through the posting of 5 site notices and 1 letter of representation has been received in the 21 day statutory consultation period or since. The main points raised relate to:

- Parking, which is at a premium for 18-20 York Road residents. The proposed building would only make space less accessible due to access needed for "bungalow drive through" (i.e. at least 2-3 car parking spaces on York Road would be lost);
- Overcrowding of housing and general facilities;
- os there to be an archaeological search of ground, due to proximity of Queen Margaret's camp?;
- Reference made to bats flying in this area during August/September evenings.

Planning Officers Comments: Emma Blackwood

1.0 Application Site

1.1 The existing dwellings at nos. 18 and 20 York Road are two storey semi-detached houses, designed as chalet-style bungalows, which are attached only by a single storey element on the side elevation of each property. The rear garden within the curtilage of each dwelling currently measures approximately 30 metres in length and 11 metres in width, backing onto the rear garden area of nos. 7 and 8 Somerset Place (see **Location Plan**).

1.2 The site is located within the Residential Development Boundary (RDB) of Tewkesbury, as defined by the Tewkesbury Borough Local Plan to 2011 (March 2006) Proposals Map. The site is not subject to any landscape designations.

2.0 Relevant Planning History

2.1 There is no relevant history to this site however planning permission was granted on 17th June 2008 for a new single storey dwelling and access to the rear of the neighbouring property, no. 16 York Road (reference 07/01507/FUL).

2.2 Pre-application advice was sought in January 2016 for the proposals (reference 16/00008/PRE).

3.0 Current Application

3.1 The application seeks planning permission for the sub-division of the rear gardens of nos. 18 and 20 York Road, and the erection of 1 no. three bed bungalow (with a floor area of approximately 91 square metres) to the rear of these existing dwellings (see attached plans). There is an existing detached bungalow to the west of the site in the rear garden area of the adjacent dwelling at no. 16 York Road (as approved under application reference 07/01507/FUL, as referred to in paragraph 2.1 above), which is accessed from a driveway to the western side of no. 16. The front and rear elevation building lines formed by the proposed bungalow to the rear of nos. 18 and 20 would virtually follow the front and rear elevation building lines formed by the existing detached bungalow at no. 16A York Road. The proposed dwelling would be designed with brickwork and would have a dual-pitched roof with a gable end on each side elevation and a projecting gable element towards the western side of the front elevation (2.4 metres in height to eaves and 4.5 metres in height to ridge), covered with a concrete tile.

3.2 The application also seeks planning permission for the provision of associated vehicular access to the proposed dwelling, driveway, parking and landscaping. It is proposed that the existing single storey element on the side elevation of no. 20 York Road would be demolished, in order to provide a 3 metre wide private driveway in between the two existing dwellings, which would be surfaced in permeable tarmac. A 1.8 metre high close boarded fence would be erected along the boundaries of this proposed driveway. The driveway would provide vehicular access to a turning and parking area located to the front of the proposed dwelling.

3.3 When measured at the longest parts, the rear garden area of the existing dwelling at no. 18 would be reduced to measure some 12 metres in length and 11.5 metres in width, and the rear garden area of no. 20 would be reduced to measure some 12 metres in length and 8 metres in width.

3.4 The proposed dwelling would be provided with a rear garden area some 5 metres deep and 22 metres wide, which would back onto the rear garden area of nos. 7 and 8 Somerset Place. The submitted 'Site Layout' shows that appropriate locally native trees would be provided in the garden area of the proposed dwelling, although precise details have not been provided with the application.

4.0 Policy Context

National Planning Policy Framework

4.1 At the heart of the NPPF is a presumption in favour of sustainable development, of which there are three dimensions: economic, social and environmental. The NPPF does not change the statutory status of the development plan as the starting point for decision making but emphasises the desirability of local planning authorities having an up-to-date plan. According to paragraph 215 of Annex 1 of the NPPF, due weight should be given to relevant policies in existing development plans according to their degree of consistency with the framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given).

4.2 Paragraph 14 of the NPPF indicates that sustainable development should be approved without delay, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or where specific policies within the Framework indicate that development should be restricted.

4.3 Paragraph 17 of the NPPF identifies a set of 12 core land-use planning principles which should underpin both plan-making and decision-taking. These principles specify that planning should, inter alia, always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and take account of the different roles and character of different areas.

4.4 Section 4 of the NPPF relates to "Promoting sustainable transport" and, under paragraph 32, specifies that decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The Development Plan

4.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan comprises the saved policies of the Tewkesbury Borough Local Plan to 2011 (March 2006).

Tewkesbury Borough Local Plan to 2011 (March 2006)

4.6 The application site is located within the RDB of Tewkesbury, as defined by the Tewkesbury Borough Local Plan to 2011 (March 2006). As such, Policy HOU2 of the Local Plan applies, which specifies that residential development proposals will be supported here, provided that such development can be satisfactorily integrated within the framework of the settlement, subject to other Local Plan policies and other material considerations. In all cases, new development must be sympathetically designed in harmony with the scale and character of the settlement, and not adversely affect the character of the settlement by the removal of structures or buildings of interest or the loss of an important open space or other feature.

4.7 Policy HOU5 of the Local Plan specifies that the development or redevelopment of areas covered by policy HOU2 for residential use will be acceptable in principle provided that the proposal:

- i. Respects the existing form and character of the adjacent area and street scene, with any increase in density or extent of built development integrating harmoniously with surrounding land uses;
- ii. Does not result in an unacceptably low degree of residential amenity for existing or proposed dwellings;
- iii. Is of high quality design, layout and materials; and
- iv. Makes provision for appropriate pedestrian, cycle and vehicle access and parking arrangements in accordance with the Council's parking policy consistent with the character of the area.

4.8 Policies HOU2 and HOU5 of the Local Plan are consistent with the core planning principles of the NPPF, to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and to take account of the different roles and character of different areas. Policies HOU2 and HOU5 of the Local Plan are therefore afforded full weight.

Emerging Development Plan

4.9 The emerging development plan will comprise the Joint Core Strategy (JCS), Tewkesbury Borough Plan and any adopted neighbourhood plans. These are all currently at varying stages of development.

4.10 The Submission Version of the JCS (November 2014) is the latest version of the document and sets out the preferred strategy over the period of 2011-2031. Policies SP1 (The Need for New Development), SP2 (Distribution of New Development), SD1 (Presumption in Favour of Sustainable Development), SD11 (Residential Development), SD12 (Housing Mix and Standards), SD15 (Health and Environmental Quality), INF1 (Access to the Transport Network) and INF2 (Safety and Efficiency of the Transport Network) of the JCS are relevant to the development currently proposed under this application. Whilst the emerging plan is now at a more advanced stage, it is not yet formally part of the development plan for the area and the weight that can be attached to its policies will be limited having regard to the criteria set out above.

5.0 Analysis

Principle of Development

5.1 The application site is located within the RDB of Tewkesbury. The principle of new residential development on the site is therefore acceptable provided that the development can be satisfactorily integrated within the framework of the surrounding development, subject to other material considerations and local and national policies, as referred to within section 4 of this committee report.

Impact on Character and Appearance of Area

5.2 The size of rear garden areas of dwellings in the surrounding area varies considerably. The depth of the original rear garden area at no. 16 York Road was reduced following the construction of the dwelling at no. 16A (as approved under application reference 07/01507/FUL).

5.3 The proposed dwelling would follow the general scale, form, facing materials and building line of the existing dwelling at 16A York Road. It is judged that the proposed development would not unreasonably detract from the existing garden areas at nos. 18 and 20 York Road and would not result in a cramped form of development. The submitted Design and Access Statement advises that the ridge height of the proposed dwelling would be approximately 1.9 metres lower than nos. 18 and 20 York Road, 1.4 metres lower than 7 Somerset Place and 0.9 metres lower than the adjacent single storey dwelling. It is considered that the proposed development would not appear overly prominent within the street scene, and would respect the existing form and character of the adjacent area and street scene.

5.4 It is, however, recommended that any approval of planning permission is subject to conditions for samples of the proposed roofing and walling materials to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of building operations, to ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity.

5.5 It is also recommended that a restrictive condition removing permitted development rights for garages, extensions, garden sheds or outbuildings on this site is attached to any planning permission, in order to preserve the spacious character and appearance of the area.

Impact on amenity of adjacent occupiers

5.6 At the closest point the proposed bungalow would be set back approximately 3 metres from the boundary shared with the rear garden area of no. 18 York Road and 15 metres from the rear elevation of the principal dwelling at no. 18. At the closest point the proposed bungalow would be set back approximately 5 metres from the boundary shared with the rear garden area of no. 20 York Road and 17 metres from the rear elevation of the principal dwelling at no. 20.

5.7 The rear garden of the proposed bungalow would back onto the rear garden of nos. 7 and 8 Somerset Place. The rear elevation of the proposed bungalow would be set back approximately 5 metres from this boundary at the closest point, and some 23 metres from the rear elevation of the principal dwelling at no. 7 Somerset Place.

5.8 The western side elevation of the proposed bungalow would be set back approximately 3.5 metres from the eastern side elevation of the existing bungalow at no. 16A York Road.

5.9 By virtue of the scale and form of the proposed bungalow and its proximity to adjacent dwellings, it is considered that there would be no significant adverse effect on adjoining occupiers in terms of overshadowing or overbearing impact.

5.10 There is existing fencing, approximately 1.8 metres high, around the boundaries of the sub-divided site of the proposed dwelling. By virtue of the single storey nature of the proposed dwelling and its proximity to adjacent dwellings, and the extent of existing boundary treatment, it is considered that there would be no significant adverse effect on adjoining occupiers in terms of loss of privacy. The submitted Site Layout shows that 1.8 metre high close boarded fencing would be erected on either side of the proposed private driveway, although details of any other boundary treatments have not been included with the application. The Site Layout drawing further shows that appropriate locally native trees would be provided, which could assist in providing some additional screening. However, precise details of landscaping have not been provided. It is therefore recommended that any approval of planning permission is subject to a planning condition for a comprehensive scheme of landscaping, which shall include proposed boundary treatments.

5.11 It is considered that the proposed development would not unreasonably detract from the garden areas of existing dwellings and that it would retain an acceptable environment for occupiers of the existing dwellings at nos. 18 and 20 York Road,. As the proposed driveway would be used to access only 1 no. dwelling, it is considered that this would not unreasonably affect the amenity of adjoining occupiers in terms of disturbances from the comings and goings of vehicles.

5.12 The proposed dwelling would have a floor area of approximately 91 square metres, would be located in an area predominantly characterised by other residential dwellings, and would be provided with a rear garden area some 5 metres deep and 22 metres wide. It is therefore considered that the proposed bungalow would provide an acceptable living environment for future occupiers.

Impact on Highway Safety

5.13 The site is adjacent to a Class 4 highway, and there are footways and street lighting in the area. Currently, both dwellings at nos. 18 and 20 York Road have a private driveway providing an off-road parking space for one vehicle. There is existing on-street parking on the edge of the highway, to the front of nos. 18, 20, 22 and 24 York Road, with cars here parking perpendicular to the road.

5.14 The proposed dwelling would be accessed through this on-street parking area. The proposed development includes the provision of a 3 metre wide private driveway surfaced in permeable tarmac, providing vehicular access to an area located to the front of the proposed dwelling which would provide 2 no. parking spaces and manoeuvring space to enable vehicles to enter the highway in forward gear.

5.15 As part of the pre-application enquiry (reference 16/00008/PRE) the Local Highway Authority researched the recorded collision data and advised that there was no personal injury data recorded at this location. Given that there is no history of incidents in York Road the Local Highway Authority did not consider that the increase in vehicle trip generation on the surrounding highway network would be considered to be severe.

5.16 The Agent for this application considers that highway safety would be improved as a result of the proposed development as, rather than a car reversing back into the highway with no visibility from the existing parking space, cars would leave the application site in a forward gear. A "Visibility Splays" drawing has been submitted (see 'Visibility Splays') which, the Local Highway Authority advises, shows that the required visibility splays are achievable. The Local Highway Authority raises no objection to the proposal, and it is considered that the residual cumulative impacts of the proposed development on highway safety would not be severe.

Other Issues

5.17 Concern has been raised due to the proximity of Queen Margaret's camp which is a designated Scheduled Monument. In view of the presence of numerous existing houses adjacent to the Scheduled Monument, the County Archaeologist considers that the proposed development would have no significant additional impact on the Scheduled Monument or its setting. The Archaeologist further advises that the potential for the periphery of the Scheduled Monument to contain archaeological remains was investigated in 2007, prompted by a development proposed to the rear of 16 York Road, to the immediate west of the current application site. No evidence for any archaeological remains was found at that time and on that basis the Archaeologist considers that the current application site has low potential to contain any archaeological remains. For that reason it is recommended that no archaeological investigation or recording should be required in connection with this scheme.

6.0 Summary

6.1 Taking into account all of the above, the proposal is considered to be acceptable and in accordance with the relevant policies, and it is therefore recommended that planning permission is granted subject to conditions.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with details on the application form and the Design and Access Statement and drawing nos. "02" (entitled "Site Layout"), "03" (entitled "Site Section A-A), "04" (entitled "Floor Plan and Elevations") and "05" (entitled "Site Levels") received by the Local Planning Authority on 9th August 2016, approved drawing no. "06" (entitled "Visibility Splays") received by the Local Planning Authority on 9th September 2016, and any other conditions attached to this permission.
- 3 Prior to the commencement of building operations, samples of the roofing and walling materials proposed to be used on the bungalow hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the samples so approved.
- 4 Prior to the commencement of building operations, a comprehensive scheme of landscaping, which shall include proposed boundary treatments and the proposed new landscaping scheme on scaled drawings accompanied by a written specification clearly describing the species, sizes, densities and planting numbers, shall be submitted to and approved in writing by the Local Planning Authority. The submitted drawings shall also include accurate details of all existing trees and hedgerows with their location, species, size, condition, any proposed tree surgery and which are to be removed and how those to be retained are to be protected during the course of development (a tree protection plan to BS5837:2005).
- 5 All planting, seeding or turfing in the approved details of landscaping as required by condition 4 of this approval shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- 6 Prior to the occupation of the bungalow hereby permitted, the vehicular access, private driveway, car parking and manoeuvring facilities, as shown in approved drawing nos. "02" (entitled "Site Layout") and "05" (entitled "Site Levels") received by the Local Planning Authority on 9th August 2016 and approved drawing no. "06" (entitled "Visibility Splays") received by the Local Planning Authority on 9th September 2016, shall be completed in all respects in accordance with the approved plans and details, and shall be similarly maintained thereafter for that purpose.
- 7 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no windows or roof lights shall be installed above ground floor ceiling height without the prior express permission of the Local Planning Authority.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no private car garages, extensions, garden sheds or outbuildings of any kind (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.
- 9 The proposed dwelling shall be constructed in full accordance with the levels details shown on drawing nos. "03" (entitled "Site Section A-A) and "05" (entitled "Site Levels") received by the Local Planning Authority on 9th August 2016.

Reasons:

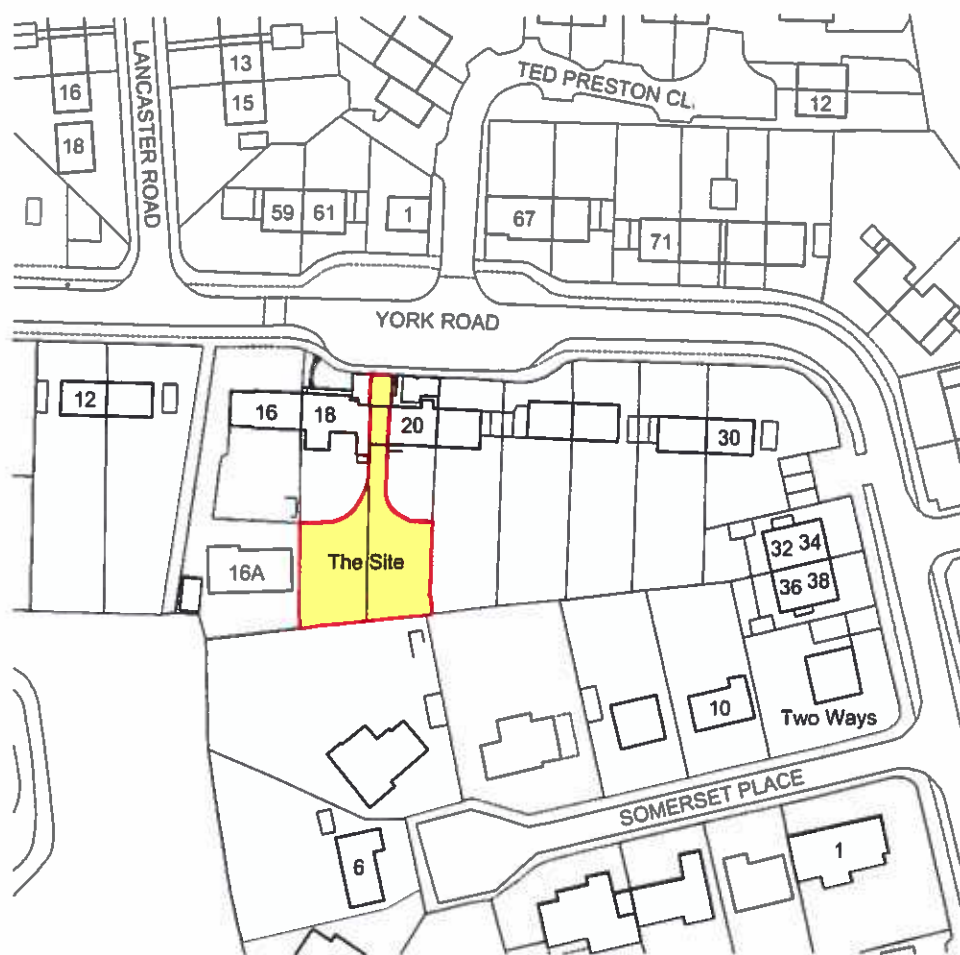
- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Tewkesbury Borough Local Plan to 2011 (March 2006).
- 3 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the principles of the National Planning Policy Framework (2012).
- 4 To safeguard the privacy of residents in the locality and to preserve and enhance the visual amenities of the locality, in accordance with Policies HOU5 and LND7 of the Tewkesbury Borough Local Plan to 2011 (March 2006) and the principles of the National Planning Policy Framework (2012).
- 5 To preserve and enhance the visual amenities of the locality in accordance with Policies HOU5 and LND7 of the Tewkesbury Borough Local Plan to 2011 (March 2006) and the principles of the National Planning Policy Framework (2012).
- 6 To ensure adequate off road parking is provided in the interests of highway safety in accordance with Policy TPT1 of the Tewkesbury Borough Local Plan to 2011 (March 2006) and the principles of the National Planning Policy Framework (2012).
- 7 To safeguard the privacy of residents in the locality in accordance with Policies HOU2 and HOU5 of the Tewkesbury Borough Local Plan to 2011 (March 2006) and the principles of the National Planning Policy Framework (2012).
- 8 To preserve and enhance the visual amenities of the locality in accordance with Policies HOU2 and HOU5 of the Tewkesbury Borough Local Plan to 2011 (March 2006) and the principles of the National Planning Policy Framework (2012).
- 9 To preserve the visual amenities of the locality and to safeguard the privacy of residents in the locality in accordance with Policies HOU2 and HOU5 of the Tewkesbury Borough Local Plan to 2011 (March 2006) and the principles of the National Planning Policy Framework (2012).

Note:

1 **Statement of Positive and Proactive Engagement**

In accordance with the requirements of the National Planning Policy Framework (2012) the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

- 2 This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.
- 3 A fee is payable where written confirmation is required that one or more conditions imposed on this permission have been complied with. The fee is £97 per request. The fee must be paid when the request is made.



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Client				BMG			
Project				Land at 18 & 20 York Road, Tewkesbury			
Drawing Title				Location Plan			
Date	Scale	Drawn	Status	Job No.	Dwg No.	Rev.	
June 2016	1:1250 @ A4	GMP	PA	BMG16.01	01	-	




URBAN ASPECTS
LAND · PLANNING · DESIGN

3501A



Key	
1	Permeable Tarmac
2	Concrete Paving Slabs
3	1.8m High Close Boarded Fence
4	Areas of Soft Landscaping
5	Turfed Rear Garden
6	Appropriate Locally Native Trees

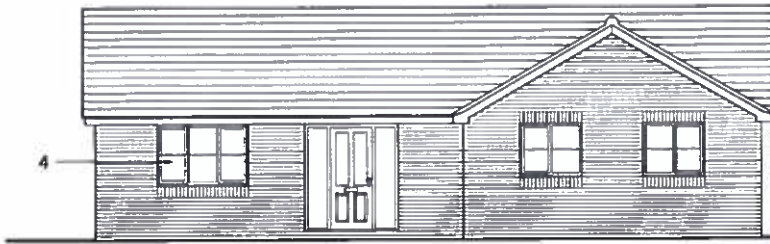
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Client		BMG					
Project		Land at 18 & 20 York Road, Tewkesbury					
Drawing Title		Site Layout					
Date	Scale	Drawn	Status	Job No.	Org No.	Rev.	
June 2016	1:500 @ A4	GMP	PA	BMG16.01	02	-	

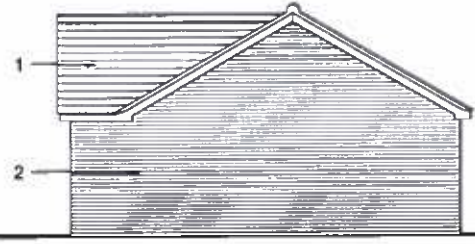
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www.urbanaspects.co.uk



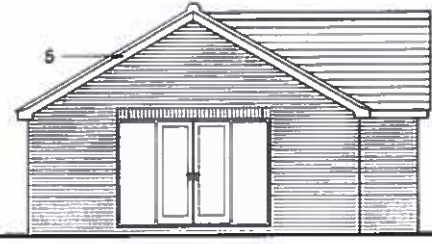
Front (North) Elevation



Side (West) Elevation



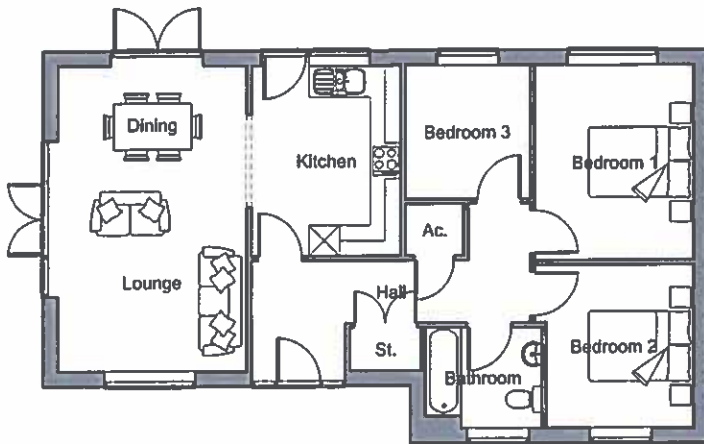
Rear (South) Elevation



Side (East) Elevation

Materials

1	Concrete tiles to approved sample
2	Facing brickwork to approved sample
3	Brick soldier course heads and sills
4	White PVCu windows and doors
5	White PVC fascias and barge boards



Floor Plan

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Client				BMG		
Project				Land at 18 & 20 York Road, Tewkesbury		
Drawing Title				Floor Plan & Elevations		
Date	Scale	Drawn	Status	Job No.	Dep. No.	Rev.
June 2016	1:100 @ A3	GMP	PA	BMG16.01	04	-

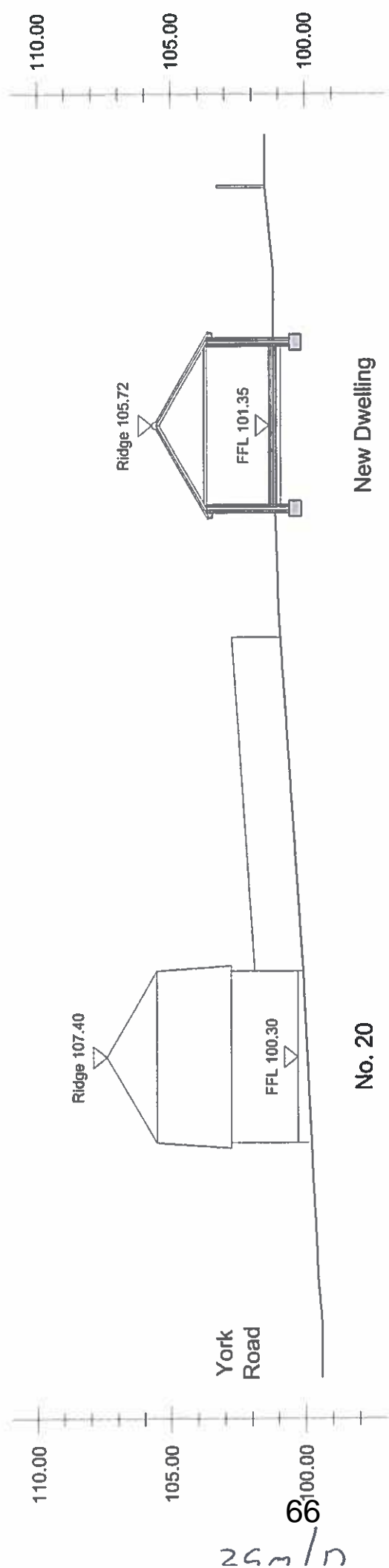


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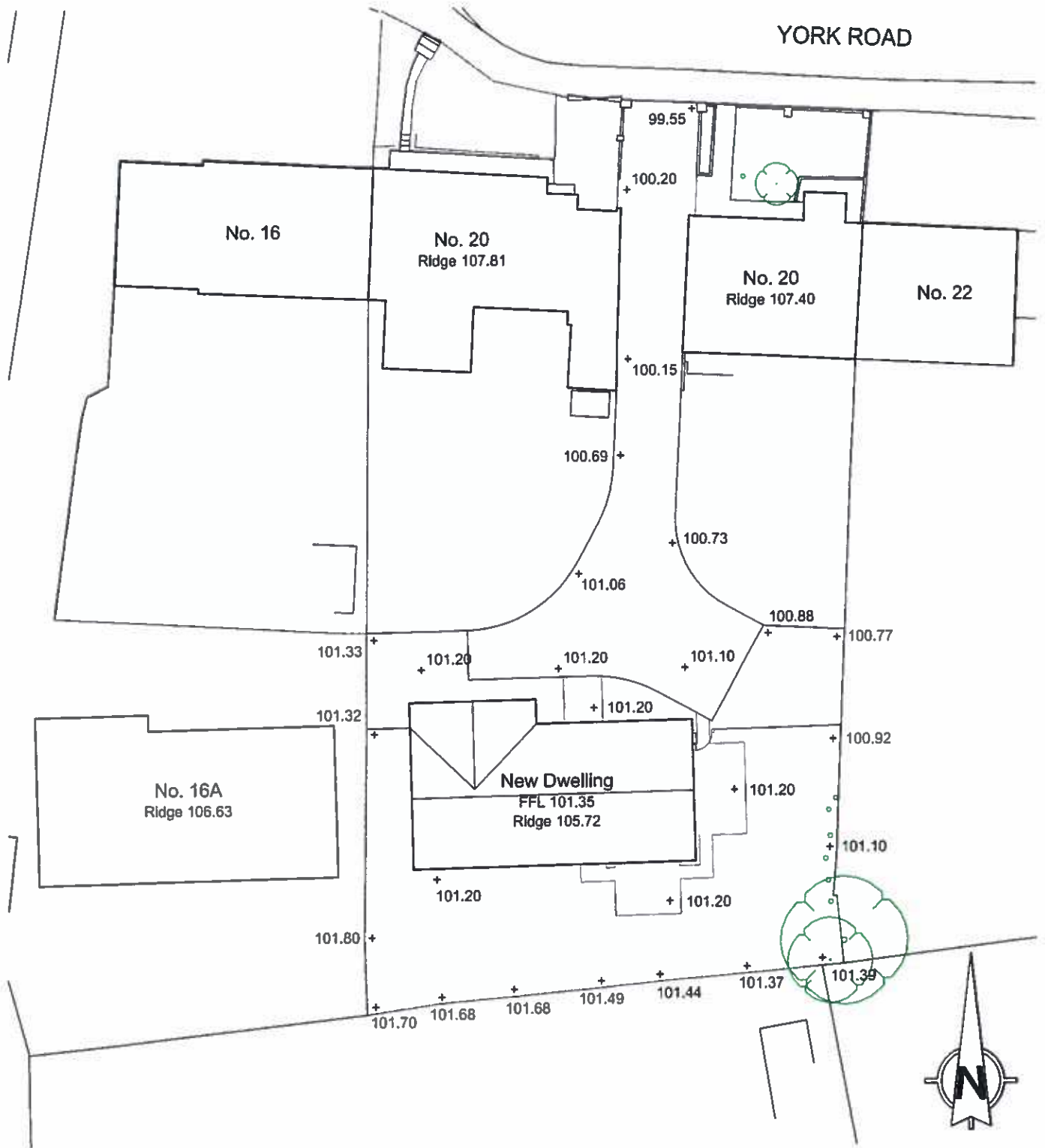
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		BMG		All No. BMG16.01	
Land at 18 & 20 York Road, Tewkesbury					
Site Section AA					
Date	Scale	Drawn	Checked	PA	Rev.
June 2016	1:100 @ A2	GMP			03

