



APPENDIX A
Agenda Item No. 5A

TEWKESBURY BOROUGH COUNCIL

Schedule of Planning Applications for the consideration of the **PLANNING COMMITTEE** at its meeting on 9 May 2017

	(NORTH)	(SOUTH)
General Development Applications Applications for Permission/Consent	(982 - 1012)	(1013 – 1034)

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. (982 - 1034)

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) 9th May 2017

Parish and Reference	Address	Recommendation	Item/page number	
Ashchurch Rural 16/01452/APP Click Here To View	Part Parcel 3400 Columbine Road Walton Cardiff Tewkesbury	Delegated Permit	3	991
Churchdown 17/00123/FUL Click Here To View	24 Pirton Lane Churchdown	Permit	8	1029
Minsterworth 16/01360/FUL Click Here To View	The east of the Lodge Hygrove Lane Minsterworth	Permit	5	1005
Minsterworth 17/00083/FUL Click Here To View	Parcel 7710 Hygrove Lane Minsterworth.	Permit	6	1013
Southam 17/00017/FUL Click Here To View	Noverton Farm Noverton Lane Prestbury	Permit	7	1021
Stanton 17/00221/FUL Click Here To View	Windrush High Street Stanton Broadway	Permit	2	986
Stoke Orchard And Tredington 17/00189/FUL Click Here To View	Greensleeves Shooting Club The Range The Park Bishops Cleeve	Permit	9	1032
Toddington 17/00179/APP Click Here To View	Parcel 5736 Newtown Toddington	Delegated Approve	4	1000
Winchcombe 17/00224/FUL Click Here To View	9 Kenelm Rise Winchcombe	Refuse	1	982

17/00224/FUL

9 Kenelm Rise, Winchcombe, Cheltenham

1

Valid 27.02.2017
Grid Ref 402506 229062
Parish Winchcombe
Ward Winchcombe

Single storey rear and side extension

Mrs Rachel Jones
9 Kenelm Rise
Winchcombe
Cheltenham
Gloucestershire
GL54 5JU

RECOMMENDATION Refuse

Policies and Constraints

National Planning Policy Framework
Planning Practice Guidance
Tewkesbury Borough Local Plan to 2011 - March 2005 - Policy HOU8 & LND2 (Special Landscape Area)
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

Winchcombe Town Council - *"Winchcombe Town Council note that the design has been improved but still has concerns over the possible adverse impact on the ground floor rear of number 7."*

Local residents - 5 Letters of objection have been received. The reasons for objecting are summarised below:

- The proposed extension would increase the original footprint by 80%
- Loss of sunlight to the conservatory & sitting room at No. 7 Kenelm Rise
- Overbearing impact on No. 7 Kenelm Rise
- Potential for overlooking into No. 11 Kenelm Rise
- Potential loss of light to No. 11 Kenelm Rise
- Over-development of the site
- Extensions would be out of character with the area & surrounding properties
- Extensions would form a dominant addition to the property
- Works may affect the parking arrangements on the road
- Extensions not in keeping with other development in the road
- Loss of privacy to visitors of the cemetery
- Loss of a cherry tree in front garden
- Strain on the already overloaded sewers

1 Letter of support has been received. The reasons for support are summarised below:

- Having reviewed the previous applications and the current scheme the local resident would like to put forward their support for the development

N.B This application is reported to Committee at the request of Councillor Mason to assess the impact on the neighbouring properties.

Planning Officers Comments: Mr James Lloyd

1.0 Application Site

1.1 The application site relates to 9 Kenelm Rise, Winchcombe, which is a semi-detached bungalow constructed of brick. The property is set within the Special Landscape Area (SLA) and to the rear is the Winchcombe cemetery which now forms part of the Winchcombe Conservation Area. (See attached location plan).

2.0 Planning History

16/01162/FUL - Single storey rear and side extension - Application withdrawn following discussions with the Planning Department - 2017

3.0 Current Application

3.1 This application seeks planning permission for the erection of a single storey pitch roof rear extension, flat roof rear extension and a single storey side extension. The proposed materials would match those of the existing property. **(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. It states good design is a key aspect of sustainable development and is indivisible from good planning.

4.2 Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 sets out extensions to existing dwellings will be permitted provided they respect the character, scale and proportions of the existing dwelling and the character and appearance of surrounding development. It stipulates that development should be of a suitable design and materials and should not harm the residential amenity of nearby property. It also requires that proposals do not result in inadequate car parking or manoeuvring space.

4.3 Policy HOU8 is considered to be consistent with the National Planning Policy Framework (NPPF) and should therefore be afforded full weight when determining this application in accordance with Paragraph 215 of Annex 1 of the NPPF.

4.4 Policy LND2 of the Local Plan highlights that development should not adversely affect the visual attractiveness of the SLA or detract from the quiet enjoyment of the countryside.

5.0 Analysis

5.1 The main issues for consideration in this application are considered to be the design of the proposed extensions and the impact of the extensions on the character and appearance of the area and on the residential amenity of neighbouring properties.

Design and Visual Impact

5.2 The original dwelling (as it currently stands) forms one half of a pair of semi detached bungalows. The bungalows were built with a linear design, front elevation facing onto the road (Kenelm Rise) and the rear overlooking Winchcombe Cemetery (Which forms part of the recently revised Winchcombe Conservation Area). The adjoining bungalow (No.7 Kenelm Rise) has been previously extended with a large box roof extension and a conservatory projecting from the rear. No. 9 Kenelm Rise is currently in its original form with no previous additions or extensions.

5.3 The rear extension is designed with a dual pitch roof, with the gable facing onto the rear garden; a smaller flat roof element would connect to the side extension. The side extension would be constructed with a dual pitch roof. The main element of the rear extension would project from the rear elevation by approximately 6 metres into the garden with a width spanning approximately 5.58 metres. The extension would measure approximately 4.4 metres in height (to the ridge line) and approximately 2.6 metres to the eaves (at its highest point). The flat roof rear element would measure approximately 2.1 metres by 3 metres with a maximum height of approximately 2.8 metres. The side extension would be constructed with a dual pitch roof and would measure approximately 1.7 metres by 3.2 metres with a maximum height of approximately 3.7 metres to the ridge.

5.4 The rear garden of the application property is generous in size, and the proposed extension would not unreasonably detract from this garden area. When viewed in the context of the existing bungalow, the proposed rear extension would be a considerable addition to the dwelling, however it is not considered that the harm arising in this case would be so significant as to warrant refusal on this ground. It is noted that several properties along the road have had rear extensions and additions. The neighbouring property (No.11) has a similar extension projecting from the rear elevation, this property however is detached and faces gable onto the garden.

5.5 The proposed extensions would be visible from the cemetery to the rear of the application site. However, whilst a large addition, it is considered that the collective extensions would be viewed in the context of the existing buildings (some of which have varying extensions and additions to the rear). Therefore, the scheme would not have an adverse effect the character and appearance of the surrounding area when viewed from this vantage point. The side extension would be visible from the street scene, however, this is not considered to be an unacceptable addition that would adversely affect the character of the surrounding area (within the Special Landscape Area) and would not unduly impact on the setting of the Conservation Area.

Impact on neighbouring living conditions

5.6 The Town Council have raised concerns regarding the potential impact of the rear extension on the amenity of neighbouring properties. Letters of objections have also been received echoing these concerns.

Impact on No.7 Kenelm Rise

5.7 The proposed extension would project approximately 6 metres from the rear elevation of the principal dwelling and would beset approximately 0.93 metres off the eastern side boundary of the application site, which is shared with the rear garden of 7 Kenelm Rise. Both rear gardens for No's 7 & 9 Kenelm rise slope down away from the bungalows towards the cemetery. The proposed rear extension would need to be built up at one end to accommodate for the change in levels (**see attached plans**). The boundary between the two properties is currently divided by a domestic garden fence. No. 7 Kenelm Rise benefits from a rear conservatory that project approximately 2.5 metres into the rear garden.

5.8 No. 7 Kenelm rise also benefits from a detached garage located on the eastern boundary of their site, set further back from the building line of the house (**see attached plans**). The proposed rear extension at No.9 would project approximately 3.5 metres beyond the conservatory of No.7 Kenelm Rise. Whilst not set directly on the boundary, the side wall of the proposed extension would appear in close proximity to the neighbouring property and their outside amenity space. It is considered that this increased depth and height of the extension would increase the tunnelling effect for the occupiers of No. 7 (between the proposal and the garage). In particular, the proposed extension would appear as over dominant and overbearing when viewed from the garden amenity space and the ground floor of No. 7, to the detriment of its occupiers. This would not accord with Policy HOU8 in respect of the requirement that extensions should have no significant adverse effect on the amenity of nearby properties.

5.9 The application does not propose any windows on the eastern side elevation of the extension. There are several Velux style windows proposed on the roof slope, however, due to the height and nature of the windows, they would not give rise to any unacceptable overlooking issues relating to No.7.

Impact on No.11 Kenelm Rise

5.10 No.11 is a detached bungalow, situated on a higher level than No.9. The proposed extensions would be located approximately 4 metres away from No.11, set down at a lower level. The most prominent impact would be from the side extensions (flat roof and pitch roof porch). However, this impact is considered minimal given the distance between the properties and the change in levels. By virtue of the scale and form of the proposed side extensions, it is considered that these would not result in a significant adverse effect on the amenity of adjoining occupiers at no. 11 Kenelm Rise in terms of overshadowing and overbearing impact. There are several windows proposed on the side elevation facing No.11, however, these are all set at a lower level and would not create an unacceptable degree of overlooking due to the boundary treatment between the two properties.

6.0 Conclusion & recommendation

6.1 With all of the above considered, whilst the proposed extensions would have a minimal impact on the surrounding area and street scene, the cumulatively increase to the size and scale of the development over the proportions of the original bungalow would have an unacceptable impact in terms of massing and scale. The scheme would also have an unacceptable impact upon the living conditions of occupiers of No.7 Kenelm Rise in terms of loss of light and overbearing impact. Taking into account all of the above, the proposal is considered to be contrary to policy HOU8 and the NPPF, and it is therefore recommended that planning permission is **REFUSED**.

RECOMMENDATION Refuse

Reasons:

- 1 The proposed rear extension, by virtue of its scale and form and its proximity to the eastern side boundary of the application site, would result in a significant adverse effect on the living conditions of adjoining occupiers at no. 7 Kenelm Rise in terms of overshadowing and overbearing impact. The proposal is therefore contrary to policy HOU8 of the Tewkesbury Borough Local Plan to 2011 (March 2006) and paragraph 17 of the National Planning Policy Framework (2012) which requires a good standard of amenity for all existing and future occupants of land and buildings.

Note:

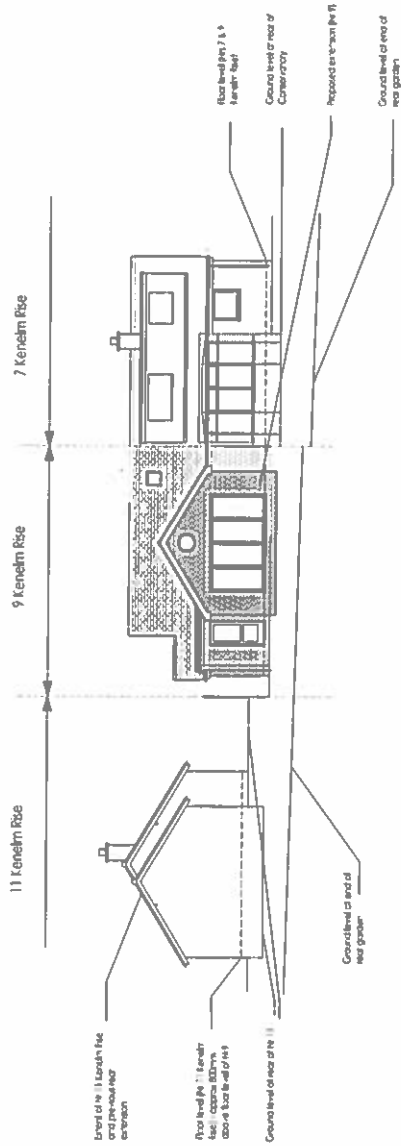
Statement of Positive and Proactive Engagement

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. However, as a consequence of the clear conflict with Development Plan Policy no direct negotiation during the consideration of the application has taken place.

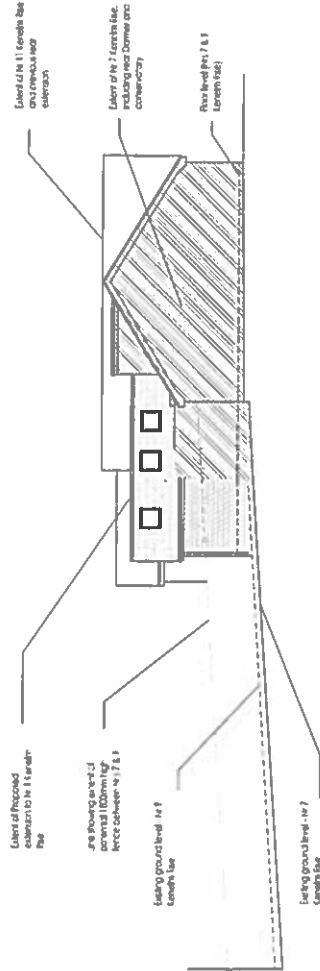
9 KENELM RISE, WINCHCOMBE, GLOS

PROPOSED ALTERATIONS

POTENTIAL IMPACT ON NEIGHBOURING PROPERTIES



NORTH ELEVATION - INCLUDING ADJACENT PROPERTIES
SCALE 1:100



**SECTION THROUGH ADJOINING PROPERTY (NR 7 KENELM RISE),
LOOKING WEST**
SCALE 1:100

DRAWING NOTES


1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

2. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE PARTIAL EXEMPTION REGULATIONS 2010.

3. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF CONTRACT.

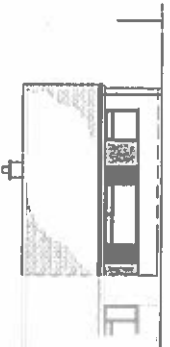
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

5. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

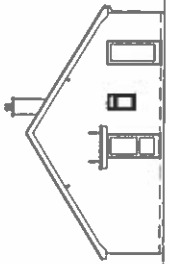
NO.	REVISED	DATE
0	FIRST ISSUE	22.02.2017
1	REVISION	
DRAWN BY: Mrs Jones		
CHECKED BY: Mrs Jones		
PROJECT: 9 Kenelm Rise, Winchcombe, Glos		
DRAWING TITLE: Potential Impact on Neighbouring Properties		
 COASTAL SERVICES LTD ARCHITECTS 100, High Street, Gloucester, Gloucestershire GL1 2AA		
DATE	BY	NO.
Feb 2017	JP	9 KR PR 02
0		

985/B

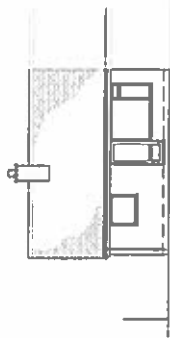
9 KENELM RISE, WINCHCOMBE, GLOS PROPOSED ALTERATIONS SURVEY DRAWING



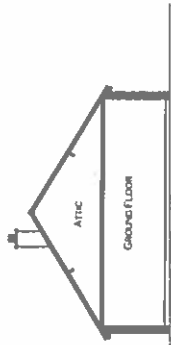
NORTH ELEVATION
SCALE 1:100



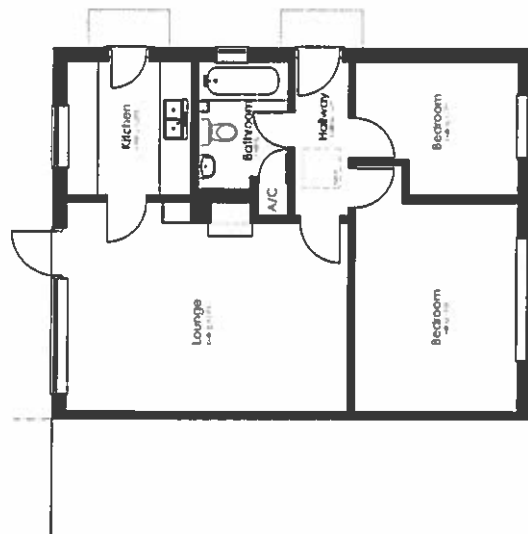
EAST ELEVATION
SCALE 1:100



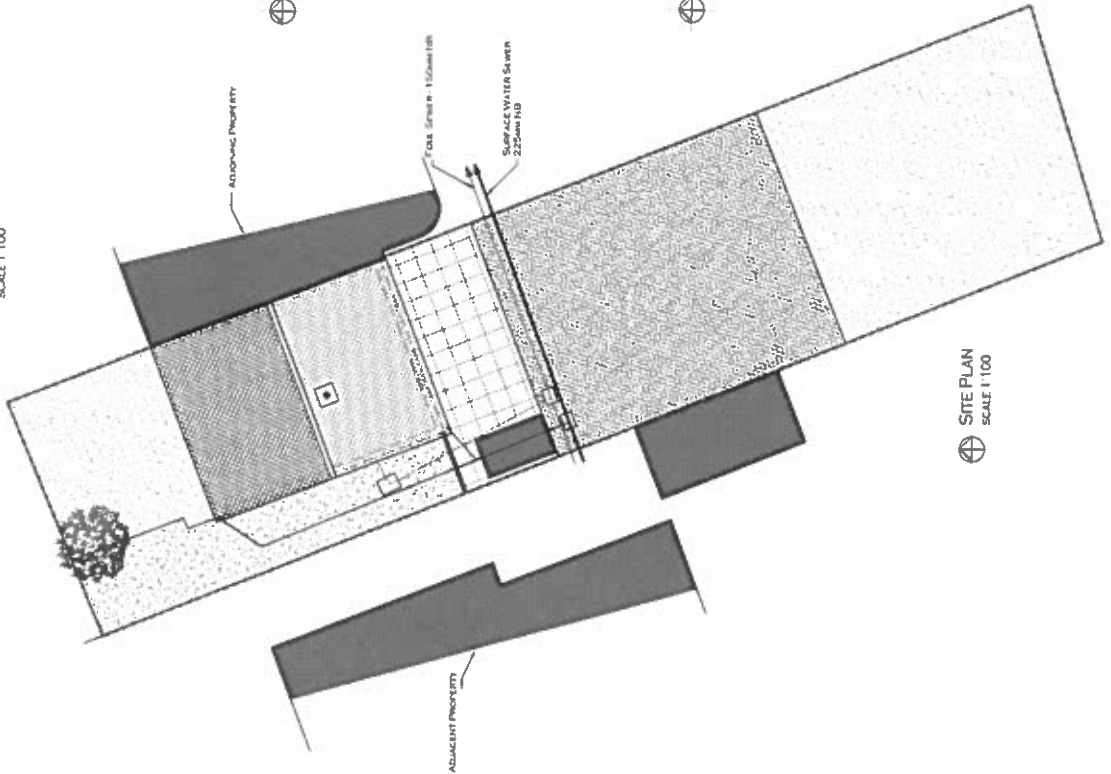
SOUTH ELEVATION
SCALE 1:100



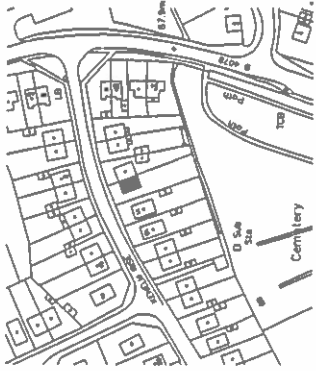
WEST ELEVATION
SCALE 1:100



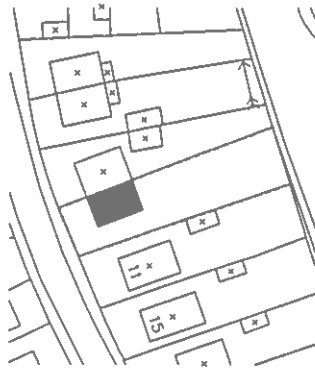
GROUND FLOOR PLAN
SCALE 1:50



SITE PLAN
SCALE 1:100



LOCATION PLAN
SCALE 1:1250



BLOCK PLAN
SCALE 1:500

DRAWING NOTES
 ALL WORK SHALL BE TO THE BEST PRACTICE
 AND NOT TO EXCEED THE
 MAXIMUM DEPTH OF 1000mm
 UNLESS OTHERWISE SPECIFIED
 IN THE DRAWING. ALL WORK SHALL
 BE TO THE SATISFACTION OF THE
 ARCHITECT AND THE LOCAL
 AUTHORITY.

DATE	20.09.2011
FIRST ISSUE	20.09.2011
REVISION	
DATE	
DESIGNER	Mrs Jones
PROJECT	9 Kenelm Rise Winchcombe Glos
DRAWING	Survey Drawing
SCALE	
DATE	Sept 2011
BY	UP
AS SHOWN	9_KR_SU.01
	0

CONTRACT SERVICES
 ARCHITECT
 111 High Street
 Stroud, Gloucestershire, G12 1JY
 Tel: 01452 861111
 Fax: 01452 861112
 Email: info@contractservices.co.uk

985/c

17/00221/FUL

Windrush, High Street, Stanton

2

Valid 07.03.2017

Raising part of the roof together with associated gable walls, chimneys and tabling. Part retrospective application for the retention of single storey bay extension to the rear of the property.

Grid Ref 406912 234185

Parish Stanton

Ward Isbourne

Mr & Mrs Lance Tankard
Windrush
High Street
Stanton
Broadway

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (2012)

Planning Practice Guidance

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

Joint Core Strategy Proposed Main Modifications version

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Tewkesbury Conservation Area

Article 4 Direction

Area of Outstanding Natural Beauty

Consultations and Representations

Stanton Parish Council - Objection - *"The Parish Council has issues on the size and scale of the development overpowering and dominating neighbouring properties. They feel it would set an uncomfortable precedent for tandem development and therefore cannot support the application. The Parish Council requests that Tewkesbury BC review any conditions that may apply on the previously approved alterations to the property in 2007 which the Parish Council was unable to access but considers may be relevant to this application"*

Local Residents - 4 Letters of objection have been received. The reasons for objecting are summarised below:

- The proposed increase in height would set precedent for future applications behind the established building line
- The building has already been extended from a bungalow to a 1.5 storey building
- A 1.5 metre increase in height would spoil the roofline of the buildings along the High Street
- The proposed Dormer window on drawing 934:P14 would face directly into the garden of Warren Farmhouse
- Lack of information as to why the roof need to be raised
- The additional height would not be compatible with the vernacular architecture of the surrounding listed buildings
- The increase in height would make the house overbearing and out of scale with the high street
- The height increase will damage the setting of the listed buildings
- The proposal would not enhance the Conservation area nor would it preserve it
- The proposal would have an overbearing presence impacting on the privacy and light of Manor Farmhouse
- Windrush can also be seen from the street and will become a dominant building in the village with its proposed disproportionate roofline and chimneys

Conservation Officer - No objection subject to matching materials condition.

Planning Officers Comments: Mr James Lloyd

1.0 Application Site

1.1 The application relates to 'Windrush', a detached Cotswold stone property located within the village of Stanton. The dwelling is located within a substantial residential plot and is set back from street frontage of the High Street behind a row of residential properties. The site is located within an Area of Outstanding Natural Beauty and within the Stanton Conservation Area. **(See attached site location plan)**

The site is surrounded by a number of Listed Buildings:

- Warren Farmhouse - Grade II
- The Old Bake House - Grade II
- Manor Farmhouse & Jesters - Grade II
- Orchard Farm House - Grade II
- Little Warrens - Grade II

2.0 Planning History

The property has had a number of extensions and alterations in the past the most recent set out below:

The erection of a conservatory, garden store and conversion of the existing garage were permitted in December 2006 under planning reference: 06/01059/FUL.

07/01486/FUL - Replacement gates and new wall - Permitted 2007

Planning permission was also granted in May 2008 for alterations and additions to the property (application ref: 08/00200/FUL).

10/00302/FUL - New greenhouse and potting shed - permitted 2010

Permission was granted in 2014 for the replacement of an oak framed canopy with orangery to the rear of the property (application ref: 14/00140/FUL)

3.0 Current Application

3.1 This application can be split into two elements:

3.2 The first element seeks planning permission for the raising of part of the existing roof together with associated gable walls, chimneys and tabling. The roof would be raised by approximately 1.5 metres, all window openings would remain unchanged and no new window openings are proposed. The internal floor plan of the building would not change. The applicants would seek to re-use any existing materials; any new additional materials would match the existing. **(see attached proposed elevations)**

3.3 The second element is seeking retrospective planning permission for a rear bay window extension that was constructed under the presumption of permitted development. The bay window is located on the ground floor and projects approximately 0.70 metres from the rear elevation. The window is constructed using materials that match those of the existing building. **(see attached proposed elevations)**

4.0 Analysis

4.1 The main issue in this case is the effect of the proposal on the character and appearance of the existing building, the Stanton Conservation Area and surrounding Listed Buildings. The impacts on neighbouring residential amenity must also be considered.

Design & impact on Conservation Area

4.2 As the site lies within the Stanton Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. This requires that special attention is paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the Conservation Area. This requirement is also reflected in Policy HEN2 of the Local Plan.

4.3 Policy HOU8 of the Local Plan provides guidance on domestic extensions and sets out that proposals should respect the character, scale, and proportion of the existing or where appropriate, the original dwelling and should not have an unacceptable impact upon neighbouring properties in terms of bulk, massing, size and overlooking.

Raising the height of the building

4.4 Windrush is a 1 ½ storey modern house situated on a back-land site to the south of the High Street, within the Stanton conservation area. The building was originally a bungalow that has had numerous extensions and additions, the current build is a 1.5 storey unit on 'L' Shaped floorplan. The applicants propose to raise the height of the building by approximately 1.5 metres on the 'central' element of the building (the height of the garage on the eastern elevation and the height of the projecting range on the western elevation would remain the same).

4.5 The site is accessed via a driveway in between Jestors and Orchard Farm House. The prominent view of the building is through the driveway view from the road, High Street. Here the North eastern corner of the principle elevation can be seen, the building is well screened by the surrounding properties in the area. The principle elevation comprises of three gables, differing in size. The application proposes to increase the height of the largest gable along with the ridgeline of the roof (the other two gables would remain at the same size). The three gables on the rear elevation (which are currently symmetrical in design and size) would also be re-built at a higher level).

4.6 The raising of the roof and gable on the front and rear would alter the appearance of the building; however, the proposed changes would not involve the introduction of any new elements (such as new gables, dormer windows or projecting extensions) to the property. The design would essentially remain the same with a higher roof level and it is considered that whilst this is not necessarily the best architectural practice, the change in height would not cause undue harm to the building that would warrant refusal on these grounds. It is considered that the building would remain architecturally similar and would not unduly distort the proportions of the existing building.

4.7 As previously mentioned the building as it stands has little, if any public presence and is only visible through the access between two properties that front onto the High Street. The property is well screened from the main public vantage point (the High Street) by the existing properties which form a terrace of development; the property is also not readily visible from any public footpaths. Whilst the scheme would raise the roof by approximately 1.5 metres, naturally increasing the visibility of the building, it is considered that this increase is minimal when viewed in its current context, surrounded by other 1.5/2 storey residential properties.

4.8 The Conservation Officer has been consulted in respect to the impact on the Conservation Area and advises:

"Windrush is a 1 ½ storey modern house situated on a back-land site to the south of the High Street, within the Stanton conservation area. It is a not unsuccessful essay in the simplified Cotswold idiom which is common in the area, but has little if any public presence due to its seclusion. The proposed extension from 1 ½ to 2 full storeys is a substantial expansion in itself but it is achievable without distorting the proportions of the elevations unduly, so the net impact on the character of the wider area is likely to be negligible. Nevertheless the work involved should not be underestimated and even if the tiles and copings can be re-used, its success depends upon getting a very close match for the facing stone on the elevations"

4.9 Taking the above comments into consideration, the views of the site from the wider conservation area and street scene are relatively limited. It is therefore considered that the impact of the proposal upon the Stanton Conservation Area would be negligible and its character and appearance would be preserved, in accordance with guidance set out in the NPPF and policy HEN2 of the local plan.

Rear bay window extension

4.10 The design, form and materials of the extension are considered to be appropriate to the context of the existing property and would sustain the significance of the Stanton Conservation Area. Furthermore although the property has previously been extended quite significantly in the past, it is considered that the small single storey rear bay window extension would be of an acceptable size and design and would have an acceptable impact on the character and appearance of the existing property.

4.11 The rear of the property is well screened by existing landscaping and fencing. As such, views into the site from the wider conservation area are relatively limited. It is therefore considered that the impact of the proposal upon the Stanton Conservation Area would be negligible and its character and appearance would be preserved, in accordance with guidance set out in the NPPF and policy HEN2 of the local plan.

Impact on neighbouring Listed Buildings

4.12 The application site is located behind several listed buildings (which front onto the High Street). Whilst the building is located within the setting of these buildings and would become more prominent, it is considered that these changes would not harm the setting of the listed buildings due to the intervening distance and existing outbuildings around the site. The Conservation Officer has not raised any concerns regarding the setting of the listed buildings in the locality. Therefore, due to the nature of the development proposed, it is considered that the setting of the nearby listed buildings would not be harmed.

Impact on neighbouring residential amenity

4.13 Concerns have been raised in relation to a new window that was detailed on the original drawings (drawing number: 934/P.14) however, the agent has advised that the inclusion of this window on the drawings was an error and has since re-submitted drawings which omit this new window opening (drawing number: 934/P.14A) (see attached proposed elevations).

4.14 The impact on the living conditions of neighbouring properties has been fully assessed, and in this case given that the application does not propose any new window openings, nor are the existing openings to be altered or risen, it is considered that the relationship between the properties would not cause any new undue impacts in terms of overlooking or loss of privacy.

4.15 Concerns were also raised in terms of the overbearing impact that the change in roof height would have on the neighbouring properties. Whilst the raising of the roof by 1.5 metres would increase the apparent scale of the dwelling, making the building more prominent than it already is, it is not considered that this would create an undue overbearing impact on neighbouring properties that would warrant refusal in this instance. As previously mentioned the property occupies a 'back-land' position behind neighbouring properties, the nearest dwellings are Manor Farm House (approximately 17 metres away), Warren Farm House (approximately 12 metres away), Jesters (approximately 22 metres away) and Orchard Farm House (approximately 23 metres away). Due to the intervening distances of the main residential buildings from Windrush it is not considered that the change in roof height would have an overbearing impact nor would it result in a loss of light that would unduly impact these properties.

4.16 The single storey rear extension is located as such that it does not give any rise to overlooking, loss of privacy or any overbearing impacts and its therefore considered acceptable in planning terms.

4.17 With the above in mind, it is considered that both proposals would accord with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006 and the NPPF.

Other matters

4.18 Concerns have been raised that allowing the proposed increase in height would set precedent for future applications behind the established building line. It is advised each planning application would be assessed and determined on its own merit, taking into consideration the constraints of the application site and surrounding area.

4.19 The Parish Council have requested that the LPA review any conditions that may apply on the previously approved alterations to the property in 2007. The application referred to (08/00200/FUL) has a number of conditions attached relating to materials; these conditions were all approved.

5.0 Conclusion

5.1 The works subject to this application are considered to be of an appropriate size and design and would have no more than a neutral impact on the character of the building and would preserve the character and appearance of the Conservation Area and neighbouring Listed Buildings. The impact of the proposal upon neighbouring properties has also been assessed and it is considered that there would not be an undue impact upon their amenity. For these reasons the proposal is considered to accord with Policies HOU8 and HEN2 of the Tewkesbury Borough Local Plan to 2011 - March 2006 and the NPPF.

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 within the application form and approved plans/drawings Nos. 934/P11, 934/P12 & 934/P13 received by the Local Planning Authority on 24th February 2017, approved plans/drawings Nos. 934/P10A received by the Local Planning Authority on 7th March 2017 and the approved plans/drawings Nos. 934/P14A received by the Local Planning Authority on 28th March 2017.
- 3 All external timbers shall be painted in a colour to be submitted to and approved in writing by the Local Planning Authority. The external timbers shall thereafter be maintained in accordance with the approved details unless an alternative has first been approved in writing by the Local Planning Authority.
- 4 The proposed external walling shall be constructed in strict accordance with details of bonding and pointing to be submitted to and approved in writing by the Local Planning Authority and such details to be demonstrated by the prior construction of a sample panel. The panel shall be retained on site until the completion of the walling.
- 5 Building operations shall not be commenced until samples of the walling and roofing 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.

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 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.
- 5 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.

Notes:

1 **Statement of Positive and Proactive Engagement**

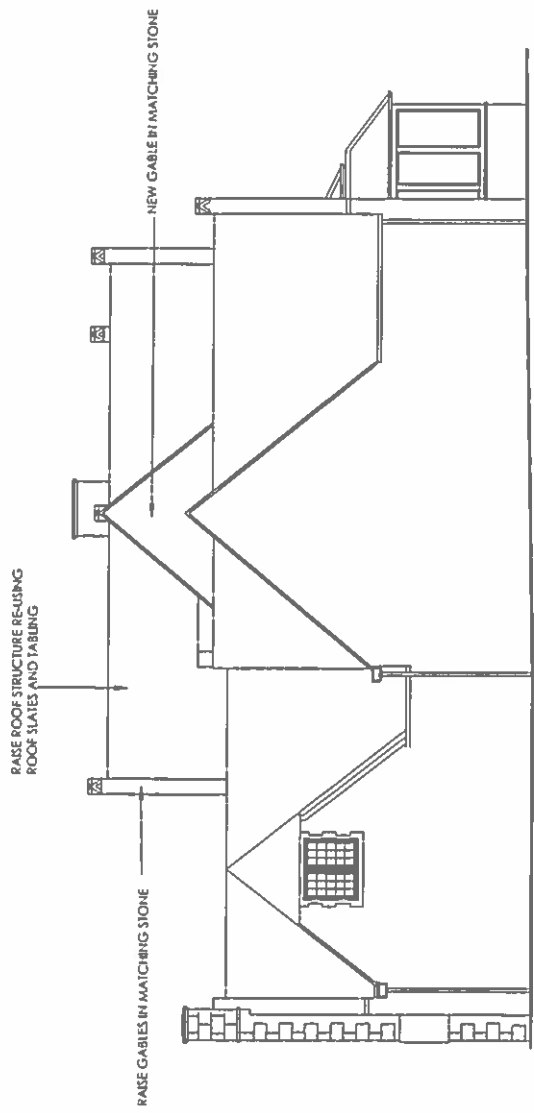
In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published to the council's website relevant information received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

- 2 Conditions attached to this planning permission require written approval of details. A fee is payable where written approval is required by condition. Current fees at the time of this decision are £97 per request for written approval (or £28 where the related permission was for extending or altering a dwelling or other development in the curtilage of a dwelling). The fee is payable per request and not per condition.

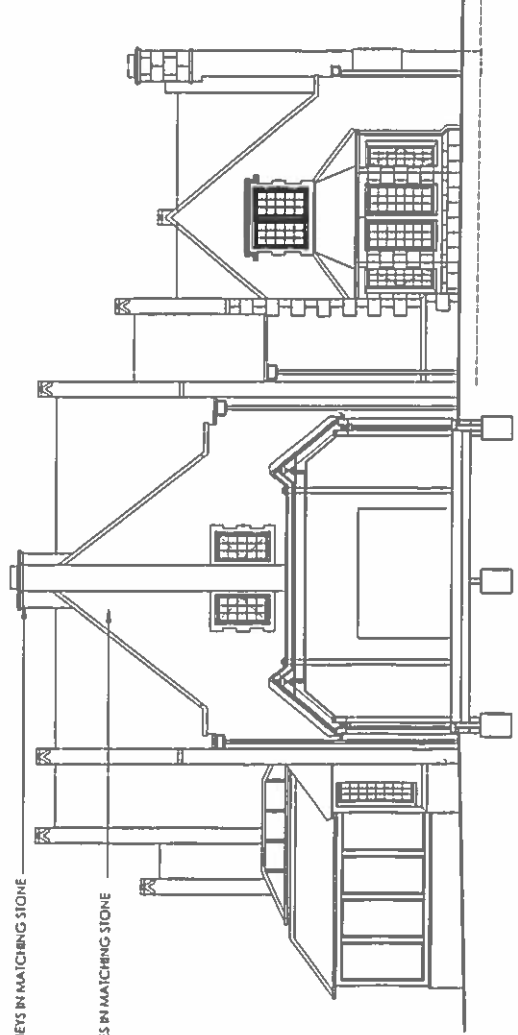
Fees are subject to change and you are advised to check the fee information on our website prior to submitting a request for written approval.

17/00221/FUL

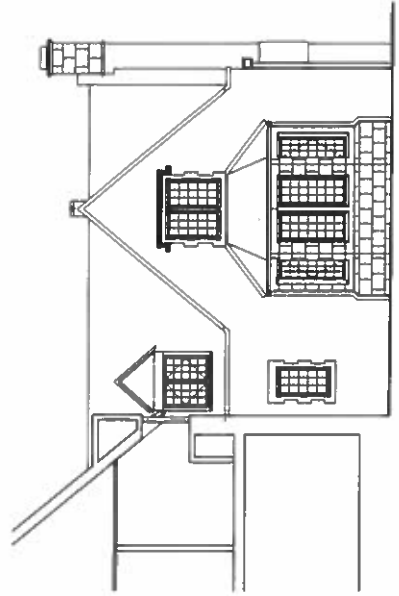
<p>GENERAL NOTES</p> <p>1. This drawing is copyright ©</p>	<p>Status</p> <p>PLANNING</p> <p>Revisions</p> <p>A - 27/03/17 Incorrectly positioned dormer removed from west elevation.</p>	<p>Proposed Alterations at Windrush Stanton</p> <p>for Mr & Mrs Tankard</p> <p>EASTABROOK ARCHITECTS Kent House Sheep Street Stow-on-the-Wold Gloucestershire GL54 1HQ Phone: 01451 830541 Fax: 01451 830430 enquiries@eastabrookarchitects.com www.eastabrookarchitects.co.uk</p>	<p>ELEVATIONS</p> <p>Scale: 1:100 @ A3 Feb 2017</p> <p>934/P14</p> <p>Revision A</p>	<p>934 Planning/17/00221/FUL.dwg 27 Feb 2017 14:51:30</p>
--	--	--	--	---



WEST ELEVATION



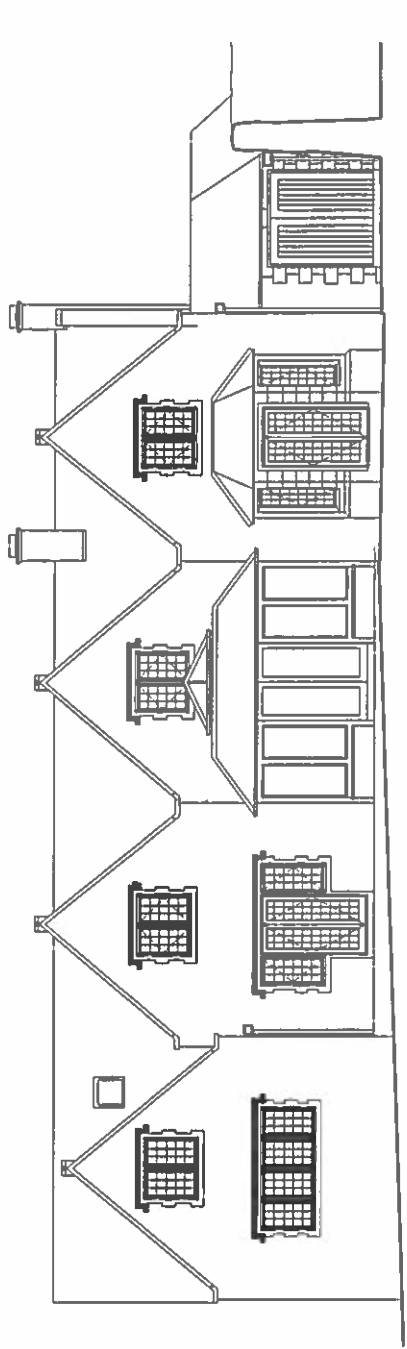
EAST ELEVATION / SECTION



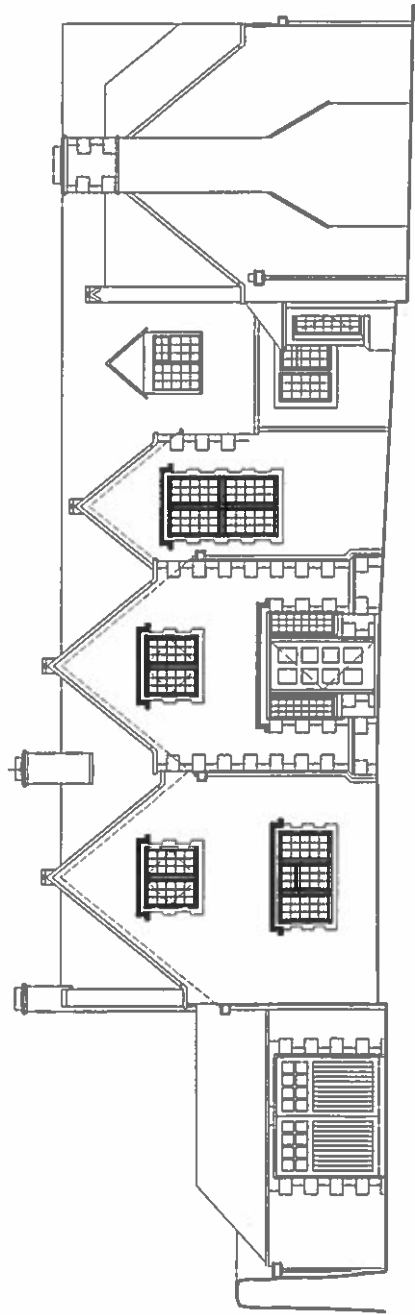
EAST ELEVATION / SECTION

990/A

99018



SOUTH ELEVATION



NORTH ELEVATION

GENERAL NOTES

- 1. This drawing is copyright ©

Status

PLANNING

Revisions

Proposed Alterations
at Windrush
Stanton

for
Mr & Mrs Tankard

EASTABROOK ARCHITECTS
Kent House
Sheep Street
Stow-on-the-Wold
Gloucestershire GL54 1HQ
Phone: 01451 830541
Fax: 01451 830430
enquiries@eastabrookarchitects
www.eastabrookarchitects.co.uk

EXISTING ELEVATIONS

Scale: 1:100 @ A3 Feb 2017

934/513

Revision

GENERAL NOTES

1. This drawing is copyright ©

Status

PLANNING

Revisions

Proposed Alterations
at Windrush
Stanton

for
Mr & Mrs Tankard

EASTABROOK ARCHITECTS
Kent House
Sheep Street
Slow-on-the-Wold
Gloucestershire GL54 1HQ
Phone: 01451 830541
Fax: 01451 830430
enquiries@eastabrookarchitects
www.eastabrookarchitects.co.uk

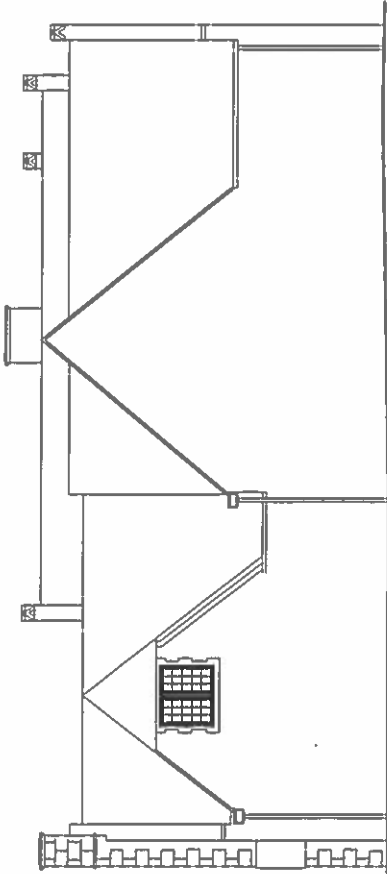
EXISTING ELEVATIONS

Scale: 1:100 @ A3 Feb 2017

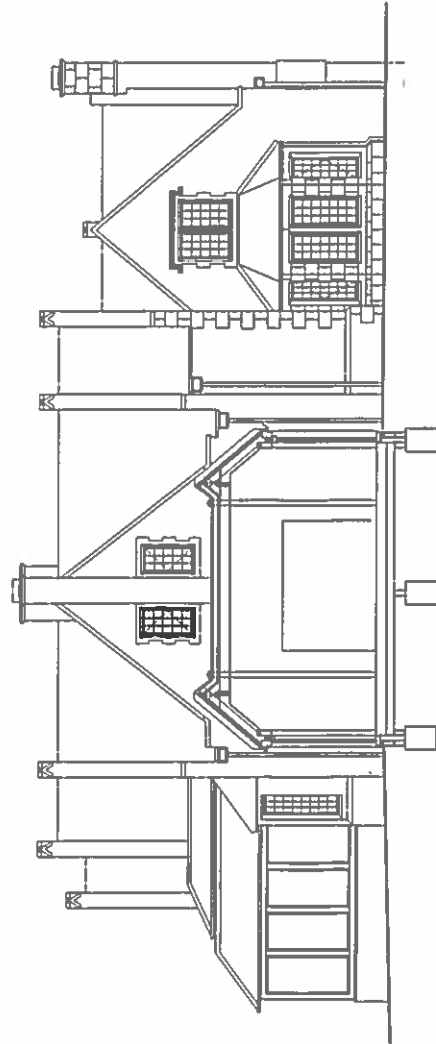
934/S14

Revision

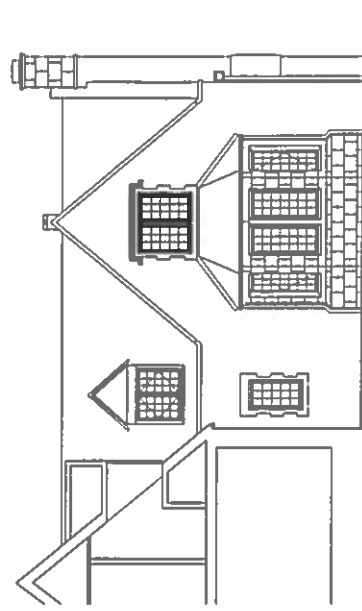
134 10/01/2017 16:22 printed on 23 Feb 2017 16:15:17



WEST ELEVATION



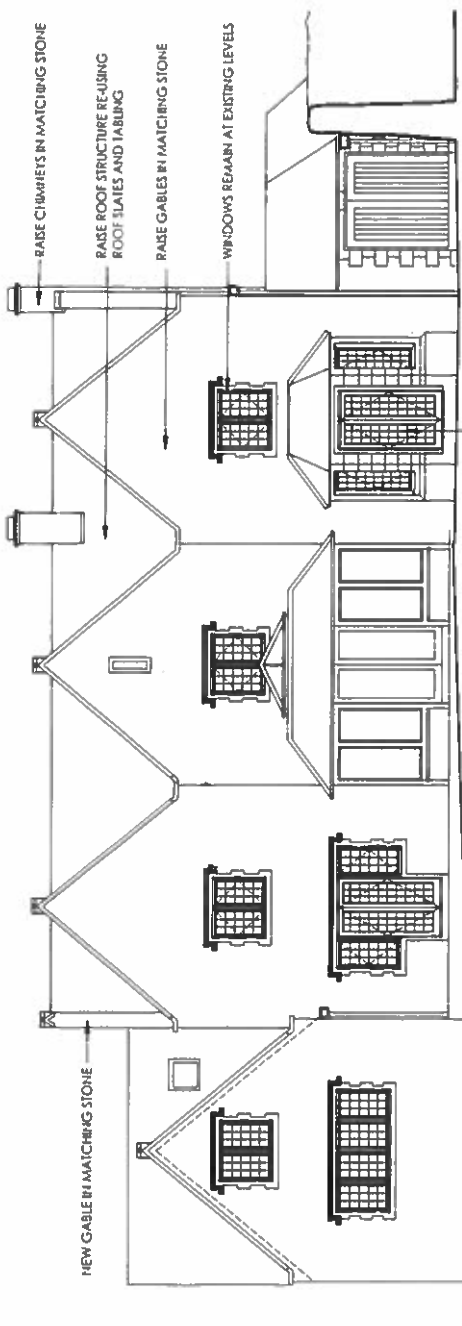
EAST ELEVATION / SECTION



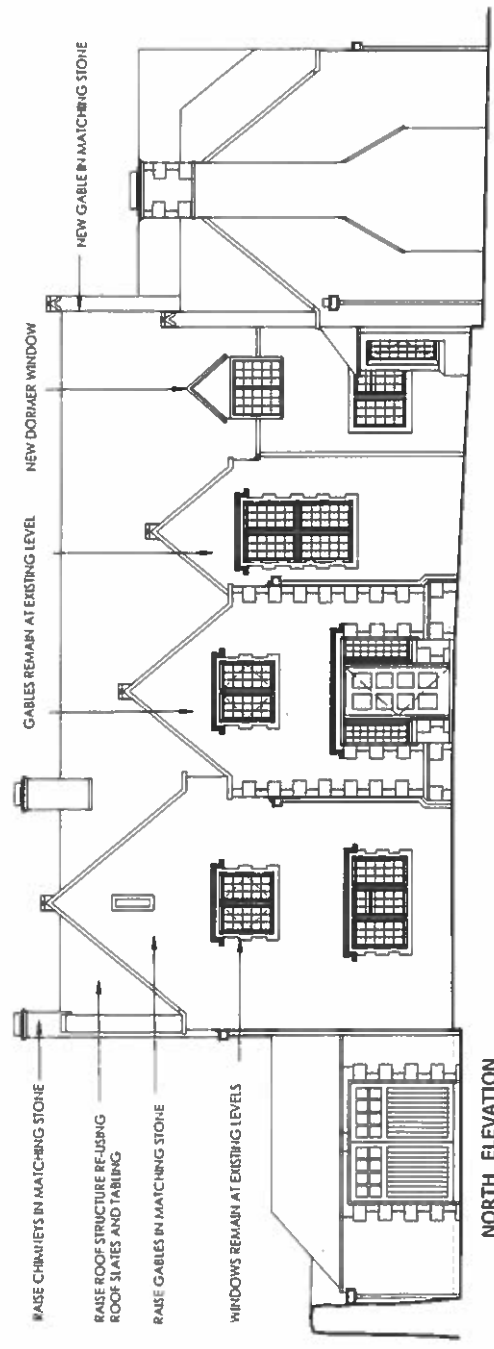
EAST ELEVATION / SECTION

990/c

GENERAL NOTES	1. This drawing is copyright ©
Status	PLANNING
Revisions	
Proposed Alterations at Windrush Stanton	
for Mr & Mrs Tankard	
EASTABROOK ARCHITECTS Kent House Sheep Street Stow-on-the-Wold Gloucestershire GL54 1HQ Phone: 01451 830541 Fax: 01451 830430 enquiries@eastabrookarchitects www.eastabrookarchitects.co.uk	
ELEVATIONS	
Scale: 1:100 @ A3 Feb 2017	
934/P13	Revision
934 Planning 08.11.16.22 printed on 27 Feb 2017 @ 16:52:4	



SOUTH ELEVATION



NORTH ELEVATION

01/06

GENERAL NOTES

1. This drawing is copyright ©



SITE PLAN 1:500

9901e

PLANNING

Revisions

A - 07/03/17 Adjacent houses shown on site plan

Proposed Alterations at Windrush Stanton

for Mr & Mrs Tankard

EASTABROOK ARCHITECTS
Kent House
Sheep Street
Stow-on-the-Wold
Gloucestershire GL54 1HQ

Phone: 01451 830541
Fax: 01451 830430
enquiries@eastabrookarchitects
www.eastabrookarchitects.co.uk

SITE & LOCATION PLANS

Scale: 1:100 @ A3 Feb 2017

934/P10

Revision
A



LOCATION PLAN 1:2500

© Crown Copyright 2017. All rights reserved. Licence number 100046484

16/01452/APP

Part Parcel 3400, Columbine Road, Walton Cardiff, Tewkesbury 3

Valid 20.02.2017

Reserved matters application for 261 dwellings with affordable housing plus associated landscaping, drainage, public open space and highway associated works (associated with planning permission reference 16/00177/FUL). Seeking consent for appearance, landscaping, layout and scale.

Grid Ref 390235 230990

Parish Ashchurch Rural

Ward Ashchurch With Walton
Cardiff

Bloor Homes Western

Western House
Furrowfield Park
Tewkesbury
GL20 8UR
Gloucestershire

RECOMMENDATION Delegated Permit

Policies and Constraints

NPPF

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policies GNL2, GNL8, GNL11, HOU1, HOU4, HOU13, TPT1, TPT3, TPT6, TPT11, EVT2, EVT3, EVT5, EVT9, LND2, LND7, RCN1, RCN2, NCN5

Proposed Main Modifications Joint Core Strategy - SD4, SD5, SD7, SD11, SD13, INF1, INF3 and INF8

Flood and Water Management SPD

Affordable Housing SPD

Playing Pitch and Outdoor Sports Assessment and Strategy

Fields in Trust: Planning and Design For Outdoor Sport And Play

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

Wheatpieces Parish Council No objection, however, the Parish Council wish to make the following request/observations:

- To request the wording 'SLOW' to be installed on the tarmac at the entrance into the estate when it is laid (in a similar way to the entrances of Monterey Road and Snowdonia Road)
- Consideration should be given to the junction of the new link road with Starling Road via some form of traffic calming/one way system
- There appears to be no garages for the affordable units
- There is very little green open space within the main housing block area
- The width of the roads appears to be narrow - can these be confirmed?
- The bin storage areas are not near the properties

Tewkesbury Town Council - Objection - Concern lack of information regarding sewerage and associated products. We are also concerned about the impact on the local River Swillgate and flooding.

Ashchurch Rural Parish Council - Debated the play area; spaces for cars and attenuation ponds, and resolved to object to the application in view of the inadequate car parking on site, and because it did not reflect Ashchurch Parish Council's emerging NDP regarding affordable bungalows.

National Grid - No objection on the basis that no new roads are constructed over the pipeline without it being upgraded or diverted

County Highways Authority - Comments are awaited. **An up-date will be provided at committee.**

Highways England - No objection.

Historic England - Wish to offer no comment.

Natural England - No objection.

County Archaeologist - No objection.

Environment Agency - No objections.

Environmental Health - No objection.

Housing Enabling and Policy Officer - No objection.

Flood Risk Management Engineer - No objection.

Severn Trent - No objection.

Local Residents -1 letter of objection has been received from a Local Resident making the following comment:

- Yet again there are no bungalows being built for people requiring this type of property within reach of local amenities. Bloor made a statement that they were working with Tewkesbury Borough council to provide this type of property, but they have only built 9 no. bungalows at Stoke Orchard which are not that convenient as it not on a regular bus route.

Revised Plans:

Tewkesbury Town Council - No Objection subject to proposal being acceptable to the Environment Agency.

Planning Officers Comments: Mr John Hinett

1.0 Introduction

1.1 The application site is located outside of the existing 'built up area' and Residential Development Boundary of Tewkesbury - but lies immediately to the south of John Moore Primary School, on the southern edge of the 'Wheatpieces' residential housing area which forms part of the wider related area of Tewkesbury. The application site comprises an area of approximately 12.08ha of undeveloped greenfield land that is currently used as planted arable land. There are some hedgerows and areas of immature woodland within the site. The site slopes gently from east to west.

1.2 The site is bordered to the north by John Moore Primary School and the north western corner of the site adjoins the existing roundabout on the A38. Beyond this lies the existing Wheatpieces development. Rudgey Lane lies to the east. To the east, south and west of the site are agricultural fields. Rudgey Farm consisting of a complex of residential and agricultural buildings (two of which are Grade II listed) is located to the south of the site. The site is delineated by mature hedgerow to its eastern, southern and western boundaries and an area of dense vegetation to its northern boundary.

1.3 The site is unaffected by any landscape designations and lies just outside of Flood Zone 2 of the River Swillgate (Medium Probability). The entirety of the site is located within Flood Zone 1 (according to the latest Environment Agency's floodplain maps). A high pressure gas main runs through the site in a south-west to north-east direction.

2.0 Relevant planning history

2.1 An outline planning application for residential development including the provision of a link road, primary school, public open space and footpath network was approved in October 1994 (Ref: 89T/8613/01/01). This planning application covered the land to the north and west of the site.

2.2 Planning application 05/00164/FUL for the creation of a link road to connect the Tewkesbury Eastern Relief Road to Wheatpieces II residential development was permitted at planning committee in May 2005. A short length of the easternmost end of the link road has been implemented.

2.3 Planning application 07/00338/FUL for residential development of 5 detached dwellings was permitted in 2007.

2.4 More recently, Hybrid application 16/00177/FUL for the erection of up to 295 dwellings with all matters reserved except for access and for full planning permission for the construction of a new link road south of John Moore Primary School, including landscaping and drainage works was permitted in February 2017.

2.5 Planning application 16/00355/FUL to vary the alignment of the approved Wheatpieces Southern link Road (amendment to previous application 05/00164/FUL) was permitted in July 2016. Works have commenced on site.

Other relevant planning history

2.6 Planning application 06/01367/FUL for a recreation area including two sports pitches multi-use games area, play area, car park and access, landscape planting was permitted at planning committee in December 2006. The play area lies immediately to the east of the link road.

2.7 The Hybrid application 16/00177/FUL was subject to a Screening Opinion (15/00023/SCR) which concluded that the proposal was not 'EIA development' requiring an Environmental Statement.

3.0 Current Application

3.1 This current application is a reserved matters application for 261 dwellings with affordable housing plus associated landscaping, drainage, public open space and highway associated of the hybrid outline planning permission 16/00177/FUL. The proposals are summarised below:

Residential

- Open Market: 157 units with the following mix: 23 no. 2 bed dwellings, 59 no. 3 bed dwellings, 75 no.4 bed dwellings.
- Affordable Housing: 104 units with the following mix:
 - Intermediate Affordable: 29 no. 2 bed dwellings, 21 no. 3 bed dwellings, 2 no. 4 bed dwellings and 1 no. 2 bed bungalow.
 - Affordable Rent: 23 no. 2 bed dwellings, 13 no. 3 bed dwellings, 1 no. 4 bed dwellings, 12 no. 1 bed dwellings and 2 no. 2 bed bungalows.

Open Space and other infrastructure

The proposal includes the following elements:

- Large area of public open space running through the middle of the site;
- Incidental spaces;
- Two children's play areas (LAPs);
- Structural Landscape and ecological enhancement.
- Attenuation features.

Plans will be displayed at Committee.

3.2 A number of conditions were imposed on the Outline consent which require submission of information with the Reserved Matters application relating to: Two children's play areas (LAPs); Drainage Matters; Landscaping (hard and soft); Landscape and Environmental/habitat Management Plan (LEMP), road layouts. These details have been submitted with the current application and are discussed below.

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 An illustrative 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 that application which were encapsulated in the Design and Access Statement (DAS).

Layout and Design

4.4 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 Proposed Main Modifications Joint Core Strategy similarly seeks good design reflecting the guidance.

4.5 The Outline application was supported by an illustrative layout and an accompanying Design and Access Statement (DAS) which set out the design and layout rationale for the proposed development which explained that the masterplan evolved throughout the design process, responding to technical and design analysis, as well as public and stakeholder consultation. The result is *"an Illustrative Masterplan that has formed over a period of time, relating to its surroundings to create a valuable new addition to Wheatpieces, and Tewkesbury as a whole"*. The Illustrative Masterplan proposed that the development would comprise two residential parcels subdivided by a central area of public open space dividing the site into a larger area to the north of the POS and a smaller area to it the south.

4.6 The general layout and design rationale was considered to demonstrate good urban design principles and to accord with the guidance set out in the NPPF in relation to good design. A condition of the Outline consent required that the reserved matters application should be in general accordance with the Illustrative Masterplan and should follow the principles and parameters described and identified in the Design and Access Statement.

General accordance with the approved details.

4.7 The reserved matters layout is in general accordance with the approved details and comprises two residential parcels either side of the central area of Public Open Space (**see proposed layout**). The northern parcel would be served off the main link road - that was 'fixed' at Outline stage - off which would feed a series of estate roads, one of which would link across the POS to the southern parcel. The DAS also set out some key design principles and parameters defining the character of key areas and spaces within the development. These were defined as:

- o Southern Link Road - Fronted by housing on both sides with carriageway able to incorporate a bus route.
- o The Square - Formal shared surface square surrounded by linked building frontages.
- o Village Clusters - Small clusters of low density housing with a more rural feel along the southern edge of the development.
- o Village Green - A large multifunctional open space running through the centre of the site providing opportunities for a wide range of formal and informal play and leisure.