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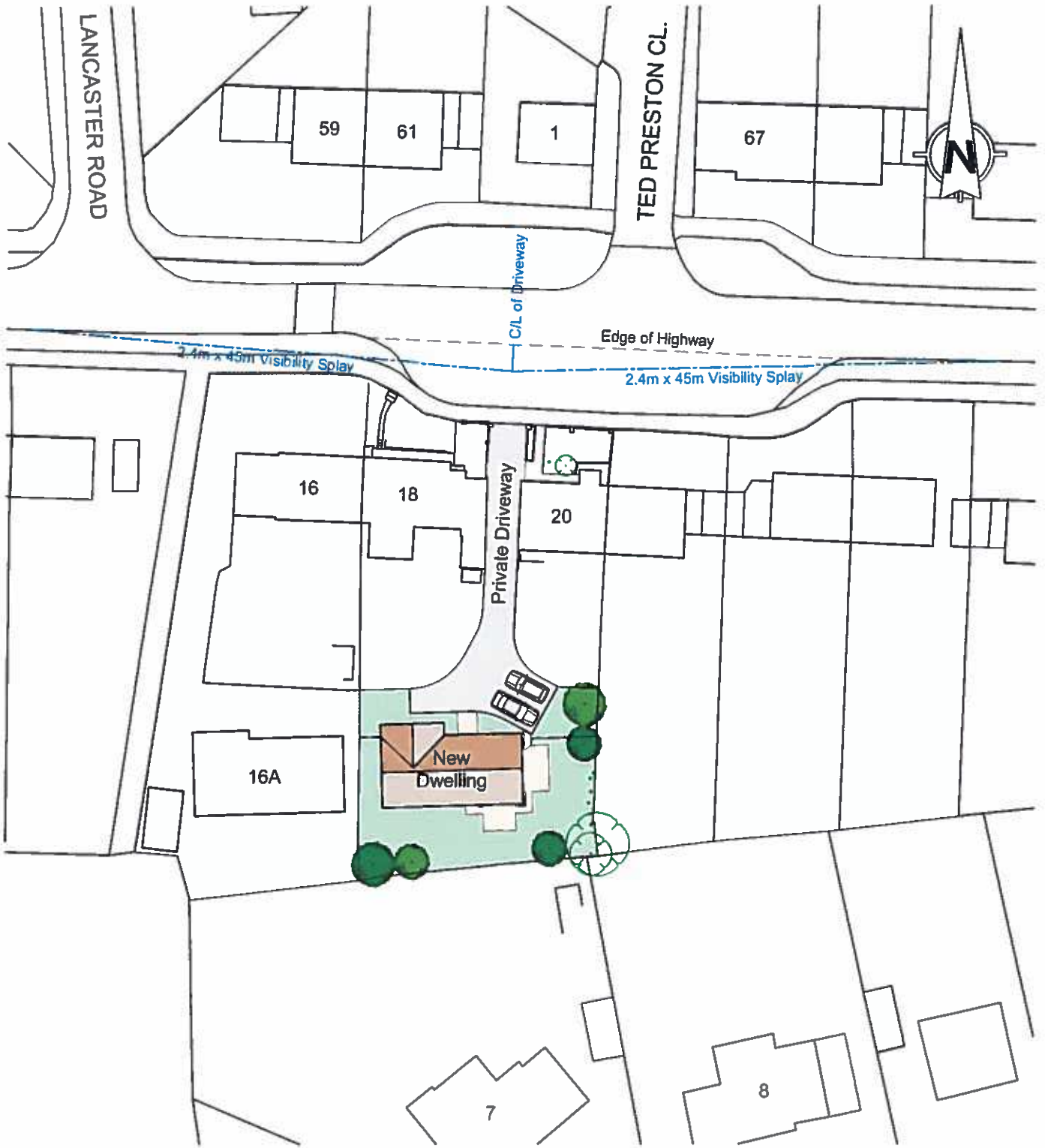
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Client		BMG					
Project		Land at 18 & 20 York Road, Tewkesbury					
Drawing Title		Site Levels					
Date	Scale	Drawn	Status	Job No.	Drw No.	Rev.	
June 2016	1:250 @ A4	GMP	PA	BMG16.01	05	-	


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Client		BMG					
Project		Land at 18 & 20 York Road, Tewkesbury					
Drawing Title		Visibility Splays					
Date	Scale	Drawn	Status	Job No.	Org No.	Rev.	
Sept 2016	1:500 @ A4	GMP	PA	BMG16.01	06	-	

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397/f

16/00663/APP

Part Parcel 0085, Land West Of Bredon Road, Bredon Road

7

Valid 11.06.2016

Reserved Matters details of layout, scale, external appearance and landscaping for the development of 68 residential units, along with public open space and associated drainage and highways infrastructure, pursuant to outline permission ref: 14/00211/OUT.

Grid Ref 390092 233944

Parish Tewkesbury

Ward Tewkesbury Town With
Mitton

Bellway Homes Limited (South West)

The Hub
500 Park Avenue
Aztec West
Almondsbury
BS32 4RZ

RECOMMENDATION Delegated Approve

Policies and Constraints

NPPF

Planning Practice Guidance

JCS (Submission Version) November 2014

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policies GNL2, GNL11, TPT1, TPT3, TPT6, EVT5, EVT9, LND4, LND7, RCN1, RCN2, NCN5

Flood and Water Management Supplementary Planning Document

Landscape Protection Zone

Class II Highway (B4048)

Adjoins floodplain of River Avon

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Town Council - Original Plans - Objection - Drainage and flooding concern. We believe that the local sewerage system and local infrastructure will not be able to support the impact of the proposal and increase flood risk. Loss of a greenfield site. **Revised plans** - Objection - housing within flood zone 1 and open spaces encroaches zone 2. This is contrary to government legislation relating to building in the flood plain.

Wychavon District Council - No comments.

Gloucestershire County Council Highways - Generally satisfied with the proposed highway layout however raised a number of issues relating to the Road Safety Audit, visibility, layout, vehicle tracking and bin storage/collection.

Environment Agency - No objection in principle to those parts of the site located within Flood Zone 1 and 2 being used for residential development. The details show that as a result of highways build out and layout raising of ground levels will occur within Flood Zone 3 as defined by the 13.11m AOD(N) contour. This is unacceptable based on previous indicative layouts which positioned all built development outside the area of high flood risk. It is also noted that a number of the surface water attenuation features are also located within Flood Zone 3 and we question their ability to perform over the lifetime of the development in this location. To overcome our objection Flood Zone 3 should be clearly delineated on all proposed layout plans and show no raising of ground levels within this area or built development including any surface water attenuation features. We can confirm all finished floor levels of the proposed properties have been set above the minimum required level of 13.75m AOD(N).

Lead Local Flood Authority - No comments.

Local residents - 12 letters have been received raising the following concerns:

- Unable to identify open space designed for recreational activity
- Query raising of ground levels
- Potential loss of light impact
- Flood risk concerns and details of water run-off required
- Local amenities and infrastructure would be unable to cope with new development
- Harmful to character of area
- Safety concerns regarding access to Trafalgar Road
- Harmful to wildlife and their habitat
- Traffic concerns

Planning Officers Comments: Miss Joan Desmond

1.0 Introduction

1.1 The site is located on the northern edge of the town on the western side of Bredon Road and measures approximately 2.89 ha in area (**see attached location plan**). It adjoins the Bredon Road housing site to the south west and abuts onto the Borough boundary with Wychavon District Council to the north

1.2 The land lies within the Landscape Protection Zone, as designated in the Local Plan, and adjoins the floodplain of the River Avon to the west. The land slopes steeply upwards to Bredon Road.

2.0 Relevant History

2.1 Two applications were submitted to extend the Bredon Road housing site on this land in 2007. The application for land known as Area 1 (Ref: 07/01758/FUL) relates to the land to the west and the application, known as Area 2, relates to the higher land to the north east (Ref: 07/01757/FUL). Both these applications were refused on the grounds of landscape harm; poor design and inadequate provision for education, pedestrian, cycle and public transport and recreational open space. The application for 23 units on Area 1 was allowed on appeal in 2008 and this permission was renewed in 2011 (Ref: 10/01255/FUL). This permission is still extant as work has commenced on site. The appeal against the refusal of permission for the erection of 56 dwellings on Area 2 was withdrawn in 2008.

2.2 An outline application for residential development on land west of Bredon Road with associated open space and new access (14/00211/OUT) was refused permission in 2014 but was subsequently allowed on appeal in August 2015.

3.0 Current Application

3.1 The proposals seek reserved matters approval for layout, scale, external appearance and landscaping for the development of 68 residential units, along with public open space and associated drainage and highways infrastructure granted outline planning permission under 14/00211/OUT. The main vehicular access is off Bredon Road with a vehicular link provided to Trafalgar Road, as previously permitted for the 23 unit scheme (**Plans will be displayed at Committee**).

4.0 Analysis

4.1 The key issues to be considered in relation to this reserved matters application are considered to be design and layout, landscape and visual impact, highways and parking issues, affordable housing provision and flood risk/drainage.

Design and Layout

4.2 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56). Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. At paragraph 57 the NPPF advises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Similarly Policy SD5 of the JCS (Submission Version November 2014) seeks to encourage good design and is consistent with the NPPF.

4.3 The Design and Access/Compliance Statement states that the layout follows the design intent and constraints set out by the Outline Planning Approval. Access and spine road connect through to a new secondary vehicle access to the new residential area. The proposal includes a mix of dwellings including apartments and houses of differing types and sizes ranging from 1 bedroom apartments through to 2, 3 and 4 bedroom family homes. The Public Open Space is provided on the outer edges of the development. The layout of the scheme has been based around the creation of access roads branching off into secondary routes that have been designed to ensure safe, well overlooked places.

4.4 The Urban Design Officer(UDO) expressed concerns relating to the layout which it was felt would result in a poor relationship between dwellings and would create an unattractive environment. It was felt that parking courts should be used as a last resort and that other options should be explored. The architecture of the house types was felt to be uninspiring, as standard housetypes were being proposed that did not represent an attempt to respond to local vernacular or character. There were several instances of closeboard fencing onto public open space. Where rear or side boundaries are in prominent positions that are visible from the public realm, the boundary treatment should be brick walling. It was felt that the original scheme did not comply with the outline application and did not represent good design.

4.5 Concerns were also raised in respect of the proposed materials and scale of the development and its visual impact on the landscape. Following negotiations with the applicant, amended plans have been received and the UDO considers that the layout is now acceptable and the house types are much improved. However concerns relating to the use of close boarded fencing to plots adjacent to public open space have not been addressed. It is also felt disappointing that close board fencing is proposed in the parking court as the material quality of the parking court could help to improve the quality of the space. The UDO also queries the merit of retaining the existing boundary treatments with the existing MUGA and POS which it is felt may impede integration and accessibility of the new development with this space. There are also concerns relating to the type of external materials to be used but these outstanding concerns could however, be addressed by a planning condition requiring details of boundary treatments and materials to be approved.

4.6 Overall, the proposals, as amended, have followed advice given and have developed an improved layout and house types that reflects the aims and objectives of national and local design advice and have followed the principles of the outline planning permission.

Landscape and Visual Impact

4.7 One of the core planning principles of the NPPF sets out that the planning system should recognise the intrinsic character and beauty of the countryside. Section 11 of the NPPF sets out that the planning system should contribute to and enhance the local environment by, amongst other things, protecting and enhancing valued landscapes. The Site lies within the Landscape Protection Zone (LPZ), as identified in the Local Plan which is a valued landscape. Within the LPZ special protection is given to the visual amenity of the river environment. Furthermore, Policy LND7 of the TBLP states that new development proposals should require the provision of a high quality landscaping scheme which will form an integral part of the overall development.

4.8 The landscape strategy proposes mitigation through the provision of a new green infrastructure which would provide a more sensitive transition between the urban edge and the open countryside. The green infrastructure is also intended to protect the visual amenity of the existing neighbouring residents. It is stated that a robust green boundary would be provided to the rural / urban margin to strengthen the rural character of the development. Along the northern boundary tree planting would maintain gaps to ensure intervisibility with the adjoining landscape and better reflect the present landscape pattern. Where structurally beneficial, mixed ornamental planting has been incorporated to front gardens and boundary treatments and where space permits, hedges are incorporated into street frontages to give clear definition to individual gardens and contribute to street character.

4.9 Structural tree planting has been included along the northern eastern boundary to limit open views of the development when viewed from the north east on the approach to Tewkesbury. An intermittently open boundary has been proposed to the north to enable limited intervisibility with the adjoining landscape.

4.10 The Council's Landscape Officer (LO) had raised concerns about the landscape strategy and commented that given the visual prominence of the site it is important that the visual prominence of housing is minimised, and the landscape context of this development fully addressed, given that the proposed houses are positioned within relatively close proximity to the highway frontage. The existing areas of planting and hedges parallel to the B4080, form part of the landscape setting of the proposed development, and further planting and landscape management in these areas, was felt to be desirable to satisfactorily break up and filter views into the site. It was felt that the landscape proposals should be further developed, to make use of the existing planting areas and to manage areas of existing planting to both enhance and mitigate the impact of this development. In terms of its wider river valley landscape impact, it was felt that the landscape mitigation and enhancement of the development did not fully address the wider landscape issues, and how the development could be more sympathetically integrated within the wider river valley context. There remained potential and scope to consider providing additional planting that would visually soften the impact of housing that would be seen from public footpaths from across the river valley to the west. This planting was also required to reduce the potential visual impact of the proposed housing, which would be visible at some distance from across the river valley. It was also felt that additional street tree planting should be provided.

4.11 Revised plans have been submitted which sought to address these concerns and the LO has commented that the revised landscape proposals address the landscape issue of softening the visual edge of the development, and the landscape and visual impacts of integrating the proposed development within the setting of the wider river valley landscape. The landscaping proposals now include street trees, appropriate shrubs and herbaceous planting to enhance the general street scene, public spaces and with wildflower meadows and native species planting to provide biodiversity benefits. Further information has been requested so that the landscape condition (8) attached to the outline permission has been fully satisfied.

4.12 In conclusion, it is considered that the scale and landscape strategy of the proposal are such that it would have an acceptable impact on the character and appearance of the area. Furthermore, the impact of the development is further mitigated by appropriate landscaping. The outline planning permission combined with the reserved matters would therefore represent an appropriate urban to rural transition and an appropriate form of development along the Bredon Road. Further information has been requested to satisfy Condition 8 attached to the outline permission and **Members will be updated at Committee.**

Highways and parking issues

4.13 Policy TPT1 requires that highway access be provided to a safe and appropriate standard for proposed development. This is consistent with the advice at Paragraph 32 of the NPPF which requires that (inter alia) a safe and suitable access to the site can be achieved for all people.

4.14 The main access to the development from the Bredon Road (B4080) was approved as part of the outline permission. This reserved matters application is therefore concerned only with the internal road layout and parking provision. An approved vehicular link to Trafalgar Road is proposed to be used at the southern part of the site.

4.15 The submitted Highways Strategy states that the traffic calming would be formed via use of naturally speed controlling bends within the proposed layout to encourage low vehicle speeds. Also to compliment the development visitor parking would be used in key areas, to ensure safe passage throughout the development for larger refuse vehicles where required. Appropriate levels of car parking are provided in accordance with the accessibility of the site and the proposed type and mix of housing.

4.16 County Highways (CH) has reviewed the submission and are generally satisfied with the proposed highway layout but raised a number of issues that required further attention including the Road Safety Audit, visibility splay details and vehicle tracking details. Further details have been submitted but at the time of writing the report no formal response has been received from the CH in relation to the revised details /layout. **Members will be updated at Committee.**

Affordable Housing provision

4.17 The proposals include the provision of 24 affordable homes in accordance with the agreed S106 attached to the outline planning permission. The affordable provision is set at 35% and provides a variety of sub-tenure homes as agreed with the local Housing Association provider, and includes a mix of social rent, affordable rent and shared ownership. In accordance with the requirements established through the outline planning permission, 20% of the affordable housing is provided as social rent, with 80% provided as affordable rent and shared ownership. Distribution of affordable units has ensured tenure mixed streets and avoided clustering.

4.18 The Council's Housing Enabling Officer has confirmed that the development meets the agreed planning permission and section 106 legal agreement requirements and has advised that the layout/location of the affordable housing is suitable.

Flood Risk and Drainage

4.19 The NPPF states at paragraph 100 that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. This advice is reflected at Policy EVT5 of the TBLP which requires (inter alia) that that development should not be at unacceptable risk from flooding or exacerbate or cause flooding problems. Furthermore, Policy EVT9 of the Local Plan requires that development proposals demonstrate provision for the attenuation and treatment of surface water run-off in accordance with sustainable drainage systems (SUDS) criteria.

4.20 In this instance the Environment Agency (EA) have been consulted on the reserved matters submission and initially commented that whilst the EA had no objection in principle to those parts of the site located within Flood Zone 1 and 2 being used for residential development, they objected to the development as the layout indicates that highways build out and raising of ground levels would occur within Flood Zone 3 as defined by the 13.11m AOD(N) contour. Previous indicative layouts had positioned all built development outside the area of high flood risk. To overcome their objection the EA has advised that Flood Zone 3 should be clearly delineated on all proposed layout plans and should show no raising of ground levels within this area or built development including any surface water attenuation features.

4.21 In light of the EA objection, revised plans have been submitted. The accompanying documents state that it is apparent that there are some discrepancies in respect of agreed flood zones and how those flood levels are applied to the site. It is considered that the extent of Flood Zone 3 is the red line development boundary (approximately 12.92m AOD) hence it is proposed that the entire development site lies outside of this flood zone. It is acknowledged however, that there is a slight encroachment of flood Zone 2 within the site which is restricted to a narrow margin along the western boundary.

4.22 The EA has confirmed that all finished floor levels of the proposed properties have been set above the minimum required level of 13.75m AOD(N) however the Agency's comments on the revised plans are awaited. **An update will be provided at Committee.**

Residential Amenity

4.23 One of the core planning principles of the NPPF is to ensure a good standard of amenity for all existing and future occupants of land and buildings. This advice is reflected in Policy SD15 of the JCS (Submission Version) which seeks to ensure that new development does not cause an unacceptable harm to local amenity including amenity of neighbouring occupants.

4.24 The nearest properties to this site are those that front onto the Bredon Road and those on the new development accessed off Trafalgar Road. Given the orientation of the properties, distances and existing landscaping it is not considered that the development would have a significant adverse impact on their amenity. Relationships between the proposed dwellings are similarly considered to be acceptable.

5.0 Conclusion

5.1 The proposals have progressed the outline planning permission and propose an acceptable and high quality development that would be well integrated within the built and natural environment. Further comments are however awaited from the County Highways Authority and the Environment Agency. It is therefore recommended that **Approval be delegated to the Development Manager subject to the receipt of satisfactory comments from the Environment Agency and County Highways and required information to fully satisfy Condition 8 attached to the outline planning permission.**

RECOMMENDATION Delegated Approve

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed below:
 - 8251 PL03 Rev P;
 - 8251 PL09 Rev B
 - 8251 PL20 - PL 25 Rev D;
 - 8251 PL26 Rev C;
 - 8251 PL27 Rev D;
 - 8251 PL29 Rev C;
 - 8251 PL30 Rev D;
 - 8251 PL25 Rev D;
 - 8251 PL12;
 - 8251 PL13;
 - 16053.101 Rev C;
 - 16053.102 Rev C;
 - ENG_101 Rev C;
 - ENG_410 Rev F.
 - ENG_400 Rev B;
- 2 Notwithstanding the submitted details, building operations shall not be commenced until samples of the external materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.
- 3 Notwithstanding the submitted details, no development shall take place until full details of the proposed boundary treatments have been submitted to and approved by the Local Planning Authority. The approved boundary treatments shall be implemented in accordance with a timetable of works to be submitted to and approved by the Local Planning Authority.

Reasons:

- 1 For the avoidance of doubt and in the interest of proper planning.
- 2 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the NPPF.
- 3 In the interests of visual amenity to accord with the NPPF.

Note:

1 **Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating to improve the layout and design of the development.

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19/01/2016 0.000 Descriptions

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project

BREDON ROAD, TEWKESBURY

client

BELLYWAY HOMES

drawing

SITE LOCATION PLAN

status

PLANNING

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No.	Date	Descriptions
B	24.06.16	Elevations amended following LPA and client comments.
C	26.06.16	Elevations amended following LPA and client comments.
D	31.08.16	Elevations amended following client comments.
E	18.10.16	Chimney location revised

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BREDON ROAD TEWKESBURY

Client
BE LWAY HOMES

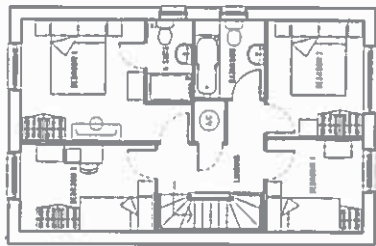
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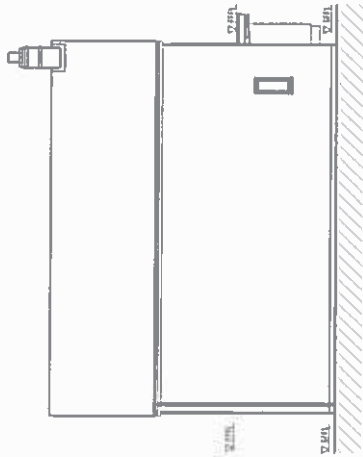
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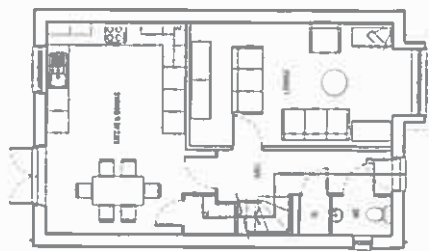
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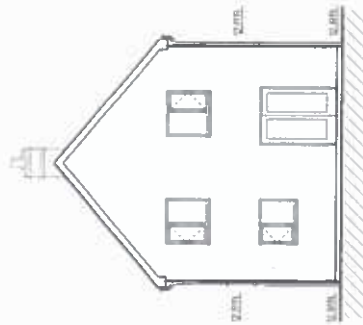
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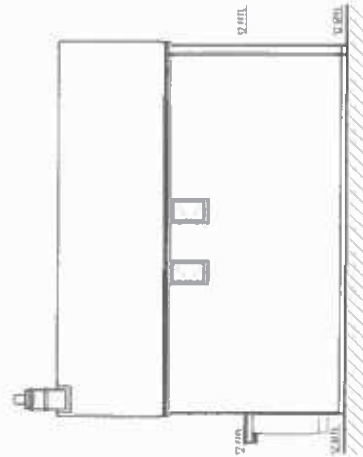
SIDE ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

PLOTS

to Plans 5, 6, 11, 15, 17
scaled - 1:50, 1:50

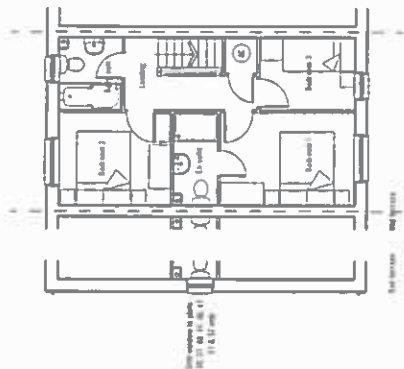


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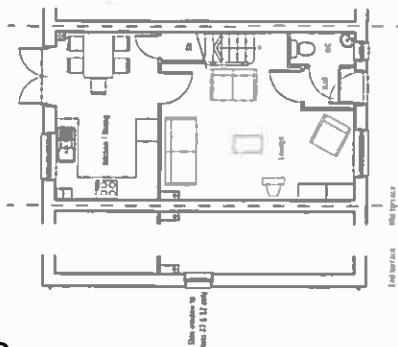
PLOTS

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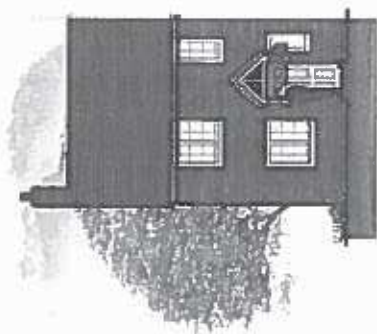
FIRST FLOOR PLAN

Site reference to plot 17 & 18 only



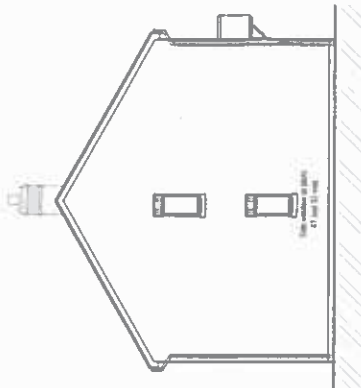
GROUND FLOOR PLAN

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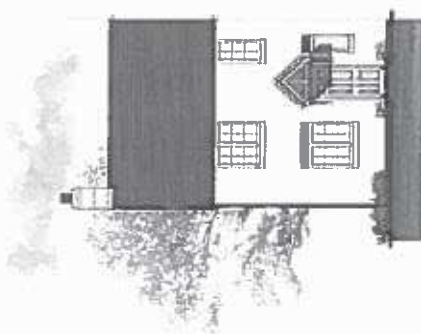
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SIDE ELEVATION

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REAR ELEVATION

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REAR ELEVATION



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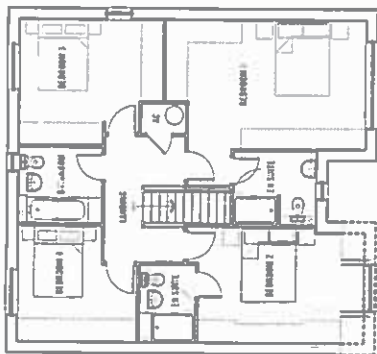
Project	BREDON ROAD, TEWKESBURY
Client	BELLWAY HOMES
Working	SHALDON HOUSETYPE PLANS & ELEVATIONS
Status	PLANNING
Roberts Limbrick Ltd	The Carriage Building, Barton Way, Gloucester, GL1 1DS
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Date	11/05/18
Author	JD
Project No.	88251 PL20
Sheet	B

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REV.	DATE	DESCRIPTION

PLOTS

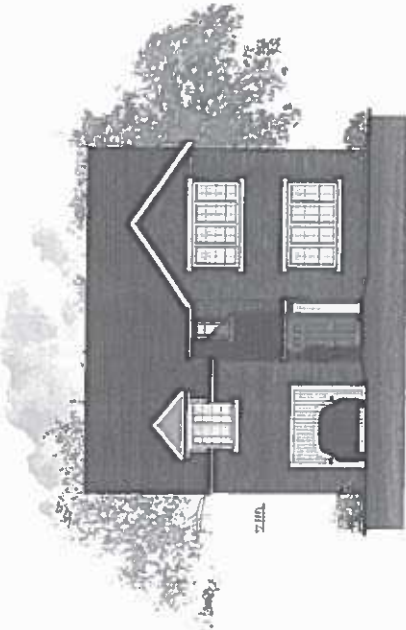
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Number: 1, 1, 1, 1



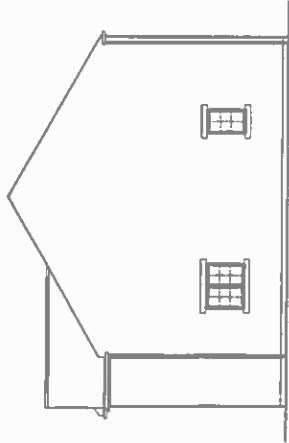
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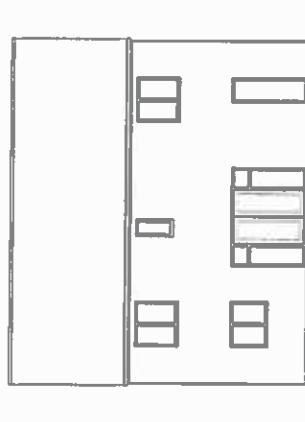
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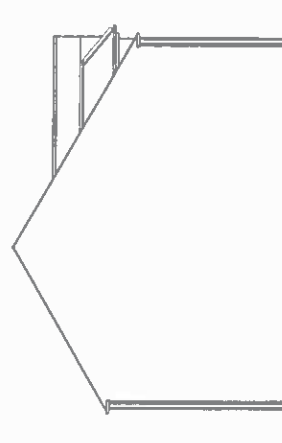
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Roberts Limbrick
ARCHITECTS

project
BREDON ROAD, TEWKESBURY

client
BELLYWAY HOMES

drawing
**ACACIA HOUSETYPE
PLANS AND ELEVATIONS**

task
PLANNING

ROBERTS LIMBRICK LTD

The Cottage Building, Bunch Way,
Goucester, GL1 1UG
The Estates Office, 25 - 26 Gold Tops,
Newport, NP20 4PG

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mail@robertslimbrick.com
www.robertslimbrick.com

Registered Office: Englewood, Englewood

scale 1:100 @ A2

date 11/02/16

author JD



16/00905/FUL

Land Between Brook Cottage And Riamble, Shurdington Road

8

Valid 03.08.2016

Proposed new dwelling house and double garage in place of existing derelict farm buildings.

Grid Ref 390799 217689

Parish Badgeworth

Ward Badgeworth

Mr Richard Street
Allstone Sand And Gravel
Myers Rd
Gloucester
GL1 3QD

RECOMMENDATION Refuse

Policies and Constraints

NPPF

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policies HOU4, HOU14, GRB1, LND4, TPT1

Flood and Water Management SPD

Joint Core Strategy Submission Version - November 2014

Human Rights Act 1998 - Article 8 (right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Badgeworth Parish Council - Object to the proposal and make the following comments;

- Inappropriate development in the Green Belt
- Not on the footprint of the existing buildings
- Out of scale and character with the existing dwellings in the vicinity

County Highways - Application should be determined in accordance with standing advice

Severn Trent - No comments received

Representations - 2 letters of objection received, making the following points;

- Inaccurate plans
- Inappropriate development in the Green Belt
- Threaten the openness of the Green Belt
- Conflict with the purposes of including land in the Green Belt
- Contrary the advice within the NPPF and Local Plan Policy GRB1
- Proposal development is not infill
- Proposed building is very large and inappropriate in relation to the other dwellings in Sandy Pluck Lane

Committee determination is required as Councillor Vines is owner of part of the land to which the application relates.

Planning Officers Comments: Suzanne D'Arcy

1.0 Introduction

1.1 The application site is a broadly rectangular plot, measuring 0.22 hectares. It is accessed from Sandy Pluck Lane.

1.2 The site is located outside of any defined housing development boundary and is within the Green Belt. There are no special landscape designations covering the site.

1.3 The site is currently overgrown and has two derelict agricultural buildings sited on it. The last approved use of the site is as agricultural use.

2.0 Relevant Planning History

2.1 There is no relevant planning history to the site.

3.0 Current application

3.1 The current application is for the erection of a new residential dwelling and detached garage, following the demolition of the existing buildings.

3.2 The proposed dwelling would be a two storey, four bedroom dwelling. It would be constructed of rough dressed Cotswold stone with a Cotswold stone roof.

3.3 The detached garage would be sited to the front of the dwelling and measure 6.5m by 7m. It would be 2.2m high to the eaves and rise to a height of 6m at the ridge. Materials are proposed to match the proposed dwelling.

4.0 Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that local planning authorities shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

Development Plan

4.2 The development plan comprises the saved policies of the Tewkesbury Borough Local Plan to 2011 - March 2006. Policy GRB1 seeks to guard against inappropriate development in the Green Belt. Policy LND4 seeks to protect the character and appearance of the rural landscape. Policy TPT1 requires safe and convenient access for all transport modes and that development should have an acceptable impact on the safety and satisfactory operation of the highway network. Policy HOU4 of the Local Plan explains that within such locations new residential development will only be permitted where such dwellings are essential to the efficient operation of agriculture or forestry, involve the acceptable conversion of an existing building or the provision of affordable housing in accordance with Policy HOU14. These policies are broadly consistent with the NPPF and as such should be afforded significant weight.

National Planning Policy Framework (NPPF)

4.3 The NPPF sets out the presumption in favour of sustainable development. Sustainable development has three dimensions: economic, social and environmental. Paragraph 14 of the Framework sets out that development proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out of date permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted. Relevant policies are discussed in the analysis section below.

5.0 Analysis

5.1 The main issues to be considered are the principle of development, impact on the Green Belt, impact on landscape and visual amenity, impact on residential amenity and highway safety.

Principle of Development

5.2 The site is located outside of any recognised settlement boundary and therefore the proposal is contrary to policy HOU4 of the Local Plan. However, paragraph 49 of the NPPF sets out that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Policy HOU4 is based on the now revoked Structure Plan housing numbers and for that reason is considered out of date in the context of the NPPF insofar as it relates to restricting the supply of housing. The policy is also out of date because the Council cannot currently demonstrate a five year supply of deliverable housing sites.

5.3 Nevertheless in this case the site is in the Green belt where significant restrictions apply. Paragraph 89 of the NPPF provides the most up to date policy guidance on Green Belts and advises that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

5.4 The development as proposed does not fall within any of the above exceptions and thus clearly constitutes inappropriate development in the Green Belt. Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 continues by saying that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

5.5 No Very Special Circumstances have been put forward to outweigh the identified harm. As such the proposed development is therefore contrary to Local Plan Policy GRB1 and the advice contained within the NPPF. This weighs heavily against the proposal.

Impact on the openness of the Green Belt and the character of the area

5.6 There is no formal definition of openness but it is generally accepted to be the absence of built form. The applicant has provided no details of the existing buildings on the site, despite a request from Officers. However, the building to the front of the site is a low-key, single storey building, with the rear building being a Dutch barn and therefore having an open construction. The application proposes the construction of a substantial four bedroom dwelling and detached garage on the site, which would be accompanied with all the domestic trappings and paraphernalia that would go with it. This would change the character and appearance of site and given the scale and general character of the proposed dwelling, it would be harmful to the openness of the Green Belt.

5.7 Though it is acknowledged that the site is located adjacent to other residential development, it is outside any defined settlement boundary and as such, is considered to be within a rural location. Saved Local Plan Policy LND4 refers to the need to give regard to the protection of the rural landscape, which is echoed by section 11 of the NPPF. Paragraph 58 of the NPPF is also relevant as it states that developments should *"respond to local character...reflect[ing] the identity of local surroundings"*

5.8 The site has an overgrown and low-key appearance. The proposed dwelling is substantial in terms of size and scale, is significantly larger than the adjacent dwellings and has a typical suburban appearance. The impact of the proposed dwelling is exacerbated by the detached garage to the front. There is not a defined building line in this part of Sandy Pluck Lane but there is an absence of outbuildings in the front gardens. As such the proposal would change the rural character of this part of Sandy Pluck Lane and would be harmful to the character and appearance of the local landscape.

5.9 In view of this, the proposed development would be harmful to the openness of the Green Belt and would not respect the character of the rural area and is contrary to Local Plan Policies GRB1 and LND4 and the advice contained within the NPPF. These factors weigh significantly against the proposal.

Impact on residential amenity

5.10 The only adjacent residential neighbour is to the east of the site at Brook Cottage. There is approx. 15m between to the proposed dwelling and Brook Cottage and there are no first floor windows in the side elevation. It is not considered that there will be any loss of privacy to this neighbour from this proposal. Due to the relationship between these sites, there may be some overshadowing of the private amenity space in the winter sun. However, it is not considered that this will cause a significant loss of amenity to this neighbour.

5.11 No other residential properties will be affected by this proposal.

Highway safety

5.12 Saved Local Plan Policy TPT1 seeks to ensure that highway safety would not be adversely impacted by the development. Sandy Pluck Lane is a narrow lane with no footpath. Due to the nature of the lane, traffic is likely to be travelling at low speeds. In view of this, it is considered that the proposed access arrangements would not be prejudicial to highway safety.

Other matters

5.13 A representation makes reference to the accuracy of the plans. It is considered that the plotted buildings are in broadly the correct locations to allow for accurate assessment of the proposal. Furthermore, a site visit has been undertaken to allow for an assessment of the scheme.

5.14 The representation makes further reference to the site notice not being erected on the site. At the site visit, the site notice was clearly visible adjacent to the site and it is considered that the application has been advertised correctly.

5.15 The applicant's agent was invited to submit further documentation to support their application. Despite this request, no further information has been forthcoming and the application has been assessed on the basis on the information submitted.

6.0 Conclusion

6.1 Paragraph 14 of the NPPF states that where relevant policies are out of date, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in the Framework indicate development should be restricted. The Green Belt is an area where development should be restricted.

6.2 The proposed development does not fit within any of the categories of development that are considered to be not inappropriate in the Green Belt and as such, the principle of development is considered to be unacceptable.

6.3 As well as the harm by reason of inappropriateness, the introduction of a substantial residential dwelling with a detached garage in the rural landscape fails to respect the openness of the Green Belt and the rural landscape.

6.4 These matters weigh heavily against the proposal which is contrary to national and local planning policies relating to Green Belt protection. No justification has been put forward in an attempt to outweigh these harms and the application is therefore recommended for **REFUSAL**.

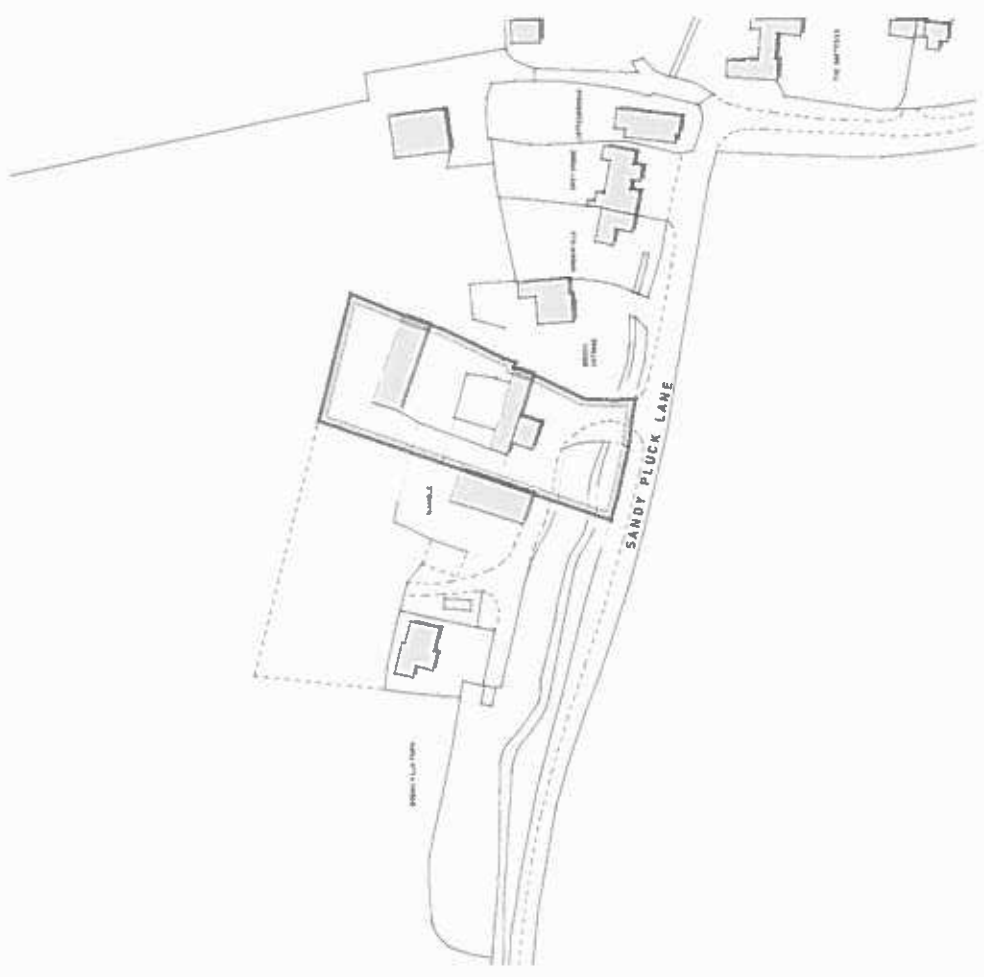
RECOMMENDATION Refuse

Reasons:

- 1 The proposed development would represent an inappropriate form of development in the Green Belt, which is harmful by definition, and would compromise its open character, appearance and function. The proposal would therefore be contrary to Policy GRB1 of the Tewkesbury Borough Local Plan to 2011 - March 2006 and Section 9 of the National Planning Policy Framework.

- 2 The proposed dwelling and detached garage, by reason of its size, scale, appearance, represents a substantial new dwelling in the rural area which would be harmful to the openness of the Green Belt, and local landscape character. As such the proposed development would be contrary to saved Local Plan Policy LND4 of the Tewkesbury Borough Local Plan (adopted March 2006) and the advice contained within the National Planning Policy Framework.

APPLICATION BOUNDARY



SITE LOCATION PLAN

Drawing Title:

Address:

Client: Mr & Mrs K [unreadable]

Org No: [unreadable]

Revision: Team: [unreadable]

Date: [unreadable]

Contact: [unreadable]

E: [unreadable]

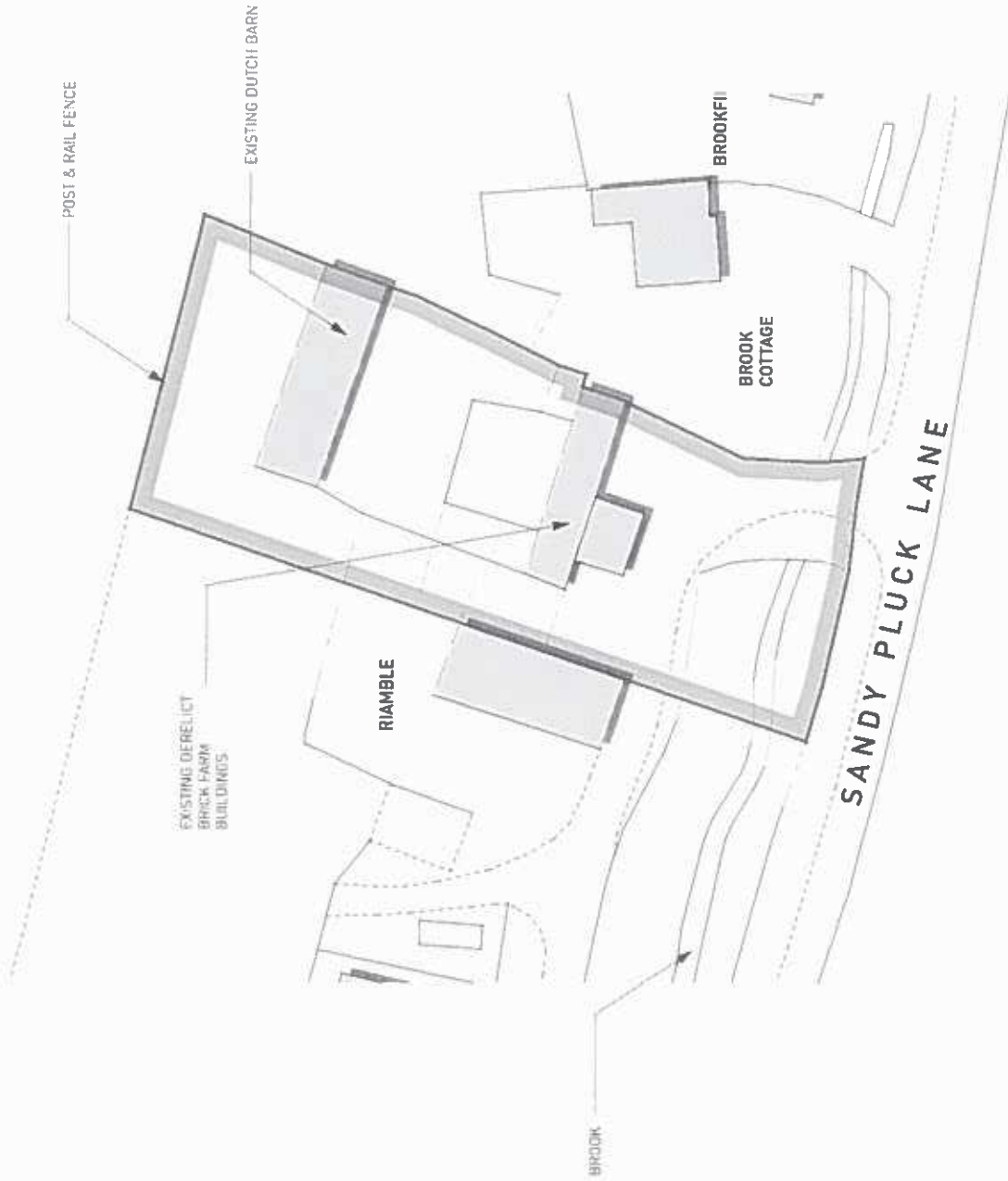
Sandy Pluck Lane, Shurdington

Status: [unreadable]

Scale: [unreadable]



APPLICATION BOUNDARY



Notes:
The notes from this drawing
are to be checked on site

Revision Notes:



Drawing Title:

SITE PLAN (EXISTING)

Address:

Sandy Pluck Lane, Shurdington

Client: Mr & Mrs [Name]

Status: Planning

Dwg No: 1/21/20

Scale: 1:100

Revision: Team: DA

Date: 03/11/18

Contact:

T 01292 521542

E info@orstedplanning.com



APPLICATION BOUNDARY
11.22.14



Notes:
To include from this drawing
top sheet only included in set

Revision table:



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Client: **M & M's Screen** Status: **Planning**

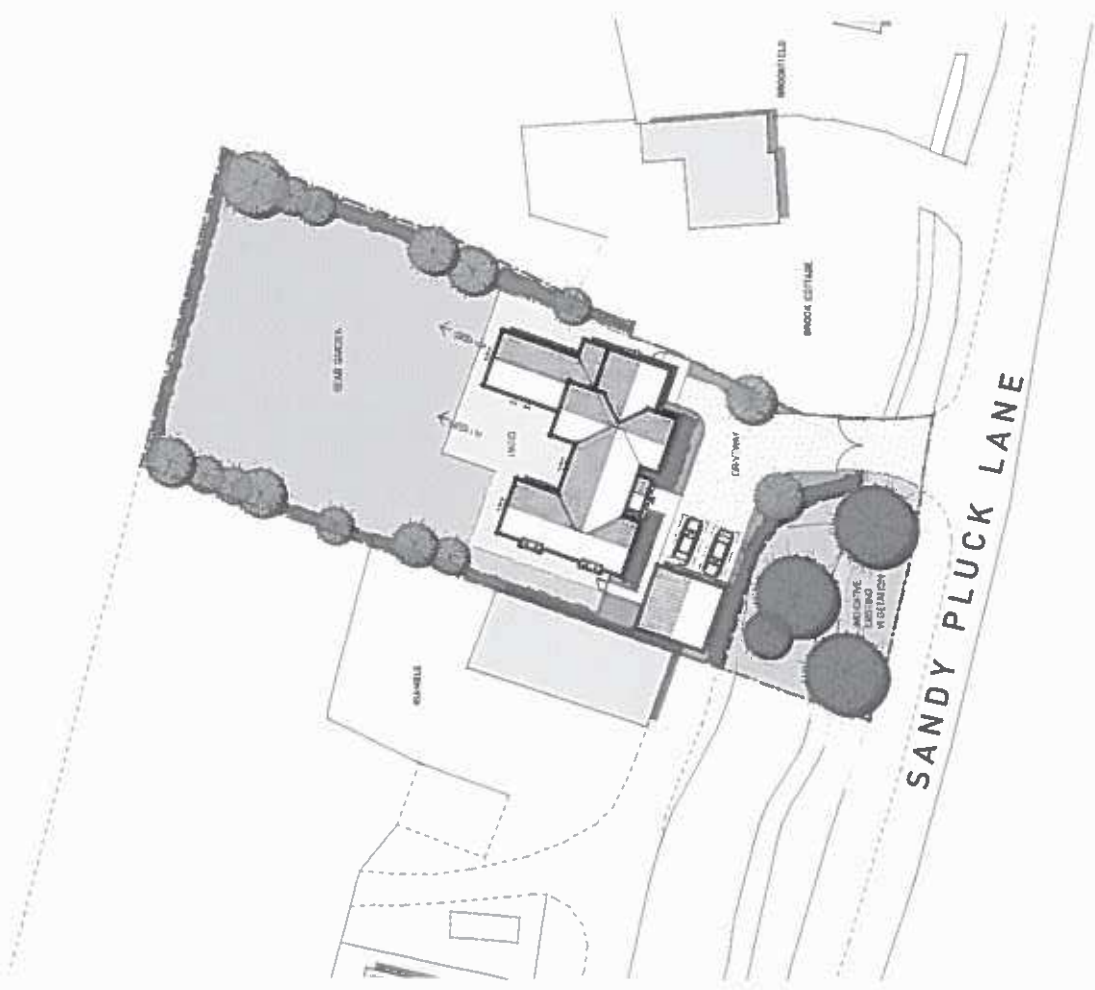
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Revision: **01** Team: **DM**

Date: **07/11/14**

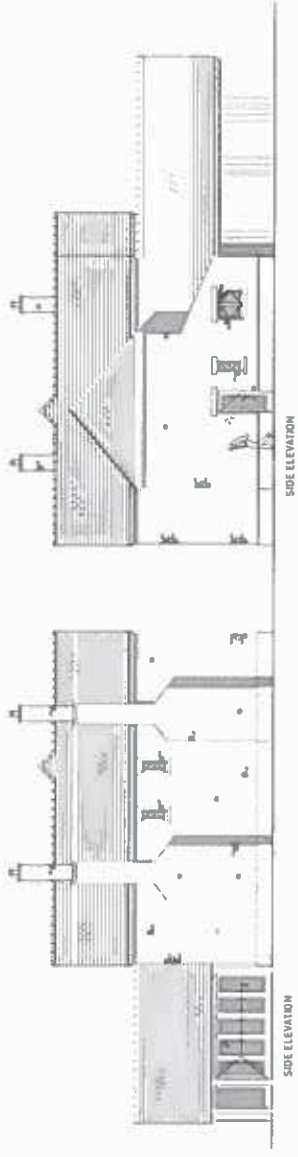
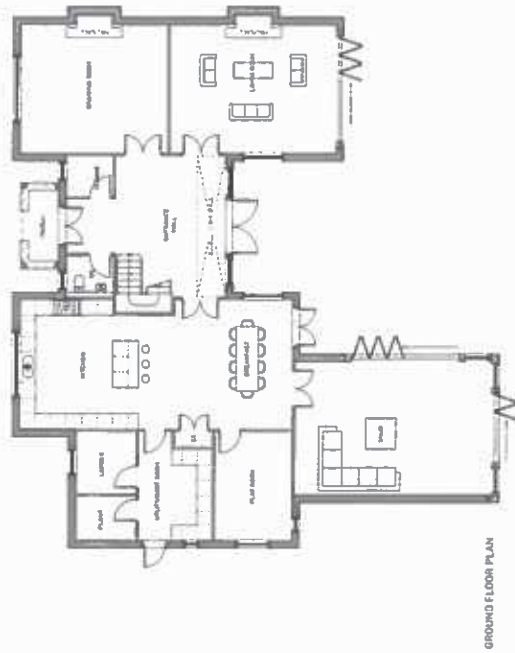
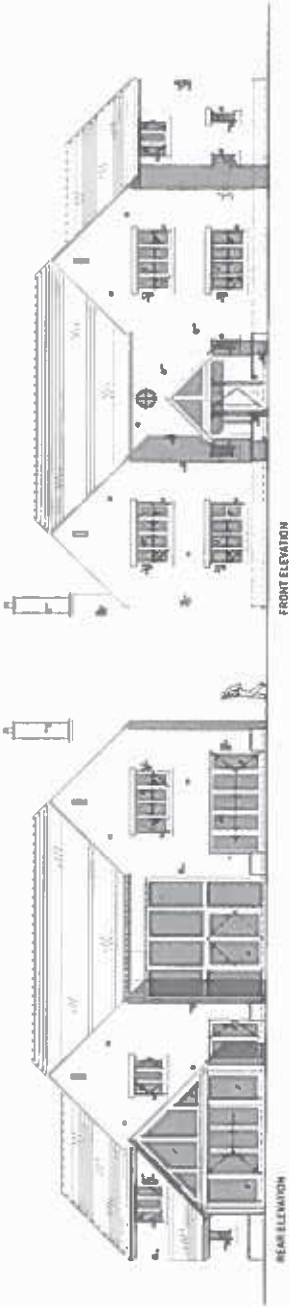
Contact: **I. C. 071870143**

E. Gilmartin, 021101@ed.com



361/C 87

PROPOSED HOUSE ELEVATIONS



PROPOSED GARAGE ELEVATIONS

Notes:
1. All elevations are shown in black and white.
2. All elevations are shown in black and white.

Revised Dates:

Drawing Title: PROPOSED PLANS & ELEVATIONS

Address: Sango Plant Lane, Sango Plant

Client: Mr. & Mrs. C. Shear

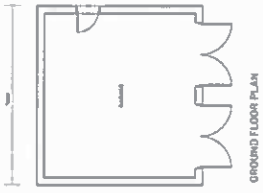
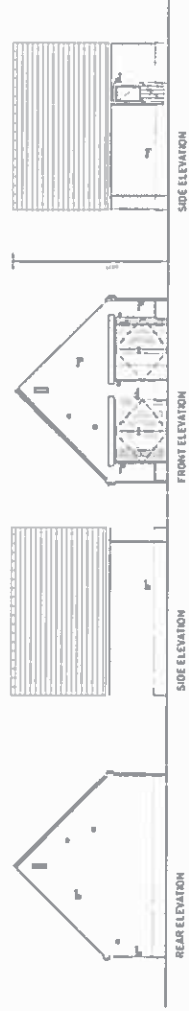
Scale: 1:1250 A1

Drawn By: J. Shear

Issue: 01

Date: 20/07/2014

Contact: J. Shear



MATERIALS:
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 ROOF: ROUGH DRESSED COTSWOLD STONE (OR SIMILAR APPROVED) WITH A GABLE END IN DORSETSHIRE COURSE
 WINDOWS: ALLUMINIUM BLACK HERITAGE STYLE
 DOORS: TIMBER COTTAGE STYLE ALLUMINIUM BR FOLDING



16/00626/FUL

21 Station Road, Bishops Cleeve,

9

Valid 03.06.2016
Grid Ref 395944 227840
Parish Bishops Cleeve
Ward Cleeve St Michaels

Erection of a double garage

Mr Neil Candler
21 Station Road
Bishops Cleeve
Cheltenham
Gloucestershire
GL52 8HH

RECOMMENDATION Permit

Policies and Constraints

DEFERRED AT 30.08.2016 COMMITTEE (Item No 7, Page No 199)

Up-date

The application was DEFERRED at Committee on the 30th August in order that Officers could seek to negotiate the lowering of the applicant's boundary wall to improve visibility at the junction of Sandown Road and Station Road and to consult with Gloucestershire County Highways.