Northern Parcel

4.8 The approved Illustrative Masterplan proposed a higher density made up of both houses and apartments. Apartments were to be located in central areas *"to maintain the rural character of the development edge"*. In addition to apartments the use of more formal terraced forms in the centre of the site were illustrated, whereas detached and semi-detached units were proposed along the boundary edges to present a less dense softer boundary to the development. Dwellings adjacent to the POS should front onto it. For similar reasons, dwellings along the development edge were restricted to two storeys in height, with the use of 2.5 storey buildings being limited to the more central areas. Dwellings adjacent to the POS should front onto it.

4.9 The reserved matters proposal closely reflects the approved illustrative masterplan in terms of the road and housing layout. Houses either side of the link road would front onto it. The dwellings along the western edge, and those fronting the POS would all be two storey in height and mostly be restricted to detached units. The more central areas would comprise mostly semi-detached and terraced units and also the larger apartment blocks (that would comprise 2.5 storeys) facing onto more formal 'squares' which would be surfaced with block paving. The apartments would be limited to two blocks each containing six 1 bed flats. The northern parcel would also contain two Locally Equipped Play Areas (LAPs) - one centrally located, the other on the western boundary (**see proposed layout**).

Southern Parcel

4.10 The approved Illustrative Masterplan proposed a lower density for the southern parcel, with all dwellings being restricted to two storey, with a lower density and generally more spacious gardens and layouts. Dwellings adjacent to the POS should front onto it.

4.11 The proposed layout again reflects the approved illustrative masterplan with regard to the layout, density and scale parameters.

4.12 The Council's Urban Design Officer raised some concerns with the original layout relating to the use of terraced properties along the northern edge of the POS and to the lack of easy footpath access to the central area of open space. It was also considered that the front boundary treatments in the form of railings or low walls would be beneficial, especially along the link road and the main loop road. The revised layout and

landscape plans have addressed these concerns and are considered to accord with the approved illustrative masterplans and scale parameters and are acceptable in design terms. A condition requiring frontage boundary details is also required.

House Types

4.13 The supporting DAS argues that the design of the proposed house types has taken some of its influence from the surrounding Wheatpieces residential estate and the more historic centre of Tewkesbury. A number of house sizes are proposed ranging from large family style homes to apartments and bungalows serving the needs of the growing elderly population. Materials would similarly be reflective of the surrounding Wheatpieces area and will mostly comprise of red brick with some timber cladding to gable end and full render properties at key focal points.

4.14 A number of the dwelling types incorporate features (such as porches and roof details) and materials that are characteristic of the 'Arts and Crafts' style that would distinguish the proposed development from the existing Wheatpieces estates and give it its own identity (**see proposed street scenes and elevations**). Officers support this approach and consider that the proposed house types are acceptable. Conditions are necessary to ensure appropriate materials are used.

5.0 Residential amenity

5.1 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.

5.2 It is considered that the relationship between the proposed dwellings in the 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 glaze first floor bathroom windows in some plots to avoid potential overlooking.

6.0 Landscaping

6.1 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.

6.2 The proposed layout includes a large swathe of public open space (POS) running through the middle of the site that is intended to provide a large useable area of public open space for the residents of the development. This is in accordance with the approved illustrative masterplan. The POS also includes the attenuation ponds. Hard and soft landscape plans have been provided with the application which show in detail how the POS would be laid out and shows a varied mix of amenity grass, meadow and tussocky grassland and wetland area around the SUDs areas. Plans have also been provided for other areas of open space along the site perimeters and within the developed areas in the site. Following discussions a number of footpath links from the residential areas have been provided through the hedgerows surrounding the POS.

6.3 The Council's Landscape Officer (LO) has assessed all the submitted plans and is satisfied that they accord with the principles set out in the DAS and are acceptable in all other respects.

6.4 The Council's Project Officer (Asset Management) confirms that the proposals are acceptable from a maintenance point-of-view and would be happy to adopt the POS.

6.5 The various areas of POS contain two 'Locally Equipped Play Areas' (LAPs) in accordance with the requirements of Condition 9 of the Outline consent. The Council are to adopt the POS and equipment and the Project Officer (Asset Management) and the Community and Economic Development Manager have assessed the submitted details and confirm they consider the proposed equipment to be acceptable.

7.0 Highway and parking issues

7.1 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 Proposed Main Modification Joint Core Strategy 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.

7.2 The County Highways Authority (CHA) have assessed the application and note that the layout broadly accords with the agreed master plan and includes a loop road to the south of the spine road which has been designed to accommodate a bus should there be a future demand for a bus service to enter the estate. The proposed streets are primarily of standard residential layout with a carriageway and separate footways. Some of the minor cul-de-sacs have a shared surface arrangement where vehicle flows and speeds would be low. The CHA comment that the submitted vehicle tracking details demonstrate that the largest vehicles likely to need regular access to the site could be accommodated by the proposed layout. However, the CHA have requested some minor amendments mainly relating to vehicle tracking. It is commented that the changes are unlikely to affect the overall layout, although a change to the road alignment where it crosses the open space to the south of the site will be required. The applicant is currently preparing revised plans and information to address the CHA comments. **An up-date will be provided at committee.** Appropriate visibility splays have been provided at internal junctions and for individual driveway accesses.

Parking provision

7.3 A car parking strategy layout plan has been provided which demonstrates that 517 spaces would be provided for the 261 dwellings plus an additional 144 garages and 3 carports (making 664 spaces in total - the equivalent of over 250 percent off road parking provision). **The parking layout will be displayed at Committee.** In addition 47 visitor spaces at various and convenient locations across the estate are proposed. The CHA comment that the local car ownership level from the 2011 Census data is 1.65 vehicles per dwelling. The proposed parking provision would therefore accommodate a higher level of demand and is considered to be acceptable.

Pedestrian/Cycle links

7.4 The internal streets provide footway links to the spine roads and the low vehicle speeds and flows mean that cyclists could safely use the internal streets to access the shared footway/cycle way on the north side of the link road.

8.0 Affordable housing provision

8.1 Local Plan Policy HOU13 provides that the Council will seek to negotiate with developers to provide affordable housing. Furthermore, Affordable Housing Supplementary Planning Guidance (SPG) was adopted by the Council in August 2005. The purpose of the SPG is to assist the implementation of affordable housing policies contained within the Local Plan and it is a material consideration in the determination of planning applications. Emerging Policy SD13 of the Proposed Main Modifications Joint Core Strategy states that local authorities will seek through negotiation to deliver 40 percent affordable housing on sites of 10 or more dwellings. The up-date to the Strategic Housing Market Assessment (SHMA - March 2014) indicates that the affordable housing needs in Tewkesbury are severe, with over 630 net affordable homes needed over the next five years in Tewkesbury to meet the existing backlog and to address future needs.

8.2 The approved Section 106 Agreement for this development requires the provision of a minimum of 40% affordable housing across the site. The Section 106 Agreement also stipulates that the affordable units should be in clusters of no more than 20 units.

8.3 The application proposes 104 affordable homes comprised of the following mix:

- Intermediate Affordable: 29 no. 2 bed dwellings, 21 no. 3 bed dwellings, 2 no. 4 bed dwellings and 1 no. 2 bed bungalow.
- Affordable Rent: 23 no. 2 bed dwellings, 13 no. 3 bed dwellings, 1 no. 4 bed dwellings, 12 no. 1 bed dwellings and 2 no. 2 bed bungalows.

8.4 The Strategic Housing and Enabling Officer (SHEO) has been consulted and confirms that the submitted application conforms with the Affordable Housing Plan and provisions of the s106.

9.0 Flooding and drainage

9.1 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 Proposed Main Modifications Joint Core Strategy 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.

9.2 The issue of flooding was addressed at outline stage with Condition 12 of that permission requiring details of the surface and foul water drainage scheme to be submitted with the reserved matters application. In accordance with this conditional requirement a Drainage Statement has been submitted which confirms the following:

Storm Drainage:

9.3 Surface water runoff from roofs, driveways and parking courts would drain via a gravity piped system before outfalling to a sewer system located within the development roads. The main storm drainage outfalls to a series of attenuation ponds before outfalling at a controlled rate to an adjacent watercourse before discharging to the River Swillgate. Development storm water discharge flows would be restricted to the existing greenfield rates and discharged at a maximum of 31.7 l/sec (QBar) for all storm events up to and including the 1 in 100 year plus 40% climate change in accordance with the FRA. Attenuation would be split into a series of swales and attenuation basins outfalling via three main discharge points.

- o The main access road discharges to a swale located to the north adjacent to the A38 Tewkesbury.
- o The remaining development area discharges to 5 open attenuation features located towards the south western boundary.

9.4 The attenuation ponds and swales would be adopted by Tewkesbury Borough Council and the Council's Project Officer (Asset Management) confirms their acceptability.

Foul Drainage:

9.5 The foul water discharge from each property would drain via gravity through the private house drainage before outfalling to a sewer system located within the development road network and outfall to a new foul pumping station located off the development access road. The pumping station would then pump flows to the existing foul network located within Monterey Road. The development foul drainage network would be offered to Severn Trent Water for adoption under a Section 104 agreement of the Water Industry Act 1991.

9.6 Gloucestershire Lead Local Flood Authority have assessed the submitted details and have requested further information in respect of the submitted SUDs details. **An up-date will be provided at Committee.**

9.7 The Environment Agency (EA) have confirmed that the plans indicate that the finished floor levels of the dwellings would be raised the required height above proposed ground levels in accordance with condition 13 of the outline planning consent.

9.8 Severn Trent have also confirmed they have no objection to the proposal.

10.0 Other Conditional requirements.

Landscape and Environmental/habitat Management Plan (LEMP)

10.1 A Landscape and Environmental/habitat Management Plan (LEMP) has been provided with the current application in accordance with Outline Condition 17. The LEMP follows on from the Ecological Assessment (EA) and specific bats, badgers, reptiles and Great Crested Newt surveys undertaken for the Outline consent. In summary, the LEMP sets out the following objectives and management measures:

- Objective 1: Maintain and enhance retained and newly created habitats within the development site;
- Objective 2: Maintain populations of protected species identified within the development site area at a favourable conservation status;
- Objective 3: Increase biodiversity by maximising opportunities for flora and fauna.

10.2 The above would be achieved through the retention (where possible) of existing trees and hedges and additional planting as part of the proposed landscaping. New grass, scrub and wildflower habitats would be created in areas of open space within and along the edges of the site. The SUDs attenuation ponds would

also provide habitats for Newts. A number of Bat and Bird boxes are also proposed in various locations. The LEMP also requires that lighting schemes must be sensitive to potential bat foraging routes.

10.3 The submitted LEMP includes a timetable for implementation and is considered to fulfil the requirements of the Outline Condition and is considered acceptable.

Archaeology

10.4 A Written Scheme of Investigation for Archaeological Excavation has been submitted in accordance with the requirements of Outline condition 18. The County Archaeologist confirms that the scheme proposes an appropriate programme of archaeological mitigation and is acceptable.

Noise

10.5 A Noise Impact Assessment has been submitted in accordance with Outline Condition 30. The Council's Environmental Health advisor confirms that the proposed mitigation measures (including the erection of a 2.2m high acoustic fence to the boundaries of a number of existing properties) would result in an acceptable impact in terms of noise to both existing and proposed dwellings.

11.0 Conclusion

11.1 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.

11.2 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.

11.3 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, drainage details and other conditional requirements (as necessary).**

RECOMMENDATION Delegated Permit

Conditions:

- 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****).

Reason: To clarify the terms of the approval.

- 2 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.

- 3 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 46 - First-floor bathroom window in the first floor side south facing elevation.
Plot 83 - First-floor bathroom window in the first floor side south facing elevation.
Plot 96 - First-floor bathroom window in the first floor side south facing elevation.
Plot 111 - First-floor bathroom window in the first floor side west facing elevation.
Plot 120 - First-floor bathroom window in the first floor side west facing elevation.
Plot 126 - First-floor bathroom window in the first floor side east facing elevation.
Plot 127 - First-floor bathroom window in the first floor side west facing elevation.

Plot 135 - First-floor bathroom window in the first floor side east facing elevation.

Plot 150 - First-floor bathroom window in the first floor side west facing elevation.

Plot 156 - First-floor bathroom window in the first floor side east 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.

- 4 Notwithstanding the submitted details, before work starts, the design and details of the front boundary treatments for the proposed dwellings facing the link road and internal loop road shall be submitted to approved in writing by the Local Planning Authority. All boundary treatments shall be implemented in accordance with the approved details and retained as such therefore after unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity 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 16/00177/FUL.

16/01452/APP

The John Moore Primary School

Pond

Open Space

Open Space

Item	Description	Area (sqm)	Volume (cu m)
1	Phase 1A 2 Store apartment building (Phase 1A) 100	100	100
2	100	100	100
3	100	100	100
4	100	100	100
5	100	100	100
6	100	100	100
7	100	100	100
8	100	100	100
9	100	100	100
10	100	100	100
11	100	100	100
12	100	100	100
13	100	100	100
14	100	100	100
15	100	100	100
16	100	100	100
17	100	100	100
18	100	100	100
19	100	100	100
20	100	100	100

Phase 1A
Site Layout
 Scale: 1:500 @ A3
 Date: 15/09/16
 DRAWING NO: WE036-SL-001K

BLOOR HOMES
 15th Floor, 100 Broad Street, Birmingham, B3 2QT
 Tel: 0121 633 1000
 www.bloorhomes.co.uk

Wheatpieces

999/B

Phase 1A



16/01452/APP

D

Please see: Layout not to scale



Drawing Title:

STREETSCENES

Date: OCT'16 Drawn / AMD

Scale: 1/100@A0 Checked:

Dwg No. WPS16-10-06 Rev.



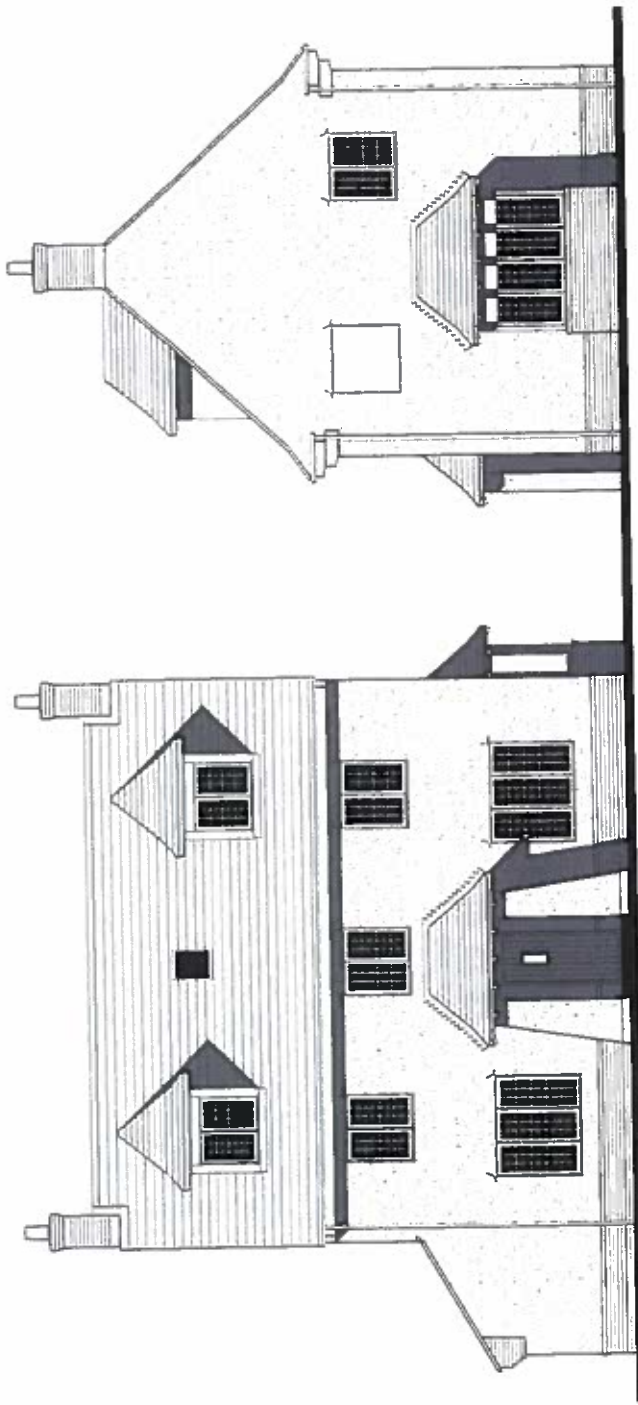
9991C

Wheatpieces

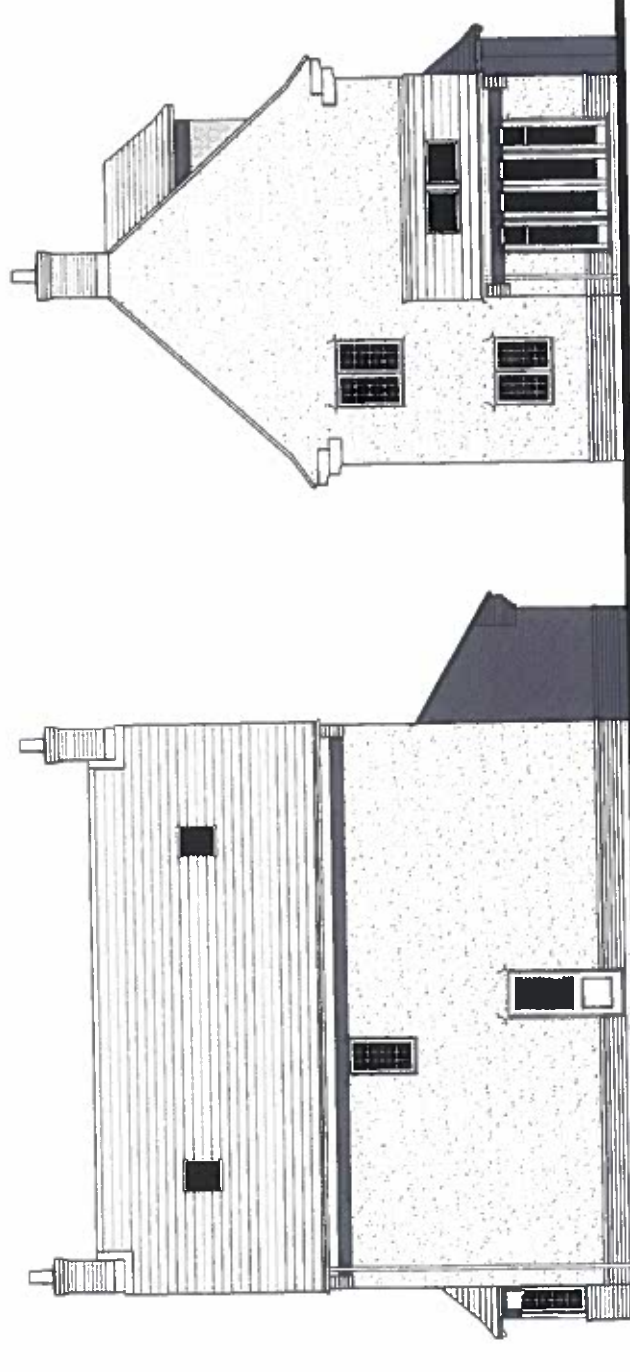
16/01452/APP



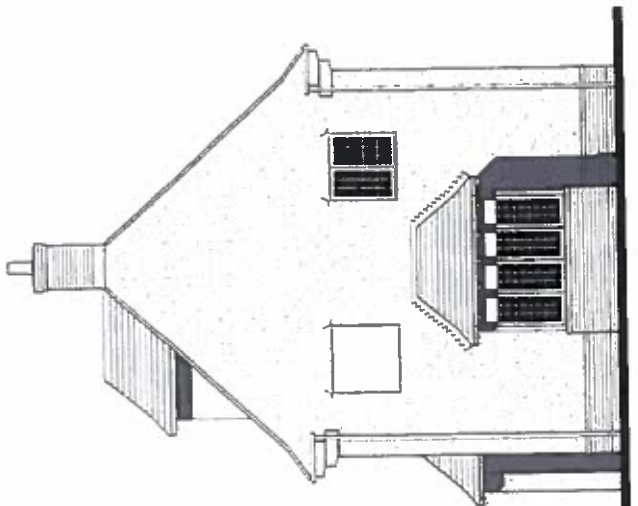
Client: BLOOR HOMES <small>Plans & renderings by copyright</small>	
Project Name: Wheatpieces Phase 1A	
Plots: 123	
Drawing Title: ELEVATIONS ARTS & CRAFTS RENDER	
PLANNING	
The Orford 4 BEDROOMS	453. sv
BTS DESIGN GROUP <small>10000 10th St Denver, CO 80202 Tel: 303.733.1234 www.btsdesign.com</small>	
Date: NOV 2016	Drawn by:
Scale: A3 @ 1/100	Checked by:
Draw No: 16/01452-1G	Rev: []



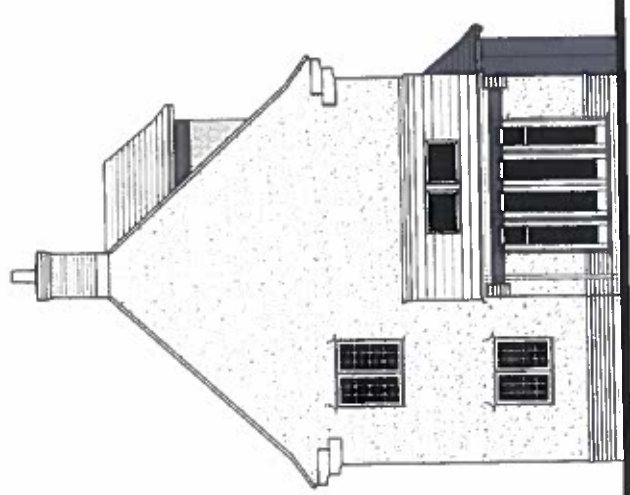
FRONT ELEVATION



REAR ELEVATION



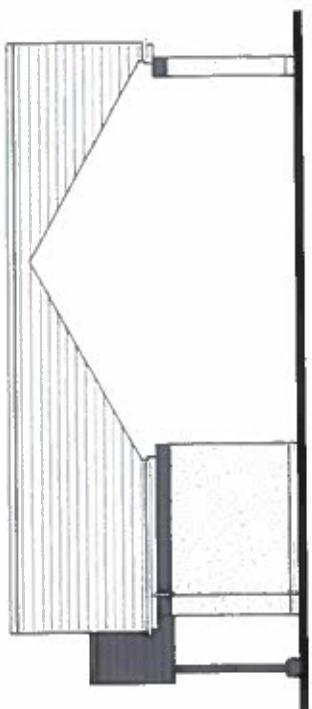
SIDE ELEVATION



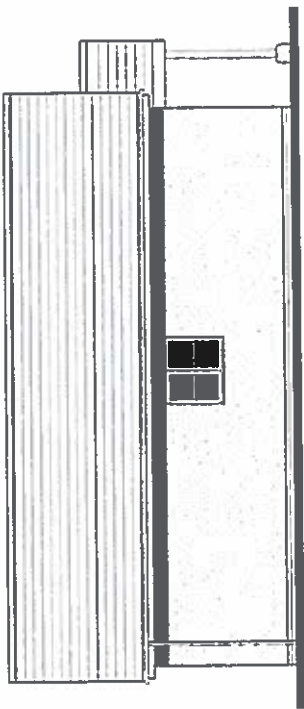
SIDE ELEVATION

99910

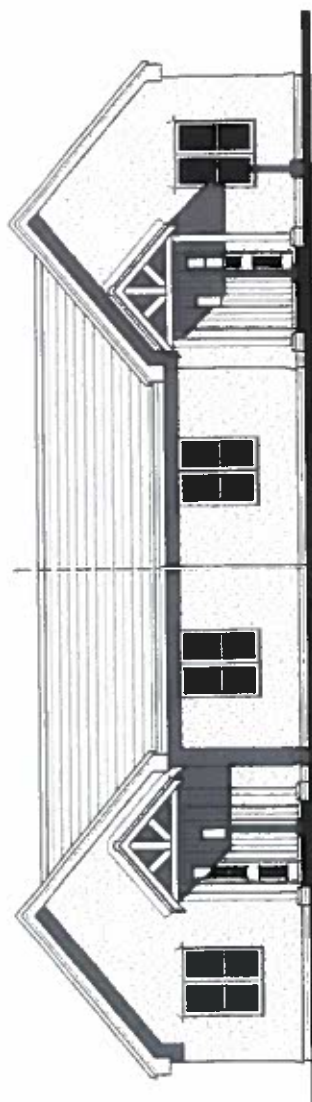
16/01452/APP



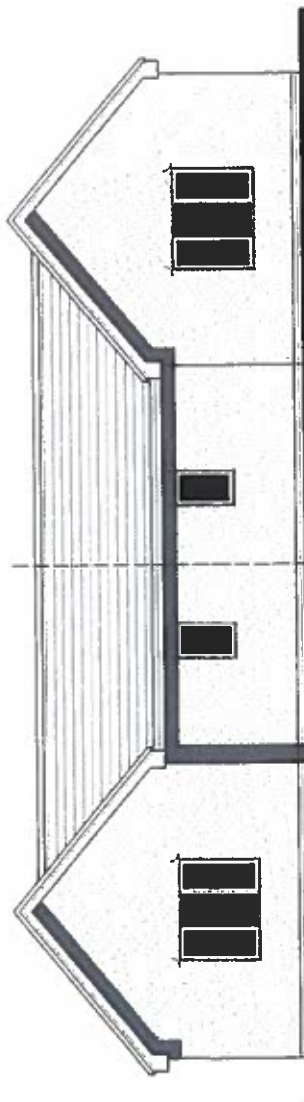
SECTION/ SIDE



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

9991/E



GROUND FLOOR PLAN

Wheel Chair Depth Note:
 12.1.1 provide access to both side of the bed
 12.2.1 provide access to both side of the bed
 12.2.2 clear minimum 2 turning space
 Wheel Chair Depth Note:
 12.2.1 provide access to both side of the bed
 12.2.2 clear minimum 2 turning space
 Wheel Chair Depth Note:
 12.2.1 provide access to both side of the bed
 12.2.2 clear minimum 2 turning space
 Wheel Chair Depth Note:
 12.2.1 provide access to both side of the bed
 12.2.2 clear minimum 2 turning space

Wheel Chair Depth Note:
 3.2.1 1700x1500mm min. with 1400 2300mm canopy
 4.2.1 vestibule door with 800mm min. effective clear width
 4.2.2 200mm space to leading edge of door when opening away from user, 300mm when opening towards user with 1000mm clear space behind door
 4.7.1 ramps controlled separate wheel entrance door exceeds 70 mm/min (after adaptation for remote controlled propulsion alternative)
 5.2.4 make provision for entry phone
 5.2.2 secondary vestibule door with 800mm min. effective clear width
 7.2.3 passage width 1200mm when leaning 80°
 7.2.6 mirrored doors to have 775mm effective clear width
 7.2.7 approaching internal spaces, 200mm space when opening away from user and 300mm space when opening towards user
 8.2.3 switches and dead ends: 750mm of levelled ground
 10.2.1 switches, knee space under switches and with supports set to 800mm max. height from ground level
 14.2.1 ensure access to switches and fire controls
 14.3.2 transfer systems max. height 1600mm MFL
 14.3.3 ring, ding and bellman pushing height no higher than 800mm MFL
 15.2.4 switches to be 800mm max. height MFL
 18.2.3 switches to be 700mm max. height MFL, ground step 100-150mm

Client:
BLOORHOME
 Price of drawing is copyright.

Project Name:
 Wheatpieces Phase 1A

Plots:
 35-36

Drawing Title:
 FLOOR PLANS & ELEVATIONS

PLANNING

2 BEDROOMS

BTS DESIGN GROUP
 151, 01310 2
 Abbey Road
 Newsham
 Wirral, Merseyside
 CH53 7UP
 www.btsdesigngroup.com

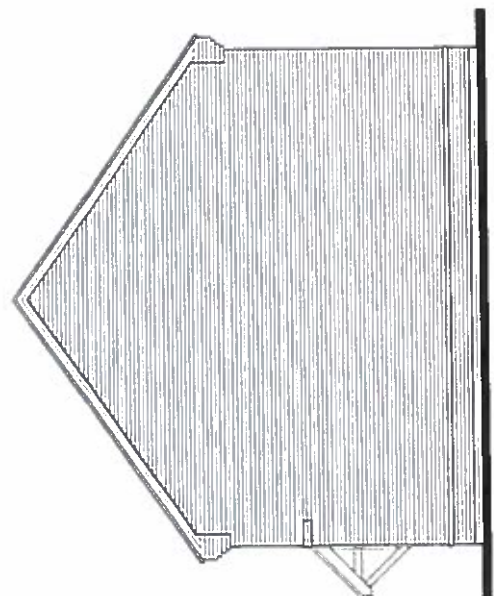
Date: NOV 2015
Scale: A3 @ 1/100
Drawn by:
Checked by:

Dwg No: WPD36-PP-534
Rev:

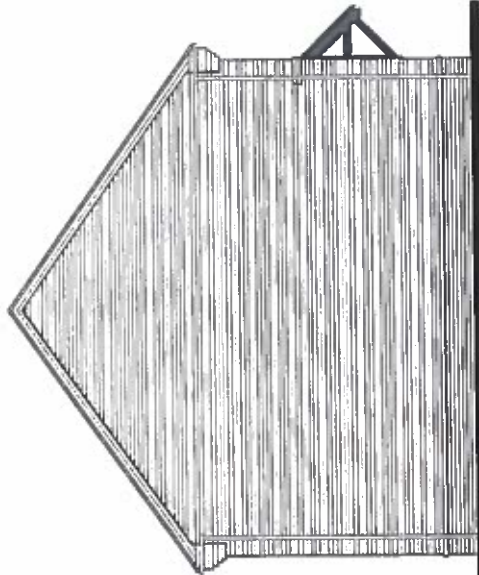
16/01457/APP



Client: **BLOOR HOMES**
 Project Name: Wheatpieces Phase 1A
 Plots: 213-215+227-229
 Drawing Title: ELEVATIONS
 PLANNING
 2B41
 BTS DESIGN GROUP
 Abby Road
 Washburn
 Des Moines, IA
 50319-2127
 Tel: 515.281.3200
 Fax: 515.281.3201
 www.bloordesigns.com
 Date: NOV 2016
 Scale: A3 @ 1/100
 Drawn by:
 Checked by:
 Dwg No: W2036-PD-504
 Rev:



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

099/G

Valid 17.02.2017

Approval of reserved matters for 33 No. dwellings including appearance, landscaping, layout and scale (access already approved)

Grid Ref 404554 232370

Parish Toddington

Ward Isbourne

Newland Homes Ltd And Paul And Christina Dee
 Brighthouse Court
 Barnett Way
 Barnwood
 Gloucester
 GL4 3RT

RECOMMENDATION Delegated Approve**Policies and Constraints****NPPF**

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policies GNL11, HOU4, HOU13, TPT1, EVT2, EVT3, EVT5, EVT9, LND2, LND4, LND7, RCN1, RCN2, NCN5, NCN6, NCN7

Main Modifications Joint Core Strategy February 2017.