The applicant has now written to the Council to confirm his willingness to allow a reduction in the height of his boundary wall. However, the applicant has stated that his agreement would be on the proviso that the proposed garage would be sited slightly further forward of the building line of the neighbouring property (in the location originally proposed in the application).

In response to Members' request, the County Highways Authority have now provided a bespoke response to the application. The CHA concur with the conclusions set out in the Officer's report and recommend no objection. A condition is recommended to require 45 degree visibility splays either side of the access are maintained free from any obstruction above 600mm in height in perpetuity. The CHA response is attached in full

NPPF

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - Policies HOU8, TPT1

Joint Core Strategy Submission Version November 2014 - policies SD1, SD4, SD12, INF1

Consultations and Representations

Bishops Cleeve Parish Council - Object to the application. The revised plan does not address the Parish Council's previous concern with regard the vehicular access being in close proximity to the junction of Sandown Road and Station Road. The Parish Council further feels that this development would have an adverse effect on the character of the area.

Local Residents - 2 objections received. Concerns raised over highway safety due to the proposed access being so close to the junction with Station Road. Concerns are also raised over the new access being used by business vehicles in connection with the applicant's business.

Planning Officers Comments: Mr Matthew Tyas

1.0 Site

1.1 The site relates to 21 Station Road; a large detached dwelling located at the corner of Station Road and Sandown Road in Bishops Cleeve. The site contains a large detached outbuilding within its curtilage that has recently gained planning permission for conversion to a granny annex (15/01382/FUL). The site also contains a pair of semi-detached bungalows to the rear. These were recently granted planning permission under ref. 14/00862/FUL.

1.2 The site is located within the Residential Development Boundary of Bishops Cleeve. There are a number of Listed Buildings within the vicinity of the site (23 and 25 Station Road) although the setting of these is not influenced by the site.

2.0 History

2.1 As noted above, planning permission was granted in March 2016 for the conversion of the existing outbuilding to form granny annexe (15/01382/FUL). This application also proposed the erection of a double garage to the side of the dwelling with an access from Sandown Road and a parking area within the grass verge area. That part of the application proposals was refused planning permission (split decision) as the proposed garage, by virtue of its elevated position above Sandown Road and its protrusion further forward than the adjacent building line, was considered to have an undesirable, obtrusive impact that would detract from the spacious, orderly appearance of the street scene. Furthermore, it was considered that the proposed driveway, parking and turning area would erode the green, open appearance of the site and add clutter to the street scene.

2.2 Planning permission was granted in 2014 (14/00862/FUL) for the erection of a pair of semi-detached two bedroom bungalows and alterations to existing vehicular access. This permission has now been implemented and the dwellings are complete.

2.3 A revised application (ref. 15/00035/FUL) for the above development but with the inclusion of a pair of garages was withdrawn due to officer concerns over the proximity of the proposed garages to neighbouring bungalows on Sandown Road.

3.0 Current Application

3.1 This application is a revised version of the double garage proposal refused as part of 15/01382/FUL. The revised proposal involves a slightly different garage design (gable end is now to Sandown Road) and features the building set back from the building line created by 3 to 9 Sandown Road. The revised proposal also omits the parking and turning area and instead proposes a tarmac driveway and new access from Sandown Road.

4.0 Policy Context

4.1 The main policies for consideration are HOU8 and TPT1 of the Tewkesbury Borough Local Plan to 2011 (TBLP). Policy HOU8 relates to domestic extensions but the explanatory text to the policy states that garages and outbuildings ancillary to the dwelling will similarly be treated as extensions and assessed against this policy, with particular emphasis placed on siting and design. In such regards, Policy HOU8 requires that the detailed design of the proposal reflects or complements the design and materials of the existing dwelling and that the proposal respects the character and appearance of surrounding development.

4.2 Policy TPT1 relates to access for development and requires that highway access can be provided to an appropriate standard which would not adversely affect the safety or satisfactory operation of the highway network.

4.3 Policies HOU8 and TPT1 of the TBLP are considered to be consistent with the advice on requiring good design and promoting sustainable transport at Sections 7 and 4 of the NPPF respectively. The policies can therefore be afforded their full weight in this decision.

5.0 Analysis

5.1 Having regard to the policy context set out above and the concerns raised by local residents and the Parish Council, it is considered that the main issues to address are the effect of the proposal on the character and appearance of the area and the effect of the proposal on highway safety.

5.2 With regard to the character and appearance of the area, the design of the proposal would now reflect that of the other buildings in the street scene, notably no's 3 to 9 Sandown Road. The garage building would still occupy an elevated position but would now be set back from the building line. This it is considered would reduce the prominence of the building and give it a subservient presence in the street scene. The plans indicate the garage would be finished in natural stone and plain tiles which would reflect the materials of the existing dwelling. Based on the revised plans it is now considered that the design and siting of the proposed garage building would be acceptable. The garage proposal is therefore found to be in accordance with Policy HOU8 of the TBLP.

5.3 The proposed driveway area is now kept to a minimum and does not encroach significantly on to the grassed area adjacent to Sandown Road. Furthermore, the proposed driveway would be closely related to the hard landscaped front garden to no. 3 Sandown Road and it also is noted that tarmac driveways are a characteristic feature of the street scene. On this basis it is considered that the proposal would preserve the open, green appearance of the site and would not be an incongruous feature of the street scene.

5.4 With regard to the proposed access to Sandown Road it is important to consider that, this could potentially be created without the need for express planning permission under Part 2, Class B of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (GPDO) as Sandown Road is an unclassified road. This is subject to the access being required in connection with any other permitted development (other than that under Part 2, Class A of the GPDO (fences, gates and walls)). This may only require however the provision of, for example, a small area of hardstanding within the curtilage of the dwelling at the same time as the access and officers therefore consider it to represent a realistic prospect. The relevance of this point is that a strong fall-back position exists in respect of the proposed access as the applicant would potentially be entitled to construct the access regardless of the outcome of this planning application.

5.5 In any event and notwithstanding the above, the concerns over the safety of the access due to its proximity to the Station Road/Sandown Road junction have been duly considered. It should be noted that the County Highways Authority have not provided bespoke comments on this application as their Standing Advice applies. Officers have checked the visibility splays from the proposed access and can confirm that visibility in excess of 90 metres can be achieved from the access looking left (north) up Sandown Road and 22 metres can be achieved looking right (south) down Sandown Road and across to the junction with Station Road. Sandown Road and Station Road are both subject to a 30mph speed limit whereby the 'deemed to satisfy' visibility standard is 54 metres. This can clearly be achieved looking north but the access would fall short looking south. It is however important to consider that vehicles turning left into Sandown Road from Station Road will inevitably be travelling at lower speeds as they approach the junction and turn in. The County Council's Standing Advice states that a vehicle speed of 15mph will require a visibility splay of 15 metres and a vehicle speed of 20mph will require a visibility splay of 22 metres. It is considered to be highly unlikely that vehicles turning into Sandown Road will be travelling at speeds above 20mph and thus it can be reasonably concluded that sufficient visibility will be available looking south from the proposed access. It is noted that the south splay would be partially obstructed by a low post and rail fence, however this is not a solid enclosure and views can be easily gained through it. Furthermore, due to the topography of the area the proposed access drive is at a higher level than Station Road which would further help with visibility. It is recommended however that a condition is imposed on any planning permission granted removing permitted development rights for fences and walls so to prevent the post and rail fence being replaced with a more solid enclosure.

5.6 It is recognised that vehicles using the proposed driveway would not be able to enter and exit the site in a forward gear. However this is typical of Sandown Road with most of the other properties not having manoeuvring space on site. Furthermore, given the available visibility and likely low speeds at the junction it is not considered essential that vehicles are able to enter and exit the site in a forward gear.

5.7 Taking the above points into consideration it is considered that highway access can be provided to an appropriate standard which would not adversely affect the safety or satisfactory operation of the highway network. The application would therefore be in accordance with Policy TPT1 of the TBLP.

6.0 Conclusion and the planning balance

6.1 The design and siting of the proposed garage is considered to be acceptable and thus the proposal is found to be in accordance with Policy HOU8 of the TBLP. The proposed driveway is also considered to have an acceptable impact on the character and appearance of the area. The proposed vehicular access to Sandown Road would provide appropriate visibility and it is not considered that it would adversely affect the safety or satisfactory operation of the highway network. The application would therefore be in accordance

with Policy TPT1 of the TBLP.

6.2 Paragraph 14 of the NPPF states that development proposals that accord with the development plan should be approved without delay. As demonstrated above, the proposal would accord with the relevant policies of the TBLP and it is therefore recommended that planning permission is granted.

Officer comments

The applicants' stone boundary wall is not located within the visibility splay area of the proposed new garage access and therefore, whilst the lowering of this wall may provide some general improvement to visibility to users of Sandown Road and Station Road, it is not required in order to make the current proposal acceptable in highway safety terms - as is now confirmed by the County Highways Authority in their formal response. The imposition of a condition requiring these works would therefore fail the tests of reasonableness set out in the Planning Practice Guidance.

Whilst the applicant has nonetheless agreed to lower his boundary wall in accordance with Members recommendations, this would be on the proviso that the siting of the garage be set further forward of the building line.

As set out in the Committee report (paragraph 5.2) the siting of the garage is an important consideration and Officers negotiated that the garage be set back slightly from the building line established by the neighbouring property in order to reduce its prominence in the street scene and the favourable recommendation from Officers was made on the basis of this revised siting.

The Officer recommendation therefore remains to Permit the application subject to the addition of the condition recommended by the County Highways Authority.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers C.B.1.A, C.B.6.B and C.B.5.B (all received 11/08/16).
- 3 The external materials to be used for the garage and driveway hereby permitted shall be as specified on Drawing Numbers C.B.6.B and C.B.5.B and as specified at Section 10 of the submitted Application Form for Planning Permission (received 03/06/16).
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any act or order revoking and re-enacting that Order with or without modification), no new or replacement fences, walls, gates or other means of enclosure shall be erected within or around the grass area at the junction of Station Road and Sandown Road, as featured on Drawing Number C.B.6.B, unless such erections are a like for like replacement of the existing post and rail fence enclosing this area in terms of height and design.

Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interest of proper planning.
- 3 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the NPPF.
- 4 In order to ensure that adequate visibility can be achieved from the proposed access, in the interest of highway safety in accordance with Policy TPT1 of the Tewkesbury Borough Local Plan to 2011.

Notes:

1 **Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating to improve the appearance of the proposed garage.

2 This decision relates to the revised plans received by the Local Planning Authority on 11/08/16.

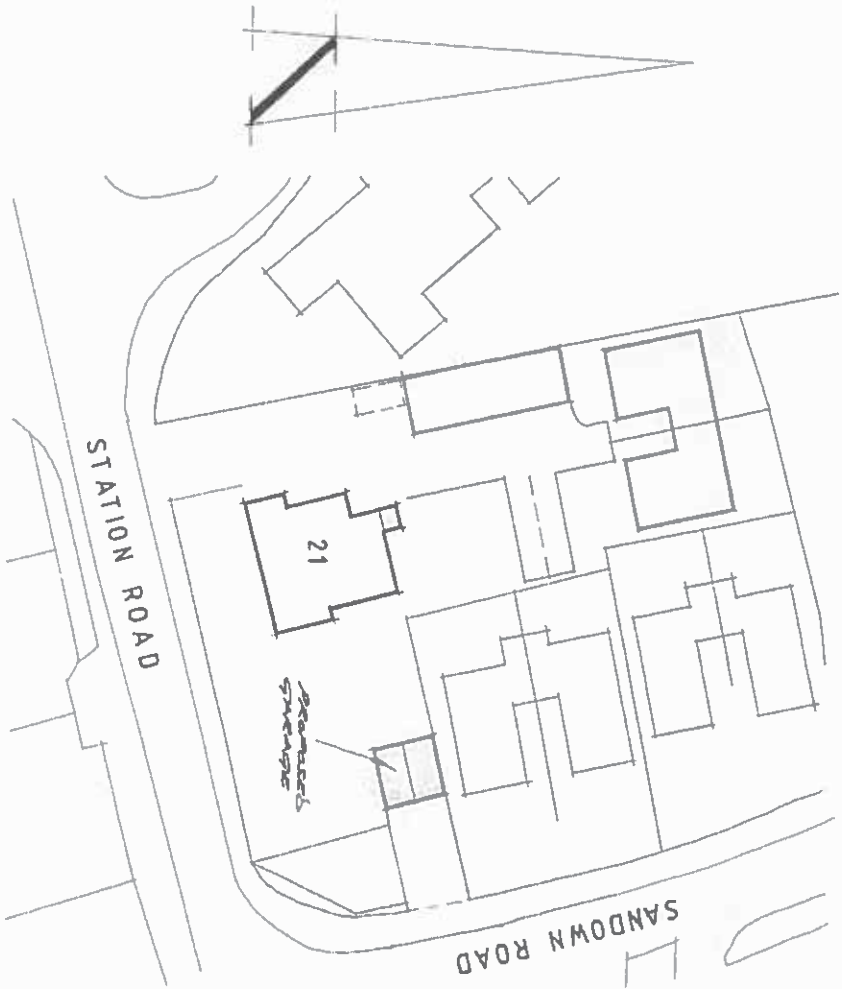
21, STATION ROAD, BISHOPS CLEEVE, CHELTENHAM, GLOS.

PROPOSED GARAGE



RECEIVED
 11 AUG 2018
 TEWKESBURY BOROUGH COUNCIL
 OPERATIONS

LOCATION PLAN - SCALE 1/1250



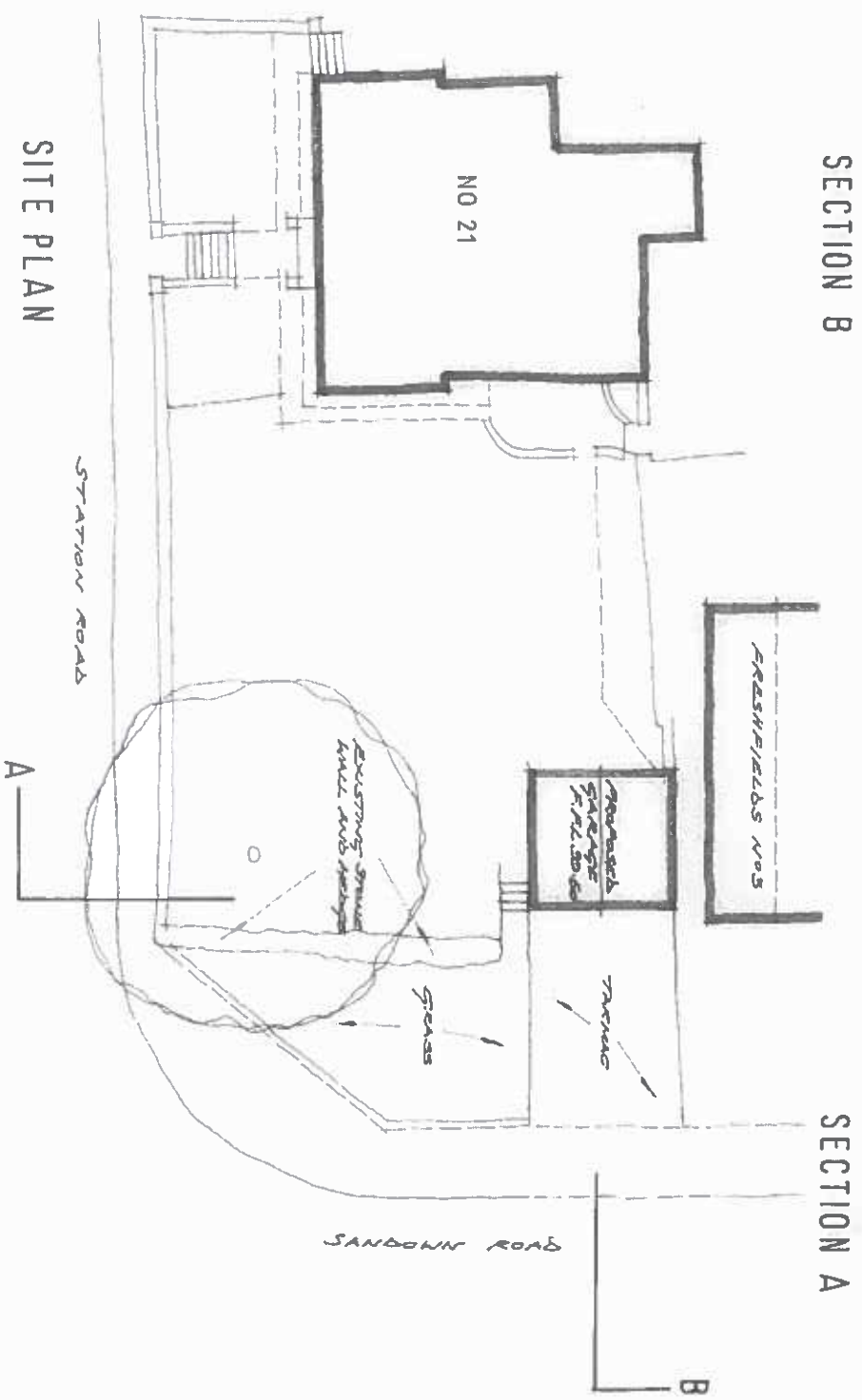
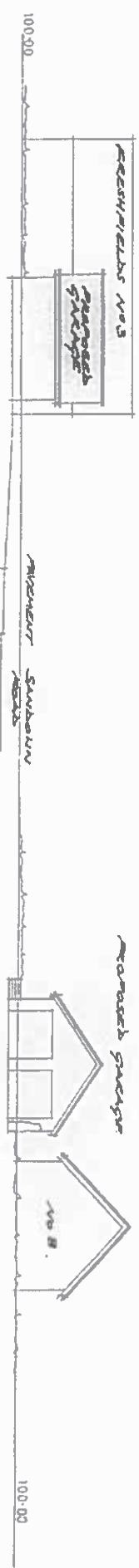
BLOCK PLAN - SCALE 1/500

*Revision A. Storage moved out of plan
 dnp*

16/00626/FUL

21, STATION ROAD, BISHOPS CLEEVE, CHELTENHAM, GLOS.

GARAGE



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 11 AUG 2016
 TEWKESBURY BOROUGH COUNCIL
 OPERATIONS

95

2112

REVISIONS
 A. REDRAWN TO A
 REVISED SCHEME
 B. GARAGE MOVED
 BACK

SCALE 1-200

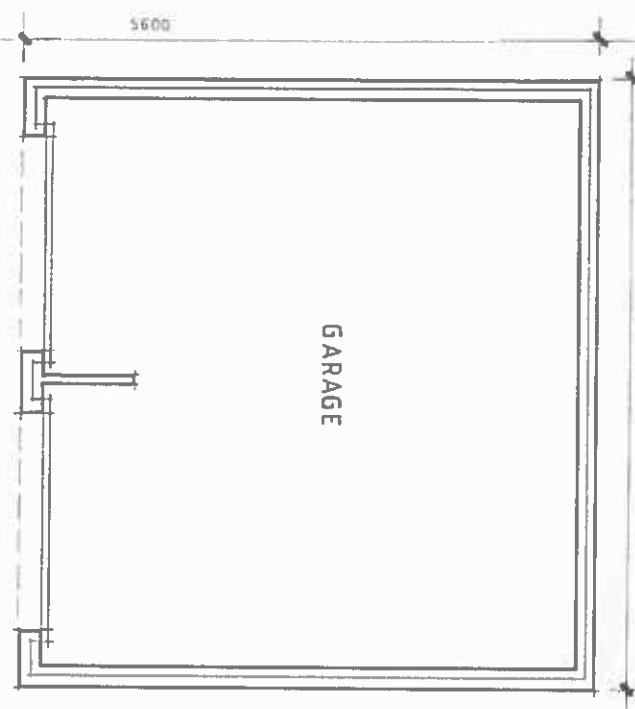
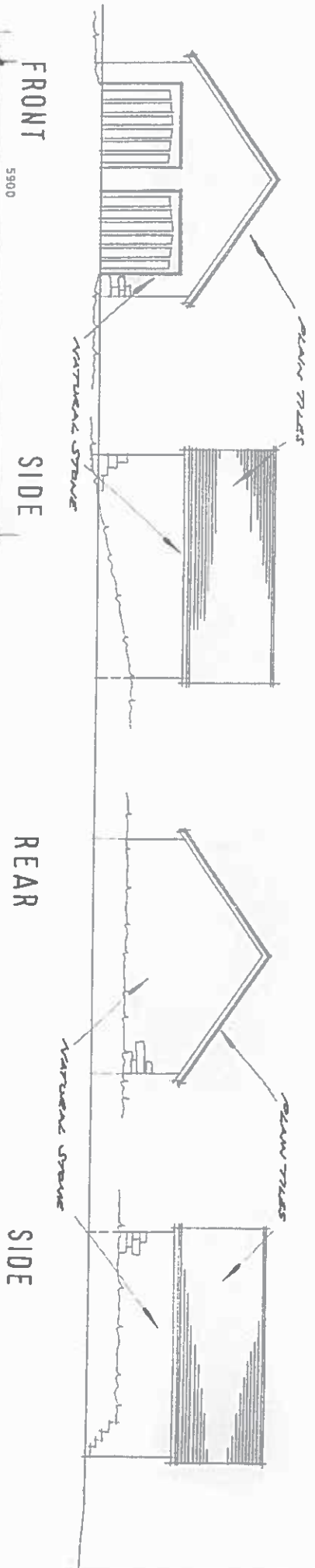
Ten Acre Services
 Lincoln Green Lane
 Tewkesbury
 Glos GL20 7DN
 Tel/Fax 01684 296521

C 4
 E
 D

16/00626/FUL

21, STATION ROAD, BISHOPS CLEEVE, CHELTENHAM, GLOS.

GARAGE



PLAN

FRONT

SIDE

REAR

SIDE

RECEIVED
 1 1 AUG 2016
 TENNESBURGH COUNCIL
 OPERATIONS

96

1/192

REVISIONS
 A DIMENSIONS AMENDED 1/1/16

B ROOF PITCH CHANGED 3/10/16

SCALE 1-50 1-100

Ten Acre Services
 Lincoln Green Lane
 Tewkesbury
 Glos GL20 7DN
 Tel/Fax 01684 298521

C & S
 B
 ap

Valid 29.07.2016
 Grid Ref 397088 227863
 Parish Woodmancote
 Ward Cleeve Hill

Replacement dwelling and revised vehicular access

Mr John Lucas
 C/O Coombes Everitt Architects Ltd

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (NPPF)
 Planning Practice Guidance (PPG)
 Tewkesbury Borough Local Plan to 2011 (March 2006) - Policies HOU7, TPT1, EVT2, LND2, LND4
 Flood and Water Management Supplementary Planning Document
 Submission Version Joint Core Strategy (November 2014) -Policies SD7, SD8
 Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
 The First Protocol, Article 1 (Protection of Property)
 Adjacent to Area of Outstanding Natural Beauty
 Special Landscape Area

Consultations and Representations

Parish Council - Original comments - Object - A large brand new large exclusive dwelling closer to the adjacent dwelling does not fit with the area - flat roof is disappointing. Concerns about the future care of existing wooded area and small field including effect on habitat of local protected species. This seems to have been overlooked in nature report.

Subsequent to liaison with the applicant the Parish confirmed that the comments relating to siting are no longer an issue. However Councillors also objected to other issues namely the access being on a PROW and private road and flat roofs. Other were particularly worried about the field, trees and hedgerows. The Parish would have liked to have seen a Landscape and Tree Survey for the area. The removal of the objection regarding siting does not change the overall objection to the property. Had a Landscape and Tree Survey been carried out we might have voted different but the access and flat roofs were an issue for some.

County Highways - Refer to Standing Advice

Environmental Health - No adverse comments to make

Conservation Officer - No conservation objection to the principle of its replacement. The proposed replacement dwelling takes the form of a spinal range parallel to Butts Lane with two intersecting crosswings, and although its architectural expression is unashamedly modern, the gabled crosswing forms and palette of materials (limestone, slate and render) take cues from the prevailing local character, and are considered to be appropriate to a rural context.

Landscape Officer - No Objection subject to conditions - The site lies just outside the Cotswold AONB, and overall in landscape terms, the replacement of the existing house, would not adversely affect the surrounding setting of the AONB.

Local Residents

1 comment has been received in support of the proposal raising the following issues:

- Support the principle of on single, good quality house
- Sunken garage is a good idea and the entrance driveway is an improvement on the current entrance.
- Adjacent resident at the Woodlands has no real objections to the proposed siting.

2 objections have been received to the application commenting as follows:

- The new driveway will encroach onto Butts Lane which is a private lane at this point
- HGV's will not be able to turn on the public highway and will be forced to turn further north on Butts Lane and this is a private road which is in a poor state of repair.
- The proposed access will impact the environment, surrounding businesses and the lane which is already in a poor state of repair

Planning Officers Comments: Paul Instone

1.0 Application Site

1.1 The application relates to The Croft, a dwelling which is in a poor state of repair located in a semi-rural area on the edge of Woodmancote. The site is located on the western side of Butts Lane and is accessed from Butts Lane.

1.2 The site extends to approximately 3,925 sq m and comprises the dwelling and its garden. The ground slopes down from the lane to the west. The site boundaries are defined by a stock fence as well as a number of small trees, hedges and shrubs. There are a number of trees within the site, particularly in the northern section.

1.3 The existing dwelling is located in the south east corner of the site and set at the highest point and has a footprint of approximately 186 sq m.

1.4 Further residential properties are located to the north, south and east of the site and all have a frontage/access to Butts Lane.

1.5 The site is surrounded by open fields to the west and is located within a Special Landscape Area. The Cotswolds Area of Outstanding Natural Beauty (AONB) is located to the east of the site beyond Butts Lane. The site is located outside the Residential Development Boundary for Woodmancote.

2.0 Relevant Planning History

2.1 There is no relevant planning history to the site.

3.0 Current Application

3.1 The application proposes to demolish the existing dwelling on the site known as The Croft and to erect a 4 bedroom 2/2.5 storey dwelling with an attached garage. The proposed dwelling would be positioned further towards the centre of the site than the existing dwelling and would have a footprint of 428 square metres (including the garage).

3.2 The dwelling is orientated to complement the natural contours of the site and would sit at a lower level within the site than the existing dwelling. The west-facing principal elevation would be 2.5 storeys high and comprises of two pitched roof elements. These two pitched roofs sit alongside each other but are not parallel.

3.3 To the east a new access to Butts Lane is to be created providing access to a new parking area and a single storey garage, which is attached to the dwelling with a green roof. The two storey element of the dwelling facing towards Butts Lane would be set back approximately 14 metres from the lane and has a lower ridge height than the existing dwelling.