SPG Affordable Housing

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)

Special Landscape Area

Consultations and Representations**Toddington Parish Council -**

- The projected levels of these quite large houses in relation to the road and the row of cottages opposite are quite high. It had been noted that the datum levels taken from the centre of the road meant that the new houses would be above the road level and therefore overly dominant in relation to the houses opposite, in particular Plots 4 to 23. After discussions the developers said that they would look at moving this part of the development to a position further back from the road. This would have the effect of lowering the top ridge height of the new properties. A proposal to relocate the houses away from the main road so to provide approximately 9m from the kerb line will give between 20-22m from the new homes to existing houses. From moving the houses back the Parish Council understand they will move down the site and therefore be less dominant and taller over the existing houses opposite. The Parish Council agree to these proposals.
- Concern over the new drainage
- The Parish Council and parishioners do not wish to see street lighting installed as this will cause unnecessary light pollution and would be out of keeping for a rural area.
- Trees used in the planting scheme are in-keeping with the landscape and heritage of the area
- One or two Redwoods should be planted in the communal areas as these were a major feature of Toddington Manor and its grounds, and these as an addition would help link the development into the surrounding landscape.

Highways Officer - Additional comments waited following submission of further information from applicant.**County Archaeologist** - No objections.**Housing Enabling and Strategy Officer** - No objections amendment to parking arrangement requested.**Lead Local Flood Authority (Gloucestershire County Council** - No objection.**Severn Trent Water** - No objection subject to conditions.**Urban Design Officer** - No objection following amendments.

8 Letters of representation has been received. Their comments are summarised as follows:

- The development would result in highway safety concerns.
- Parking provision is inadequate.
- Provision of infrastructure is required.
- This is urban development in the AONB.
- There are sewage problems in the area.
- Proposed dwellings would be higher than the existing.
- The development would increase flood risk.
- Street Lighting should not be permitted in this location.
- Careful consideration of external materials is required.
- Dwellings should be relocated further into the site.

Planning Officers Comments: Mr Ciaran Power

1.0 Introduction

1.1 The application relates to a parcel of land off the B4077 in the New Town area of Toddington (see attached location plan).

1.2 The site is an L-shaped parcel of land which adjoins the B4077 to the north, and the B4632 to the east. The application site is currently in agricultural use and is bounded by hedgerow on all sides. The site is located within a Special Landscape Area (SLA) as defined in the Local Plan. The boundary of the Cotswolds AONB is located directly opposite the application site to the north of the B4077.

1.3 The New Town area of Toddington is defined by largely linear development with relatively low density, deep residential plots.

2.0 Relevant History

2.1 Outline Planning Permission was granted on 11th November 2015 (Application Ref: 15/00394/OUT) for outline planning application for the erection of up to 33 dwellings and associated works with all matters reserved for future consideration with the exception of access.

2.2 An outline Planning application (Application Ref: 14/00748/OUT) relating to the current application site was refused on 9th December 2014 for the erection of up to 72 dwellings and associated works with all matters reserved for future consideration with the exception of access. The Council's decision was then appealed and a Public Inquiry was in August 2015 and closed on the 14 August 2015. The appeal was subsequently dismissed on 28th September 2015.

3.0 Current Application

3.1 The proposals seek reserved matters approval for layout, scale, external appearance and landscaping for the development of 33 residential units, along with public open space and associated drainage and highways infrastructure, pursuant to outline permission ref: 15/00394/OUT. The outline application established the main vehicular accesses to serve the development would be via the B4077. The application has been amended since its original submission in order to address concerns raised by the Parish Council and other consultees.

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 Planning Statement states that the layout follows the principles established by the outline application. The layout follows the linear form of development with detached houses spaced along the site frontage to mirror the 19th century workers cottages opposite. Proposed dwellings along the B4077 have been designed to reflect the rhythm of existing cottages on the opposite side of the road as well as reflect their form, fenestration and external materials. A simple palette of stone and render is proposed across the site which reflects the external materials of existing development within the surrounding area.

4.4 The Urban Design Officer (UDO) expressed concerns relating to the level of parking and the house types proposed on plots 20 and 21. Amended plans have been submitted which address these concerns. The Council's Urban Design Officer is now of the view that the proposal, as amended, is acceptable from an Urban design perspective. It is also notable that the amendments made by the applicant include setting back the development from its northern boundary in response to concerns raised from the Parish Council and local residents.

4.5 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.

Landscaping

4.6 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, inter alia, protecting and enhancing valued landscapes. Policy LND2 of the Local Plan states that special attention will be accorded to the protection and enhancement of the Special Landscape Area and that proposals must demonstrate that they do not adversely affect the environment, its visual attractiveness, wildlife or ecology or detract from the quiet enjoyment of the countryside. The reasoned justification to Policy LND2 explains that the identification of the Special Landscape Area aims to protect the foreground setting of the Area of Outstanding Natural Beauty (AONB) where the topography of the area is a continuation of the AONB and/or where the vegetation associated features are characteristic of the AONB. The Special Landscape Area is of a high landscape quality that is worthy of protection in its own right, but it also protects the setting of the nationally designated AONB. It is considered that policy LND2 is consistent with the NPPF and should be afforded considerable weight.

4.7 The existing hedge along the B4077 would be removed to allow a new footpath along the length of the proposed development. However a new native hedgerow would be planted on the inside of the footpath. This would incorporate low hedge planting with post and rail fencing to enclose plot frontages whilst accommodating the appropriate vehicle and pedestrian visibility splays. There would also be boundary planting along the southern extent of the built development boundary to soften the development. Retention of existing hedgerows which enclose the proposed open space is also proposed. Tree planting throughout the development is also detailed in the landscape plan. The application has also been accompanied with a detailed landscape and management plan to ensure that the long term success of the proposed planting.

4.8 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.

Highways and parking issues

4.9 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.

4.10 The main accesses to the development would be provided at four locations along the B4077 and these were approved as part of the outline permission. This reserved matters application is therefore concerned only with the internal road layout and parking provision. The applicants have confirmed that it is their intention that the internal access roads would be built to an adoptable standard and this would cater for refuse vehicles entering the site. The County Highway Authority have sought further information in respect of the swept path tracking for refuse vehicles travelling into and out of the proposed cul-de-sacs from the highway, visibility splays from individual driveways and parking arrangements. The applicants have provided additional information in order to address the requests for additional information from the County Highway Authority.

4.11 Parking provision across the site provides a minimum of 2 parking spaces per dwelling, with larger dwellings benefitting from 4 parking spaces. Visitor spaces have also been incorporated into the layout. This level of parking provision is considered acceptable in this location.

4.12 At the time of writing this report the County Highway Authority (CHA) has not yet provided formal comments in respect of the latest information submitted and **an update will be provided at Committee.**

Affordable Housing provision

4.13 The proposals include the provision of 12 affordable homes in accordance with the agreed S106 attached to the outline planning permission. The affordable provision is set at 40% and provides 50% affordable rented and 50% shared ownership in accordance with the outline planning permission.

4.14 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, although some minor alterations have been sought in respect of providing car parking for plot 31 outside of their dwelling rather than allocated parking. The applicants are looking at the possibility of providing this. **An update will be provided at Committee.**

Flood Risk and Drainage

4.15 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 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.

4.16 The principle of the development was accepted at outline stage and a condition was imposed requiring that detailed design for surface water drainage to be submitted to and approved in writing by the Local Planning Authority. The LLFA advise that it has been proven there is sufficient provision for the surface water drainage and attenuation and the LLFA has no objection to the principle of the development, and is content that the existing condition attached to the outline permission will satisfactorily secure the detailed drainage scheme. Similarly Severn Trent Water raise no objection to the proposals.

Residential Amenity

4.17 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.

4.18 The nearest properties to this site are those to the north and east of the application site. 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.

Archaeology and Cultural Heritage

4.19 The NPPF sets out that great weight should be given to the conservation of heritage assets. 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. Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account when determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset.

4.20 With regards to archaeology, the County Archaeologist advises that in connection with the previous outline application (14/00748/OUT) a programme of archaeological field evaluation was undertaken. The results of the field evaluation indicated that there is low potential for the applications site to contain any significant archaeological remains. Therefore, the County Archaeologist recommends that no further archaeological investigation or recording should be required in connection with this scheme.

Other matters

4.21 A number of concerns have been raised regarding the potential inclusion of external street lighting in the development. No lighting is proposed at this stage, and the outline planning permission incorporates a condition which requires any lighting scheme to first be submitted to and agreed in writing with the Local Planning Authority. The condition also requires any lighting scheme to conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005, which refers to lighting levels appropriate for rural areas.

4.22 A number of residents have also sought clarification in respect of the bus stop provision for the site. The detailed design of these improvements were secured by condition 15 attached to the outline planning permission which requires details to be submitted and approved, and works to be carried out, prior to the occupation of any dwellings.

5.0 Conclusion

5.1 The proposals accord with the parameters of 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 Strategic Housing Enabling Officer and the County Highways Authority. Therefore it is recommended that **Approval is delegated to the Development Manager subject to the outstanding highways and affordable housing matters being addressed.**

RECOMMENDATION Delegated Approve

Conditions:

- 1 The development hereby approved shall be implemented in accordance with the drawings detailed on the plans listed below:

215-05A, 215-09A, 215-17, 215-18, 215-19, 215-20B, 215-21, 215-22, 215-24, 215-25, 17/437/01, 17/437/02, 215-141-1, 215-141-2, 215-141-3, 215-143-1, 215-143-2, 215-143-3, Customer and DNO Substation, Inverter and Transformer Cabinet, Tewkesbury Battery Storage Block plan and Tewkesbury Battery Storage CCTV.

Reason: To clarify the terms of the approval.

- 2 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.

Note:

Statement of Positive and Proactive Engagement

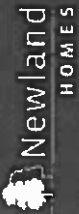
In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published to the council's website relevant information received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

DO NOT SCALE FROM THIS DRAWING

As shown on this plan, any discrepancy between the information shown on this plan and any other information shown on any other plan or document shall be deemed to be the information shown on this plan. The information shown on this plan is not intended to be used as evidence in any court of law. It is intended to be used as a guide only. The information shown on this plan is not intended to be used as evidence in any court of law. It is intended to be used as a guide only.

© 2015 Newland Homes Ltd

GAB, 08/10/15



Bighouse Court, Barnett Way, Barnwood, GLOUCESTERSHIRE, GL4 3HT

Newtown, Toddington
Site Location Plan

1:1250 at A2

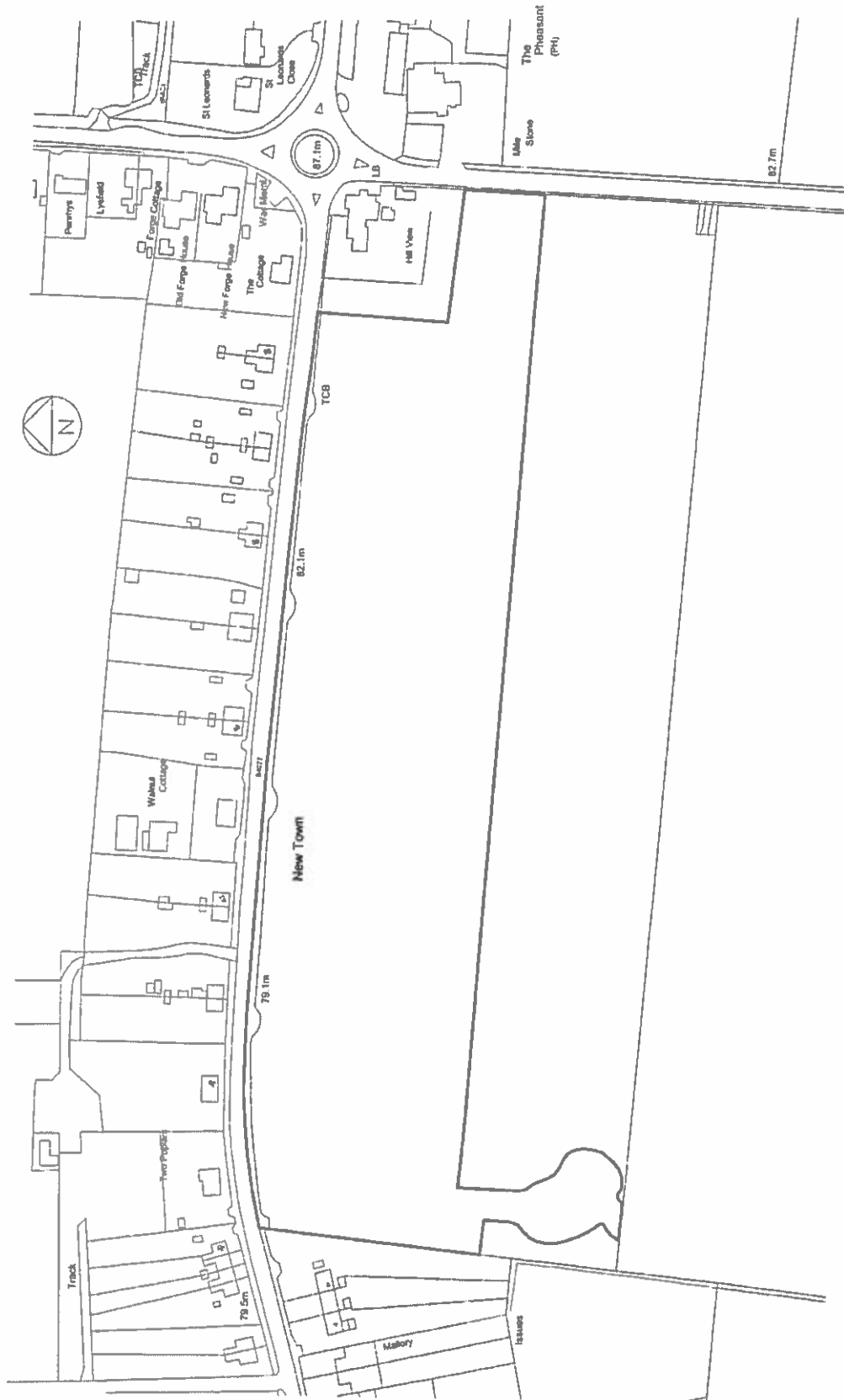
215-01

DATE

31/01/2017

DWG

SCALE

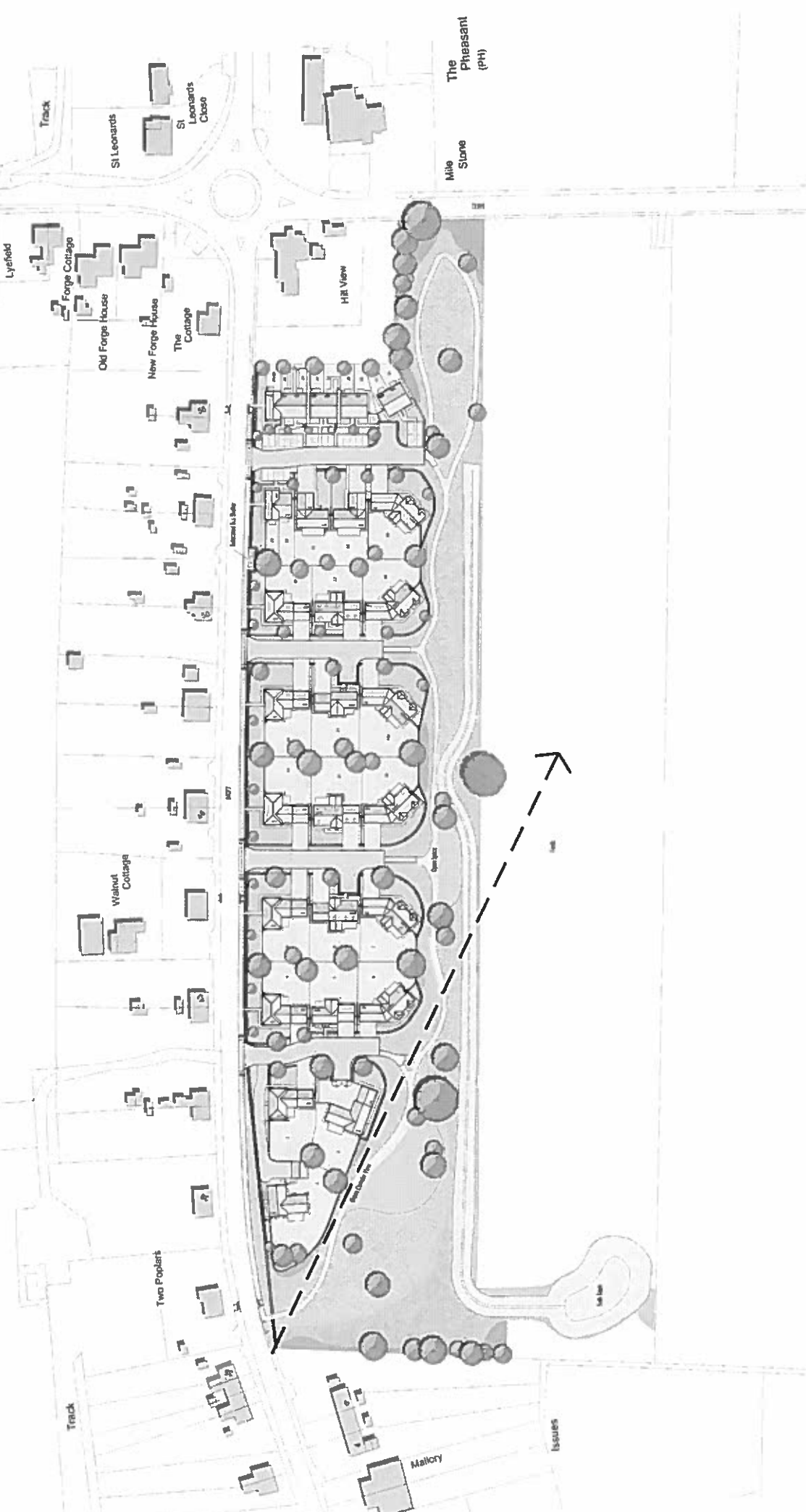


Copyright Reserved. All Rights Reserved. License number 10042432

© 2004 Newland Homes, Inc. All rights reserved. This plan is for informational purposes only. It is not intended to be used as a contract. The actual construction shall be based on the final approved plans and specifications. The information herein is subject to change without notice. The information herein is not intended to be used as a contract. The actual construction shall be based on the final approved plans and specifications. The information herein is subject to change without notice.



- 1" = 10' - 0"
- 1" = 20' - 0"
- 1" = 30' - 0"
- 1" = 40' - 0"
- 1" = 50' - 0"
- 1" = 60' - 0"
- 1" = 70' - 0"
- 1" = 80' - 0"
- 1" = 90' - 0"
- 1" = 100' - 0"



Newland HOMES
 11000 Westpark Drive, Suite 100
 Dallas, Texas 75244
 Phone: 972.242.1100
 Fax: 972.242.1101
 Website: www.newlandhomes.com
 Date: 11/15/05

1004/B

16/01360/FUL

The east of the Lodge, Hygrove Lane, Minsterworth

5

Valid 02.12.2016
Grid Ref 378919 218056
Parish Minsterworth
Ward Highnam With Haw
Bridge

Change of Use of Land to a Gypsy Site for 5 family pitches.

Mitchell, Cash, Ryan, Carl & Liam Brazil
C/o Urban Aspects Ltd

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (NPPF)
Planning Policy for Traveller Sites - August 2015 (PPTS)
Planning Practice Guidance
Tewkesbury Borough Local Plan to 2011 - March 2006 HOU4, LND4, TPT1, NCN5, EVT3 and EVT9
Proposed Main Modifications Joint Core Strategy - SD7, SD14, INF1
Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
Equality Act 2010 - Public Sector Equality Duty

Consultations and Representations

Minsterworth Parish Council - Offer the following comments;

- Consideration should be given to the effect of sites on the settled community
- High proportion of sites in Minsterworth already
- Permanent pitches represent 22% of total dwellings, which increases to 26% including temporary pitches
- Request contributions towards affordable housing

County Highways - No objection, subject to conditions

Strategic Housing Enabling Officer - No comments

Environmental Health - No objection, subject to condition

Flood Risk Management Engineer - No comments received

Severn Trent Water - No comments received

Landscape Officer - No objection, subject to conditions

Representations - None received

Planning Officers Comments: Suzanne D'Arcy

1.0 Introduction

1.1 The application related to a parcel of land off Hygrove Lane. It is to the north east of the Lodge site. It is broadly rectangular and wraps around the existing building, which is outside of the site boundary, and measures approx. 0.66 hectares.

1.2 The site is located outside any identified housing development boundary, so is therefore within the open countryside, although there are no special landscape designations covering the site.

1.3 There is a public footpath along the western boundary of the site.

2.0 Relevant Planning History

2.1 There are no previous applications on this part of the site. There is a history of planning applications on the main site at The Lodge for use of the land as a gypsy site, the most recent was a retrospective application for the change of use of the land to provide 19 pitches and associated ancillary accommodation (ref: 14/00437/FUL) which sought permanent planning permission for both 'The Lodge' sites (09/00705/FUL & 09/00706/FUL). However, the Council granted a further temporary 3 year planning permission.

2.2 An Appeal was lodged against the temporary condition which was Allowed, the Inspector concluding "The permanent use of the appeal site as a gypsy site to provide 19 pitches and associated ancillary development would result in minimal visual harm to the rural landscape and that (in light of the unmet need for traveller sites) the benefits of the scheme outweighed any limited conflict with development plan policy and emerging Joint Core Strategy policy. The Lodge therefore has permanent permission for 19 traveller sites.

2.3 There is a current application for a variation of condition application for the site to the west to increase the number of pitches from 5 to 10 (ref: 17/00083/FUL). This application is also being considered at this Committee.

3.0 Current application

3.1 This is a full application for the change of use of the land to a gypsy site for five family pitches. The site would be accessed from Hygrove Lane.

4.0 Policy Context

National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites (PPTS)

4.1 In August 2015 the Department for the Communities and Local Government published the latest version of the Planning Policy for Traveller Sites (PPTS). The PPTS is to be read in conjunction with the NPPF.

4.2 For the purposes of planning policy the PPTS defines "gypsies and travellers" as:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such".

4.3 The PPTS sets out that the Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. Paragraph 23 also highlights that applications should be assessed and determined in accordance with the presumption in favour of sustainable development and the application of specific policies in the NPPF, as well as PPTS.

4.4 Paragraph 24 of the PPTS explains that local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) the existing level of local provision and need for sites
- b) the availability (or lack) of alternative accommodation for the applicants
- c) other personal circumstances of the applicant
- d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites
- e) that they should determine applications for sites from any travellers and not just those with local connections

4.5 Paragraph 25 of the PPTS sets out that local planning authorities should strictly limit new traveller sites in open countryside that are away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoid placing an undue pressure on the local infrastructure.

4.6 However, in establishing the local provision and need for travellers sites, Paragraph 27 of the PPTS sets out that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable traveller sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permissions.

Tewkesbury Borough Local Plan to 2011 - March 2006

4.7 Policy HOU4 seeks to restrict residential development in the open countryside except where it is essential for the efficient operation of agriculture or forestry, involves the acceptable conversion of existing buildings, or is for affordable housing in line with the Council's 'exceptions' policy. In light of the fact that the Council is able to demonstrate a five-year supply of deliverable housing sites, Policy HOU4 is considered up-to-date in the context of the NPPF.

4.8 Local Plan Policy LND4 recognises that the countryside of the Borough is worthy of protection for its own sake and provides that in considering proposals for development in rural areas, regard will be given to the need to protect the character and appearance of the rural landscape. This policy is considered to be consistent with the NPPF in that it aims to protect the rural landscape. This policy should therefore be afforded significant weight.

4.9 Policy TPT1 of the Local Plan highlights that development will only be permitted where provision is made for safe and convenient access and where there is an appropriate level of public transport service and infrastructure available. The resulting development should also not adversely affect the traffic generation, safety and satisfactory operation of the highway network. This policy is considered to be consistent with the NPPF in that it seeks to prevent new isolated residential uses in remote locations. This policy should therefore be afforded significant weight.

The Emerging Development Plan

4.10 The emerging development plan for the area consists of the Joint Core Strategy, Tewkesbury Borough Plan and a number of emerging neighbourhood plans. The Main Modifications JCS (MMJCS) is the most advanced of these documents and when adopted will constitute the spatial vision for the JCS up to 2031. The Public Consultation period for the MMJCS ended on the 10th April 2017 with Hearings scheduled for late June/July.

4.11 Policy SD14 of the JCS sets out a criteria based policy for dealing with proposals for gypsies, travellers and travelling showpeople who meet the 2015 who meet the definition of Travellers for planning purposes. The policy requires that: sites do not have an unacceptable impact on the character and appearance of the landscape, amenity of neighbouring properties and that proposals are sensitively designed; safe and satisfactory access; adequate utilities/services can be provided; and that no significant environmental barriers exist. The needs of those members of the community no longer meeting the definition in planning terms will be provided for under policy SD12.

5.0 Analysis

5.1 The main issues to be considered are the impact of the development on the rural landscape, the accessibility of the site, and highway safety; and whether the requirement for gypsy and traveller accommodation in the Borough should be judged as overriding any adverse impacts that may be caused by this development.

The need for gypsy and traveller sites

5.2 Paragraph 10 of the PPTS relates to 'plan-making' and requires local planning authorities to assess the need, and plan over a reasonable timescale for an appropriate supply of suitable traveller sites to address under-provision. The policy sets out that supply should comprise specific, deliverable sites for the first five years and developable sites or broad locations for later years. With respect to 'decision-taking' on specific applications, Paragraph 24 cites the existing level of provision among relevant matters for consideration in the determination process.

5.3 The Council's most current evidence for the provision of gypsy accommodation is the Gloucestershire (Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud and Tewkesbury) Gypsy and Traveller Accommodation Assessment (ORS - Final Report March 2017). The assessment was based upon the new definition in the PPTS (August 2015) of Gypsies, Travellers and Travelling Showpeople for planning purposes (which compared to the previous PPTS (March 2012) no longer includes those who have ceased to travel permanently). The identified need in assessment for Tewkesbury Borough is:

- Those who meet Planning Definition - 5
- Unknowns - 0-48
- Those who do not meet the Planning Definition - 25

5.4 Whilst the identified need of 5 pitches (for those respondents who identified themselves as gypsies meeting the new definition) is low, it is the case that MMJCS will be subject to further hearings and an objection has been made to the JCS Inspector on the basis of the approach to assessing needs based on the new definition. Furthermore, there remains uncertainty over the status (for planning purposes) of the 'unknowns', which could add anywhere between 0-48 to the identified confirmed need of 5 pitches.

5.5 Whilst the Council has in recent months been proactive in supporting permanent Traveller sites in suitable locations, in view of the uncertainties in terms of the overall need, the fact that the JCS is unlikely to be adopted until the end of 2017 with the Borough Plan sometime after this, the Council is adopting a precautionary position and accepts that at this time it has an unmet need for Gypsy Sites. This constitutes a material consideration which weighs in favour of the proposal when considering the planning balance.

Impact on the rural landscape

5.6 Policy LND4 seeks to protect the character and appearance of the rural landscape. The reasoned justification expands stating that the countryside of the Borough is worthy of protection for its own sake and that in order to safeguard the existing environmental quality of the Borough development proposals affecting these rural areas should be designed to harmonise with their character or, if they are unacceptably intrusive, be refused. This reflects one of the 'Core Principles' of the NPPF, which is to recognise the intrinsic character and beauty of the countryside.

5.7 The application site would adjoin the permitted traveller site at 'The Lodge' along its north-western boundary. In allowing the appeal for the 19 pitches at 'The Lodge' (14/00437/FUL), the Inspector reasoned that the site was barely discernible from the A48 and that from Hygrove Lane and other local footpaths in the immediate vicinity the appeal site might be occasionally visible but is generally assimilated into the landscape by mature vegetation screening, other than from the rarely used footpath that crosses the site. The Inspector concluded that the appeal site "...no longer represents an unacceptable intrusion into the local landscape and any limited visual harm in the immediate vicinity could be readily mitigated by further landscaping.

5.8 Since that time Outline planning permission has been granted (March 2017) for the erection of up to 9 dwelling on Land at Hector Farm (ref: 16/00670/OUT) that when implemented would further limit views of the site from the A48. It is also material that planning permission (13/01216/FUL) has been granted for 5 permanent traveller pitches along Hygrove Lane to the south of the application site which would further limit views of the current application site from Hygrove Lane.

5.9 The application has been revised since submission to provide additional planting adjacent to the footpath to provide additional screening. This would help to safeguard the rural, countryside feel of this footpath.

5.10 Whilst it is acknowledged that the introduction of mobile homes onto the site would have an impact on the landscape character of the area, given its location adjacent to other permitted permanent traveller sites and housing developments that would provide additional screening to the development in the wider views, and subject to appropriate conditions to ensure that existing trees are retained and additional landscaping will be implemented, it is not considered that the impact on the landscape would be significant. However, there would nevertheless be some landscape harm resulting from the proposal and this is a matters to be considered in the planning balance.

Accessibility

5.11 PPTS is explicit that issues of sustainability should not be considered narrowly solely in terms of transport mode and distances from services. Paragraphs 32 and 35 of the NPPF refer to development that generates significant movement. Paragraph 25 the PPTS states that Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

5.12 The suitability of Hygrove Lane and Minsterworth for new traveller sites was considered in the recent Appeal for 5 pitches on this site (planning ref no. 14/00437/FUL). In allowing the appeal the Inspector noted that Minsterworth benefits from a number of services and facilities which the site would be within walking distance of. The Inspector also commented that the site could not "...reasonably be regarded as being in 'open countryside away from existing settlements' for the purposes of applying the PPTS and concluded that "allowing the appeal would not give rise to conflict with objectives of sustainable development intrinsic to LP Policy TPT1, the PPTS and the Framework, and emerging JCS Policy SD14".