4.0 Policy Context

4.1 The application is for a replacement dwelling. Local Plan Policy HOU7 provides guidance on replacement dwellings and sets out that proposals for the rebuilding and replacement of existing dwellings in locations where the construction of new houses would otherwise be unacceptable will be permitted provided that:

- *The replacement dwelling is of a similar size and scale to the existing dwelling*
- *The replacement dwelling respects the scale and character of existing characteristic property in the area and has no adverse impact on the landscape.*
- *Normal development control standards in relation to aspects such as design, materials, environmental impact, parking and relationship to adjoining uses are satisfied.*

Within the AONB and Special Landscape Area strict design controls will be applied to protect the landscape.

4.2 Local Plan Policy TPT1 relates to access for developments and states that development will be permitted where, inter alia, it would not impair the safety or satisfactory operation of the highway network; and highway access can be provided to an appropriate standard which would not adversely affect the safety or satisfactory operation of the highway network, nor cause an unacceptable loss of amenity to users of adjacent land.

4.3 Policy LND2 of the Local Plan relates to the Special Landscape Area and states that within this area special attention will be accorded to the protection and enhancement of the landscape character. Within this area proposals must demonstrate that they do not adversely affect the quality of the natural and built environment, its visual attractiveness, wildlife and ecology, or detract from the quiet enjoyment of the countryside.

4.4 Policy SD8 of the JCS Submission Version states that all development proposals in or adjacent to the AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals are required to be consistent with the policies set out in the Cotswolds AONB Management Plan.

4.5 The above guidance is reflected in the relevant sections of the NPPF. The above Development Plan policies are therefore considered to be consistent with the NPPF and should carry significant weight in the determination of this application.

5.0 Analysis

5.1 The main planning issues to be considered in this application are the principle of development; the size, scale and design of the proposal and the impact on the character of the Special Landscape Area and the AONB; impact on residential amenity of neighbouring properties and access.

Principle of Development

5.2 Policy HOU7 of the Local Plan states that the rebuilding and replacement of existing dwellings in locations where the construction of new houses would otherwise be unacceptable will be permitted provided that the dwelling is of a similar size and scale and respects the character of the site.

5.3 On this basis, providing the proposal meets the requirements of Policy HOU7 and is acceptable in relation to matters of design, amenity, landscape and highways safety, the principle of a single replacement dwelling in this location is acceptable.

Design and visual impact upon the Special Landscape Area and the AONB

5.4 Section 7 of the NPPF makes it clear that the Government attaches great importance to the design of the built environment. Whilst the NPPF does not seek to impose architectural styles or particular tastes on development, it does consider it proper to promote or reinforce local distinctiveness.

5.5 In addition Policy LND2 of the Local Plan states that within the Special Landscape Area special attention will be accorded to the protection and enhancement of the landscape character of the special landscape which are of local significance. Proposals must demonstrate that they do not adversely affect the quality of natural and built environment, its visual attractiveness, wildlife and ecology, or detract from the quiet enjoyment of the countryside.

5.6 In respect to the AONB the National Planning Policy Framework (the Framework) states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in certain designated areas, including AONB. Such areas have the highest status of protection in relation to landscape and scenic beauty. Although not yet adopted as part of the development plan, Policy SD8 of the Joint Core Strategy Submission Version (JCSSV) accords with the Framework in that it requires, amongst other matters for development proposals to conserve and where appropriate enhance the landscape and scenic beauty of the AONB.

5.7 By virtue of the architectural approach and the response to the site constraints it is considered the replacement dwelling would complement the landscape. It is also considered that the size and scale of the proposed dwelling would appear commensurate with the existing built form on the site which is to be replaced. The proposed dwelling would sit at a lower level in the site than the existing dwelling and the height of the proposed dwelling would be approximately 7.5 metres at the highest point. This compares to a maximum height of approximately 8.8 metres for the existing dwelling. However, due to the variations in levels, the highest point of the proposed dwelling would sit approximately 2 metres below the highest point of the existing dwelling. Moreover, when viewed from Butts Lane the proposed dwelling would be set back from the road which would reduce its prominence and the flat roof garage which incorporates a green roof would break up this elevation from the street scene.

5.8 In respect to the building footprint, the proposed building would have a footprint of 428 square metres (including the garage) which compares to 186 sq m for the existing dwelling. Whilst the building footprint is approximately double the size of the existing dwelling, Butts Lane and the surrounding area is characterised by large dwellings in substantial plots and it is considered that design reflects the character of the site and the surrounding area.

5.9 In respect to landscape impact, the Council's Landscape Officer has been consulted on the application and identifies that some trees need to be removed in order to construct the dwelling, and the application also proposes to remove a small length of conifers along western site boundaries to facilitate open views of the surrounding countryside. These are low grade trees and it is considered that this opening up of views towards the replacement property, would not create unacceptable visual impacts on the character of the surrounding landscape setting.

5.10 Overall, in light of the above it is considered that the proposed dwelling respects the character of the site and surrounding area is considered acceptable in light of Policy HOU7 in respect of design and landscape impact.

Impact on Residential Amenity

5.11 The dwelling most affected by the proposal is 'The Woodlands' which is located approximately 10 metres to the south of the existing dwelling on the application site and there is an existing mature boundary between the properties

5.12 The proposal re-positions the dwelling on the site and the proposed dwelling would be further from 'The Woodlands' than the existing dwelling on the site. The proposed dwelling would provide some outdoor amenity space at first and ground floor level to the south of the property and there is a window serving a 'dressing room' which faces south. However, due to the level differences and the extent of existing landscaping it is not considered that proposal would result in an unacceptable impact on the living environment of the occupiers of 'The Woodlands', by reason of overlooking, overbearing or over-dominating impact taking account of the position and orientation of the existing dwelling on the site.

5.13 It is not considered that the proposal would impact on the residential amenity of any other dwellings in the vicinity of the application site.

Parking and Access

5.14 The proposal includes a garage and a drive which provides parking for approximately 5 cars . This level of parking is considered acceptable.

5.15 Objections have been received stating that Butts Lane becomes a private road at the point of the new access. The applicant has confirmed that they consider that they have a right of access and this is a private matter. However, it is considered necessary to impose conditions to ensure that construction traffic does not utilise the private road or obstruct the highway

5.16 In respect to visibility splays onto Butts Lane, there are limited vehicle movements in this location and the new access is onto a straight section of road with clear visibility in each direction and is considered acceptable.

5.17 On this basis, the proposed access and parking arrangements are considered acceptable.

Other Matters

5.18 A Preliminary Ecological Appraisal has been submitted in support of the application which identifies the potential presence of protected species including bats, nesting birds, reptiles, badgers and hedgehogs. In accordance with the recommendations of the Appraisal it is recommended a condition is imposed to secure a scheme for the mitigation of the impact of the development on ecology prior to the commencement of development.

6.0 Conclusion

6.1 Subject to appropriate conditions as set out below, the development is considered to conform with national and local policy and is recommended for **Permission**.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - PL003 Proposed Block Plan
 - PL004 Proposed Floor Plans
 - PL005 Proposed Elevations
 - PL006 Tree Plan
- 3 Notwithstanding any indication of materials which have been given in the application, a schedule and/or samples of the materials and finishes for the development, including surfacing materials, shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall be carried out in strict accordance with the approved details.
- 4 The development hereby permitted shall not be brought into beneficial use, until the existing dwelling known as The Croft and edged red on Proposed Block Plan PL003 has been demolished and all resulting materials and debris removed from the site.
- 5 Notwithstanding the submitted details, before work starts plans showing the existing and proposed ground levels, the slab level of the proposed building and the slab level of adjacent buildings, including sections, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 The development shall not begin until provision has been made to accommodate all site operatives', visitors' and construction vehicles; loading, off-loading, parking and turning within the site, during the construction period in accordance with details to be submitted and agreed in writing by the Local Planning Authority.
- 7 No external lighting shall be installed on the building unless the details have first been approved in writing by the Local Planning Authority.
- 8 Prior to the occupation of the proposed dwelling the car parking and manoeuvring facilities for the proposed dwelling shall be completed in all respects in accordance with the submitted details and shall be similarly maintained thereafter for that purpose.
- 9 The development hereby permitted shall be carried out in accordance with a fully detailed Arboricultural Method Statement and Tree Protection Plan as per 'BS 5837: 2012 Trees in relation to design, demolition and construction' and in accordance with submitted Tree Plan PL006. The development shall thereafter only be carried out in accordance with the approved details.

- 10 No works shall commence on site until comprehensive evidence based detailed drainage design details, including a SuDS/drainage management plan, have been submitted and approved in writing by the Local Planning Authority. The drainage design details shall fully incorporate the principles of sustainable drainage and improvement in water quality, along with a robust assessment of the hydrological influences of the detailed drainage plan, including allowances for climate change. The scheme so approved shall subsequently be implemented in accordance with the approved details before the development is first occupied, and subsequently maintained in accordance with the approved details for the lifetime of the development.
- 11 No development shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
- 12 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings, or the completion of the development, whichever is sooner. Any trees, plants or areas of turfing or seeding, which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
- 13 A scheme for the mitigation of the impact of the development on ecology shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of any development on site. The scheme shall include the measures identified in the Preliminary Ecological Appraisal WWW16110.PEA.REV_B dated July 2016 submitted in support of the application.

Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the NPPF
- 4 In order to secure the most appropriate development of the application site in accordance with paragraph 55 of the NPPF and Policy HOU7 of the Tewkesbury Borough Council Local Plan.
- 5 To protect residential amenity and to conserve and enhance the scenic beauty of the Special Landscape Area and the Area of Outstanding Natural Beauty in accordance with the aims and objectives of the NPPF.
- 6 To reduce potential detrimental impact on the highway, in the interests of highway safety
- 7 To conserve and enhance the scenic beauty of the Special Landscape Area and the Area of Outstanding Natural Beauty in accordance with the aims and objectives of the NPPF and Policy LND2 of the Adopted Tewkesbury Local Plan
- 8 To reduce potential detrimental impact on the highway, in the interests of highway safety
- 9 To ensure the satisfactory retention of existing trees and hedges in the interests of visual amenity
- 10 To ensure that the development is provided with a satisfactory means of drainage; as well as reducing the risk of flooding both on the site itself and the surrounding area, and to minimise the risk of pollution, all in accordance with the saved policies and NPPF guidance.
- 11 In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 12 In the interest of amenity and to secure a satisfactory standard of landscaping.

13 To ensure appropriate protection of biodiversity

Notes:

1 Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

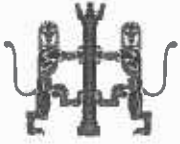
2 The applicant is advised that protected species (including bats) may be present on site. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found whilst carrying out works, all work must stop and Natural England must be informed.

The consent given by this notice does not override the protection afforded to these species and their habitat.

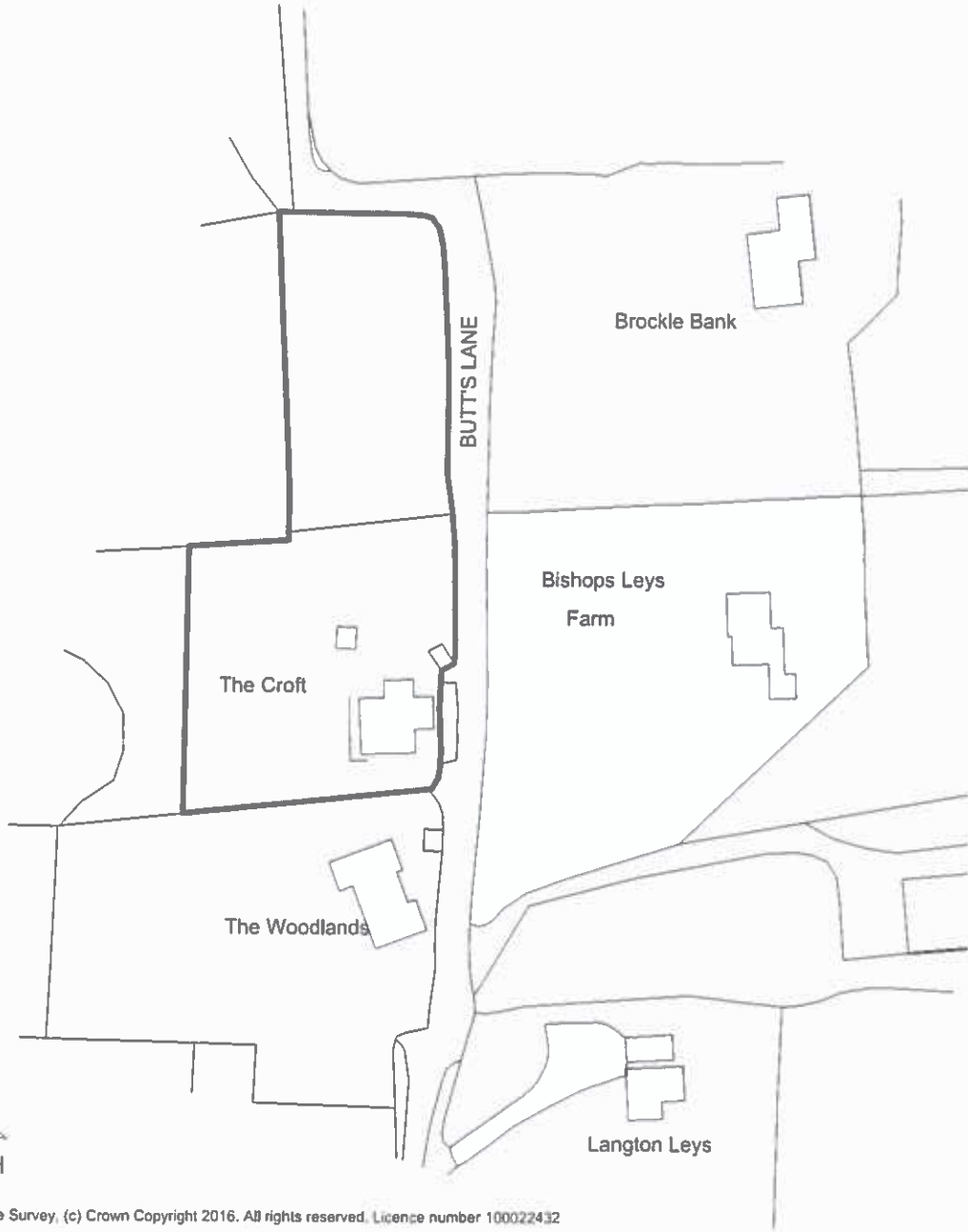
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RIBA

Chartered Practice



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Drawing title: Site Location Plan

Client: Mr and Mrs Lucas

Drawn by: JR Checked: JE

Job number: 16.10.009

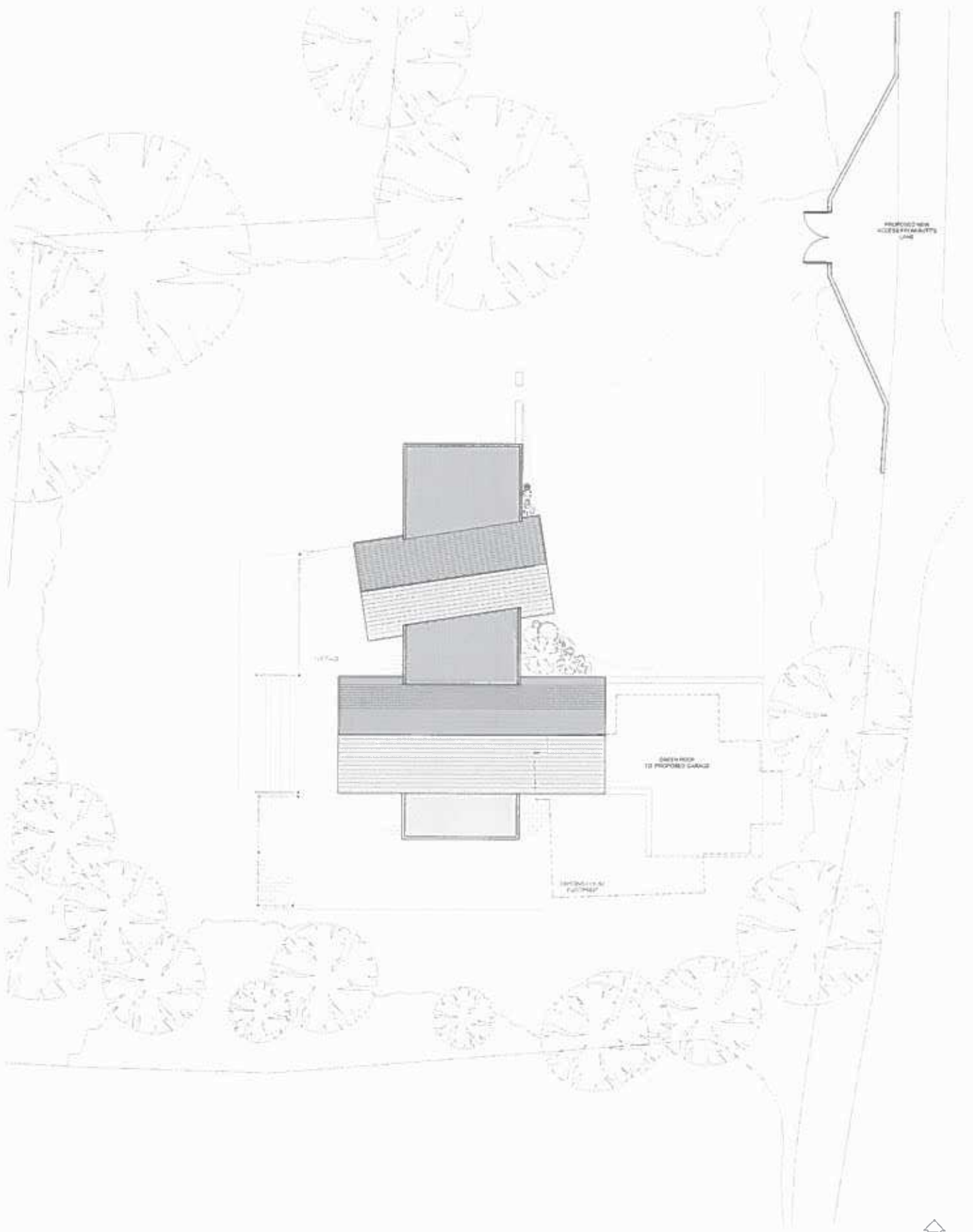
Project: The Croft, Butt's Lane

Scale: 1:1250 @ A4

Date: May 2016

Draw no: PL001

coombes : everitt architects



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- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction phase
- As Built



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Drawing title Proposed Block Plan
 Client Mr and Mrs Lucas
 Drawn by JR Checked JE
 Job number 16.10.009

Project The Croft, Bull's Lane
 Scale 1:100 @ A1
 Date July 2018
 Draw no PL003

105
 373/B

Valid 09.08.2016

First floor extension (resubmission following application refs. 15/00431/FUL, 13/01252/FUL, and 13/00637/FUL)

Grid Ref 388441 219459

Parish Churchdown

Ward Churchdown Brookfield

Mr & Mrs Webb
c/o Agent**RECOMMENDATION Permit****Policies and Constraints**

National Planning Policy Framework

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - HOU8

Joint Core Strategy Submission Version November 2014

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Parish Council - Object. This application had been refused twice and Parish Council's comments had been made previously regarding this matter. Unauthorised building work continued. This application should go to the Planning Committee and a site inspection be held.

- One letter of objection has been received from the neighbouring property (1 Crifty Craft Lane). The reasons for objection are summarised as follows:
- objecting in particular to the raising and strengthening of the garage roof and the French doors at the front which could create overlooking to their bedroom windows.
- detrimental to their residential amenity
- concerns that the property in its current form could be turned into two separate properties in the future.
- If permitted it would be to the detriment of their amenity, that of immediate neighbours and the residents of Churchdown Village as a whole.
- If permitted a dangerous precedent would be set.

Other issues with the overall planning and enforcement process surrounding this site.

Planning Officers Comments: Mrs Sarah Barnes

1.0 Introduction

1.1 The application relates to 2 Criftycraft Lane, which is a detached rendered property in a residential location on the edge of Churchdown (Site location plan attached).

2.0 Recent Planning History

2.1 In 2013 (13/00637/FUL) permission was granted for the provision of a first floor extension to create a two storey dwelling.

2.2 Later in 2013 (13/01252/FUL) permission was granted for a first floor extension to create a two storey dwelling (revised scheme to 13/00637/FUL).

2.3 Following the commencement of construction it was brought to the Council's attention that the extension was not being built in accordance with the permitted plans. Following a visit from the Council's Enforcement Officers the owners submitted an application to retain the works as constructed. The application (15/00431/FUL) proposed the retention of a first floor extension to provide 2 additional bedrooms and living room / social room with kitchen. The application was considered unacceptable and was refused for the following reason:

'The extension by virtue of its poor design has a harmful impact on the character and appearance of the existing property and does not respect the character and appearance of the surrounding area and streetscene. The proposal therefore conflicts with the provisions of the NPPF and Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.'

3.0 Current application

3.1 The current application proposes amendments to the 'as constructed' extensions in order to address the Council's concerns and is for a first floor extension (resubmission following applications 15/00431/FUL, 13/01252/FUL and 13/00637/FUL) (see attached plans).

4.0 Policy Context

4.1 Section 7 of the NPPF makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and is indivisible from good planning. Paragraph 64 of the NPPF sets out that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

4.2 Policy HOU8 of the Local Plan conveys that proposals should respect the character, scale and proportion of the existing house, compliment the design and materials of the existing and should not have an unacceptable impact on adjacent property in terms of bulk, massing, size and overlooking.

5.0 Analysis

5.1 The main issues for consideration in this application are the size and design of the proposal, the impact on the residential amenity of neighbouring properties and the impact on the surrounding street scene.

Design and visual impact

5.2 The Parish Council and the immediate neighbour to the east have raised concerns about the impact of the proposal on the street scene and the fact that unauthorised building work continued (not in accordance with the approved 2013 plans). Specifically, the overall roof height of the extension is lower and the design of the forward projecting part of the extension has a different form to that originally designed.

5.3 The current proposal would be very similar to the scheme that was granted permission in 2013 (13/01252/FUL) (plans attached). The amendments submitted with this application would ensure that the proposal deals with the previous design refusal specifically in relation to how the flat roof meets the gable, and also how the flat roof is incorporated into the overall roof (so it appears more as a 'set-in' dormer window as originally permitted).

5.4 Overall, it is considered that the proposal (as revised) would be of a suitable size / design and in-keeping with the existing street scene which is characterised by a mixture of bungalows and dwellings, many of which have been extended at first floor level. The revised proposal would therefore have an acceptable impact on the character and appearance of the area and street scene and would accord with Policy HOU8 of the Local Plan in this regard.

Residential amenity

5.5 With regards to the neighbours objection about the loss of privacy / overlooking a condition would be attached to the permission to ensure that the flat roofed area at the front could not be used in the future as a balcony or terrace area. The french doors at the front also still require a balustrade so a condition would be attached to ensure this.

5.6 It should also be noted that the 'lower' roof height would also help to reduce the impact on the neighbours residential amenity. Finally, the 2015 refusal reason was not related to the harm to the neighbour's residential amenity; it was solely the design of the flat roof part of the first floor extension that was an issue.

5.7 Subject to conditions, the proposal is therefore considered to have an acceptable impact on the living conditions of the occupiers of neighbouring properties and the proposal accords with Local Plan Policy HOU8 in this regard.

Other issues

5.8 In relation to the neighbour's concerns that the extension may in the future be used as a separate residential unit, the application is clearly for additional accommodation incidental to the main dwellinghouse. The extension would form part of the same 'planning unit' as the main dwelling as it would share the same access, parking area and garden. Planning permission would therefore be required for the new accommodation to be used as a separate dwelling and the Local Planning Authority would have full control over this situation.

5.9 With regards to the precedent that may be set each application is assessed on its own merits.

6.0 Conclusion

6.1 Overall, it is considered that the proposal would not result in an unacceptable loss of residential amenity to the neighbouring dwellings and would be of a size and design that would respect the character and appearance of the area and streetscene. The proposal would therefore accord with Policy HOU8 of the Local Plan. The application is accordingly recommended for **permission**).

RECOMMENDATION Permit

Conditions:

- 1 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.
- 2 The proposal shall be built in strict accordance with the plans dated 9th August 2016 (drawing no's 4278/S001, 4278/1, 4278/001 and 002) and implemented within 6 months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the submitted plans and the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking and re-enacting that Order), the first floor windows / rooflights on the east and west side elevations shall be glazed in obscure glass. The windows / rooflights shall remain obscure glazed and non-opening at all times thereafter and shall not be altered without the prior written consent of the Local Planning Authority.
- 4 The external materials of the proposed extension shall match as near as possible the materials of the existing dwelling.
- 5 Within 4 months of the date of this permission a safety balustrade shall be added to the french doors in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. The balustrade shall be retained as such thereafter.