5.13 Having regard to the above and the fact that the site has previously been accepted as an accessible location for Gypsy and Traveller pitches, there are no objections to the proposal on accessibility grounds.

Highway Safety

5.14 Policy TPT1 of the Local Plan highlights that development will only be permitted where provision is made for safe and convenient access. The resulting development should also not adversely affect the traffic generation, safety and satisfactory operation of the highway network. Paragraph 32 of the NPPF also requires safe and suitable access to be achieved but states that development should only be refused on transport grounds where the cumulative impacts of development are 'severe'.

5.15 The application states that the proposed pitches would provide pitches for existing residents of the Lodge site and therefore would not result in any increase in traffic movements. However, there is no condition limiting occupation on the Lodge and therefore the cumulative impact of this additional site, in conjunction with the existing pitches and those proposed under application reference 17/00083/FUL, are considered.

5.16 The County Highways Authority (CHA) have assessed the current proposal and note that an appeal case on a similar site (ref: APP/G1630/W/15/3136197) established that an additional eight movements from each additional traveller pitch, resulting in a potential increase of 40 additional vehicle movements from the development, which is a 13% increase on the existing situation.

5.17 The CHA consider that these additional movements would increase the risk of vehicles meeting and being unable to pass, requiring them to either reverse along Hygrove Lane or pass on verges, which could have an adverse impact on other road users due to the narrow nature of Hygrove Lane.

5.18 It is considered that conditions are appropriate for additional passing places to be created to improve access and mitigate risk.

5.19 There are sufficient visibility splays along Hygrove Lane to ensure safe access and egress to the site.

5.20 There is a second public right of way along Hygrove Lane that crosses the site entrance. As the access would be more intensively used as a result of the proposed development, a condition would be imposed requiring localised narrowing of the entrance with building out features to provide additional visibility for pedestrians.

5.21 Subject to appropriate conditions, it is not considered that the additional vehicular trips arising from this development could be regarded as a significant intensification of use upon the access on to the A48 or to have severe transport implications on the local highway network.

Housing policy

5.22 The site is located in the open countryside outside any recognised residential development and as such conflicts with Policy HOU4 of the Local Plan. Although the Council is able to demonstrate a five-year supply of deliverable housing sites, paragraph 27 of the PPTS sets out that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable traveller sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permissions.

5.23 Paragraph 12 of the PPTS also states that when assessing the suitability of sites in rural and semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community. Whilst it is acknowledged that Minsterworth does host a number of Gypsy and Traveller pitches it is not considered that an additional five pitches on a site with an extant permission would have such an impact on settled communities as to warrant a refusal of planning permission on this ground.

Other matters

5.24 The site is located in Flood Zone 1 (low risk) as defined by the Environment Agency's most up-to-date flood maps, where such development is considered acceptable in principle in accordance with Policy EVT9 of the Local Plan. As the application site comprises less than 1 hectare of land there is no requirement for a Flood Risk Assessment to be submitted. It is considered that any surface water issues could be adequately addressed through the implementation of a sustainable drainage scheme. As such, no objection is raised on flood risk grounds subject to the imposition of a SUDS condition. The proposal is considered to comply with Policy EVT9 of the Development Plan.

5.25 Due to the relationship with the adjacent sites, it is not considered that there would be any significant adverse impacts on residential amenity.

Human rights

5.26 The application is for pitches for five members of the family who are currently living on the Lodge site. The provisions of paragraph 24 in relation to the determination of applications are set out in section 4.4 of this report. The application seeks to allow older children of the family at the Lodge to remain close to their extended family. Furthermore, it is accepted that there is a shortfall in the provision of gypsy sites within

Tewkesbury Borough. It is considered that sufficient consideration and appropriate weight has been afforded to the Human Rights issues relevant to the proposal. Similar, the Council considers that it has had due regard to its duties under Section 149 of the PSED.

6.0 Conclusion and planning balance

6.1 The introduction of five gypsy and traveller pitches would alter the character and appearance of the site and this would result in some landscape harm. However, views of the site would be limited and screened to some extent by existing and permitted development in the vicinity of the site. Furthermore, conditions could be used to mitigate this harm, which must be weighed against the benefits of the proposal.

6.2 The provision of additional permanent pitches would contribute towards meeting the identified need for transit gypsy and traveller pitches in the Borough. The sites location is not considered to be isolated and is reasonably well served by public transport. There would be no identified harm to residential amenity or highway safety.

6.3 Overall, it is considered that, whilst there would be some landscape harm, the identified need for gypsy and traveller pitches within the Borough outweighs this. The proposal is therefore considered to represent sustainable development in the context of the NPPF and PPTS and accords with relevant Policies of the Tewkesbury Borough Local Plan. The application is accordingly recommended for **PERMIT**.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: 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 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Drawing numbered 100, received by the Council on 2nd December 2016 and drawing numbered 101 Rev A, received by the Council on 12th January 2017.

Reason: To define the terms and extent of the permission.

- 3 The site shall not be occupied by any persons other than gypsies and travellers as defined Annex 1 of the Planning Policy for Traveller Sites Department for Communities and Local Government August 2015.

Reason: To ensure that the occupants are bona-fide gypsies to meet the identified need for gypsy and traveller pitches in the Borough in accordance with the advice contained in the Planning Policy for Travellers Sites document.

- 4 There shall be no more than 5 pitches on the site and on the pitches hereby approved no more than 2 caravans on each of the 5 pitches (as defined by the Caravan Sites and Control of Development Act 1960 as amended and the Caravan Sites Act 1968 as amended) shall be stationed at any time, of which only 1 caravan shall be a static caravan.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 5 No development whatsoever shall take place until full details of both hard and soft landscape works (hereafter referred to as the landscaping scheme) have been submitted to and approved in writing by the local planning authority. These details shall include tree and shrub planting including species, number, sizes and positions; proposed finished levels or contours; hard surfacing materials; details of existing trees and hedgerows to be retained together with measures for their protection during the course of development. The landscaping scheme shall also include a timetable for implementation. The landscaping scheme shall be carried out in accordance with the approved details and timetable.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 6 At the same time as the landscaping scheme required by condition 5 above is submitted to the local planning authority there shall be submitted a schedule of maintenance for a period of five years of the proposed planting commencing at the completion of the final phase of implementation as required by that condition; the schedule to make provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted. The maintenance shall be carried out in accordance with the approved schedule. The existing hedges around the site shall be retained at the agreed minimum height for the lifetime of the development.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 7 Development shall not begin until foul and surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

- 8 Notwithstanding the submitted plans no development will commence on site until details of passing places for vehicles in the vicinity of the site access and where Hygrove Lane meets the lay-by onto the A48 have been submitted and approved in writing by the Local Planning Authority. The approved passing places shall then be constructed prior to development on site.

Reason: To mitigate the significant impacts of the development in accordance with paragraph 32 of the National Planning Policy Framework and in accordance with paragraph 35 of the National Planning Policy Framework and ensure that a safe means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with paragraph 35 of the National Planning Policy Framework and Local Plan Policy TPT1.

- 9 Notwithstanding the submitted plans no other permitted development will commence on site until a localised narrowing with vertical build out features either side have been provided on the access road where PROW EMW17 crosses to provide visibility splays 1m back from features or access road edge to the site nearside of the access road at the site access onto Hygrove Lane and at the access road bend into the site.

Reason: To ensure that a safe means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with paragraph 35 of the National Planning Policy Framework and Local Plan Policy TPT1.

- 10 No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 5m of the proposed access road, including the junction with Hygrove Lane, has been completed to at least binder course level and thereafter to surface course level prior to occupation.

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 the National Planning Policy Framework paragraph 35 and Local Plan Policy TPT1.

- 11 Prior to the erection of any external lighting full details of external lighting shall have been submitted to and approved in writing by the local planning authority. These details shall include the location and type of external lighting. The details shall include a scheme for implementation and include a timetable. The scheme shall be carried out in accordance with the approved details and timetable.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

12 No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

13 No commercial activities shall take place on the land, including the storage of materials.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

Notes:

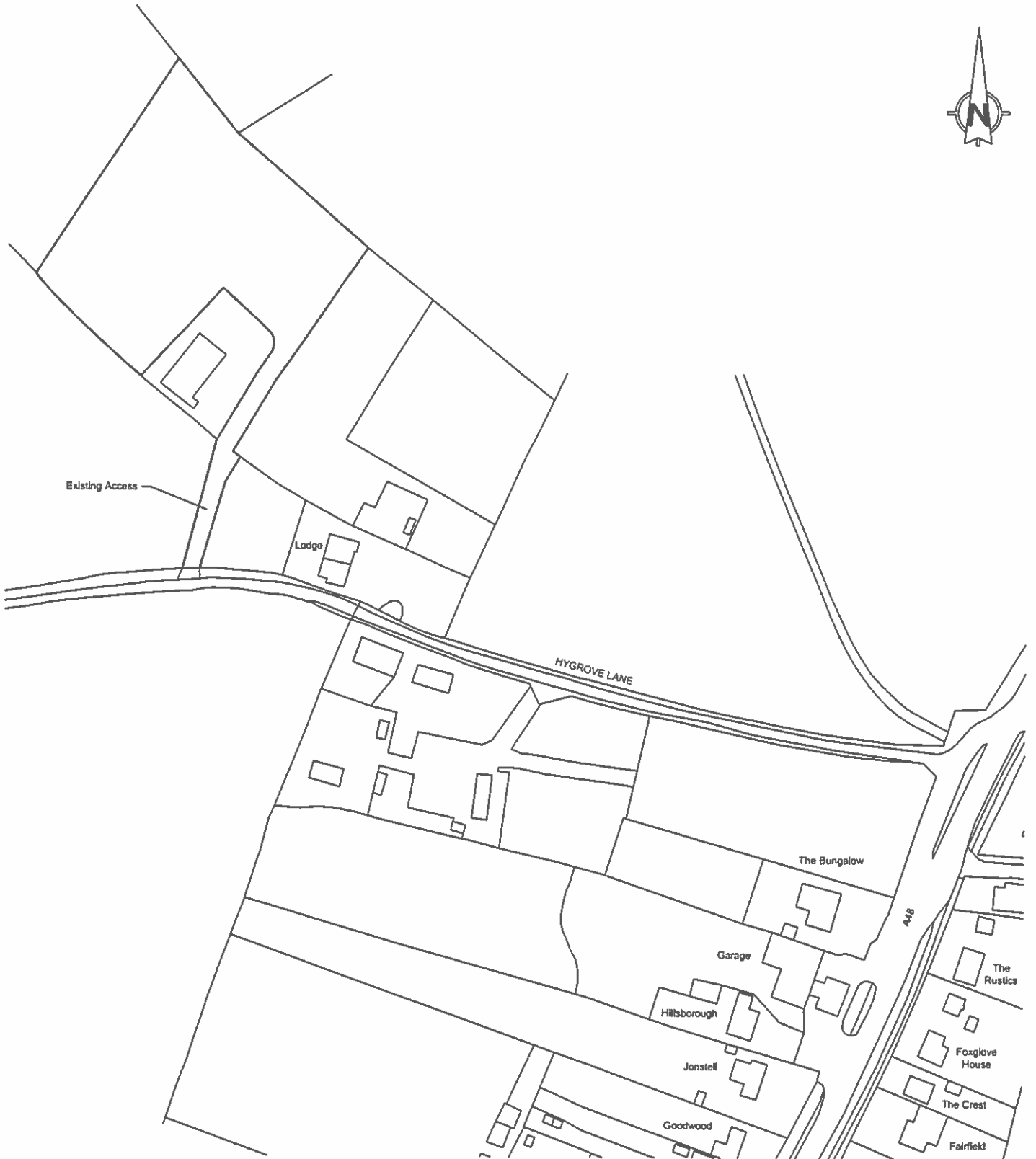
1 Statement of Positive and Proactive Engagement

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 additional landscape screening to the footpath.

2 The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

3 The site is traversed by a public right of way and this permission does not authorise additional use by motor vehicles, or obstruction, or diversion.

4 The Road Traffic Act 1988, Section 34, makes it an offence to drive a motor vehicle without lawful authority on any footpath or bridleway. The applicant is advised they need to be able to demonstrate they have an existing private vehicular right and therefore have "lawful authority". If the applicant is unable to prove an existing private vehicular right they must gain the written consent of the landowner and then apply to the Highway Authority for a licence to permit them to drive motor vehicles on the footpath or the bridleway.



This drawing, design and the illustrated works are the copyright of Urban Aspects Limited and may not be reproduced either wholly or in part without written consent.

Client		Brazil					
Project		Land West of The Lodge					
Drawing Title		Location Plan					
Date	Scale	Drawn	Status	Job No.	Draw No.	Rev.	
Nov 2016	1:1250 @ A3	GMP	PA	BZL14.01	100	-	

- ① Existing Trees & Hedgerow on Site Boundaries
- ② Loose Gravel Access Road
- ③ 1.8m High Close Boarded Fence
- ④ New Landscaping
- ⑤ 1.2m High Post & Wire Fence



A 11.01.17 Pitches 1 and 2 amended, landscaping and fence added.

This drawing, design and the illustrated works are the copyright of Urban Aspects Limited and may not be reproduced either wholly or in part without written consent.

Client		Brazil					
Project		Land West of The Lodge					
Drawing Title		Site Layout					
Date	Scale	Client	Team	Job No.	Site No.	Rev.	
Nov 2016	1:500 @ A2	GMP	PA	BZL14.01	101	A	

1012/B

17/00083/FUL

Parcel 7710, Hygrove Lane, Minsterworth

6

Valid 03.02.2017

Variation of Condition 2 of Planning application 13/01216/FUL to allow a change to the layout and variation of condition 4 to allow an increase in Gypsy and Traveller pitches from 5 to 10.

Grid Ref 378778 218103

Parish Minsterworth

Ward Highnam With Haw
Bridge

Mr Adam Smith

Whitegates
Cossington Lane
Bridgewater
Somerset
TA7 8HL

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (NPPF)

Planning Policy for Traveller Sites - August 2015 (PPTS)

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 HOU4, LND4, TPT1, NCN5, EVT3 and EVT9

Proposed Main Modifications Joint Core Strategy - SD7, SD14, INF1

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

Equality Act 2010 - Public Sector Equality Duty

Consultations and Representations

Parish Council - Object for the following reasons:

- There is no need in Minsterworth for further pitches. There are currently pitches available on other sites in the Village.
- Hygrove Lane is a narrow unmaintained lane which cannot take any extra traffic.

Local Residents - No letters of neighbour representation received.

County Highways - No objection

Planning Officers Comments: Mr Ciaran Power

1.0 Introduction

1.1 The application relates to a parcel of agricultural land off Hygrove Lane, Minsterworth. The site is broadly rectangular shaped and measures approximately 0.5 hectares. The site sits between two existing traveller sites, the 'Old Mushroom Farm' to the west and 'The Lodge' to the east. The site is located within the open countryside, although it is not covered by any special landscape designation. The site was previously granted planning permission on appeal for the provision of 5 gypsy pitches and 5 day rooms and development has commenced on site. Vehicular access to the site is provided off Hygrove Lane, a minor road that connects with the A48 highway (see location plan).

2.0 Planning History

2.1 13/01216/FUL - The use of land for the stationing of static and transit caravans for residential purposes for 5 no. gypsy pitches, together with the formation of additional hardstanding and utility/dayrooms ancillary to that use, Allowed at appeal 10th July 2015.

2.2 In addition there are relevant planning permissions on adjacent sites including:

2.3 Planning permission was granted in 2008 at the 'Old Mushroom Farm' to the west of the site for the stationing of 24 touring caravans, 2 mobile homes and 2 utility blocks (Application Ref: 05/00146/FUL).

2.4 Two separate appeals were allowed in 2011 at 'The Lodge' to the east of the current application site providing 15 gypsy pitches and 3 touring caravans pitches. These appeals were allowed on a temporary basis. (Applications Refs: 09/00705/FUL & 09/00706/FUL)

2.5 Subsequent application (ref: 14/00437/FUL) sought permanent planning permission for both 'The Lodge' sites (09/00705/FUL & 09/00706/FUL). However, the Council granted a further temporary 3 year planning permission.

2.6 An Appeal was lodged against the temporary condition which was Allowed, the Inspector concluding *"The permanent use of the appeal site as a gypsy site to provide 19 pitches and associated ancillary development would result in minimal visual harm to the rural landscape"* and that (in light of the unmet need for traveller sites) the benefits of the scheme outweighed any limited conflict with development plan policy and emerging Joint Core Strategy policy. The Lodge therefore has permanent permission for 19 traveller sites.

2.7 There is a current application to the east of this current application site for 5 new gypsy pitches (ref: 16/01360/FUL). This application is also being considered at this Committee.

3.0 Current Application

3.1 The current application seeks planning permission to vary Condition 2 of Planning application 13/01216/FUL to allow a change to the layout and variation of condition 4 to allow an increase in Gypsy and Traveller pitches from 5 to 10

3.2 Two vehicular access points would be provided off Hygrove Lane which are previously approved by application 13/01216/FUL. The application is submitted with a view to reducing the current shortfall in gypsy and traveller pitches that currently exists in Tewkesbury Borough.

4.0 Planning Policy Context

The NPPF and Planning Policy for Traveller Sites

4.1 In August 2015 the Department for the Communities and Local Government published the latest version of the Planning Policy for Traveller Sites (PPTS). The PPTS is to be read in conjunction with the NPPF.

4.2 For the purposes of planning policy the PPTS defines "gypsies and travellers" as:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such".

4.3 The PPTS sets out that the Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. Paragraph 23 also highlights that applications should be assessed and determined in accordance with the presumption in favour of sustainable development and the application of specific policies in the NPPF, as well as PPTS.

4.4 Paragraph 24 of the PPTS explains that local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) the existing level of local provision and need for sites
- b) the availability (or lack) of alternative accommodation for the applicants
- c) other personal circumstances of the applicant
- d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites
- e) that they should determine applications for sites from any travellers and not just those with local connections

4.5 Paragraph 25 of the PPTS sets out that local planning authorities should strictly limit new traveller sites in open countryside that are away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoid placing an undue pressure on the local infrastructure.

4.6 However, in establishing the local provision and need for travellers sites, Paragraph 27 of the PPTS sets out that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable traveller sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permissions.

Tewkesbury Borough Local Plan to 2011 - March 2006

4.7 Policy HOU4 seeks to restrict residential development in the open countryside except where it is essential for the efficient operation of agriculture or forestry, involves the acceptable conversion of existing buildings, or is for affordable housing in line with the Council's 'exceptions' policy. In light of the fact that the Council is able to demonstrate a five-year supply of deliverable housing sites, Policy HOU4 is considered up-to-date in the context of the NPPF.

4.8 Local Plan Policy LND4 recognises that the countryside of the Borough is worthy of protection for its own sake and provides that in considering proposals for development in rural areas, regard will be given to the need to protect the character and appearance of the rural landscape. This policy is considered to be consistent with the NPPF in that it aims to protect the rural landscape. This policy should therefore be afforded significant weight.

4.9 Policy TPT1 of the Local Plan highlights that development will only be permitted where provision is made for safe and convenient access and where there is an appropriate level of public transport service and infrastructure available. The resulting development should also not adversely affect the traffic generation, safety and satisfactory operation of the highway network. This policy is considered to be consistent with the NPPF in that it seeks to prevent new isolated residential uses in remote locations. This policy should therefore be afforded significant weight.

The Emerging Development Plan

4.10 The emerging development plan for the area consists of the Joint Core Strategy, Tewkesbury Borough Plan and a number of emerging neighbourhood plans. The Main Modifications JCS (MMJCS) is the most advanced of these documents and when adopted will constitute the spatial vision for the JCS up to 2031. The Public Consultation period for the MMJCS ended on the 10th April 2017 with Hearings scheduled for late June/July.

4.11 Policy SD14 of the JCS sets out a criteria based policy for dealing with proposals for gypsies, travellers and travelling showpeople who meet the 2015 who meet the definition of Travellers for planning purposes. The policy requires that: sites do not have an unacceptable impact on the character and appearance of the landscape, amenity of neighbouring properties and that proposals are sensitively designed; safe and satisfactory access; adequate utilities/services can be provided; and that no significant environmental barriers exist. The needs of those members of the community no longer meeting the definition in planning terms will be provided for under policy SD12.

5.0 Analysis

5.1 Given that the site already had planning permission for 5 permanent pitches, the main issues for consideration of the current application are considered to be: the impact of the intensification (additional 5 pitches) on the rural landscape; the accessibility of the site, and highway safety; and whether the requirement for gypsy and traveller accommodation in the Borough should be judged as overriding any adverse impacts that may be caused by this development.

The need for gypsy and traveller sites

5.2 Paragraph 10 of the PPTS relates to 'plan-making' and requires local planning authorities to assess the need, and plan over a reasonable timescale for an appropriate supply of suitable traveller sites to address under-provision. The policy sets out that supply should comprise specific, deliverable sites for the first five years and developable sites or broad locations for later years. With respect to 'decision-taking' on specific applications, Paragraph 24 cites the existing level of provision among relevant matters for consideration in the determination process.

5.3 The Council's most current evidence for the provision of gypsy accommodation is the Gloucestershire (Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud and Tewkesbury) Gypsy and Traveller Accommodation Assessment (ORS - Final Report March 2017). The assessment was based upon the new definition in the PPTS (August 2015) of Gypsies, Travellers and Travelling Showpeople for planning

purposes (which compared to the previous PPTS (March 2012) no longer includes those who have ceased to travel permanently). The identified need in assessment for Tewkesbury Borough is:

- Those who meet Planning Definition - 5
- Unknowns - 0-48
- Those who do not meet the Planning Definition - 25

5.4 Whilst the identified need of 5 pitches (for those respondents who identified themselves as gypsies meeting the new definition) is low, it is the case that MMJCS will be subject to further hearings and an objection has been made to the JCS Inspector on the basis of the approach to assessing needs based on the new definition. Furthermore, there remains uncertainty over the status (for planning purposes) of the 'unknowns', which could add anywhere between 0-48 to the identified confirmed need of 5 pitches.

5.5 Whilst the Council has in recent months been proactive in supporting permanent Traveller sites in suitable locations, in view of the uncertainties in terms of the overall need, the fact that the JCS is unlikely to be adopted until the end of 2017 with the Borough Plan sometime after this, the Council is adopting a precautionary position and accepts that at this time it has an unmet need for Gypsy Sites. This constitutes a material consideration which weighs in favour of the proposal when considering the planning balance.

Landscape Impact

5.6 Policy LND4 seeks to protect the character and appearance of the rural landscape. The reasoned justification expands stating that the countryside of the Borough is worthy of protection for its own sake and that in order to safeguard the existing environmental quality of the Borough development proposals affecting these rural areas should be designed to harmonise with their character or, if they are unacceptably intrusive, be refused. This reflects one of the 'Core Principles' of the NPPF, which is to recognise the intrinsic character and beauty of the countryside.

5.7 The application site is currently under development in accordance with the permission granted at appeal (Planning Permission: 13/01216/FUL). Having regard to this the application site once the approved development was completed would appear as a Gypsy and Traveller Site with associated, caravans, statics, vehicles and day rooms. It is also important to note that the site is adjoined by existing Gypsy and Traveller sites to the east and west. The approved site provided 5 plots each with pitches for one tourer and one static caravan and an associated utility day room. The proposal as amended would effectively allow an additional tourer and static caravan to be sited within each plot. Whilst it is accepted that the proposal would increase the number of caravans across the site it is not considered that this would have a significantly greater harm than that which has previously been permitted and could be effectively mitigated by additional planting to reduce the visual impact.

5.8 It is therefore concluded that the proposed development would not cause significant harm to the character and appearance of the surrounding area, and the harm could be successfully mitigated by use of planning conditions. The proposal therefore accords with one of the core principles of the NPPF and Local Plan Policy LND4.

Accessibility

5.9 PPTS is explicit that issues of sustainability should not be considered narrowly solely in terms of transport mode and distances from services. Paragraphs 32 and 35 of the NPPF refer to development that generates significant movement. Paragraph 25 the PPTS states that Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

5.10 The suitability of Hygrove Lane and Minsterworth for new traveller sites was considered in the recent Appeal for 5 pitches on this site (planning ref no. 14/00437/FUL). In allowing the appeal the Inspector noted that Minsterworth benefits from a number of services and facilities which the site would be within walking distance of. The Inspector also commented that the site could not "...reasonably be regarded as being in 'open countryside away from existing settlements' for the purposes of applying the PPTS and concluded that "allowing the appeal would not give rise to conflict with objectives of sustainable development intrinsic to LP Policy TPT1, the PPTS and the Framework, and emerging JCS Policy SD14".

5.11 Having regard to the above and the fact that the site has previously been accepted as an accessible location for Gypsy and Traveller pitches, there are no objections to the proposal on accessibility grounds.

Highway Safety

5.12 Policy TPT1 of the Local Plan highlights that development will only be permitted where provision is made for safe and convenient access. The resulting development should also not adversely affect the traffic generation, safety and satisfactory operation of the highway network. Paragraph 32 of the NPPF also requires safe and suitable access to be achieved but states that development should only be refused on transport grounds where the cumulative impacts of development are 'severe'.

5.13 The site would be served by two points of access off Hygrove Lane in order to provide an 'in-out' access arrangement. These access arrangements are in keeping with those previously allowed. Hygrove Lane serves various residential dwellings, farms and a nursing home, as well as a number of established traveller sites.

5.14 The County Highways Authority (CHA) have assessed the current proposal and note the objections from local residents regarding additional; traffic onto Highgrove Lane. It is also noted that there have been previous approvals on adjacent land for 19 traveller pitches on The Lodge site (14/00437/FUL), 5 pitches on Parcel 5571 (13/01216/FUL) and Hygrove Place (06/00729/FUL) on the opposite side of Hygrove Lane nearer to the A48.

5.15 The CHA comment that Hygrove Lane is a narrow generally single way working lane with passing limited to existing accesses to sites along the lane or the lay-by entrance from the A48. Therefore the proposed additional pitches would increase the potential number of vehicle movements and risk of vehicle meeting being unable to pass thereby requiring reversing along the lane or passing if possible in verges. Therefore to reduce the risk of vehicles being unable to pass and reversing into the path of other footpath or lane users, the CHA recommend a condition requiring implementation of passing places in the vicinity of the site access and where Hygrove Lane joins the lay-by with the A48. This would improve access for lane users and mitigate risk.

5.16 The CHA consider that there are sufficient visibility splays along Hygrove Lane to ensure safe access and egress to the site.

5.17 There is a second public right of way along Hygrove Lane that crosses the site entrance. As the access would be more intensively used as a result of the proposed development, the CHA suggest that a condition should also be imposed requiring localised narrowing of the entrance with building out features to provide additional visibility for pedestrians.

5.18 Subject to the suggested conditions, it is not considered that the additional vehicular trips arising from this development could be regarded as a significant intensification of use upon the access on to the A48 or to have severe transport implications on the local highway network.

Housing Policy

5.19 The site is located in the open countryside outside any recognised residential development and as such conflicts with Policy HOU4 of the Local Plan. Although the Council is able to demonstrate a five-year supply of deliverable housing sites, paragraph 27 of the PPTS sets out that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable traveller sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permissions.

5.20 Paragraph 12 of the PPTS also states that when assessing the suitability of sites in rural and semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community. Whilst it is acknowledged that Minsterworth does host a number of Gypsy and Traveller pitches it is not considered that an additional five pitches on a site with an extant permission would have such an impact on settled communities as to warrant a refusal of planning permission on this ground.

Other Matters

5.21 The site is located in Flood Zone 1 (low risk) as defined by the Environment Agency's most up-to-date flood maps, where such development is considered acceptable in principle in accordance with Policy EVT9 of the Local Plan. As the application site comprises less than 1 hectare of land there is no requirement for a Flood Risk Assessment to be submitted. It is considered that any surface water issues could be adequately addressed through the implementation of a sustainable drainage scheme. As such, no objection is raised on flood risk grounds subject to the imposition of a drainage condition. The proposal accords with Policy EVT9 of the Development Plan.

5.22 In terms of residential amenity, although gypsy sites are located either side of the site, due to the strong tree lines, hedgerows and fencing along their boundaries, it is not considered that the development incorporating additional pitched would have an undue impact on the residential amenity of the occupiers of these sites. There are no other residential properties in the immediate vicinity that would be adversely affected.

Human Rights and Equality Act 2010: Public Sector Equalities Duty

5.23 It is understood that this is a speculative proposal and is not based on the specific needs of identified individuals. The application therefore relies upon the identified shortfall in traveller sites and the requirement to provide pitches. It is accepted that there is a shortfall in the provision of gypsy sites within Tewkesbury Borough. However, having regard to Article 8 of the Human Rights Act 1998, and in the absence of supporting information relating to the specific and immediate needs of named individuals, it is considered that sufficient consideration and appropriate weight has been afforded to the Human Rights issues relevant to the proposal. Similarly, the Council considers that it has had due regard to its duties under Section 149 of the PSED.

Overall Balance of Planning Considerations

5.24 Whilst it is considered that the proposed development would result in some limited landscape harm the site would increase the capacity of a site which benefits from Planning Permission as a Gypsy and Traveller Site however the proposed intensification would result in some harm which must be balanced against the benefits of the proposal.

5.25 The provision of additional permanent pitches would contribute towards meeting the identified need for transit gypsy and traveller pitches in the Borough. The site's location is not considered to be isolated and is reasonably well served by public transport. There would be no identified harm to residential amenity or highway safety.

5.26 Overall whilst the proposal would result in some landscape harm it is considered that the identified need for gypsy and traveller pitches in the Borough outweighs the identified harm in this instance.

6.0 Conclusion

6.1 It is accepted that there is presently a need for the provision of additional gypsy and traveller pitches within Tewkesbury Borough, which this application would contribute towards meeting. It is concluded that the development would result in some limited harm on the rural landscape, however this could be successfully mitigated through the use of planning conditions. The development is not a remote location and is relatively accessible as determined by the Planning Inspector in considering the appeal associated with Planning Application 13/01216/FUL.