Reasons:

- 1 To safeguard the privacy of residents in the locality in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To safeguard the privacy of residents in the locality in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 4 To ensure that the extension is in keeping with the existing building in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
- 5 For safety and to safeguard the privacy of residents in the locality in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

16/00936/kul



Promap

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This map was created with Promap

377/A¹¹⁰

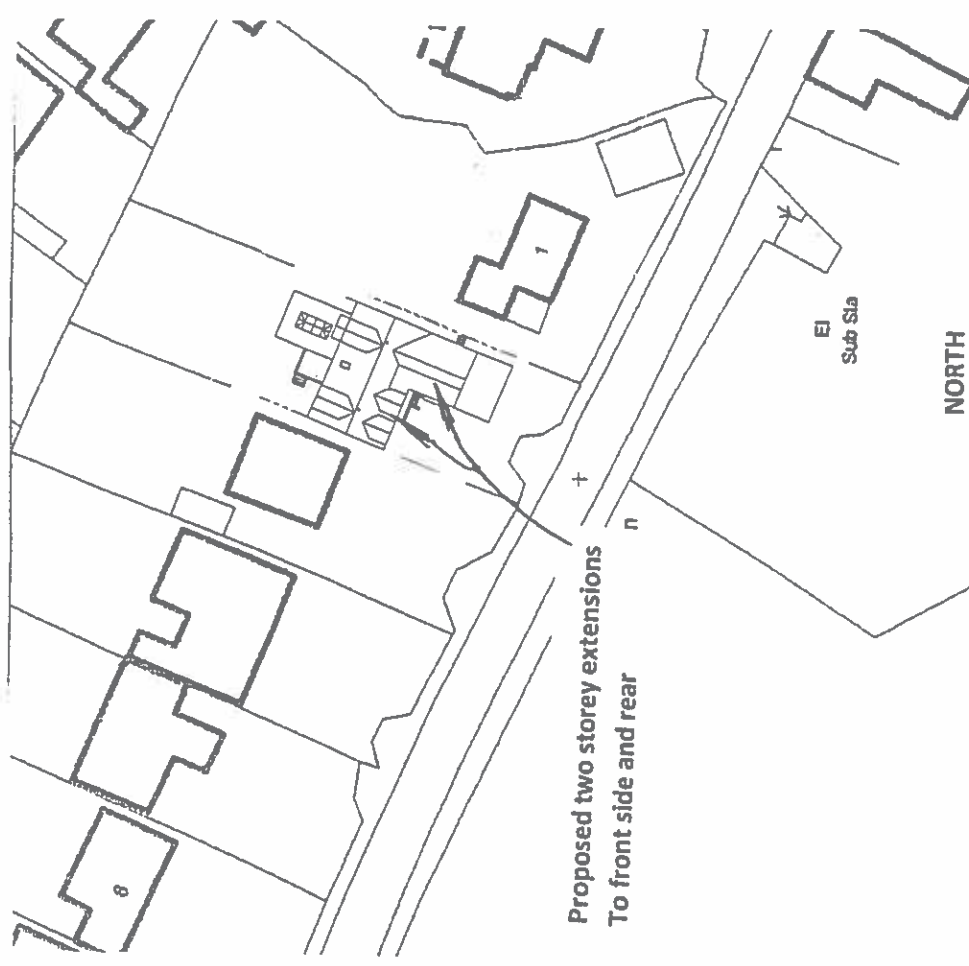
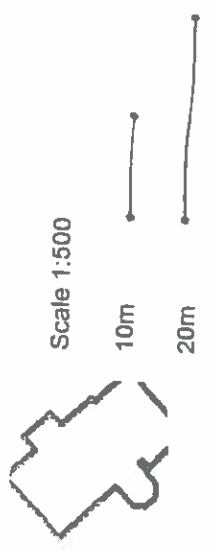
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377/B¹¹¹



NORTH
Existing Block Plan
Drg No 4278/001
Scale 1:500
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 Licence number 100020449

Print this sheet complete at A3



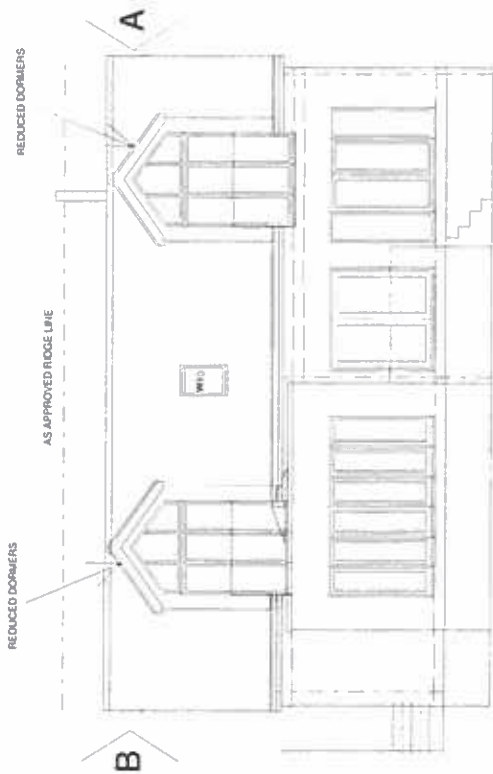
Proposed two storey extensions
To front side and rear

NORTH
Proposed Block Plan
Drg No 4278/002
Scale 1:500
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 Licence number 100020449

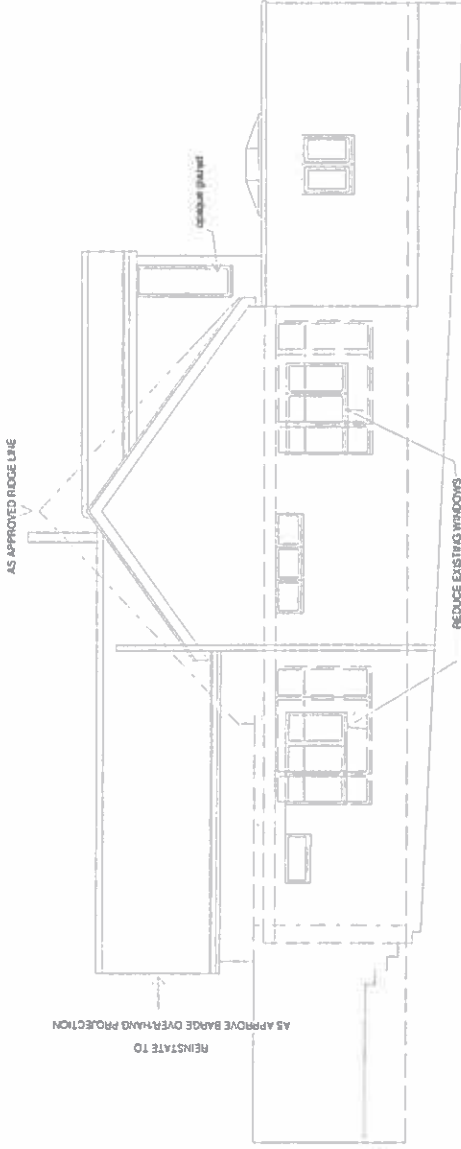
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~~REV 01~~
 REV 02



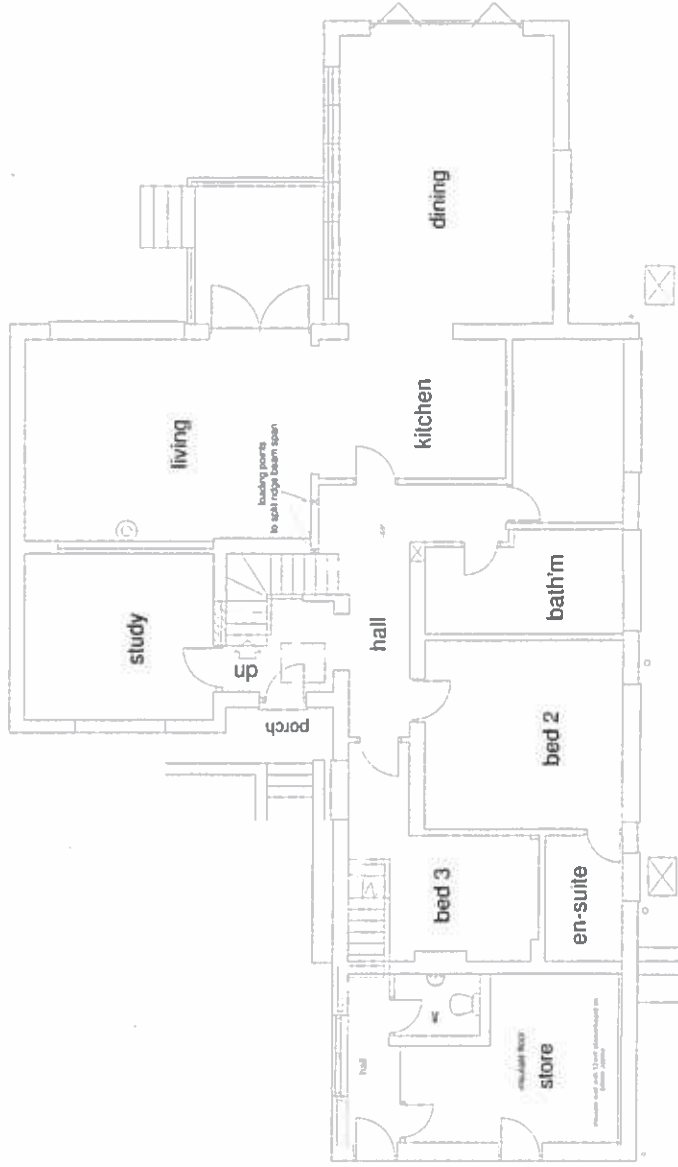
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REAR



SIDE B



REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
IF IN DOUBT - ASK

GROUND FLOOR

FRONT

Health and safety procedures to be complied with in all instances prior and throughout all works



Keith Branning Architectural Consultants
E: 01452 514388 E: keith.branning@branning.co.uk

REV	DATE	DESCRIPTION

NOTES:
DO NOT CUT OR REMOVE EXISTING STRUCTURAL MEMBERS UNLESS TO BE REPLACED BY A LIKE OR BETTER MEMBER
BY THE END OF THE PROJECT
FOR MORE DETAILS SEE
DRAWING 16/00936/01

client: MR T. WEBB
builder:
project site: No 2 City Craft Lane, Churchdown, Gloucester

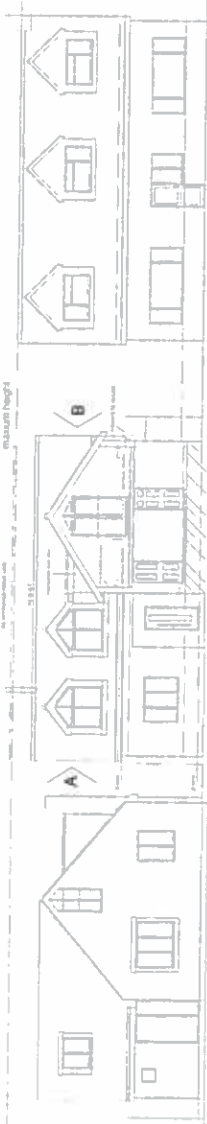
title: PROPOSED ELEVATIONS AND FLOOR PLANS (AS BUILT)

drawn: Scale 1:100
date: 16/01/2016
Dwg No: 4278/1
REV: G2C

16/00936/rel



STREET SCENE
(PRIOR TO REPLACEMENT)



STREET SCENE
PROPOSED

114

377/E

Health and safety procedures to be complied with
in all instances prior and throughout all works



North Gwent Engineering Consultants
T 01252 771286 E northgwent@btopenworld.co.uk

Health and safety procedures to be complied with
in all instances prior and throughout all works

REV	DATE	DESCRIPTION

NOTES:
1. All work shall be carried out in accordance with the specifications and standards of the relevant authorities.
2. All work shall be carried out in accordance with the specifications and standards of the relevant authorities.

Client: MR T. WEBB
builder: [blank]

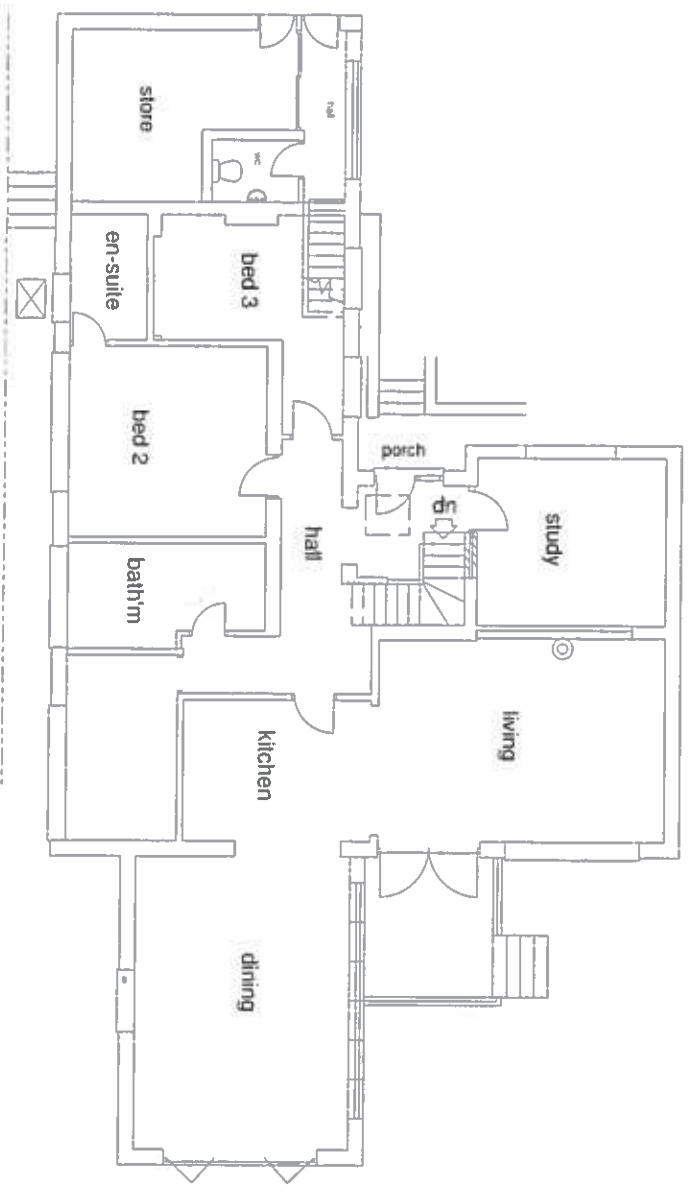
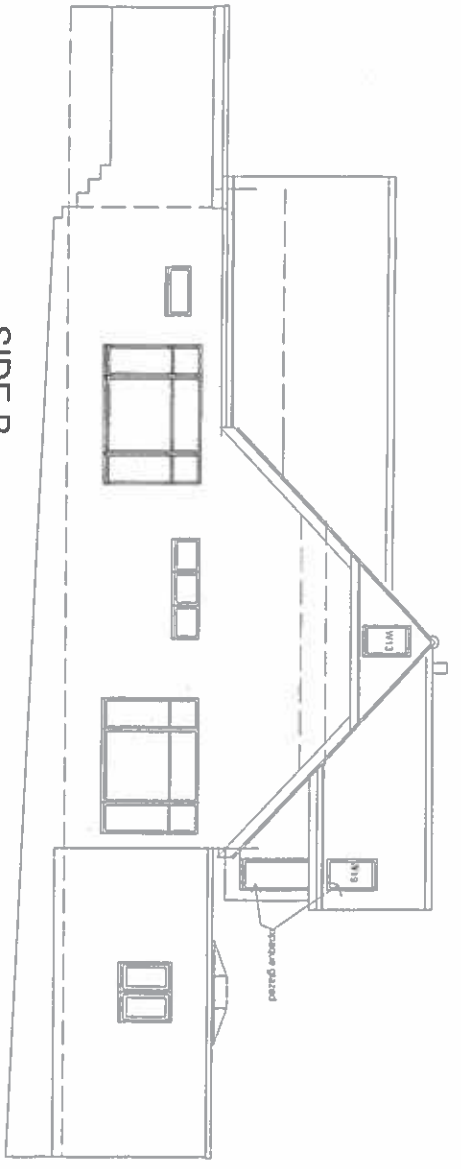
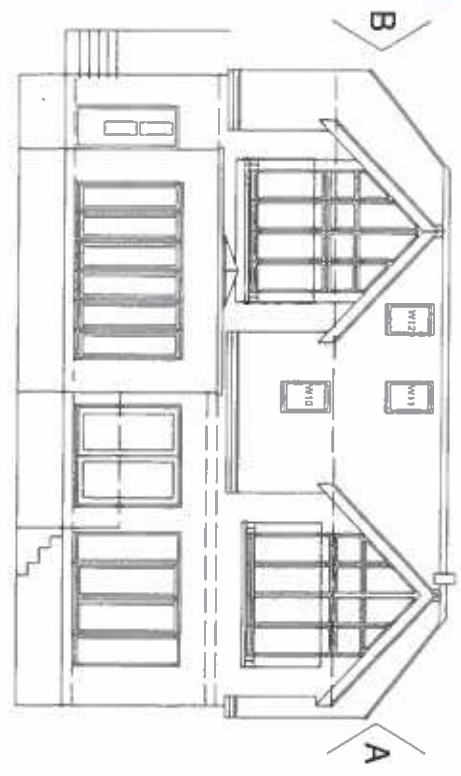
project/site: No 2 Coby Craft Lane
Churchdown
Gloucester

title: EXISTING AND PROPOSED
STREET SCENES
(AS BUILT)

drawn: Scale 1:200
date: [blank]
Dwg No: 4278/S001
REV: 10V
G&C

DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
IF IN DOUBT ASK

13/01252/ful - permitted



GROUND FLOOR

Health and safety procedures to be complied with in all instances prior and throughout all works

Kain Grouping Architects/Consultants
T 01242 412881 kaingrouping@btinternet.com

REV	date	description

notes:
 Do not start work until you have received the approved drawings from the Council.
 All work to be done in accordance with the approved drawings.
 All work to be done in accordance with the approved drawings.

client: **MRT WEB**
 builder: **No 2 Ccny Craft Lane Cranston Gloucester**

project site: **No 2 Ccny Craft Lane Cranston Gloucester**

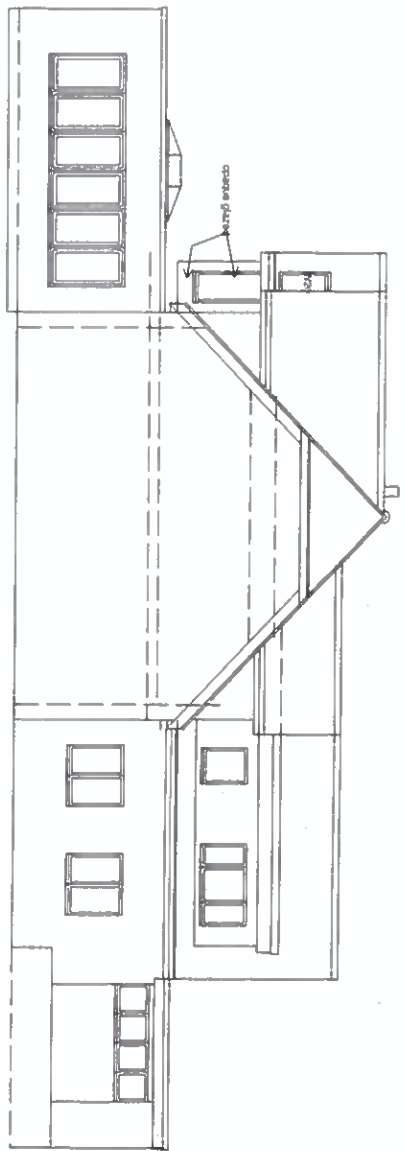
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drawn: **Dg1** scale: **1:100** date: **27/11/11**
 checked: **G1**

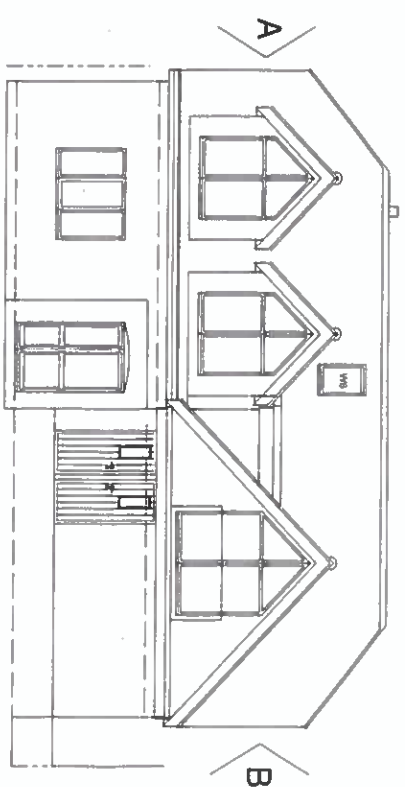
REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
 DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
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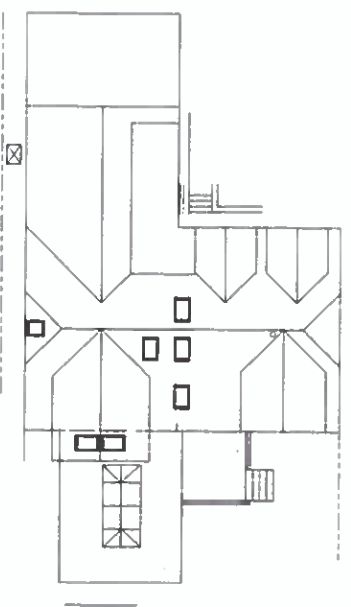
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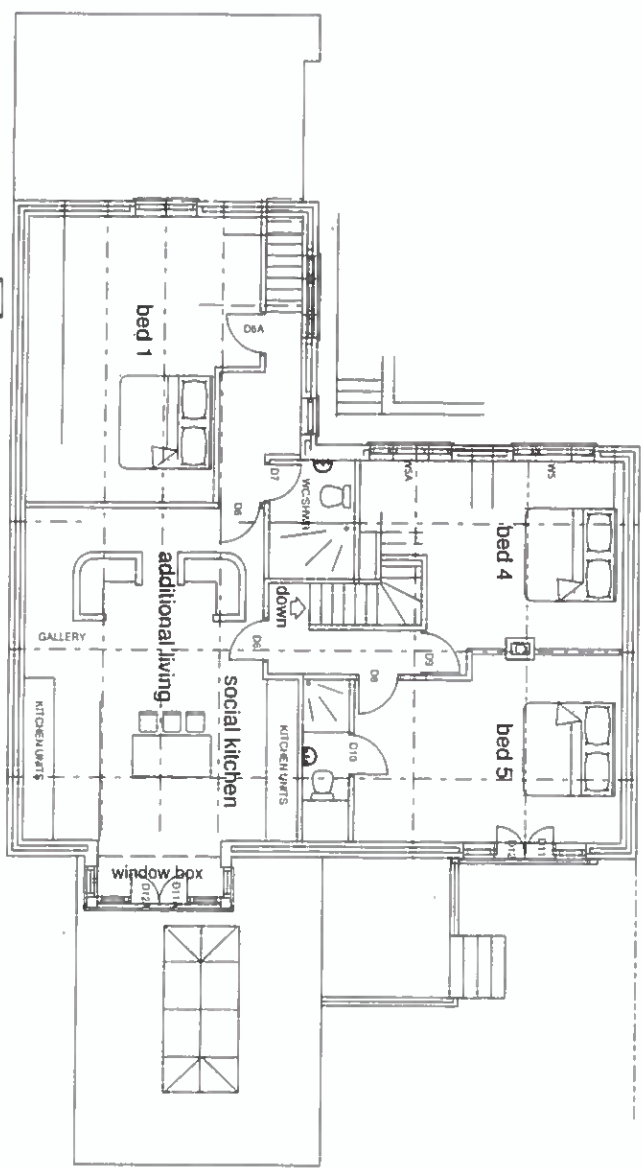
SIDE A



FRONT



ROOF PLAN SCALE 1:200



ROOF

Health and safety procedures to be complied with in all instances prior and throughout all works



Kahn Drawing Architectural Consultancy
7 Princes Street, Edinburgh, Scotland

REV	date	description

notes:
 1. All work to be carried out in accordance with the Building Regulations 2006.
 2. All work to be carried out in accordance with the Scottish Building Standards.
 3. All work to be carried out in accordance with the relevant codes of practice.

client: **MIR T WEBB**

project site: **No 2 City Craft Lane, Churchtown, Glasgow**

title: **PROPOSED ELEVATIONS AND FLOOR PLANS**

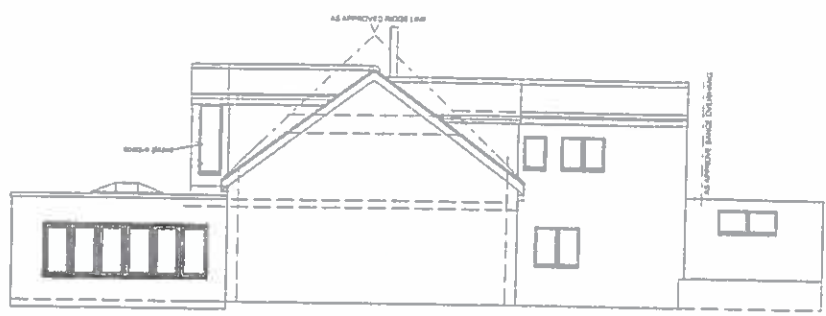
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scale: 1:100
 sheet: 2 of 2 sheets
 TBV
 G1

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
 DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
 IF IN DOUBT - ASK

116
 377/G

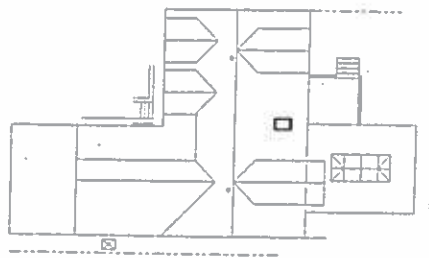
15/00431/hel - refused



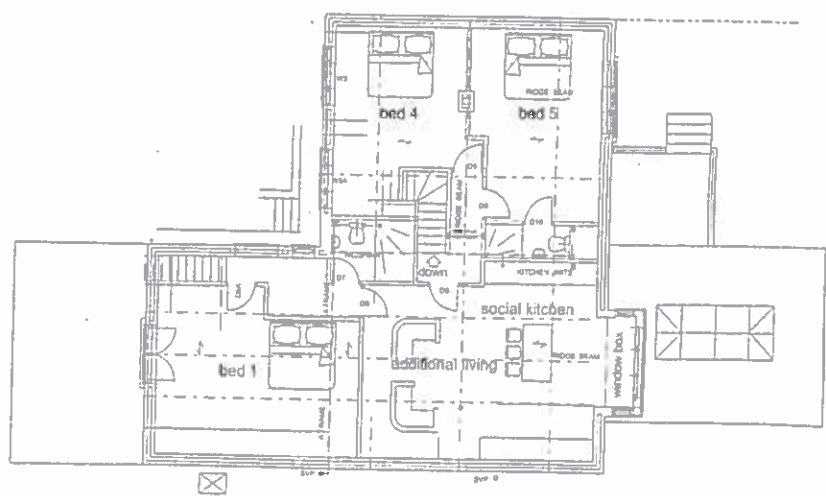
SIDE A



FRONT



ROOF PLAN SCALE 1:200



ROOF

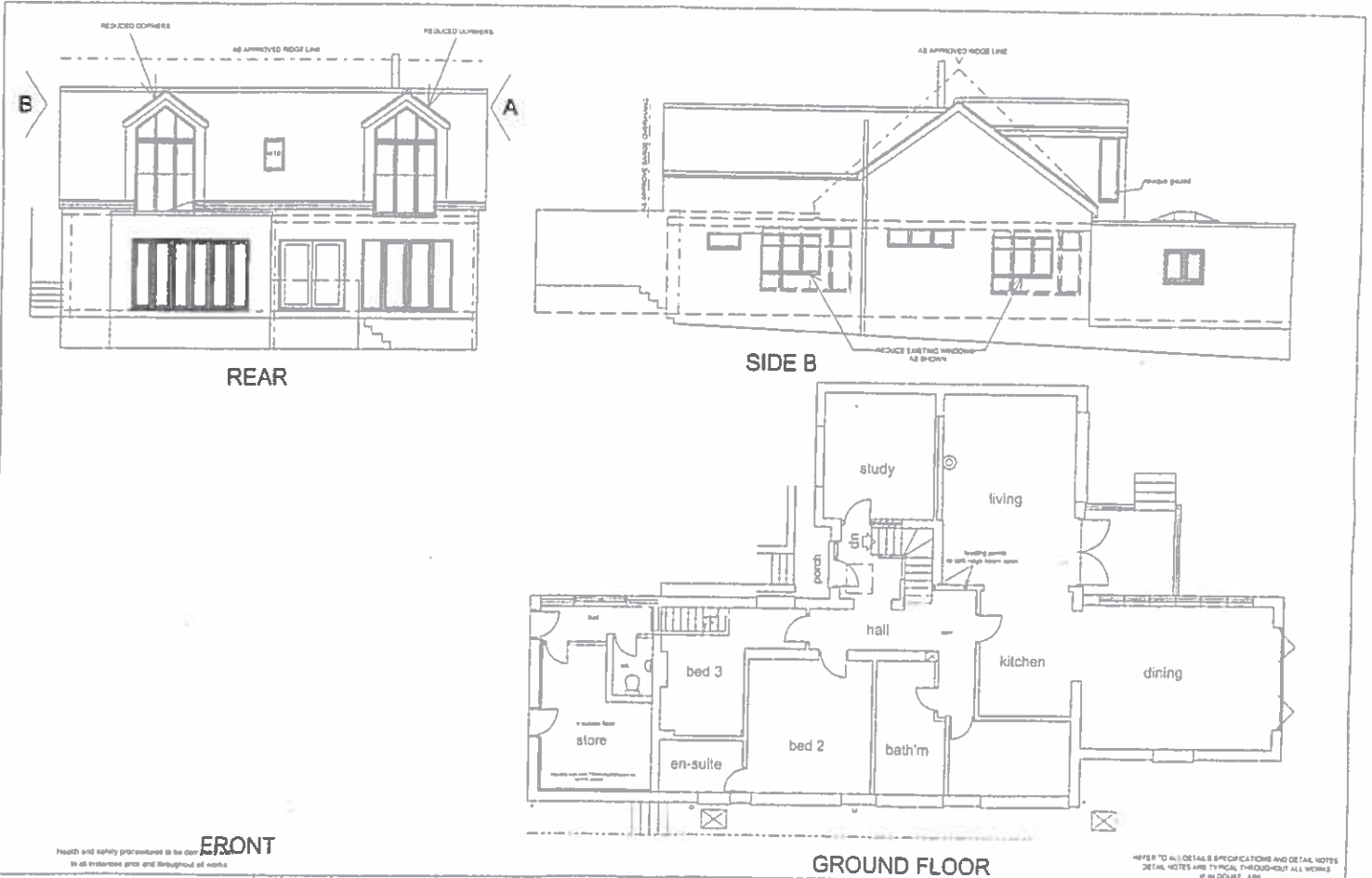
Health and safety procedures to be complied with in all instances prior and throughout all works

REFER TO ALL DETAILS SPECIFICATIONS AND DETAIL NOTES
 DETAIL NOTES ARE TYPICAL THROUGHOUT ALL WORKS
 IF IN DOUBT ASK

 South Building Solutions Limited 12000 12000 12000 12000	notes: All work shall be done in accordance with the Building Regulations and all relevant codes of practice.		client M/T WEB	project/site No 2 Crilly Court Lane Churchdown Gloucester	title PROPOSED ELEVATIONS AND FLOOR PLANS (AS BUILT)	drawn Scale 1:100	date 20/02/20
	rev date description	notes: All work shall be done in accordance with the Building Regulations and all relevant codes of practice.	builder	project/site No 2 Crilly Court Lane Churchdown Gloucester	title PROPOSED ELEVATIONS AND FLOOR PLANS (AS BUILT)	drawn Scale 1:100	date 20/02/20

377/H¹¹⁷

15/00431/ful - Refused



 <p>South Building Architecture 7, Ely Street, London, EC1A 3DF</p>	<p>Health and safety procedures to be observed in all instances prior and throughout of works</p>		<p>notes:</p> <p>1. All work shall be carried out in accordance with the Building Regulations and all relevant codes of practice.</p> <p>2. All work shall be carried out in accordance with the Building Regulations and all relevant codes of practice.</p>	<p>client</p> <p>MR T. WEB</p>	<p>project/site</p> <p>No 1 City Creek Lane Churchdown Gloucester</p>	<p>title</p> <p>PROPOSED ELEVATIONS AND FLOOR PLANS (AS BUILT)</p>	<p>drawn</p> <p>Scale 1:100</p>	<p>date</p> <p>1st of 2 sheets</p>
	<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	rev	date	description				<p>Dig No</p> <p>4278/1</p>
rev	date	description						

1,118
377/11

16/00916/TPO

8 Stoke Park Close, Bishops Cleeve

12

Valid 05.08.2016

Line of Hornbeams to the side of number 8 Stoke Park Close. Crown of Hornbeam rubbing on roof and end of property. Lift back from property.