6.2 The proposal is therefore considered to represent sustainable development in the context of the NPPF and PPTS and accords with relevant Policies of the Tewkesbury Borough Local Plan. The application is accordingly recommended for **Permit**.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: 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 The development hereby permitted shall be carried out in accordance with the following approved plan: 13_569_001 location, 13_569_004A dayroom validation, 13_569_004 proposed site Rev A (Green indicating location of Caravan Pitches and red indication Day room siting).

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 3 The site shall not be occupied by any persons other than gypsies and travellers as defined Annex 1 of the Planning Policy for Traveller Sites Department for Communities and Local Government August 2015.

Reason: To ensure that the occupants are bona-fide gypsies to meet the identified need for gypsy and traveller pitches in the Borough in accordance with the advice contained in the Planning Policy for Travellers Sites document.

- 4 There shall be no more than 10 pitches on the site and on the pitches hereby approved no more than 2 caravans on each of the 10 pitches (as defined by the Caravan Sites and Control of Development Act 1960 as amended and the Caravan Sites Act 1968 as amended) shall be stationed at any time, of which only 1 caravan shall be a static caravan.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 5 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the utility buildings/dayrooms 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.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 6 Prior to the erection of any external lighting full details of external lighting shall have been submitted to and approved in writing by the local planning authority. These details shall include the location and type of external lighting. The details shall include a scheme for implementation and include a timetable. The scheme shall be carried out in accordance with the approved details and timetable.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 7 No development whatsoever shall take place until full details of both hard and soft landscape works (hereafter referred to as the landscaping scheme) have been submitted to and approved in writing by the local planning authority. These details shall include tree and shrub planting including species, number, sizes and positions; proposed finished levels or contours; hard surfacing materials; details of existing trees and hedgerows to be retained together with measures for their protection during the course of development. The landscaping scheme shall also include a timetable for implementation. The landscaping scheme shall be carried out in accordance with the approved details and timetable.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 8 At the same time as the landscaping scheme required by condition 7 above is submitted to the local planning authority there shall be submitted a schedule of maintenance for a period of five years of the proposed planting commencing at the completion of the final phase of implementation as required by that condition; the schedule to make provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted. The maintenance shall be carried out in accordance with the approved schedule. The existing hedges around the site shall be retained at the agreed minimum height for the lifetime of the development.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

- 9 Development shall not begin until foul and surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

10 No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

11 No commercial activities shall take place on the land, including the storage of materials.

Reason: To limit the impact of the development on the rural character and appearance of the area in accordance with Policy LND4 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

12 Notwithstanding the submitted plans no development will commence on site until details of passing places for vehicles in the vicinity of the site accesses and where Hygrove Lane meets the lay-by onto the A48 have been submitted and approved in writing by the Local Planning Authority. The approved passing places shall then be constructed prior to development on site.

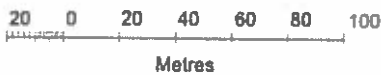
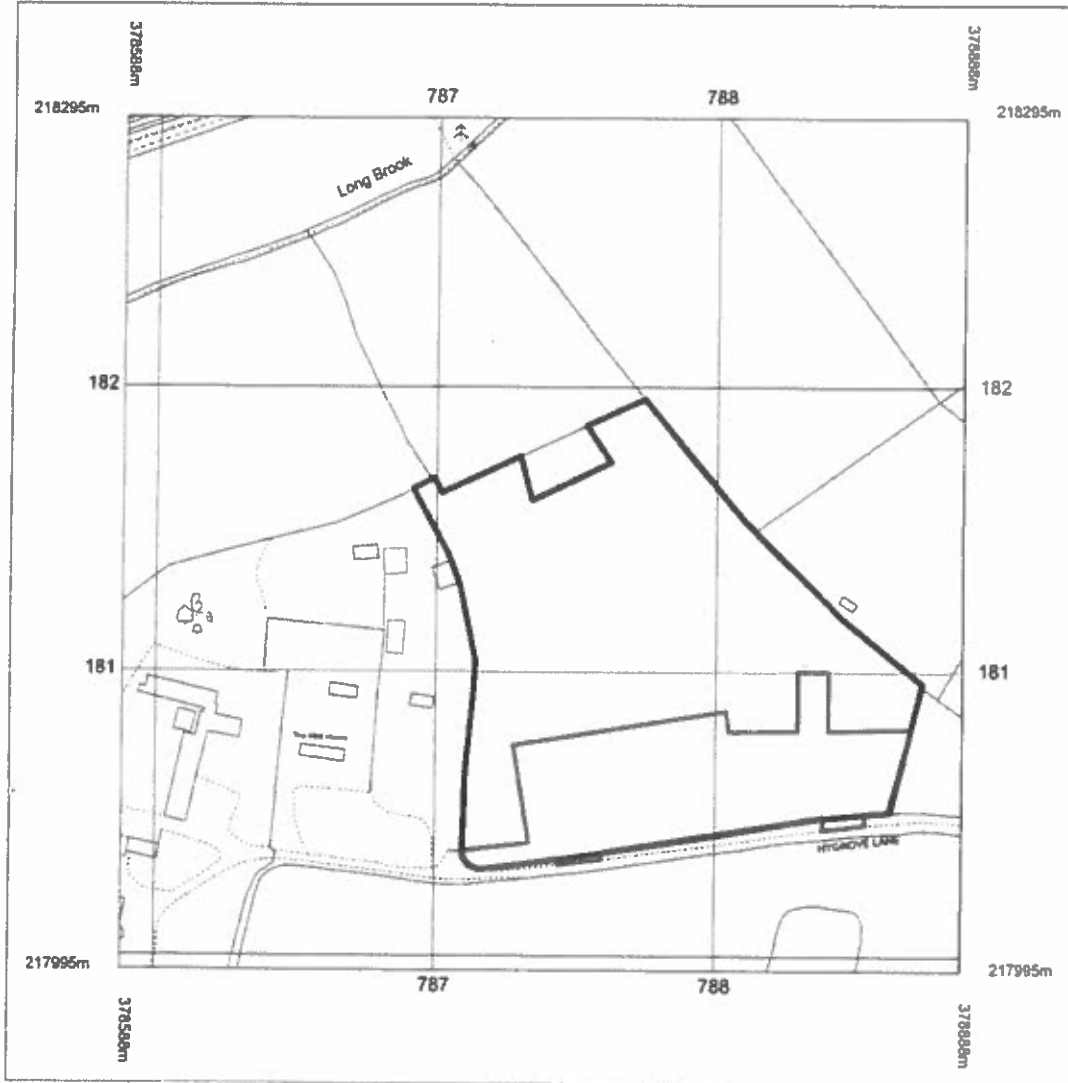
Reason: To mitigate the significant impacts of the development in accordance with paragraph 32 of the National Planning Policy Framework and in accordance with paragraph 35 of the National Planning Policy Framework and ensure that a safe means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with paragraph 35 of the National Planning Policy Framework.

Note:

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.

Stanfords VectorMap



© Crown Copyright 2013
 Reproduction in whole or in part is prohibited
 without the prior permission of Ordnance Survey.

PLANNING AND DEVELOPMENT SERVICES	
Officer:-
Scanned:-
Rec'd	24 JAN 2017
Ack'd
Ans'd
File

1:1250 Location Plan

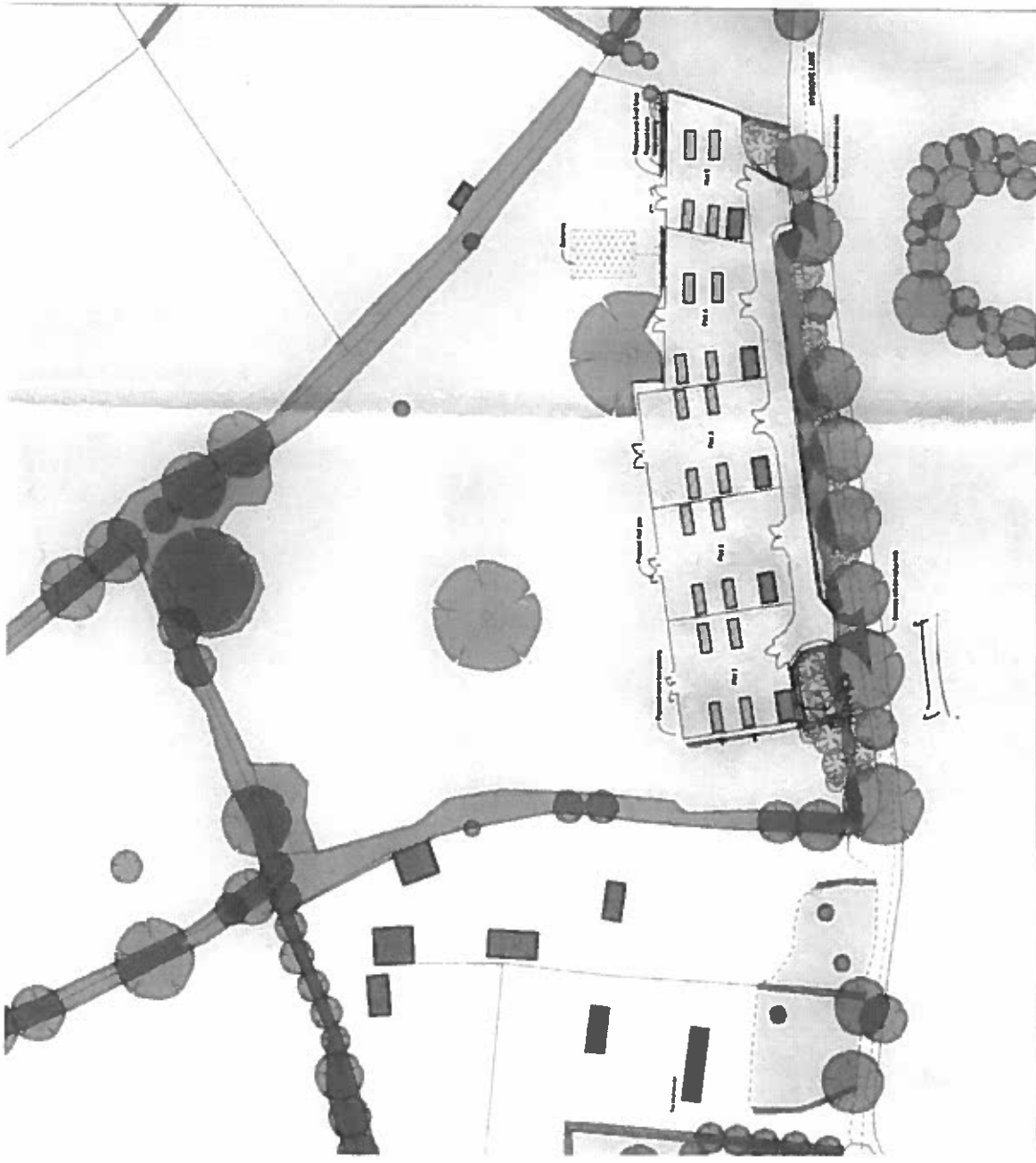
180/A

LEGEND
 --- Ownership Boundary
 --- Application Boundary

Client	Mr & Mrs	Scale	1:1250 @ A3
Project No.	Land adjoining HYGACRE Lane (Sharnbury)	Project	12_000_000727
Drawing No.	Location Plan	Drawn by	ELIOTT, JH



Unit D Lamesdale
 Upton Magna
 Business Park
 Sharnbury SY4 4TT
 T. 01743 709364
 F. 01743 709385
 e. g.p.s@gnps.com



N

PDAM

CGD-15-093-05
 -- DATA OUT -- PDF

- LEGEND
- Proposed street lines
 - Proposed parking lot
 - Proposed parking spaces
 - Proposed building outlines
 - Proposed site plan
 - Proposed utility lines & easements
 - Existing easements
 - Existing buildings
 - Existing parking spaces
 - Existing street lines
 - Existing utility lines
 - Existing site plan
 - Existing building outlines
 - Existing parking lot
 - Existing parking spaces
 - Existing street lines
 - Existing utility lines
 - Existing site plan
 - Existing building outlines
 - Existing parking lot
 - Existing parking spaces
 - Existing street lines
 - Existing utility lines
 - Existing site plan
 - Existing building outlines



Mr. A. Smith

Level including Hydrology Lane
 Microtopping

Proposed Site

PLANNING AND DEVELOPMENT SERVICES

Officer: _____
 Scanned: _____
 Rec'd 24 JAN 2017

Ack'd _____
 Ans'd _____
 File _____

Inho county roadway - co. wk.

CGD-15-093

PDF IN DATA OUT - TODAY'S DATE

102018

17/00017/FUL

Noverton Farm, Noverton Lane, Prestbury

7

Valid 10.01.2017

Two Flood Storage Areas, creating new ditches and installation of new culverts.

Grid Ref 398121 223545

Parish Southam
Ward Cleeve Hill

Gloucestershire County Council
1st Floor, Block 5
Shire Hall
Westgate Street
Gloucester
GL1 2TG

DEFERRED AT 11.04.2017 COMMITTEE (Item No 13, Page No 924)

RECOMMENDATION Permit

Policies and Constraints

NPPF

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policy TPT1

Cheltenham Borough Local Plan Second Review (2006)

Flood and Water Management SPD

Joint Core Strategy Proposed Main Modifications version

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

Southam Parish Council - Object to the proposal, offering the following comments:

- No record of any flooding in the area and no evidence of flooding has been provided
- No need for the works to be carried out

Landscape Officer - No objection, subject to conditions

County Archaeologist - No objection, subject to conditions

Environment Agency - Offer the following comments:

- Following the amended plans, the scheme is no longer within 8m of a Main River; the EA are therefore no longer a statutory consultee.

Natural England - No objection, offering the following comments:

- Impact on the AONB should be assessed using national and local policy and your own landscape advice
- The AONB Partnership or Conservation Board should be consulted
- Standing advice should be applied in relation to protected species

Cheltenham Borough Council - No comments received

Flood Risk Management Officer - No objection, offering the following comments:

- Proposed works aim to reduce flood risk to properties by attenuating overland flow and then gradually releasing the flow into the existing surface water network.
- Existing system will take an increased volume but this will be at reduced flow rate and I believe this to be satisfactory from a technical point of view.

Cotswold AONB Board - No comments received

Representations - 4 letters of objection (from 3 interested parties) received, raising the following material planning issues:

- No accurate study or survey of how the flood alleviation scheme will affect existing agricultural land
- Will be harmful to the existing business at Noverton Farm
- Proposed bund will destroy existing land drains
- Will be impossible for modern grass conservation machinery to use safely
- Land is managed and is no unkempt, which is implied by the archaeology/ecology report
- Temporary road access will be a danger to those learning to ride horses
- Inaccurate information submitted
- Flood alleviation scheme is to facility the new crematorium at Cheltenham
- Following the development, the land would be agriculturally unprofitable
- The site has significant and unique archaeology
- Adverse impact on Drakes Farm, a grade II listed building
- Potential adverse structural impact on adjacent properties
- Highway safety issues from plant traffic
- Access route will have an adverse impact on residential amenity of Drakes Farm
- Adverse impact on ecology
- Increase in flooding to the Lake House

The application has been called to Committee by Councillor Dean to assess the landscape impact, particularly from the Cotswold escarpment and the wider AONB.

Planning Officers Comments: Suzanne D'Arcy

1.0 Introduction

1.1 The application site is located at Noverton Farm and Priors Farm and is currently a green field. The application site is partly in Tewkesbury Borough (Noverton Farm) and part in Cheltenham Borough (Priors Farm) (see attached location plan).

1.2 The site is located within the Area of Outstanding Natural Beauty (AONB) and there are footpaths across the site.

1.3 The application was deferred at the Committee meeting on 11th April 2017. Additional information has now been submitted to address the issues raised at the Committee meeting. This information is summarised at section 5 below and a full copy of the information submitted is attached to the report.

2.0 Relevant Planning History

2.1 None relevant

3.0 Current application

3.1 This is a full application for the provision of two flood storage areas. The flood storage area falling within Tewkesbury Borough (TFSA) would be sited adjacent to the western boundary of the field, which can be accessed from Westwood Lane.

3.2 The proposed TFSA would measure 220m at its longest and 100m at its widest point. The eastern side would cut and this earth would be used to create a bund to the western wide. The difference in height between the highest and lowest points would be 3m. The Cheltenham FSA is proposed at Prior's Farm to the south west of the TSFA and south of the existing cemetery.

3.3 There would be two outlets, one on the north western corner and the other to the north eastern corner. The culvert for this outlet would be under the footpath and adjacent to the field boundary and discharge adjacent to Noverton Farm to the north.

3.4 As part of the site falls within Cheltenham Borough, an application has also been submitted to Cheltenham Borough Council. Both applications would need to be permitted to allow the development to proceed.

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 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.

Development Plan

4.2 The development plan comprises the saved policies of the Tewkesbury Borough Local Plan to 2011 - March 2006.

Main Modifications - Joint Core Strategy (February 2017)

4.3 Policy INF3 seeks to manage flood risk. Paragraph 6.3.10 states that *"The JCS authorities will, in principle, support measures proposed by the Environment Agency and others to reduce flood risk. This includes measures to defend areas against flooding as it will counteract the increased threat of flooding through climate change.*

National Planning Policy Framework (NPPF)

4.4 The NPPF sets out the presumption in favour of sustainable development. Paragraph 100 states that Local Authorities should use opportunities offered by new development to reduce the causes and impacts of flooding.

5.0 Additional information requested at meeting of 11th April 2017.

5.1 At the meeting of 11th April, Members requested further information and clarification on a number of matters relating to the application for flood storage areas (FSA) at Noverton Farm. Following discussions with the applicants, additional information has been provided which is summarised below. **A full copy of the submitted information is attached.**

How the scheme works

5.2 During normal conditions, the flow would continue to flow along Noverton Brook and not enter the FSA, so it will remain dry. This would result in the area being dry for the majority of the year.

5.3 When there is a significant flow (approx. 1 in 10 year events or greater), a control structure in Noverton Brook would allow an overflow into the channel leading to the FSA. The FSA will then begin to fill to store the water. The outlet in the FSA would release the flow back into the brook at a slower rate than the inlet rate. This outlet would continue until the rainfall has finished and the FSA is empty. The more severe the event, the more the FSA would fill, and it would not reach capacity until an event of 1 in 200 years occurs.

5.4 In an extreme, low probability flood event, a spillway would direct the flow towards the crematorium to the west should the FSA exceed the probable maximum flood (PMF, a 1 in 10,000 year event).

5.5 The scheme would offer flood protection to 179 dwellings with a further 34 benefitting from some improvement. The 34 dwellings not fully protected would also be offered property level protection, such as flood doors. This would result in 213 dwellings benefitting from the scheme.

Site selection process

5.6 The principle criterion of the flood storage areas is that they should be located above the catchment and close to the brook for the flood water to be diverted. This would result in a reduction in the floodwater being conveyed to the brook.

5.7 To find an optimal solution, the following additional criteria were considered:

- FSA to work with gravity flow with no additional artificial pumping required for filling and emptying
- Natural tendency to attract flow being near a river
- A balance of cut and fill from the selected site to minimise the impact of material, reduce construction costs and maximise use of borrow pit materials to reduce traffic disruption
- Geotechnical suitability of the ground

- Suitable spillway location to pass PMF without too much impact on the surrounding
- Minimal landscape and visual impact on the surroundings.

5.8 Appended to this report is a map of additional sites considered and a summary table produced by the LLFA as to why they were not suitable (**figure 1**). Following this exercise, option D was considered to be the most suitable location. However, following discussions with the landowner, option F was chosen.

Other areas considered and the priority of this scheme

5.9 A key finding of the Pitt review into flood risk management was for local authorities to prepare Surface Water Management Plans (SWMP) for areas most at risk of flooding. Halcrow was commissioned in 2011 by the County Council to prepare a SWMP for Cheltenham. It identified Whaddon, Lynworth and Oakley as high risk areas, which have suffered from frequent surface water flooding, most recently during the extreme events of June/July 2007. The Flood Risk Regulations 2009 require LLFAs to undertake a Preliminary Flood Risk Assessment using maps provided by the EA. Following this exercise, GCC identified that the Priors/Oakley area has the most number of people and properties at significant risk of flooding in the county. This makes this area the highest flood priority in the county for the LLFA.

5.10 The LLFA are considering using attenuation as a flood alleviation measure for other sites, including Bishops Cleeve and Podsmead. This has been used at Moreton in Marsh, Tirley and Lydney, and found to be effective.

Why are the FSAs needed?

5.11 The requirement for a flood alleviation scheme was originally identified as part of the Cheltenham SWMP. Following the identification of options, a feasibility study was carried out and this recommended the development of two storage areas upstream of the urban areas. The other options were rejected due to a combination of factors, including construction issues, impact on a large number of landowners and concerns regarding the management of exceedance flows.

5.12 As stated previously, this area is vulnerable to flooding and suffered significant flooding in 2007, which affected over 300 properties.

Landscape mitigation

5.13 Conditions are proposed to ensure the submission of a landscaping scheme, its maintenance and tree protection matters. The Landscape Officer has no objection to the scheme, subject to the provision of appropriate landscaping, including the provision of improved hedging.

5.14 Following their construction, the original grassed material would be replaced on the bunds to return the look to its original appearance, albeit raised in the landscape. Photomontages have been created to illustrate the change in the landscape and **copies will be displayed at Committee.**

Flood zone

5.15 The site is located in fluvial flood zone 1. The proposed FSA seeks to protect properties against surface water flooding, particularly that running off the Cleeve escarpment. Noverton, Priors/Oakley and Prestbury are at risk of this flood during events of 1 in 30 years and greater. The catchment has a large area in flood zones 2 and 3 but the damage is not from the rivers but from heavy rainfall filling the drainage system due to the rivers flooding.

Maintenance of the bunds

5.16 The responsibility of maintenance would rest with the County Council. There are conditions proposed requiring the submission of maintenance plans for both the landscaping and the culverts. An outline of the maintenance programme has been provided to Officers and this includes inspection and cleaning of the inlets and outlets, as well as occasional grass cutting. Any future works would be the responsibility of GCC and minor repairs of the structures and bunds are anticipated every 10-15 years. These would be carried out in accordance with GCC protocols. Any land drains removed during construction would be replaced.

Access to the site

5.17 A condition has been proposed requiring the submission of a construction management plan. The preferred contractor has proposed accessing the site from Priors Farm and this would lessen the impact on the paddocks at Noverton farm. It is unlikely that there would be a high level of vehicles entering and exiting the site with the materials as it is intended to reuse 90% of the material to create the embankments.

Why can't the alleviation measures at the new residential sites be used?

5.18 These developments are sited outside the catchment areas. Furthermore, these developments are residential developments rather than strategic flood alleviation opportunities. In the Oakley and Noverton developments, there are no flood alleviation measures, rather there is surface water drainage infrastructure to deal with the surface water generated by the developments themselves.

5.19 The FSAs would provide approx. 23,000 cubic metres of storage, with 14,000 cubic metres of storage being at Noverton Farm. This level of storage could not be achieved within the local drainage network. It is noted that the Oakley development is on high ground and could not be used as a receptor from Wyman's Brook, which is at a lower level. The residential development at Noverton has storage ponds and an enlarged stream with a capacity of 730 cubic metres.

Compensation measures

5.20 As set out in the update report to the Committee in 11th April, GCC is not intending to use the CPO process to carry out the development.

5.21 The scheme is proposed to be constructed and maintained using powers under Section 64 of the Land Drainage Act 1990. These powers provide compensation of affected landowners if it can be shown that injury is sustained by reason of the Council exercising its powers to enter the land for the purposes of carrying out the work. The level of compensation is a matter of negotiation between GCC's land agents and the landowners. If an amicable solution cannot be reached, it will be referred to the Land Tribunal for a decision.

5.22 GCC's land agent is in consultation with the landowner's representatives about compensation to damage to the field where the bunds are proposed, the access and disruption caused by the channel and the intake structure at Noverton Farm. Any compensation will be paid to the landowner.

6.0 Analysis

6.1 The main issues to be considered are impact on the Cotswold Area of Outstanding Natural Beauty (AONB), impact on flooding, and impact on archaeology.

Impact on the AONB.

6.2 The site is located within the AONB and 115 of the NPPF states that "*great weight should be given to conserving [the] landscape and scenic beauty*". Following a request from Officers, the applicant has provided additional information, in terms of the site selection methods and photographs, showing the site both pre and post construction.

6.3 The site is criss-crossed with public footpaths and there are elevated and panoramic views from the Cotswold escarpment. It is visually prominent and forms part of the wider setting of the escarpment.

6.4 The proposed works would result in remodelling of the ground and have the potential to significantly change the natural appearance of the terrain through the introduction of man-made elements that may appear incongruous.

6.5 It is likely that the proposed development would cause some harm to the setting and appearance of the AONB. This harm caused must be balanced against the benefits of the scheme, in terms of flood protection, and any mitigation through the use of conditions.

6.6 As set out above, the applicants have provided additional information relating to the justification and site selection. The scheme is designed to prevent flooding in the lower parts of the catchment and by holding back water in the upper part of the same catchment. The nature of the scheme dictates the selection of the sites. Turning to the precise location, this is dictated by the location of the existing watercourses, the extent of the catchment, the topography and proximity of the existing development. The position that has been chosen is considered to be the only location that can fulfil this function.

6.7 The submitted information sets out that this area is known to be vulnerable to flooding and suffered from significant flooding in the extreme events in July/July 2007. The Cheltenham Surface Water Management Plan (SWMP) identifies this area as at high risk from flooding.

6.8 The Landscape Officer has been consulted and originally raised objection on the basis that insufficient justification and assessment of the landscape impact had been put forward by the applicant. Further information has now been submitted and the Landscape Officer is content that, on balance, the proposals would, subject to appropriate mitigation, have an acceptable impact on the landscape. It is therefore considered that the location and design of the proposals has been justified and, with appropriate landscaping, the impact on the AONB landscape can be mitigated. Nevertheless there would be harm to the AONB and this is something that must be weighed in the overall planning balance.

Impact on flooding

6.9 Concerns have been raised that, should the culverts become blocked, there may be an increased likelihood of flooding to properties around Noverton Farm. As detailed above, the purpose of the development is to protect nearby residential properties from flooding. A condition is proposed to require the submission of a management plan to ensure that appropriate management of the culverts is maintained.

6.10 On applications of this nature, the usual specialist advisor would be the County Council as Lead Local Flood Authority. However in this case, the LLFA is of course the applicant and as such the Council's Flood Risk Management Officer has been consulted and has raised no objection to the scheme.

Impact on heritage/archaeology

6.11 The application has been supported by a geophysical survey and a field evaluation. Excavations of trial trenches were undertaken on the site and significant archaeology relating to evidence of Roman settlement, in particular in relation to land around the Priors Farm part of the site (in Cheltenham Borough). The archaeology is not however considered to be of the first order of preservation and the County Archaeologist has recommended a condition for a written scheme of investigation to be submitted and approved prior to the commencement of development.

6.12 Concerns have been raised that the proposed development would have an adverse impact on the Grade II listed Drakes Farm. The Conservation Officer raised no objections to the application. Due to the relationship between the property and the development, it is not considered that there would be any adverse impacts on the setting of the listed building following development. There may be some minor impacts from the access road, during the construction phase. However, these could be assessed and safeguarded against as part of the construction management plan proposed by condition. Any temporary low level of harm would be outweighed by the public benefits of the proposals in line with the requirements of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Other matters

6.13 Concerns have been raised regarding the impact of construction traffic on residential amenity and surrounding occupiers. The County Council have confirmed that it is proposed to access the site from the Priors Farm side rather than through Noverton Farm. A condition is proposed to require the submission and approval of a construction management plan to ensure that this is the position. Notwithstanding this, and should it be necessary to use the Noverton Farm side for construction, the proposed access track would be temporary in nature and some disruption and disturbance is an inevitable consequence of most construction activity associated with new development. However, such impacts are temporary in nature and any significantly harmful impacts can be controlled through separate legislation and guidelines e.g. environmental health legislation and the Consideration Constructors Scheme. A construction management plan would also mitigate any harms in this regard.

6.14 The submitted Ecological Appraisal identifies that the site has potential for a number of protected species and sets out recommendations that should be carried out. A suitably worded planning condition is proposed to ensure that these recommendations are undertaken to safeguard protected species.

6.15 Concerns have been raised that the proposed access route and the loss of land may be harmful to the existing business at Noverton Farm. As set out above, the potential access route is temporary to allow for construction and the construction management plan can mitigate against this. In relation to the loss of land, as stated previously, the applicant advises that the site represents the only technical solution for the implementation of this particular flood alleviation scheme. The County Council have confirmed that they are

not intending to use powers under the Compulsory Purchase Act and the works are proposed to be carried out using powers granted by Section 64 (1) and (1)(a) of the Land Drainage Act 1991. The development would thereafter be designated as an asset and the majority of the land returned to the owner.

6.16 The attenuation ponds would be dry for the majority of the year and only fill in extreme rainfall events. The maximum drainage time for the ponds (in a 1 in 100 year event) would be 24 hours, with the majority being a shorter time. It is therefore considered that the land would largely remain the same and the use would not be adversely impacted.

6.17 The public benefits of the scheme have been set out throughout this report. The applicant sets out that the principle benefit of the scheme is that it would provide flood protection for 213 domestic properties that are at risk of flooding. Whilst it is acknowledged that the scheme would result in the some temporary loss of land and inconvenience to Noverton Farm, this would be dealt with through the Land Drainage Act and is not a planning matter. The applicant has served the necessary notices on the landowner and the application must be considered on its land use planning merits. In any event the regional agricultural land classification map indicates that the land is not 'best and most versatile' agricultural land and there would be no sustainable planning objection on this ground.

7.0 Conclusion

7.1 The application seeks to provide flood storage areas, which would safeguard the nearby residential properties from flooding. Flood water would be stored and its release controlled to prevent flooding in case of heavy rainfall. Whilst it is acknowledged that the proposed flood storage areas would have an impact on the scenic beauty of the landscape of the AONB, it is considered that the benefits are capable of outweighing the harm to the landscape, subject to appropriate conditions regarding the submission of landscape details to mitigate the harm caused. The application is therefore 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.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved CMP.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity.

- 3 No development shall commence until details of a future management programme have been submitted to and approved in writing by the Local Planning Authority. This programme shall include details of the maintenance of the culverts and channels to ensure they remain free from debris. The development shall thereafter be carried out in accordance with the details so approved.

Reason: In the interests of flood prevention.

- 4 No development shall commence until all the recommendations in the Ecological Appraisal (received by the Council on 17th January 2017) have been implemented. All measures shall be retained for the duration of the construction.

Reason: To prevent ecological harm and to protect protected species

- 5 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Drawings numbered 652358-DD-030, -031, -032, and -033, received by the Council on 9th January 2017 and drawings numbered 652358-DD-001, -002 1 and -200 1, received by the Council on 6th March 2017.

Reason: To define the terms and extent of the permission.

- 6 No development shall commence until a soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; finished ground levels; a planting specification to include numbers, density, size, species and positions of all new trees and shrubs; and a programme of implementation.

Reason: To safeguard the scenic beauty of the AONB.

- 7 All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure that the landscape scheme is implemented and maintained

- 8 No development shall commence until a Detailed Arboricultural Method Statement with Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The arboricultural method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion to the local planning authority. The statement should include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. No development or other operations shall thereafter take place except in complete accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals.

- 9 The approved development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. Within 6 weeks of completion of the development, a signed certificate of compliance by the appointed Arboriculturalist has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals.

Note:

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.

17/0007/FUL

CH2MHILL

Widdow Flood Abatement Scheme
Site Location, Access Route And Existing Services

DRAWN TO A1
VERIFY SCALE

DATE: 2012.01.18
PROJECT: 1028/A
DRAWN BY: GSK/2012.01.18

REVISION	DATE	BY	CHKD	APP'D	REVISION
1	14.11.2018	BY			REVISION
2	20.12.2018	BY			REVISION
3	25.02.2017	BY			REVISION

GLOUCESTERSHIRE
COUNCIL
RESOURCES

Burdop Park, Burdop, Wiltshire, BA4 0OD
Tel: +44 (0) 1793 812479 & Fax: +44 (0) 1793 812080

CH2M

DRAWN TO A1
VERIFY SCALE

DATE: 2012.01.18
PROJECT: 1028/A
DRAWN BY: GSK/2012.01.18

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING.
- WHERE SERVICES ARE NOT SHOWN THIS SHALL NOT BE TAKEN AS EVIDENCE THAT NO SERVICES ARE PRESENT AND RELEVANT RECORDS SHOULD BE CONSULTED PRIOR TO ANY EXCAVATION.
- HEADROW AND TREES TO BE REMOVED WHERE REQUIRED.
- TEMPORARY ACCESS TRACK (METAL TRACK) TO BE MIN 3M FROM THE EDGE OF NEW DITCH.
- ALL LEVELS GIVEN IN METRES ABOVE ORDNANCE DATUM (MAD).

NOTES

1. ALL LEVELS GIVEN IN METRES ABOVE ORDNANCE DATUM (MAD).

2. THE DITCH AND SERVICES ARE SHOWN AS EXISTING UNLESS INDICATED OTHERWISE.

3. ALL SERVICES ARE TO BE PROTECTED BY A MINIMUM OF 300MM OF GRANULAR FILL.

4. ALL SERVICES ARE TO BE PROTECTED BY A MINIMUM OF 300MM OF GRANULAR FILL.

5. ALL SERVICES ARE TO BE PROTECTED BY A MINIMUM OF 300MM OF GRANULAR FILL.

REVISION	DATE	BY	CHKD	APP'D	REVISION
1	14.11.2018	BY			REVISION
2	20.12.2018	BY			REVISION
3	25.02.2017	BY			REVISION

DETAILED DESIGN

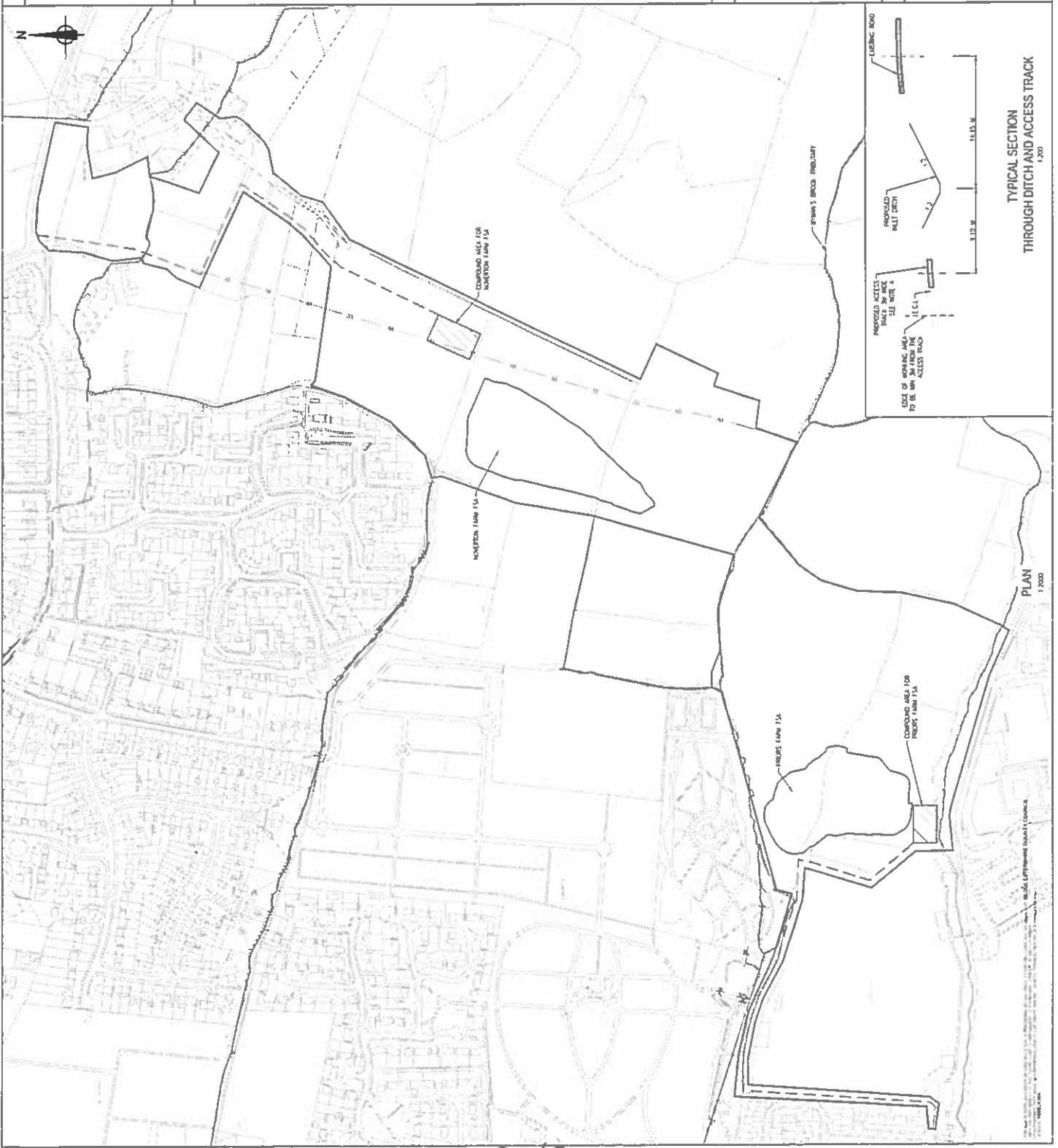
SCALE 1:250 (M)

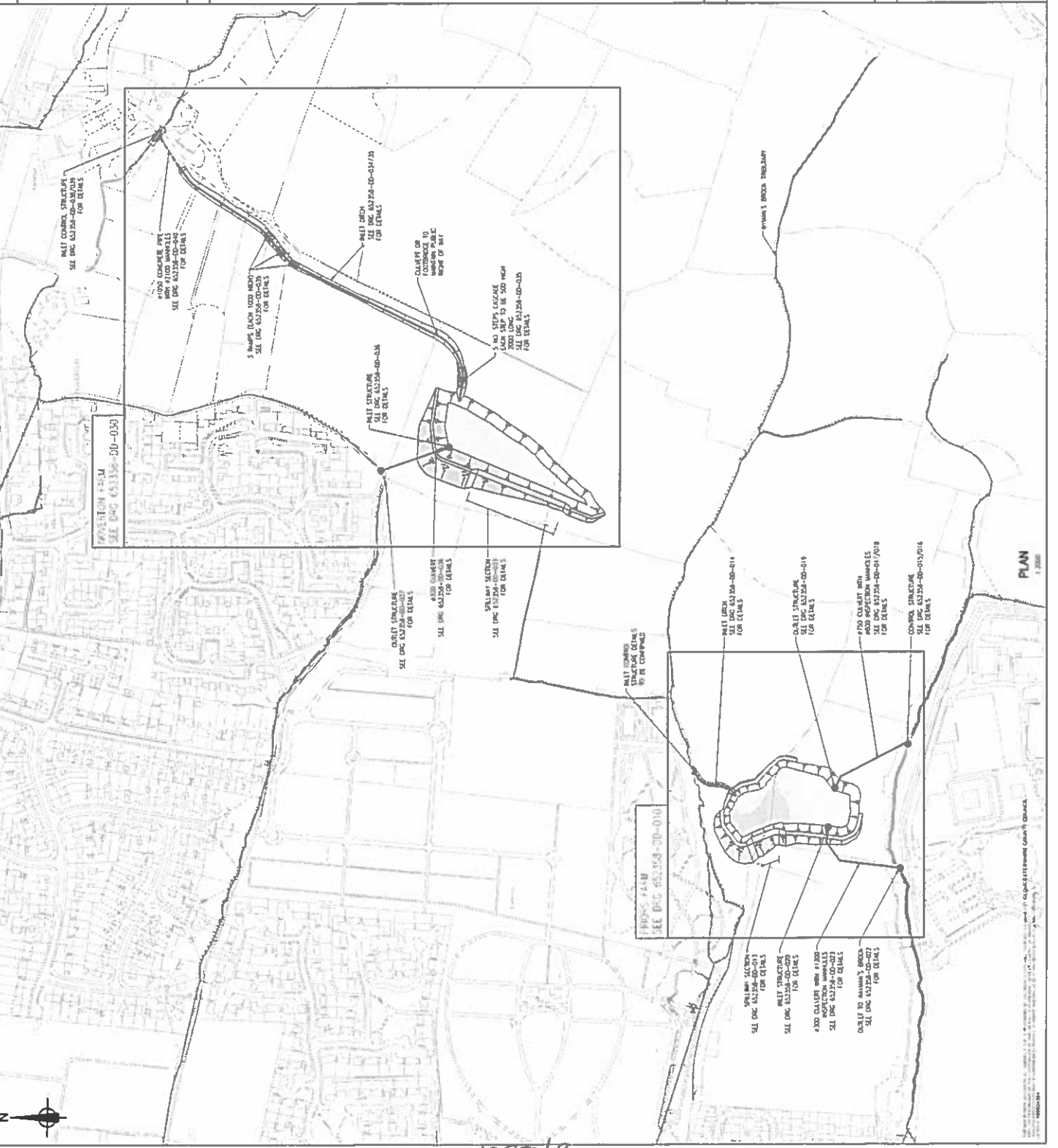
SCALE 1:2000 (M)

LEGEND

- RESERVOIR BOUNDARY
- ACCESS ROUTE
- SITE COMPOUND
- WATER MAIN
- HOUSING AREA

KEY PLAN





- GENERAL NOTES**
1. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
 2. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH INSURER WORK.
 3. DO NOT SCALE FROM THIS DRAWING.
 4. EMBANKMENT AND STORAGE TO BE MADE UP FROM PARTLY FILL AND PARTLY CUT MATERIAL.
 5. FOR ACCESS DETAILS SEE DRG 65256-00-02. DATUM (M.A.O.D.).

NOTES

- SAFETY HEALTH AND ENVIRONMENTAL PRECAUTIONS:**
1. A competent person shall be appointed to supervise the work.
 2. All workers shall wear suitable protective clothing and equipment.
 3. All workers shall wear suitable protective clothing and equipment.
 4. All workers shall wear suitable protective clothing and equipment.
 5. All workers shall wear suitable protective clothing and equipment.
 6. All workers shall wear suitable protective clothing and equipment.
 7. All workers shall wear suitable protective clothing and equipment.
 8. All workers shall wear suitable protective clothing and equipment.

LEGEND



DETAILED DESIGN

NO.	REVISION	DATE
1	ISSUED FOR TENDER	14.11.2016
2	REVISION	20.12.2016
3	ISSUED FOR TENDER	20.02.2017
4	REVISION	14.11.2016

NO.	REVISION	DATE
1	ISSUED FOR TENDER	14.11.2016
2	REVISION	20.12.2016
3	ISSUED FOR TENDER	20.02.2017
4	REVISION	14.11.2016

NO.	REVISION	DATE
1	ISSUED FOR TENDER	14.11.2016
2	REVISION	20.12.2016
3	ISSUED FOR TENDER	20.02.2017
4	REVISION	14.11.2016

NO.	REVISION	DATE
1	ISSUED FOR TENDER	14.11.2016
2	REVISION	20.12.2016
3	ISSUED FOR TENDER	20.02.2017
4	REVISION	14.11.2016

NO.	REVISION	DATE
1	ISSUED FOR TENDER	14.11.2016
2	REVISION	20.12.2016
3	ISSUED FOR TENDER	20.02.2017
4	REVISION	14.11.2016

NO.	REVISION	DATE
1	ISSUED FOR TENDER	14.11.2016
2	REVISION	20.12.2016
3	ISSUED FOR TENDER	20.02.2017
4	REVISION	14.11.2016

NO.	REVISION	DATE
1	ISSUED FOR TENDER	14.11.2016
2	REVISION	20.12.2016
3	ISSUED FOR TENDER	20.02.2017
4	REVISION	14.11.2016

CH2MHILL
 Wiltshire Flood Alleviation Scheme
 Storage Areas
 General Arrangements

CH2M
 Bute Park, Swindon, Wiltshire, SN4 0DD
 Tel: +44 (0) 1753 612979 & Fax: +44 (0) 1753 612080
 E-mail: ch2m@ch2m.com

Gloucestershire
 Local Council

PROJECT NO: 65256-00-001
 DRAWN TO AT: A4
 VERIFY SCALE: 1:200
 DATE: 20/12/2016
 PROJECT: 65256
 SHEET: 1 of 1

NO.	REVISION	DATE
1	ISSUED FOR TENDER	14.11.2016
2	REVISION	20.12.2016
3	ISSUED FOR TENDER	20.02.2017
4	REVISION	14.11.2016

THIS DRAWING IS THE PROPERTY OF CH2MHILL. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2MHILL.
 © CH2M 2017. ALL RIGHTS RESERVED.

1028/B

GENERAL NOTES

- ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE
- CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH WORKER WORK
- DO NOT SCALE FROM THIS DRAWING
- EMBANKMENT AND STORAGE TO BE MADE UP FROM PARTLY FILL AND PARTLY CU1 MATERIAL

NOTES

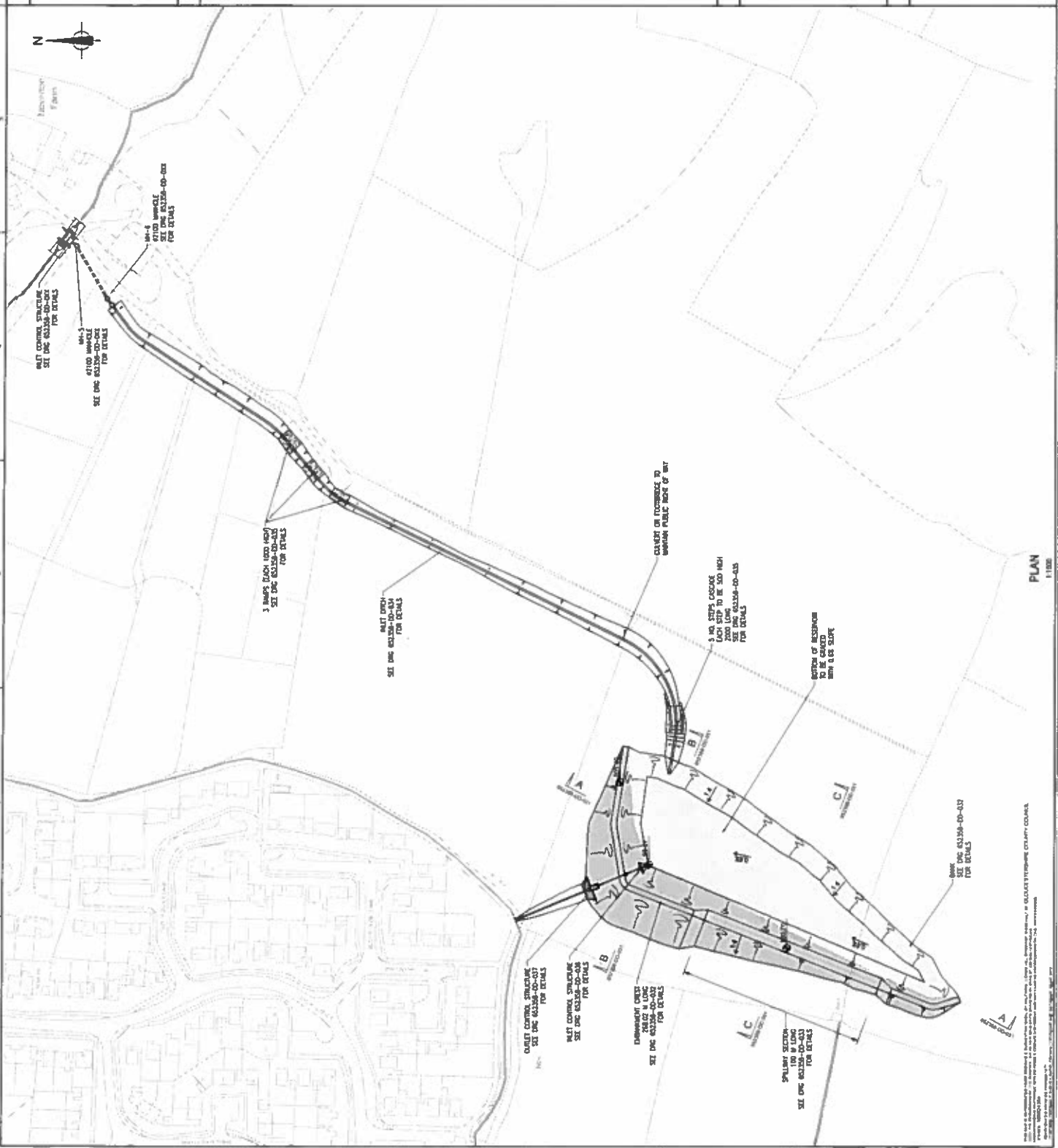
SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

CONTRACTOR

- Working near or adjacent to water (see list of hydraulic works)
- Working on or near to existing or proposed structures
- Working on or near to existing or proposed roads
- Working on or near to existing or proposed public rights of way
- Working on or adjacent to water (see list of hydraulic works)
- Working on or near to existing or proposed structures
- Working on or near to existing or proposed roads
- Working on or near to existing or proposed public rights of way

HAZARDOUS MATERIALS

- Working near or adjacent to water (see list of hydraulic works)
- Working on or near to existing or proposed structures
- Working on or near to existing or proposed roads
- Working on or near to existing or proposed public rights of way



1028/c

GENERAL NOTES

- ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE COMMENCING WORK.
- DO NOT SCALE FROM THIS DRAWING.
- EMBANKMENT AND STORAGE TO BE MADE UP FROM PARTLY FILL AND PARTLY CUT MATERIAL.

LEGEND

- General AONB
- Public Right of Way
- Footpath
- Accessway
- Existing Footpath
- Existing Accessway
- Proposed Footpath
- Proposed Accessway
- Proposed Drainage
- Existing Drainage
- Trees to be retained
- Existing Trees
- Existing Ground Level
- Proposed Ground Level
- Proposed Planting Area
- Proposed Substructure

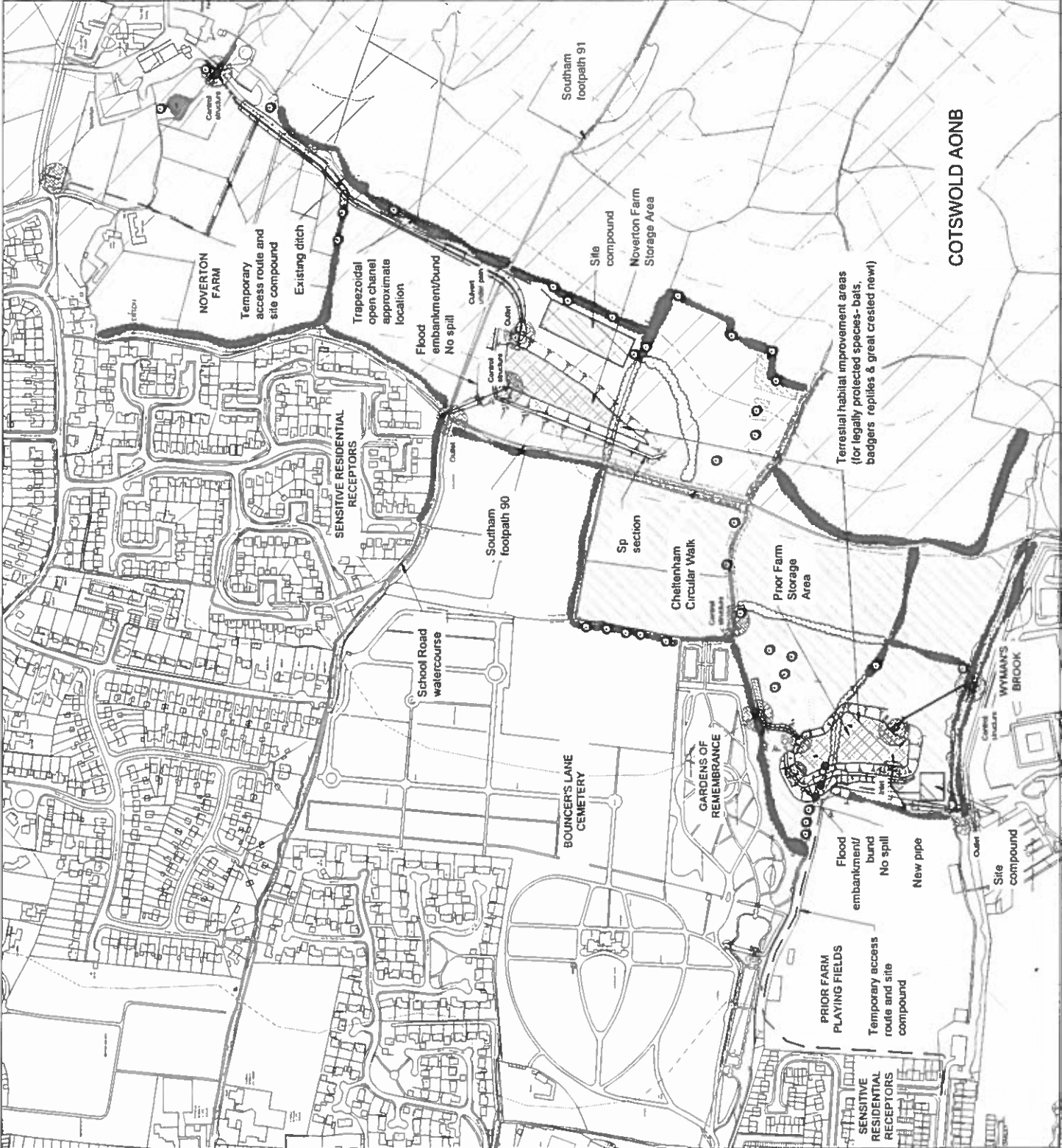
NOTES

1. Suggestion systems list
2. Habitat improvement areas to be agreed with the Project Licensor. This includes form of structure, location, materials, construction, and maintenance, as well as suitable landscaping and signage.

DETAILED DESIGN



KEY PLAN



1028/0

GENERAL NOTES

- ALL DIMENSIONS IN METRES UNLESS STATED OTHERWISE.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH RESERVOIR WORK.
- DO NOT SCALE FROM THIS DRAWING.
- EMBANKMENT AND STORAGE TO BE MADE UP FROM PARTIALLY FILL AND PARTIALLY CUT MATERIAL.
- DRAWING TO BE READ IN CONJUNCTION WITH 632556-00-00032.

NOTES

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

CONTRACTOR

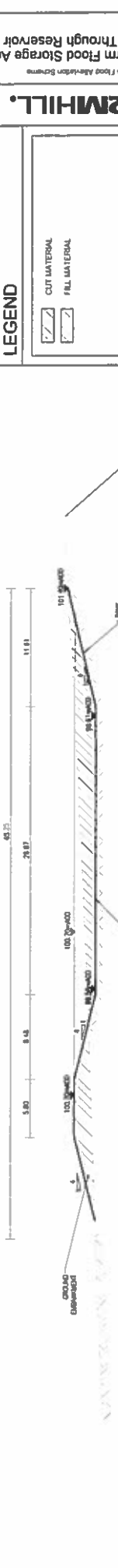
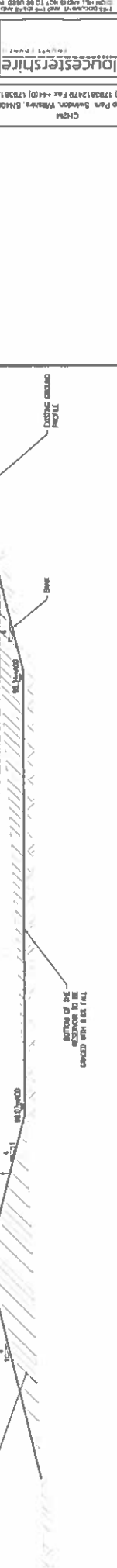
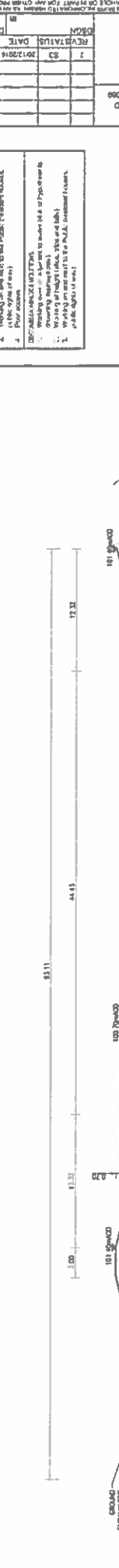
- Contractor to adhere to main task of hydroponics.
- Working at height (ladders, vans and lifts).
- Use of heavy machinery.
- Use of heavy machinery.
- Use of heavy machinery.
- Use of heavy machinery.
- Use of heavy machinery.

MAINTENANCE

- Working over or adjacent to water (risk of hypothermia).
- Working in deep water (vans and lifts).
- Working on one next to the Public (resident Network).
- Use of heavy machinery.

OPERATIONAL USE

- Working over or adjacent to water (risk of hypothermia).
- Working in deep water (vans and lifts).
- Working on one next to the Public (resident Network).
- Use of heavy machinery.



GENERAL NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
2. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH FURTHER WORK.
3. DO NOT SCALE FROM THIS DRAWING.
4. EMBANKMENT AND STORAGE TO BE MADE UP OF FILL AND APPROPRIATE MATERIALS. REFER TO GEOTECH SPECIFICATION FOR DETAILS 632558-00-000.
5. DRAWING TO BE READ IN CONJUNCTION WITH 632558-00-000.
6. FLOOD MARKER KEYS TO BE PLACED ALONG THE EMBANKMENT CHEST.
7. RESERVOIR EMBANKMENTS TO BE HYDROSEEDED. CONTRACTOR TO PROVIDE DETAILS.