Grid Ref 395467 227727

Parish Bishops Cleeve

Ward Cleeve West

Tewkesbury Borough Council

Council Offices

Gloucester Road

Tewkesbury

Gloucestershire

GL20 5TT

RECOMMENDATION Consent

Policies and Constraints

National Planning Policy Framework

Planning Practice Guidance

Joint Core Strategy Submission Version November 2014

Tewkesbury Borough Local Plan to 2011 - March 2006

OPDM Circular 06/2005 (Paragraph 91)

Tree Preservation Orders: A Guide to the Law and Good Practice

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Parish Council - no objections.

Local residents - no responses received.

Planning Officers Comments: Mrs Sarah Barnes

1.0 Application site

1.1 This application relates to a line of hornbeam trees which are located to the side of 8 Stoke Park Close in Bishops Cleeve (site plan attached).

2.0 Recent / Relevant History

2.1 None recent.

3.0 Current Application

3.1 This application seeks consent to lift back the crown of a row of hornbeam trees at the side of 8 Stoke Park Close. A committee determination is required as 'Tewkesbury Borough Council' are the applicants.

4.0 Policy Context

4.1 Section 198 of the Town and County Planning Act 1990 provides Local Planning Authorities with the powers for the making of Tree Preservation Orders, where it is expedient in the interests of amenity to protect trees. Such powers prohibit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees except with the consent of the local planning authority. This advice is reiterated in the Town and County Planning (Trees) (Amendment) (England) Regulations 2008.

4.2 Government guidance set out in 'Tree Preservation Orders - a Guide to the law and Good Practice' sets out that, in considering applications for works to TPO trees, local planning authorities should:-

- assess the amenity value of the tree and the likely impact of the proposal on the amenity of the area;
- in light of that assessment to consider whether or not the proposal is justified, having regard to the reason put forward in support of it;
- whether any loss or damage is likely to arise if consent is refused or granted subject to conditions; and
- whether replacement planting is necessary or practical.

5.0 Analysis

5.1 The hornbeam trees are protected under Tree Preservation Order No. 298-G1. A visual tree inspection has been carried out and it is considered that the proposed works are necessary and appropriate.

5.2 No objections have been received from the Parish Council nor from local residents.

6.0 Conclusion

6.1 Overall, the proposed works are considered to be suitable / appropriate. **Consent** is therefore recommended subject to the specified conditions.

RECOMMENDATION Consent

Conditions:

- 1 The permission hereby granted shall be completed within two years of the date of this notice.
- 2 All arboricultural work shall comply with BS 3998:2010 British Standard: Recommendation for Tree Work.

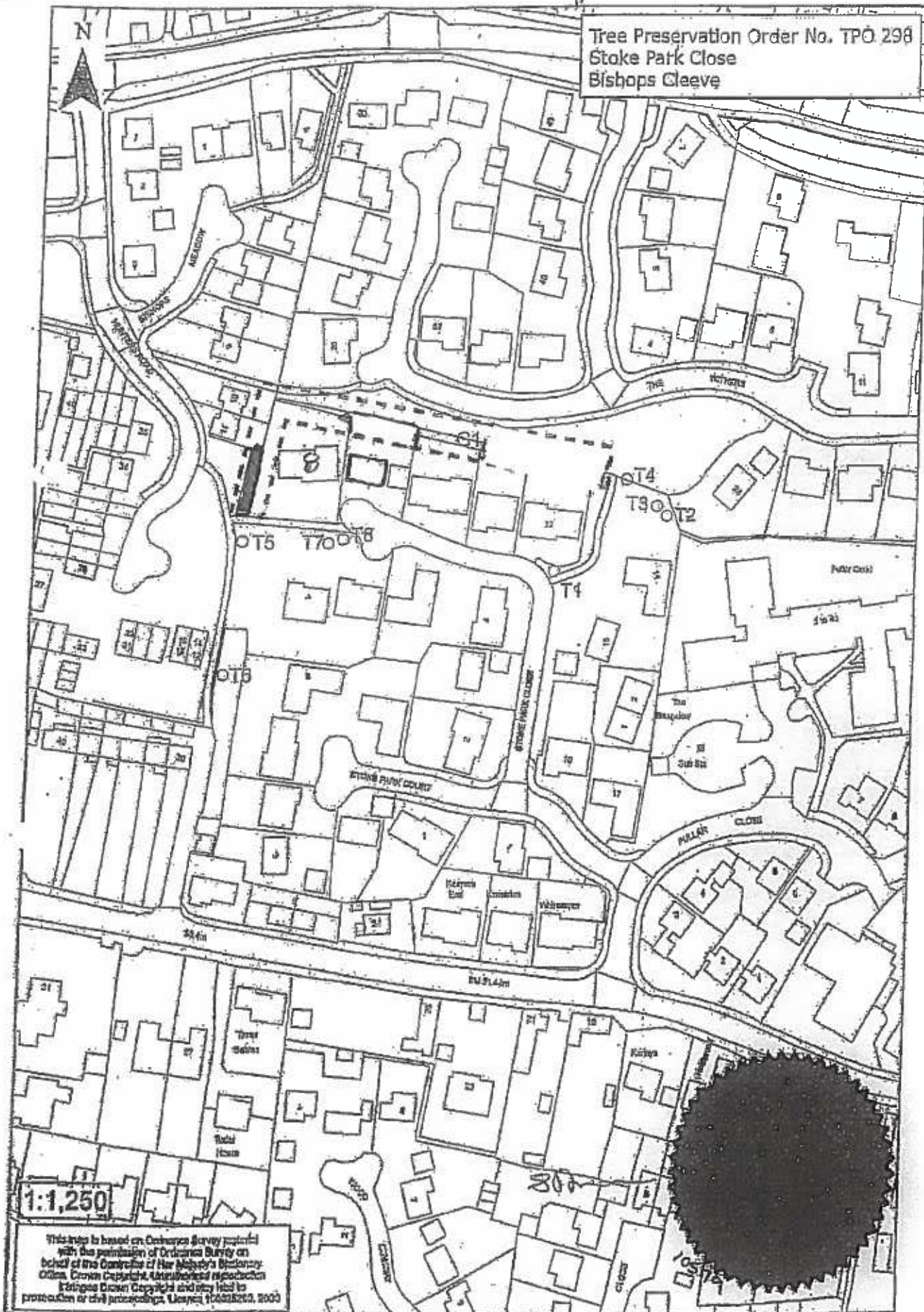
Reasons:

- 1 To comply with the requirements of the Town and Country Planning Act 1990
- 2 To protect the health of the tree and to ensure that the works are carried out in such a manner to maintain the amenity value of the tree.

Notes:

- 1 If at any time nesting birds are observed on site then certain works which might affect them should cease and advice sought from a suitably qualified ecological consultant or Natural England. This is to comply with the Wildlife & Countryside Act 1981 (as amended) and avoid possible prosecution. You are additionally advised that tree or shrub removal works should not take place between 1st March and 31st August inclusive unless a survey to assess nesting bird activity during this period is undertaken. If it is decided on the basis of such a survey to carry out tree or shrub removal works then they should be supervised and controlled by a suitably qualified ecological consultant. This advice note should be passed on to any persons/contractors carrying out the development.
- 2 The Wildlife and Countryside Act 1981 (as amended) makes it an offence to kill, injure or take any wild bird, and to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. It is also an offence to take or destroy any wild bird eggs. In addition the Act states that it is an offence to intentionally or recklessly disturb any wild bird listed in Schedule 1 while it is nest building, or at (or near) a nest containing eggs or young, or disturb the dependent young of such a bird. This advice note should be passed on to any persons/contractors carrying out the development.

16/009/6/TPO



379/121

Valid 29.06.2016

Reserved Matters details for 113 residential dwellings (Use Class C3), public open space, allotments, road and drainage infrastructure in Phase 3C of the outline planning permission for Homelands 2 (10/01005/OUT)

Grid Ref 396313 228760
Parish Bishops Cleeve
Ward Cleeve St Michaels

Linden Limited (trading As Linden Homes Western)
Linden House
The Jacobs Building
Berkeley Place
Bristol
BS8 1EH

RECOMMENDATION Delegated Approve

Policies and Constraints

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policies GNL2, GNL8, HOU13, TPT1, TPT3, EVT2, EVT3, EVT4, EVT5, EVT9, LND4, LND7, RCN1, RCN2, NCN5
Joint Core Strategy Submission Version (November 2014)
Flood and Water Management SPD
NPPF
Planning Practice Guidance
Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
The First Protocol, Article 1 (Protection of Property)
Public Rights of Way

Consultations and Representations

Bishops Cleeve Parish Council - The Parish Council is, in principle, not in favour of this development.

- As comment on Reserved Matters: there is no material evidence of addressing the off-site, downstream surface water drainage.
- The allocation of affordable housing is in large clusters the Parish Council feel this should be more dispersed, in particular in the southeast corner of the development the concentration is too big there should be no more than 8 affordable dwellings in one group.
- The muster points for refuge collection are not all evident on the plans; it is felt there may be a degree of discrimination as the muster points indicated seem to mainly pertain to the affordable dwellings.
- It is also noted that the affordable dwellings have parking allocation only, whereas the market dwellings have parking and garage.
- It is felt positive that the dwellings are planned with solar PV panels; however, the orientation is not good with half of the dwellings facing the wrong way and therefore the panels will be in shadow most of the time.

Gotherington Parish Council - The council have no objections to the proposed application but make note that this development now takes the Homelands site up to the southern boundary of the area which is covenanted by agreement between Camparo and Bishops Cleeve Parish Council and therefore there should be no further housing development to the north.

- The Council note with approval of the proposed cycleway along-side Gotherington Lane.
- The Council wish to take the opportunity to seek improvements of the A435/ Evesham Rd junction to encourage use by traffic to and from Homelands and so deter the use of Gotherington Lane.

County Highways - An up-date will be provided at committee.

Environmental Health Officer - No objections.

Housing Enabling and Strategy Officer - No objections

Severn Trent Water Ltd - No objections.

Flood Risk Management Engineer - No objections.

Natural England - Make no comments.

Local Residents - None received.

Planning Officers Comments: Mr John Hinett

1.0 Introduction

1.1 The site forms part of Homelands Farm which is located on the northern edge of the settlement of Bishops Cleeve (**see attached location plan**). The 'Homelands 1' development is largely complete with work now well commenced of various phases of 'Homelands 2'. Gotherington Lane is located off to the west of the site, connecting the village of Gotherington to Bishops Cleeve. To the north the site adjoins agricultural land.

2.0 Relevant planning history

2.1 Outline planning application 10/01005/OUT for approximately 450 dwellings and ancillary development including access was allowed on appeal in 2012.

2.2 Reserved matters approval 14/00316/APP comprising Phase 1 of the Homelands 2 development for the erection of 133 dwellings including 53 affordable dwellings was granted in December 2014.

2.3 Reserved matters approval 14/00481/APP comprising Phase 1A of Homelands 2 development for the erection of 22 dwellings, retail and industrial buildings, with associated infrastructure was granted in November 2014.

2.4 Reserved matters application 14/00694/APP which proposed a variation to the residential element of 14/00481/APP was approved in April 2015.

2.5 Reserved matters application 14/01269/APP for 3 dwellings was approved in April 2015.

2.6 Reserved matters application 15/00449/APP for 52 residential dwellings (Use Class C3), LEAP area, public open space, allotments, road and drainage infrastructure in Phase 3B was approved in September 2015 was approved in February 2016.

2.7 Reserved matters application 15/00575/APP for the erection of 127 dwellings and garages associated roads, sewers, landscaping and external works together with strategic parkland and community sports and play facilities was approved in February 2016.

3.0 Current application

3.1 This current application is reserved matters application for the erection of 113 residential dwellings (Use Class C3), public open space, allotments, road and drainage infrastructure in Phase 3C of the outline planning permission for Homelands 2 (10/01005/OUT). The proposals are summarised below:

Residential

- 67 open market and 46 affordable dwellings, totalling 113 dwellings. This includes a mix of 3, 4 and 5 bed units for the open market dwellings; and 1 bed flats, 2 and 3 bed bungalows, and 2, 3, 4 (and a 5 bed) units for the affordable dwellings.

Open Space and other infrastructure

- Meadow with open tree planting to the north of the residential area (that is an extension to the same area approved with phase 3B for 52 dwellings).
- The Open Space would contain a footpath linking up to existing paths on adjacent phases.

Allotments and associated parking.

Plans will be displayed at Committee.

3.2 A number of conditions were imposed by the Secretary of State (SoS) which required submission of information with the first Reserved Matters application relating to phasing, design principles, surface water drainage and, contamination. These details were submitted and assessed as part of the previous reserved matters applications 14/00316/APP and 14/00481/APP. In all cases, the conditions were considered acceptable.

3.3 The outline permission was also subject to Section 106 Agreements with the Borough Council and Gloucestershire County Council.

4.0 Analysis

4.1 The key issues to be considered in relation to this reserved matters application are considered to be layout, house type design, scale, residential amenity, landscaping, highway and parking issues, public open space, affordable housing provision and drainage.

Background

4.2 The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

4.3 A Masterplan layout was agreed as part of the Outline consent. A number of important principles of good design and appropriate parameters were also established during the determination of the Outline consent (10/01005/OUT) which were encapsulated in Outline Design and Access Statement (DAS) and final layout plan.

4.4 In addition, a condition required a Design Principles Document (DPD) to be submitted for the whole site which was to set out in more detail the principles set out in the Outline DAS to ensure that design quality and design parameters were coordinated between different phases of development. The DPD was submitted and approved with the first reserved matters application.

Layout and Design

4.5 The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Policy SD5 of the Joint Core Strategy Submission Version (November 2014) similarly seeks good design reflecting the guidance.

4.6 Phase 3B comprises an area of the development which includes two 'character areas' as set out in the Design Principle Document DPD: Rural Edge (North and South); and a small part of the 'Avenue'. The DPD provides guidance for the design approach, materials and scale for each of these character areas against which reserved matters application are to be assessed.

Rural Edge - A key principle of the rural edge is that it should provide a soft 'feathered edge' to the development with low density blocks of dwellings interspersed with areas of semi-private open space (Local Green Spaces (LGS) which would have the dual function of breaking up the northern edge of the whole development whilst also providing some semi private area of open space for the dwellings lying adjacent to them. Rural edge is broken into two parts: north and south, each characterised by different house types. The northern parcel should comprise mainly detached and paired dwellings with materials consisting re-constituted stone with occasional use of wide timber boarding and render. Tiles should be re-constituted slate, stone tiles or interlocking plain tiles. The southern parcel should comprise mainly linked detached, short terraced groups with materials comprising principally red brick (with some rendered and reconstituted stone dwellings). Tiles should be re-constituted slate, stone tiles or interlocking plain tiles.

Avenue - Dwellings along the Avenue should have a consistent building line and set back with a regular and repeated building form and rooflines. They should comprise primarily short terraces and semi-detached units. Materials should comprise mainly red brick, with some render and reconstituted stone on 'anchor buildings'. Tiles should be reconstituted slate.

4.7 The application proposes a mix of dwellings. For the market houses a mix of three bedroomed dwellings (13 units), four bedroomed dwellings (37 units), and five bedroomed dwellings (17 units). The affordable units would comprise a mix of one bed apartments (6 units), 2 bedroomed bungalow (1 unit), 3 bedroomed bungalow (1 unit), two bedroomed dwellings (23 units), three bedroomed dwellings (9 units), four bedroomed dwellings (5 units) and a five bedroomed dwelling (1 unit). The proposed materials would be mainly reconstituted stone, red brick, render, with some black weather boarding to some gables and garages. Tiles would comprise a mix of reconstituted slate, plain tiles and some pan tiles.

Independent peer review

4.8 A Legal Agreement submitted by the applicants during the 10/1005/OUT Appeal requires an independent review of all reserved matters application by the South West Design Review Panel (SWDRP).

4.9 The applicants' submitted a draft layout to the Review Panel prior to the submission of the application. The Panel commented that they were pleased to see that an unreasonably high density was not being attempted and considered that the scheme had the potential to offer a pleasant texture of houses, gardens and public spaces. However, it was considered that more should be done to strengthen the different character of the various roads (principle, secondary and tertiary) in order to assist with the legibility and help bring a sense of place to each level. In particular it was considered that the dwellings along the central link road should have a more formal arrangement in order to emphasis the 'primary' nature of the of the route, with the secondary and tertiary roads becoming less formal the closer they are to the northern rural edge. It was also felt that the amount of tarmac along the northern edge should be reduced to provide a softer appearance. The Panel also commented that the arrangement of units adjoining the square, which would front directly onto the square, without any gardens (or garden fencing) was appropriate and would serve to reinforce the sense of enclosure in the square. However, there were some concerns relating to the prevalence of long runs of frontage parking in some area of the scheme. The applicants consider that they have addressed the Review Panel's concerns in the layout submitted with the application.

4.10 The Councils Urban Design Officer raised a number of concerns, some reflecting those of the Review Panel. It was noted that the layout differed from the Illustrative Layout approved with the Outline consent. One concern was that no details of the local centre and associated square were illustrated on the plans and therefore it was not possible assess how the residential development would relate to it. Concern was also expressed that the intended road and pedestrian linkage from the residential phase into the local centre were not in accordance with the illustrative masterplan. The Urban Design Officer also shared the concern relating to the long un-broken runs of frontage parking adjacent to the local centre and within the centre of the scheme which was considered to be unacceptable and would have resulted in a car dominated environment. Other concerns related to the general configuration of units where they did not reflect the arrangement on earlier phases, and to the arrangement of the residential parcels around the areas of public open space on the edges of the development - which did not reflect the approved illustrative masterplan. There were also a number of instances where the back-to-back distances of dwellings fell below the normally acceptable standards, and instances of rear widows that would result in unacceptable overlooking of neighbours' rear gardens.

4.11 A further revised layout has been submitted responding to these concerns (**see revised layout**). The plan now shows the location of the local centre and square (as approved on the Illustrative layout) and demonstrates a road and pedestrian link to it can be delivered and proposed dwellings would retain the sense of enclosure around it. The two long runs of frontage parking in the centre of the phase has been amended and broken up by large areas of tree planting. Although the arrangement of open space ('local green space') along the northern boundary is not in strict accordance with the layout shown on the Outline Illustrative Masterplan, it is considered that the general amount and arrangement is acceptable and achieves the aspirations of the original Masterplan which was to provide intimate areas of open space, associated with and overlooked by adjacent dwellings, whilst also providing and soft and broken edge to the development. A similar approach has been taken (and approved) on other phases of the development.

4.12 The arrangement of house types along the Link Road has been amended to reflect those of previous phases and to reflect the more formal style called for in the DAS and DPD, and commented on by the Review Panel. All dwellings adjacent to the central are of open space now front onto it providing good surveillance and none would present rear garden fences to this important area of open space. The revised layout has also resulted in improved relationships between the dwellings with the back-to-back distances are all now within normally accepted tolerances.

4.13 The applicant (Linden Homes) also controls neighbouring parcels 1B, 3A and 3B and the reserved matters applications for those parcels have already been approved. Unsurprisingly, the design and style of the current proposal is similar to those previously consented phases.

4.14 The revised layout and house types are now considered to reflect the scale parameters of the Outline DAS and are considered to be acceptable. Although materials are proposed as part of the application, it is considered that a condition requiring samples is required in order to ensure continuity with previous phases and compliance with the DPD.

5.0 Energy Efficiency

5.1 Condition 23 attached to the Outline permission stipulates that at least 20% of energy used should come from decentralised and renewable or low carbon sources. Condition 24 of the same permission stipulates that a 30% improvement in carbon reduction above the 2010 Building Regulations requirements shall be secured across the development as part of the reserved matters submissions. Condition 25 requires each residential application to achieve a minimum Level 4 of the Code for Sustainable Homes or such level above Code Level 4.

5.2 The application details include an Energy and Sustainability Strategy (ESS) which sets out how the proposal would meet the requirement of the above condition. The ESS concludes that:

- It has been demonstrated that energy efficiency measures have been prioritised and that a 2.37% reduction in carbon dioxide (CO₂) emissions beyond those mandated under Part L1A of the Building Regulations 2013 will be achieved through energy demand reduction measures.
- An assessment of appropriate low carbon and renewable energy technologies has been undertaken, confirming that solar PV is still considered most appropriate to the development.
- Calculations demonstrate that 20% of the residual energy demand of the development equates to 184,544kWh/year, which may be secured from the installation of circa 205kWp of PV panels distributed across the site.
- It has been demonstrated that an overall 45.40% improvement in CO₂ reductions above 2013 Building Regulations is secured through a combination of the energy demand reduction measures and the installation of PV panels.

5.3 The report additionally sets out the changes to national policy discontinuing the Code for Sustainable Homes, however confirming that the affordable units will achieve a Code for Sustainable Homes Level 4 rating and deliver substantial benefits to the whole site in the areas of household and construction waste, environmentally sound materials choices, protecting and enhancing biodiversity and controlling surface water run-off.

5.4 Building Control have confirmed that the 2013 Building Regulations required the equivalent of Code Level 3 and that the current Building Regulations now requires an approximate uplift of 20% which is roughly equivalent to the abolished Code Level 4. Given the wording of Outline condition 25 which contains the wording Code Level 4 'or such equivalent national standard', the applicants position that the requirements of the Condition have been met are accepted.

5.5 In common with the previous approvals of reserved matters for other phases on the Homelands 2 development, a condition is recommended to require solar panels to be of an in-roof integrated design.

6.0 Residential amenity

6.1 Policy HOU5 of the Local Plan stipulates that new housing developments should not result in an unacceptably low degree of residential amenity for existing properties in the area and the proposed new dwellings. It is considered that the relationship between the proposed dwellings in the revised layout is acceptable in terms of residential amenity and would provide for acceptable living conditions. Furthermore, the relationship between the proposed dwellings is considered to be within normally accepted tolerances. A condition is recommended to obscure glazed first bathroom and landing windows in some plots to avoid potential overlooking.

Relationship with Local Centre

6.2 As set out above, the current phase is located adjacent to the Local Centre. The original layout plans did not show the Local Centre (as approved on the Outline Illustrative Masterplan) and therefore there was some uncertainty as to how the proposed dwellings would relate to the arrangement of buildings and land uses within this area. The revised layout plan now shows the layout of the Local Centre (as approved on the Outline Illustrative Masterplan) which, whilst not included within this reserved matters application, does demonstrate that the proposed housing layout would not compromise development of the Local Centre and furthermore that the connections between the two areas would function as anticipated in the approved Outline Illustrative Masterplan (see Revised Layout Plan). Officers therefore conclude that the layout accords with the aspirations of the Outline approval and is acceptable in this regard.

7.0 Landscaping

7.1 Policy LND7 of the Local Plan requires high quality landscaping schemes to be provided, which form an integral part of the overall development. The reasoned justification for this policy encourages the retention of existing landscape features which are worthy of being retained. New tree planting should consist of species suited to the location.

7.2 The application includes the 'Meadow' area of Public Open Space that runs along the northern boundary of this phase and adjacent phases to the west. The site also includes an area for allotments (and associated car parking). The landscape plans demonstrate that they would not compromise the approved drainage Sustainable Urban Drainage scheme (already approved for the whole development).

Meadow

7.3 The DPD sets out that the 'Meadow' should comprise an area of open space that would retain where possible existing hedgerows and create new tree groups. Grassed open areas should comprise species rich grassland. The area should contain a hoggin path that should run contiguous to the footpath running through other parts of the site providing a circular leisure route through areas of open space surrounding the northern edge of the development.

7.4 The Councils Landscape Officer (LO) has assessed the submitted landscape plans for the Meadow and is generally happy that they accord with the principles set out in the DAS and DPD. The LO has also assessed the street planting within the residential areas and is similarly satisfied that the principles of the approved documents have been met. The LO has made some suggestions with regard to the appropriateness of some of the species, and to future maintenance. **An up-date will be provided at committee.**

Allotments

8.1 It is a requirement of the Section 106 Agreement in association with the Outline consent that an area of half a hectare of land for the provision of allotments is provided within the general area of open space. The Legal Agreement requires that allotment land must be laid out, rotavated and provided with electricity, mains water, car parking, community composting and access road.

8.2 The application proposes an area of land for allotments adjoining the northern edge of the residential area. The area would comprise an area of approximately 0.56ha and would be accessed directly off a residential street. A designated space for 7 cars is also shown on the plans. The area would be separated from the general open space by a native hedgerow in accordance with the DPD. Another area of allotments has also been approved on adjacent phase of the development measuring approximately 0.3ha. The combined area of these allotments would exceed the area required in the Section 106 Agreement.

9.0 Highway and parking issues

9.1 Section 4 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy TPT1 of the Local Plan highlights that development will be permitted where provision is made for safe and convenient access and where an appropriate level of public transport service and infrastructure is available. The resulting development should also not adversely affect traffic generation, safety and satisfactory operation of the highway network. Policy INF2 of the Joint Core Strategy Submission Version (November 2014) requires developers to assess the impact of proposals on the transport network to ensure that they will not detrimentally affect its safety or efficiency. Planning permission will be granted only where the impact of development is not considered to be severe and cannot be mitigated.

9.2 The County Highways Authority (CHA) have assessed the revised plans and whilst generally happy with the revision, comment that some further minor changes to visibility splays in some locations, and to the a turning head (to allow adequate turning for refuse vehicles) are required. The CHA confirm that they are happy that these amendments will not result in major changes to the layout. **an up-date will be provided at committee.**

Parking provision

9.3 Car parking details are shown on the layout plan and demonstrate that 242 spaces would be provided for the 113 dwellings plus an additional 89 garages (making 331 car parking spaces in total). In addition, 18 designated visitor spaces are provided at various locations throughout the scheme (**see revised layout**).

Other Conditional requirements.

9.4 The CHA will similarly provide an up-date for the following conditional requirements:

- *location and design of bus stops*
- *Provision of highway drainage*
- *Location of fire hydrants*
- *Street Lighting*

10.0 Affordable housing provision

10.1 The approved Section 106 Agreement for this development requires the provision of a minimum of 40% affordable housing across the site with a tenure split of 50% social rent/affordable rent and 50% intermediate affordable housing. The Section 106 Agreement also stipulates that the affordable units should be in clusters of no more than 16 for flats and groups of no more than 8 for houses.

10.2 The application proposes 46 affordable homes comprised of the following:

- 6 x one bed apartments
- 1 x two bed roomed bungalow
- 1 x three bed roomed dormer bungalow (with lift)
- 23 x two bed roomed dwellings
- 9 x three bed roomed dwellings
- 5 x four bed roomed dwellings
- 1 x five bed roomed dwelling.

10.3 The Strategic Housing and Enabling Officer (SHEO) has been consulted and notes that the provision of dwellings equates to 40.7%. There were concerns with the original layout which resulted in clustering of the affordable housing in large groups which did not accord with the requirements of the Section 106 Agreement. The revised layout now disperses the affordable housing in a larger number of smaller groups across the phase. Other changes to the arrangement of the flats has been made to enable better management. The SHEO is now satisfied with the revised layout and mix of affordable housing and has no objections.

11.0 Flooding and drainage

11.1 Policy EVT9 of the Local Plan requires that development proposals demonstrate provision for the attenuation and treatment of surface water run-off in accordance with sustainable urban drainage systems (SUDS) criteria. Policy INF3 of the Joint Core Strategy (November 2014) replicates the advice in the NPPF. The adopted Flood and Water Management Supplementary Planning Document sets out a number of key objectives that reflect current guidance.

11.2 The issue of flooding was addressed at outline stage. Notwithstanding this, Condition 10 of the outline permission required details of the surface water drainage scheme for the whole development to be submitted with the first reserved matters application. These details were submitted with application 14/00481/APP and following consultation with the Environment Agency (EA) and the Council's Drainage Officer were considered sufficient to enable the condition to be fully discharged.

11.3 A Drainage Statement has been submitted which confirms the following:

Surface Water

- The surface water drainage proposals for this phase are in general accordance with the scheme approved under Condition 10 of the outline permission.
- Drainage flows are conveyed in a westerly direction through earlier phases of the development (mostly under construction by the applicant), towards the west pond where flows will be attenuated prior to discharge into Middle Brook.

Foul Water

- The foul drainage strategy is similarly in general accordance with the scheme approved under Condition 10 of the outline permission.
- All the foul sewers serving the development discharge into an existing foul sewer manhole constructed by Bovis Homes within the previous Homelands 1 development. The receiving sewer has been constructed by Bovis Homes under a S104 adoption agreement with Severn Trent Water.

11.4 Plans indicate that the finished floor levels of the dwellings would be the raised above proposed ground levels in accordance with condition 7 of the outline planning consent.

11.5 The Environment Agency (EA) have not provided bespoke comments on the application but comment that provided the proposed drainage strategy accords with the details approved for Outline condition 10 they have no objections.

11.5 Severn Trent have confirmed they have no objection to the proposal.

11.6 The Council's Flood Risk Management Engineer similarly has no objections.

12.0 Land Contamination

12.1 Paragraph 121 of the NPPF states that planning decisions should ensure that sites suitable for their new use taking account of ground conditions and that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. It further advises that adequate site investigation information, prepared by a competent person, is presented. Policy EVT6 of the Local Plan seeks to protect groundwater resources.

12.2 Condition 28 of the Outline has five parts required: i) investigation; ii) Submission of Remediation Scheme; iii) Implementation of Approved Remediation Scheme; iv) Reporting of Unexpected Contamination; and v) Long Term Monitoring and Maintenance.

12.3 A remediation strategy was submitted with application 14/00481/APP in accordance with the requirements of the Outline Condition and was assessed by the Council's Environmental Health Officer (EHO). The EHO had no objections to the submission, subject to the mitigation measures outlined in the report. The EHO agreed that the levels of contamination can be adequately mitigated and would not pose a risk to human health or the environment with the mitigation measures undertaken. The proposal is therefore considered acceptable in this regard in accordance with the NPPF and Local Plan Policy EVT6.

13.0 Noise

13.1 Paragraph 123 of the NPPF states that planning decisions should, amongst other things, aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. Local Plan Policy EVT3 provides that new development should be sited away from sources of noise and planning permission should not be granted for development where noise would cause harm and could not be ameliorated.

13.2 Condition 19 of the Outline Consent requires details setting out how any dwellings within certain areas of the development that would be affected by traffic noise would mitigate for potential noise nuisance. The condition also requires the details to be based on the Environmental Statement (Sept 2010) submitted with the original outline proposal.

13.3 A Noise Assessment has been submitted with the current application which recognises that some of the proposed dwellings that would face Gotherington Lane would fall within a noise category area (formerly NEC B in PPG24) that would require noise to be taken into account when determining the application. The assessment notes that for those dwellings either triple or double glazing would be required (depending on the relative proximity to the road) with trickle vents to allow for ventilation with windows shut.

13.4 Condition 19 of the Outline consent requires that all dwellings be constructed in accordance with details approved with the reserved matters applications and on this basis the Council Environmental Health Officer raises no objections.

14.0 Conclusion

14.1 The proposal would be based on sound urban design principles and would have an acceptable impact upon the character and appearance of the area. The proposal provides for adequate parking facilities, open space and residential amenity, which would provide suitable living conditions for the future occupiers of the site.

14.2 It is considered that an acceptable affordable housing proposal has been provided in terms of the amount, tenure, mix and distribution across the site. A suitable sustainable drainage scheme and management strategy can be secured, as well as good quality on-site public open space. Furthermore, the issue of land contamination has been satisfactorily addressed.

14.3 In light of the above, it is considered that the proposal accords with the relevant policies of the Development Plan and is in accordance with the principles and parameters described and identified in the consolidated design and access statement and design principles document. It is accordingly recommended that **Approval be delegated to the Development Manager subject to confirmation of the acceptability of: the proposed highway layout; landscape details; and other conditional requirements (as necessary), and to allow for the extended consultation period relating to the revised plans.**

RECOMMENDATION Delegated Approve

Condition and Reasons:

- 1 Other than where varied by the conditions below the development hereby approved shall be implemented in accordance with the drawings detailed on the approved Drawing Schedule (Job No **to be completed once all amendments confirmed**).

Reason: To clarify the terms of the approval.

- 2 Notwithstanding the submitted details, all solar panels shall be of an integrated and flush fitting type, details of which shall be submitted to and subsequently approved in writing by the local planning authority. The solar panels shall be retained as such unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity in accordance with the NPPF.

- 3 Notwithstanding the submitted details, building operations shall not be commenced until samples of all external walling and roofing materials and road surfacing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: In the interests of visual amenity in accordance with the NPPF.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the following windows:
- Plot 79 - First-floor en-suite window in the first floor side south -facing elevation.
 - Plot 107 - First-floor en-suite windows in the first floor side elevations.
 - Plot 128 - First-floor en-suite window in the first floor side north facing elevation.

shall, prior to the first occupation of the dwellings they serve, be fitted with obscured glass and be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. The windows shall be maintained in this state thereafter.

Reason: In the interests of visual amenity in accordance with the NPPF.

- 5 The car port and parking space for Plots 96 and 108 space shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles and maintained as such thereafter.

Reason: To ensure adequate provision for vehicle parking in accordance with the NPPF.

Notes:

1 Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating to improve the site layout.

2 This decision is to be read in conjunction with planning permission 10/01005/OUT.

3 The applicant is reminded that all works must be carried out in strict accordance with the Remediation Strategy (and associated information) submitted pursuant to condition H28 of the above Outline consent.

16/007547 AMP

- NOTES**
1. All work shall be in accordance with the current edition of the National Building Code of Canada (NBC) and all applicable local bylaws.
 2. The owner shall provide all necessary permits and approvals for this project.
 3. The contractor shall be responsible for obtaining all necessary permits and approvals for this project.
 4. The contractor shall be responsible for obtaining all necessary permits and approvals for this project.
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PLANNING



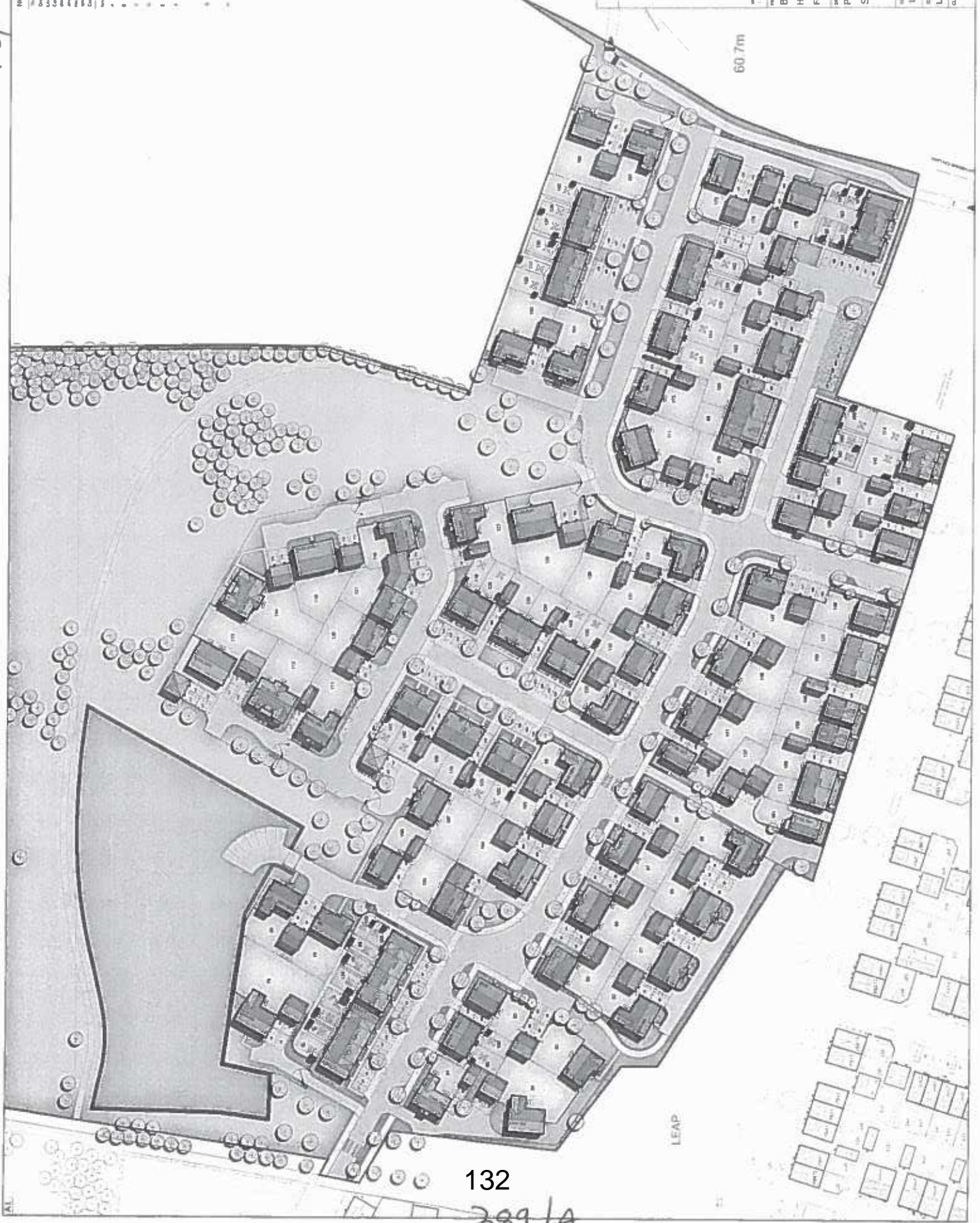
PROJECT
 Bishops Cleeve
 Homelands II
 For Linden Homes Western

PHASES
 Phase 3C
 Site Layout

DATE
 1:500
 A1
 June 2016
 RP
 TW

CLIENT
 Linden Homes Western
 LIND141007
 SL3C-01

DESIGNER
 thrive architects
 1000 Lakeshore Blvd. West
 #1175
 Toronto, ON M6H 1B7



299/A

16/00739/APP

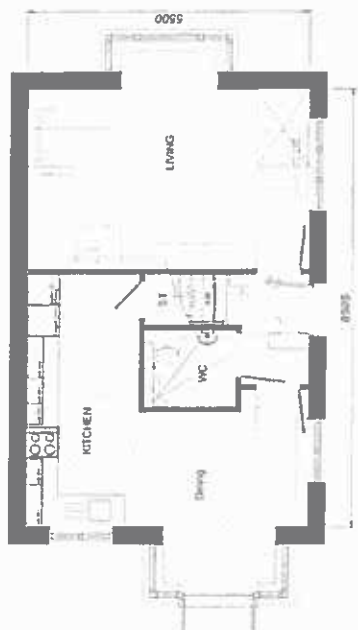
A3



Front Elevation

Side Elevation

Rear Elevation



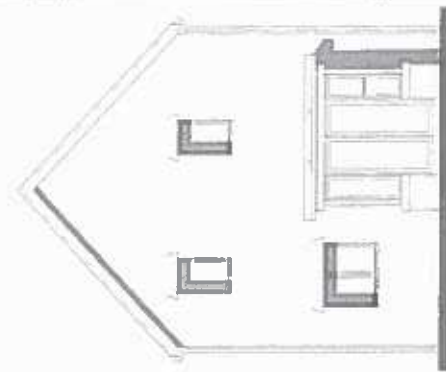
Ground Floor Plan



First Floor Plan



Roof Plan



Side Elevation

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REV	DESCRIPTION	DATE	AUTH	CHECK
A	Plot numbers updated to latest layout.	30/06/16	RP	RP

Scale 1:100



PLANNING



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PROJECT
 Bishops Cleeve
 Homelands II
 For: Linden Homes Western

DRAWING
 Phase 3C
 Housetype TV.3D1041 - Render
 Plans & Elevations

SCALE	DATE	AUTH	CHECK
1:100 @ A3	June 2016	RP	TW

JOB NO.	DRAWING NO.	REV
LIND141007	HT3C.TV.3D1041_per	A

PV - Position of photovoltaic cells varies, refer to PVL3C.01

House Type	Valuation	Render
TV.3D1041	3	5
Bedrooms	1041	96.71
Sq ft		

PLOT No. As Drawn - 151
 Handed - 140

133
 309/B

16/00739/APP

A3

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REV	DESCRIPTION	DATE	AUTH	CHKD
A	Complete added	15/08/16	RP	TW



PLANNING

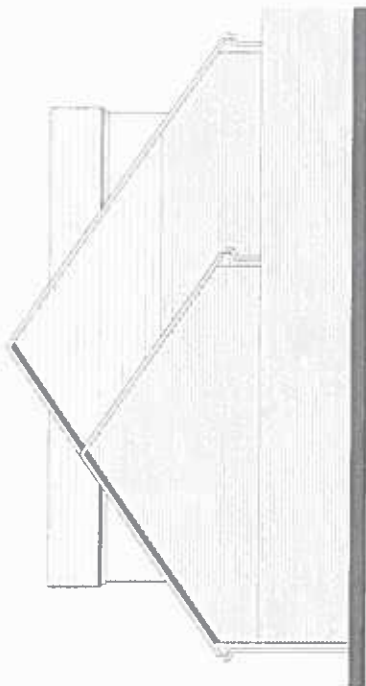


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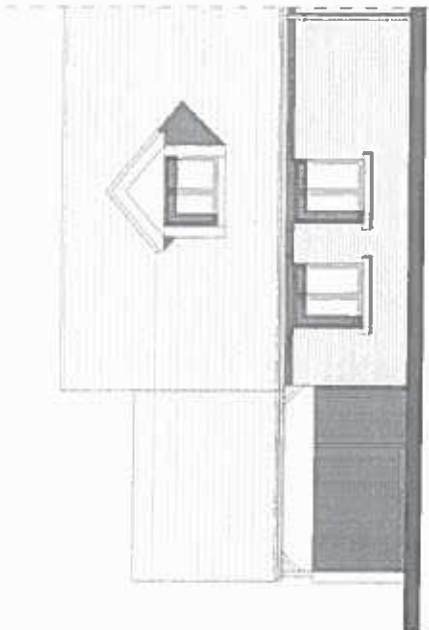
PROJECT
Bishops Cleeve
Homelands II
 For: Linden Homes Western

DRAWING
Housetype 3BB-WC
Elevations

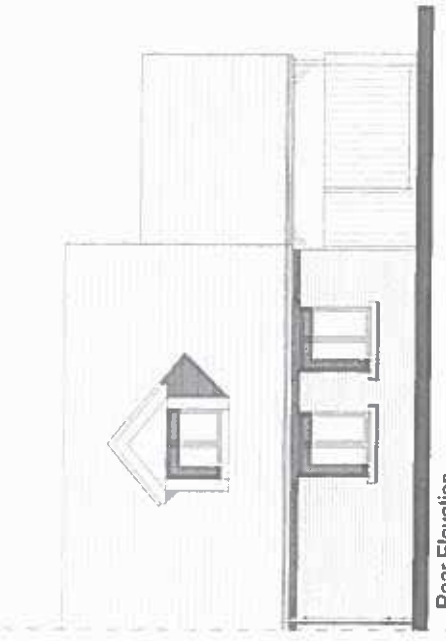
SCALE	DATE	AUTH	CHKD
1:100 @ A3	June 2016	RP	TW
JOB NO	DRAWING NO	REV	
LIND141007	HT3C.3BB_WC.p	A	
CLIENT REF			



Side Elevation



Front Elevation



Rear Elevation

Quantity for	Location	Person	5
3BB(WC)			
Person			
Sq m	Finish		121.10
Sq m	Structural		122.75

PLOT No.
 As Drawn - 96
 Handed -

PV - Position of photovoltaic
 cells varies, refer to PVL3C.01

299/1

16/00739/APP

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REV	DESCRIPTION	DATE	AUTH	OWN'D
A	CF facade plans and elevations amended. 14/06/16		LC	



PLANNING

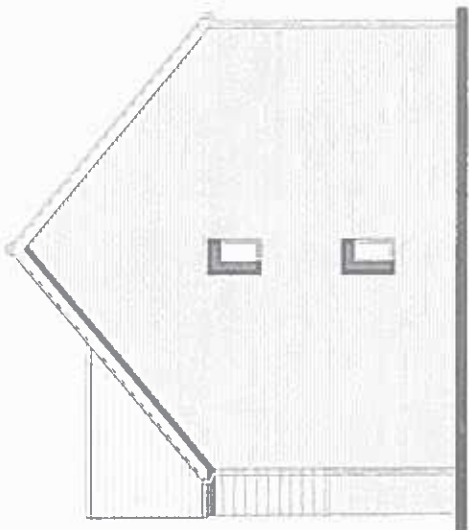


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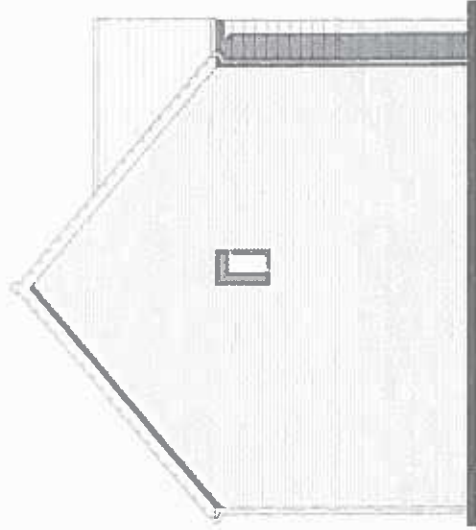
PROJECT
 Bishops Cleeve
 Homelands II
 For: Linden Homes Western

DRAWING
 Phase 3C
 Housetype 501 - Brick
 Elevations

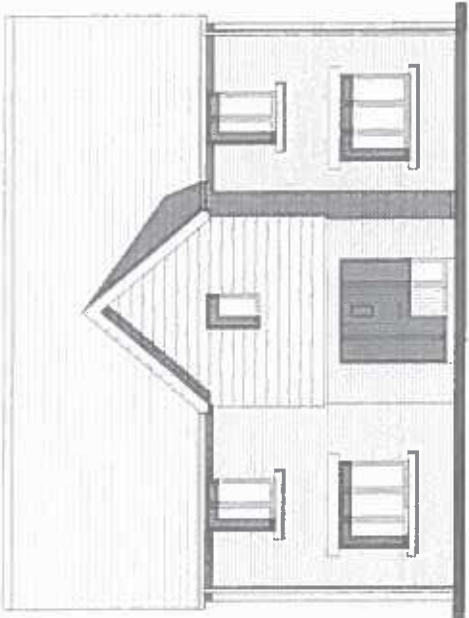
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JOB NO	DRAWING NO.	REV	
LIND141007	HT3C-501.eb	A	
CLIENT REF			



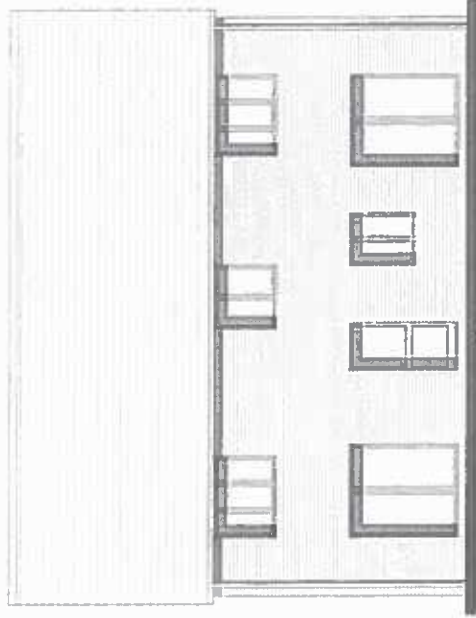
Side Elevation



Side Elevation



Front Elevation



Rear Elevation

PV - Position of photovoltaic
 cells varies, refer to PVL3C.01

PLOT No.
 As Drawn - 90,91,107
 Handed - 86,131,141,146

Hand type	501	Material	Brick
Number of	5	Permits	9
Site	1832	Size	170.23

299/10

16/00739/APP

A3

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REV	DESCRIPTION	DATE	AUTH	CHKD
A	Plot numbers updated to latest layout	03/10/16	RP	

scale 1:100



PLANNING



PROJECT
 Bishops Cleeve
 Homestead II
 For Linden Homes Western

SCALE
 1:100 @ A3

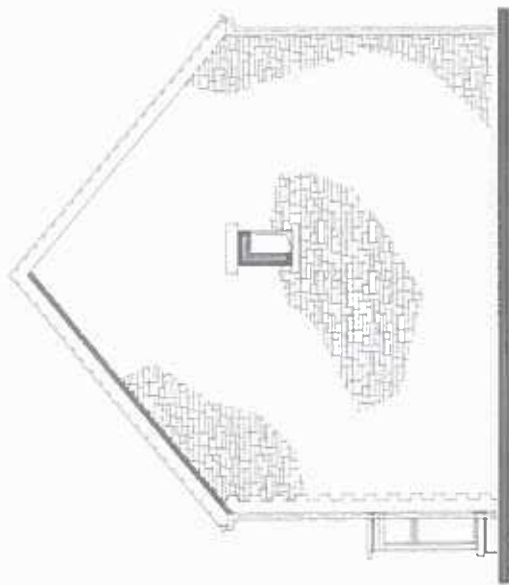
DATE
 June 2016

AUTHOR
 RP

CHKD
 TW

JOB NO.
 LIND141007

DATE
 03/10/16



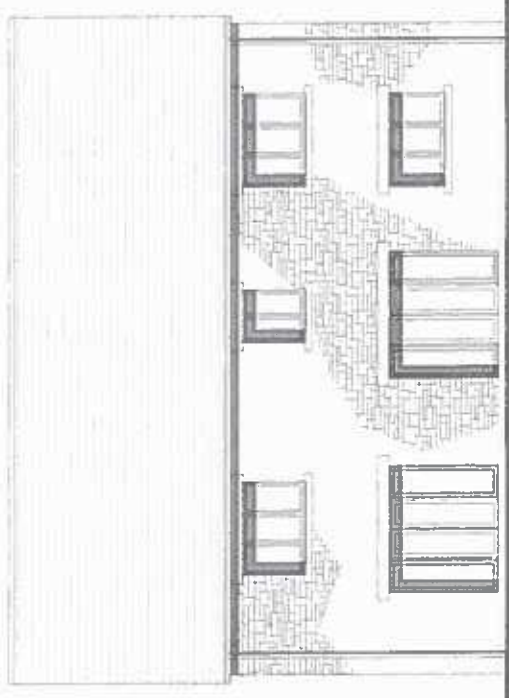
Side Elevation



Side Elevation



Front Elevation



Rear Elevation

PV - Position of photovoltaic cells varies, refer to PVL3C.01

House Type	TV.5D2263
Drawings	5
Plot No.	10
As Drawn -	115, 128
Handed -	113
Site	2263
Scale	210.23

38916

BOROUGH COUNCILLORS FOR THE RESPECTIVE WARDS 2015-2019

Ward	Parishes or Wards of	Councillors	Ward	Parishes or Wards of	Councillors
Ashchurch with Walton Cardiff	Ashchurch Rural Wheatpieces	B C J Hesketh Mrs H C McLain	Hucclecote	Hucclecote	Mrs G F Blackwell
Badgeworth	Badgeworth Boddington Great Witcombe Staverton	R J E Vines	Innsworth with Down Hatherley	Down Hatherley Innsworth	G J Bocking
Brockworth	Glebe Ward Horsbere Ward Moorfield Ward Westfield Ward	R Furolo Mrs R M Hatton H A E Turbyfield	Isbourne	Buckland Dumbleton Snowhill Stanton Teddington Toddington	J H Evetts
Churchdown Brookfield	Brookfield Ward	R Bishop D T Foyle	Northway	Northway	Mrs P A Godwin Mrs E J MacTiernan
Churchdown St John's	St John's Ward	Mrs K J Berry A J Evans Mrs P E Stokes	Oxenton Hill	Gotherington Oxenton Stoke Orchard and Tredington	Mrs M A Gore
Cleeve Grange	Cleeve Grange	Mrs S E Hillier-Richardson	Shurdington	Shurdington	P D Surman
Cleeve Hill	Prescott Southam Woodmancote	M Dean Mrs A Hollaway	Tewkesbury Newtown	Tewkesbury Newtown	V D Smith
Cleeve St Michael's	Cleeve St Michael's	R D East A S Reece	Tewkesbury Prior's Park	Tewkesbury (Prior's Park) Ward	K J Cromwell Mrs J Greening
Cleeve West	Cleeve West	R A Bird R E Garnham	Tewkesbury Town with Mitton	Tewkesbury Town with Mitton Ward	M G Sztymiak P N Workman
Coombe Hill	Deerhurst Elmstone Hardwicke Leigh Longford Norton Sandhurst Twigworth Uckington	D J Waters M J Williams	Twyning	Tewkesbury (Mythe Ward) Twyning	T A Spencer
Highnam with Haw Bridge	Ashleworth Chaceley Forthampton Hasfield Highnam Maisemore Minsterworth Tirley	P W Awford D M M Davies	Winchcombe	Alderton Gretton Hawling Stanway Sudeley Winchcombe	R E Allen Mrs J E Day J R Mason

11 May 2015

Please destroy previous lists.