NOTES

SMALL LETTERS AND DIMENSIONS

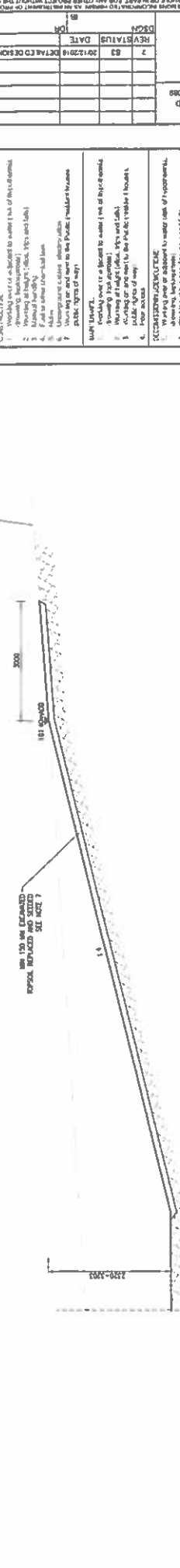
1. Working size or adjust to suit (i.e. list of dimensions)
2. Working size or adjust to suit (i.e. list of dimensions)
3. Working size or adjust to suit (i.e. list of dimensions)
4. Working size or adjust to suit (i.e. list of dimensions)
5. Working size or adjust to suit (i.e. list of dimensions)
6. Working size or adjust to suit (i.e. list of dimensions)
7. Working size or adjust to suit (i.e. list of dimensions)
8. Working size or adjust to suit (i.e. list of dimensions)
9. Working size or adjust to suit (i.e. list of dimensions)
10. Working size or adjust to suit (i.e. list of dimensions)

MATERIALS

1. Working size or adjust to suit (i.e. list of materials)
2. Working size or adjust to suit (i.e. list of materials)
3. Working size or adjust to suit (i.e. list of materials)
4. Working size or adjust to suit (i.e. list of materials)
5. Working size or adjust to suit (i.e. list of materials)
6. Working size or adjust to suit (i.e. list of materials)
7. Working size or adjust to suit (i.e. list of materials)
8. Working size or adjust to suit (i.e. list of materials)
9. Working size or adjust to suit (i.e. list of materials)
10. Working size or adjust to suit (i.e. list of materials)

CONSTRUCTION DETAILS

1. Working size or adjust to suit (i.e. list of construction details)
2. Working size or adjust to suit (i.e. list of construction details)
3. Working size or adjust to suit (i.e. list of construction details)
4. Working size or adjust to suit (i.e. list of construction details)
5. Working size or adjust to suit (i.e. list of construction details)
6. Working size or adjust to suit (i.e. list of construction details)
7. Working size or adjust to suit (i.e. list of construction details)
8. Working size or adjust to suit (i.e. list of construction details)
9. Working size or adjust to suit (i.e. list of construction details)
10. Working size or adjust to suit (i.e. list of construction details)



REV	DATE	BY	CHK	APP'D	DESCRIPTION
2	20/12/2018	SK	SK	PC	REVISION
1					DETAILS DESIGN

CH2MHILL
 Wadon Farm Flood Abatement Scheme
 Spillway Section Details
 Taunton, Somerset, England, UK
 Tel: +44(0) 1738 212170 Fax: +44(0) 1738 212099
 CH2M HILL
 A Division of CH2M HILL GROUP
 1000 North 17th Street, Denver, CO 80202, USA
 CH2M HILL GROUP
 A Division of CH2M HILL GROUP
 1000 North 17th Street, Denver, CO 80202, USA

DATE: 20/12/2018
 PROJ: 832358
 DWG: 632358-00-003
 SHEET: 1 of 1

DRAWN TO: A1
 VERIFY SCALE
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

GENERAL NOTES

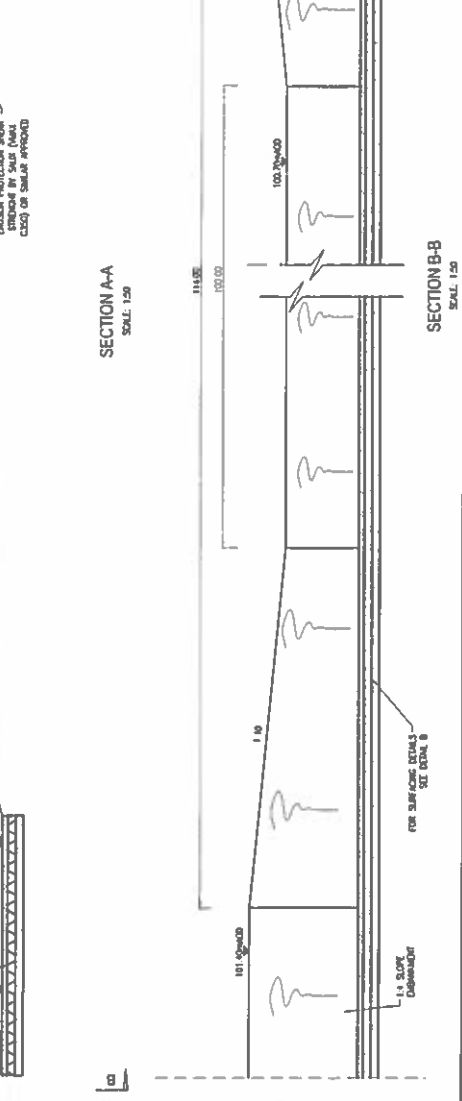
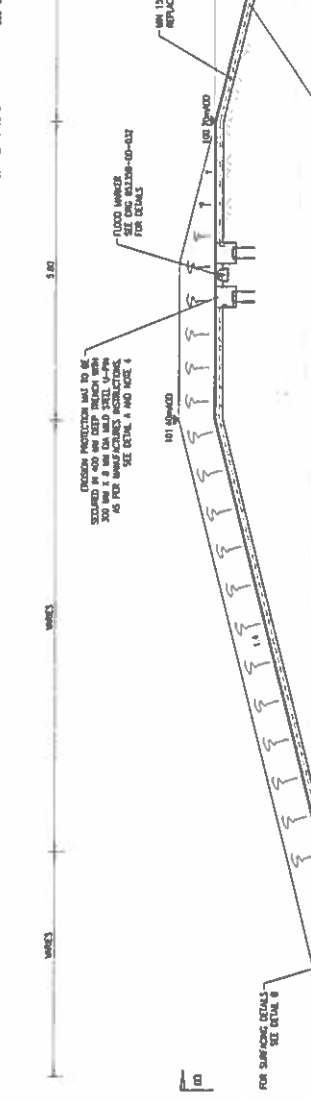
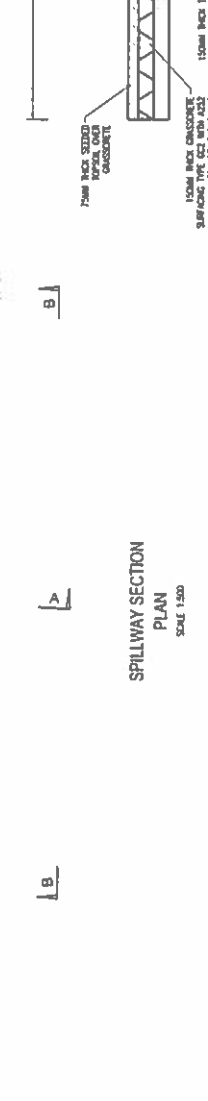
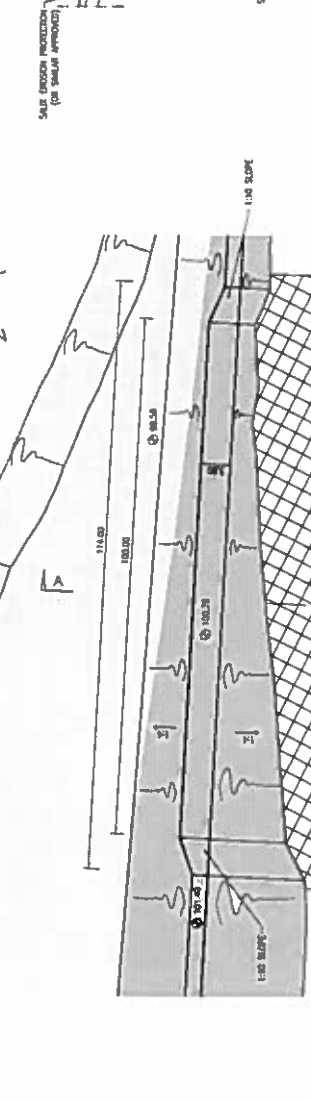
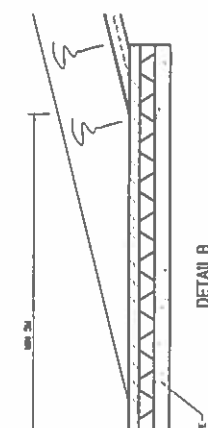
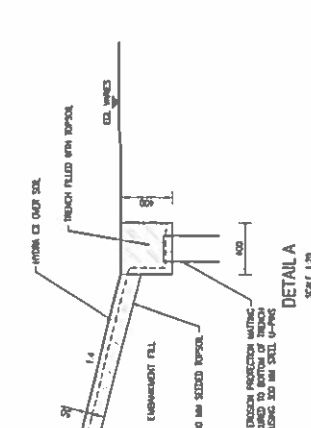
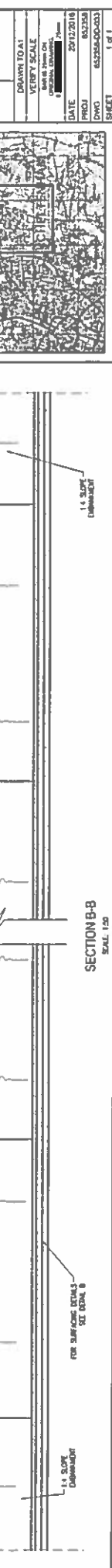
- ALL DIMENSIONS IN METRES UNLESS STATED OTHERWISE.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS/HER WORK.
- DO NOT SCALE FROM THIS DRAWING.
- EROSION PROTECTION MAT TO BE LAYED ALSO DOWN VERTICALLY UP THE SIDE SLOPES.

NOTES

SAFETY HEAL (1:1.5:0.5)
 1. The safety heel shall be constructed in accordance with the design details shown on this drawing.
 2. The safety heel shall be constructed in accordance with the design details shown on this drawing.
 3. The safety heel shall be constructed in accordance with the design details shown on this drawing.
 4. The safety heel shall be constructed in accordance with the design details shown on this drawing.

CONCRETE CURB
 1. The concrete curb shall be constructed in accordance with the design details shown on this drawing.
 2. The concrete curb shall be constructed in accordance with the design details shown on this drawing.
 3. The concrete curb shall be constructed in accordance with the design details shown on this drawing.
 4. The concrete curb shall be constructed in accordance with the design details shown on this drawing.

EROSION PROTECTION MAT
 1. The erosion protection mat shall be constructed in accordance with the design details shown on this drawing.
 2. The erosion protection mat shall be constructed in accordance with the design details shown on this drawing.
 3. The erosion protection mat shall be constructed in accordance with the design details shown on this drawing.
 4. The erosion protection mat shall be constructed in accordance with the design details shown on this drawing.



Priors/Oakley Flood Alleviation Scheme

Additional Information for Tewkesbury Planning Committee 9th May 2017 in response to questions recorded at their meeting of 11th April 2017

Further information requested;

1. Further information on the site selection process. Require details of the other sites and why they were rejected.
2. Confirmation that this scheme is a countywide top priority. Are you considering other storage areas/flood alleviation and where?
3. Additional justification for why the storage areas are needed and an explanation of how the storage areas works.
4. Further information on proposed landscape mitigation is required.
5. Clarification on which flood zone the scheme falls within.
6. How will the bunds and SUDs be maintained in long term and who will be responsible for the maintenance?
7. At the time of drafting the report, there was a proposed access through Noverton Farm for construction. If this is no longer the case, details of the intended method of construction
8. What alleviation measures were used for the new residential development at Oakley and Noverton and why can't these be up-graded to provide sufficient flood alleviation?
9. As this will be constructed under Land Drainage Act powers and not CPO, what mechanisms will compensate the land owner for inconvenience or impact on his business?
10. How the scheme works

1. **Further information on the site selection process. Require details of the other sites and why they were rejected.**

The key criteria of the flood storage areas is that the site should be located above the project catchment and close to target brook where the flood water in the brook can be diverted, resulting in reduction in the floodwater being conveyed by the brook to improve flooding.

The selection of the site area is based on finding an optimal solution with the following additional criteria:

- the flood storage area to work under gravity flow by filling and emptying with no additional artificial pumping facility;
- have a natural tendency to attract flow by being near the river location;
- flood embankment to have a balance of cut and fill from the selected site to minimise the import of clay material to site to reduce construction cost and maximise use of borrow pit material from the selected area to reduce traffic disruption i.e. lorry movements;
- geotechnical suitability of the ground to avoid any artificial treatment of the ground;
- suitable spillway location to pass PMF (Probable Maximum Flood - 1 in 10,000 year flood event) without too much impacting to the surrounding; and

- minimum landscape and visual impact of the storage area with reference to its surrounding.

Based on the abovementioned criteria number of possible sites were considered. A summary table of the sites is given in Table 1, and its visual locations are shown **Error! Reference source not found.** and **Error! Reference source not found.**

Site	Reason for	Reasons against
A	<ul style="list-style-type: none"> ○ Upgrade the existing pond into an online storage area ○ No leading channel ○ Potential to increase capacity to 14300m³ of storage area ○ Technically feasible 	<ul style="list-style-type: none"> ○ Impact on Noverton farm buildings ○ Massive disruption ○ Required Over 50% material imported to site ○ Diversion channel is required ○ Landscape impact ○ Impact on Noverton Farm business ○ High construction cost and consultation issues
B	<ul style="list-style-type: none"> ○ Close proximity to the brook to create an offline storage ○ Shorter access route for construction traffic ○ Shorter length of leading channel ○ Potential to have a storage area of 14000m³ as required. 	<ul style="list-style-type: none"> ○ Low quality of material, large importing of material. ○ Possible risk of land erosions in futures ○ Large and longer embankment due to flat landscape ○ Landscape and visual impact
C	<ul style="list-style-type: none"> ○ Close proximity to the brook to create an offline storage ○ Shorter access route for construction traffic ○ Shorter length of leading channel ○ Potential to have a storage area of 14000m³ as required. ○ Technically feasible 	<ul style="list-style-type: none"> ○ Large and longer flood embankments due to flat topography of the land. ○ Landscape and visual impact ○ Access track has to cross over the brook resulting disruption of the pony paddocks ○ More challenging PMF spillway direction ○ Removing lively hood of farmer ○ Import large quality of material. ○ High construction cost and consultation issues
D	<ul style="list-style-type: none"> ○ Ideally suited for a storage area due to its topography ○ Balance cut and fill to have optimum utilisation of excavated material ○ Predominantly low flood embankment. ○ Good outfall location to link outflow channel 	<ul style="list-style-type: none"> ○ Increase leading channel length to tap flow from Noverton Brook. ○ Longer access route ○ Limited disruption to Noverton Farm ○ Low construction cost

	<ul style="list-style-type: none"> ○ Low visual impact –from residential area it is virtually nonexistence and low impact from Escarpment site. ○ Suitable ground conditions, gradient 4m change ○ Good location of PMF (1 in 10, 000) spill embankments ○ Technically suitable 	
E	<ul style="list-style-type: none"> ○ Offline storage ○ Small route for construction traffic ○ Not feasible 	<ul style="list-style-type: none"> ○ Challenging design and consultation issues to construct a leading access and outfall channels are required to cross Noverton Lane ○ Relatively large flood embankment with maximum importation of fill material is required ○ A high visual impact to residence and from Noverton Lane. ○ PMF Spillway embankment may drains into different catchment causing a FRA issues. ○ A costly option with technical issues
F	<ul style="list-style-type: none"> ○ Ideally suited for a storage area due to its topography ○ Balance cut and fill to have optimum utilisation of excavated material ○ Predominantly low flood embankment. ○ Good outfall location to link outflow channel ○ Low visual impact –from residential area it is virtually nonexistence and low impact from Escarpment site. ○ Suitable ground conditions ○ Good location of PMF (1 in 10, 000) spill embankments ○ Technically suitable 	<ul style="list-style-type: none"> ○ Increase leading channel length to tap flow from Noverton Brook. ○ Longer access route ○ Limited disruption to Noverton Farm ○ Low construction cost
G	<ul style="list-style-type: none"> ○ Offline flood storage area ○ Importation of over 50% construction material ○ Closer outfall condition ○ Ground suitability 	<ul style="list-style-type: none"> ○ Flat topography resulting in high flood embankment ○ Difficult outfall and intake leading channel conditions ○ Outfall flow is diverting into a different flood catchment impacting issue on FRA ○ Difficult landscape conditions

		<ul style="list-style-type: none"> ○ Technically not feasible due to challenging technical conditions and high cost of import material.
--	--	--

Table 1 Summary of the sites.

The best storage option is to increase the size of the pond already on Noverton brook (Option A) this is an online storage. This option has construction work around the location of the embankment, building an embankment and removing of the flora and fauna of the ground around the location. This change has significant visual impact to the farm and this option was removed due to the close vicinity of the Noverton farm buildings, during construction a diversion of the channel for the river would be needed.

Option B was to have a just offline storage to be able to take the flow during flooding events, with a short return of the flow after event. It would have minimal construction of just a small offtake and return outlet. Being close to the road there would be a minimal impact of construction traffic. This was removed due to the close location to drakes farm (grade 2 listed) and high construction cost. In addition this will be more disruptive to the Noverton Farm.

A similar option to B is the Option C which is on the opposing bank of the brook away from the farm buildings. To create Option C a small channel to remove flow from Noverton brook to the storage area with a short return to Noverton brook after the event and after the split along towards Roberts's Road. In addition to the constraints highlighted in the above table, this will impact across the majority of the paddock is used by Noverton farm, thus taking away the lively hood of the residences in Noverton farm. The construction issue with this option is that due to the relatively flat

topography a larger amount of import material to build the FSA would be required.

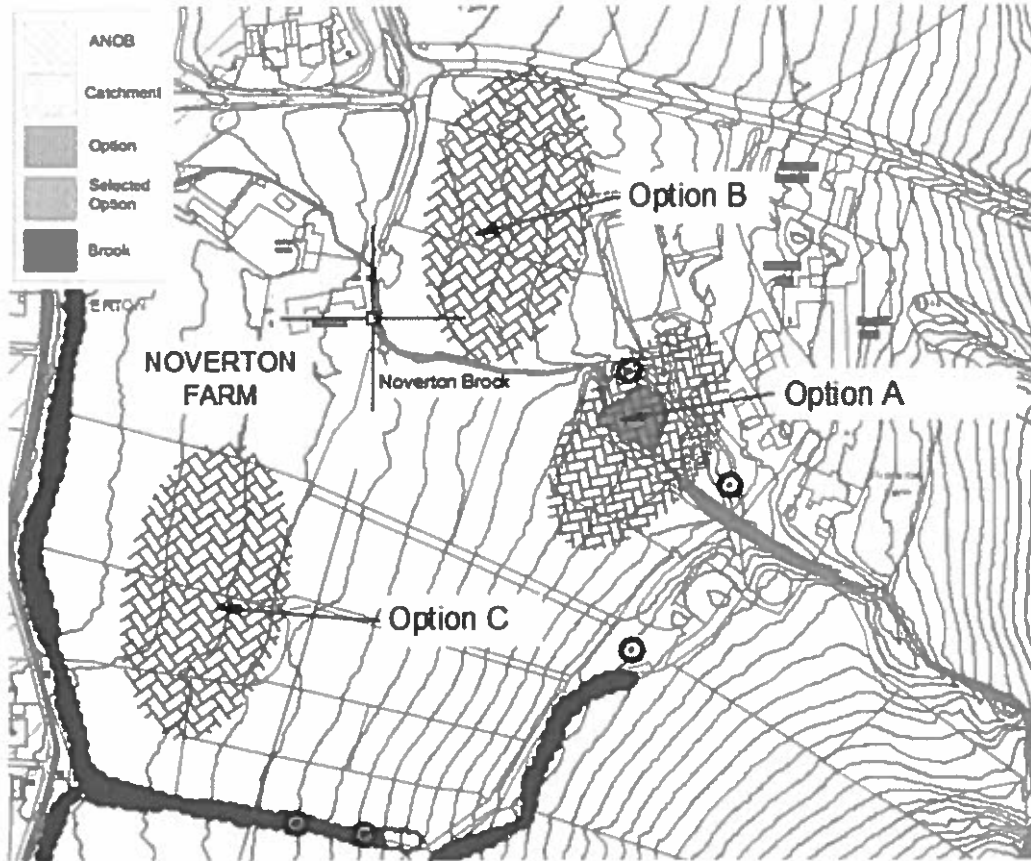


Figure 1; Primary FSA Location Options

Option D is the preferred option due to ease of access and construction. However, Option F has been selected as the preferred option to accommodate landowner request. Option F is very similar to Option D however there is slightly more export of material.

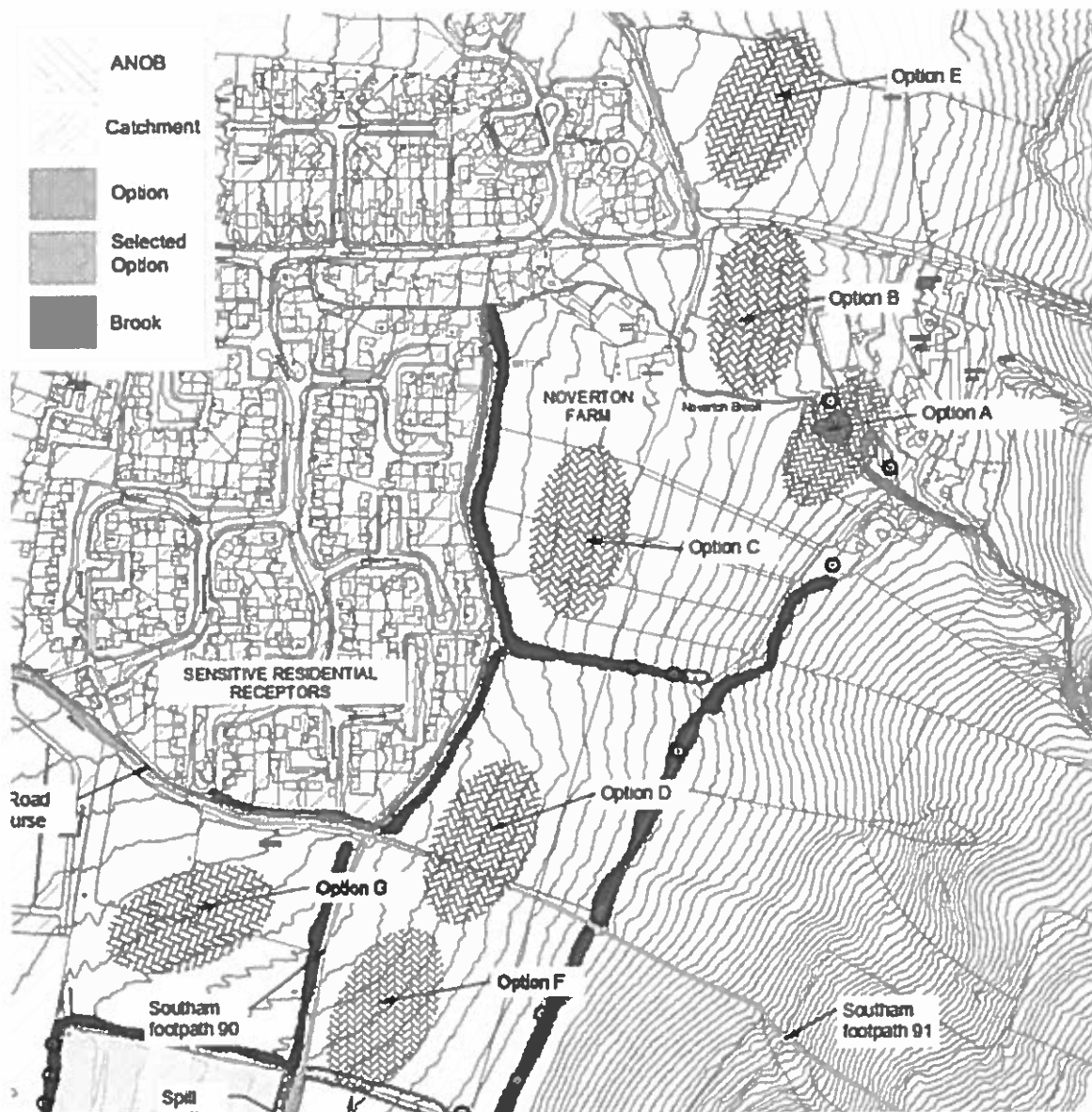


Figure 2 All FSA locat on Options

Option G was also considered but rejected based on flatter topography of land and difficult technical design, resulting in more import of material. In addition the outflow discharge from the storage area falls into a different catchment resulting in complication in flood risk management. This storage area will also have a significant landscaping impact.

2. Confirmation that this scheme is a countywide top priority. Are you considering other storage areas/flood alleviation and where?

Following the 2007 floods the Government commissioned Sir Michael Pitt to undertake a review of flood risk management. A key finding was the need for local authorities to prepare Surface Water management Plans for areas most at risk. In 2011 GCC commissioned Halcrow to prepare the Cheltenham Surface Water Management Plan and it identified Whaddon, Lynworth and Oakley as high flood risk areas. These areas have experienced frequent surface water flooding over many years and most recently during the extreme events of June and July 2007. The Flood Risk Regulations 2009 require Lead Local Flood Authorities (LLFA's) to undertake a Preliminary Flood Risk Assessment (PFRA) for their areas using flood maps provided by the EA. **GCC has undertaken a FRA and it shows that the Priors/Oakley Area has the most number of people and properties at significant risk of flooding in the County. This makes the area of Priors/Oakley the highest flood risk management priority in the County for Gloucestershire County Council.** We are considering using attenuation as a flood alleviation measure at other sites across the County including Bishops Cleeve and Podsmead. The measure has been used and found to be effective in reducing flood risk in Moreton in Marsh, Tirley and Lydney.

3. Additional justification for why the storage areas are needed.

The requirement for a flood alleviation scheme was originally identified as part of Cheltenham Surface Water Management Plan (SWMP). Following the identification of long list options in the SWMP, a feasibility study was carried out which was completed in December 2012.i

The feasibility study recommended the development of two storage areas upstream of the urban areas. The other long list options which were examined were rejected due to a combination of construction issues, impacts of a large number of landowners and concerns of managing of exceedance flows, amongst other factors.

The area is vulnerable to flooding and suffered significant flooding in June and July 2007, when over 300 properties were known to have experienced flooding.

Please see below (Figure 1) the output of hydraulic model under do nothing scenario.

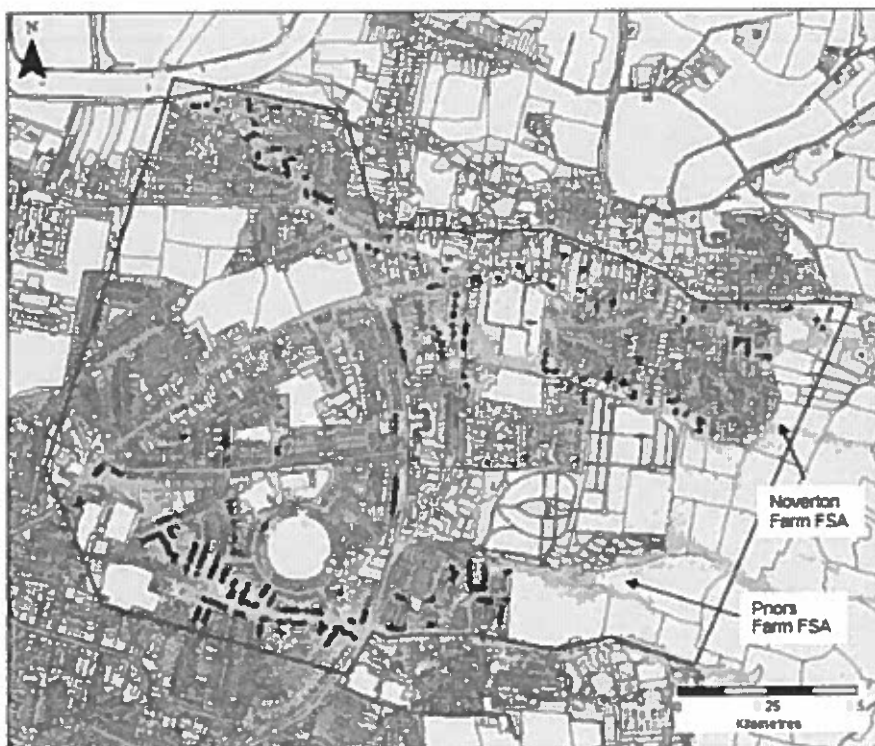


Figure 1; Flood depth mapping for Do Nothing 100yr flood event for the study area (red dots show flooded properties)

4. Further information on proposed landscape mitigation is required.

The location and size was carefully planned to have a minimal impact on the surrounding area by limiting modification of natural impact and the landscape impact. The impact from the residences side is unaffected due to the presence of woodland around the edge of the residences. The impact of the view from the field is shown below in the photomontages. Having consulted with Natural England on the landscape and the impact on AONB they expressed no concerns with the project, and the mitigation that is shown on the landscape plan where, when the embankment has been created then the original grassed material will be replaced on top to return the look of the flood storage area back to the original look of the landscape with a change in the raises and flats.

The County landscape officer has agreed that the proposal 'have an acceptable impact on the landscape'. Where there are hedges being removed, better quality hedges in keeping with the landscape will be planted. The embankment alignment is sinuous and ties into a natural ridge of high ground to the east and will be fully grassed. Looking at the Figure 4 and Figure 6 to see the impact, and refer to Figure 2 for the location of these views. Figure 3 and Figure 5 show the current views prior to construction.

As there is no specific measurable level of beauty that can mark the development against the design and the further mitigation has been that once regrown there will be minimal man made features visible as the grass and other plants will be covering them all.

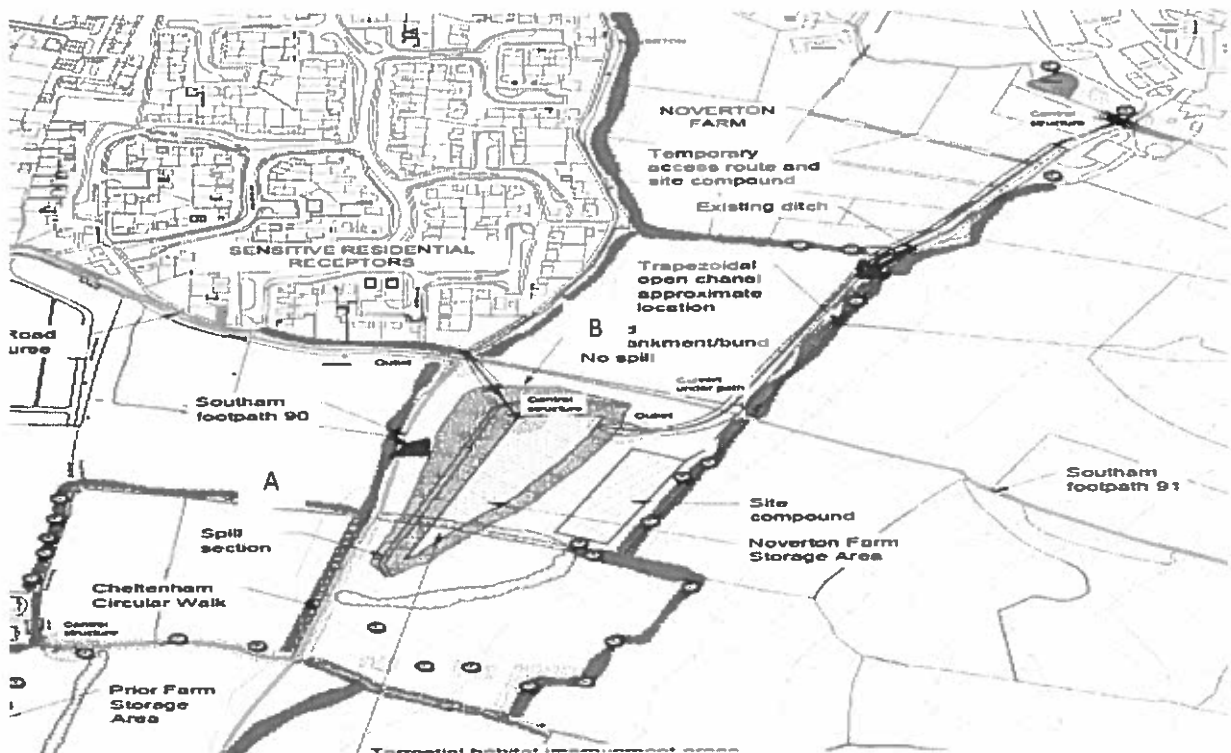


Figure 2: Locations of Photomontages



Figure 3; Location A, Pre-Construction



Figure 4; Location A, Post-Construction



Figure 5; Location B, Pre-Construction

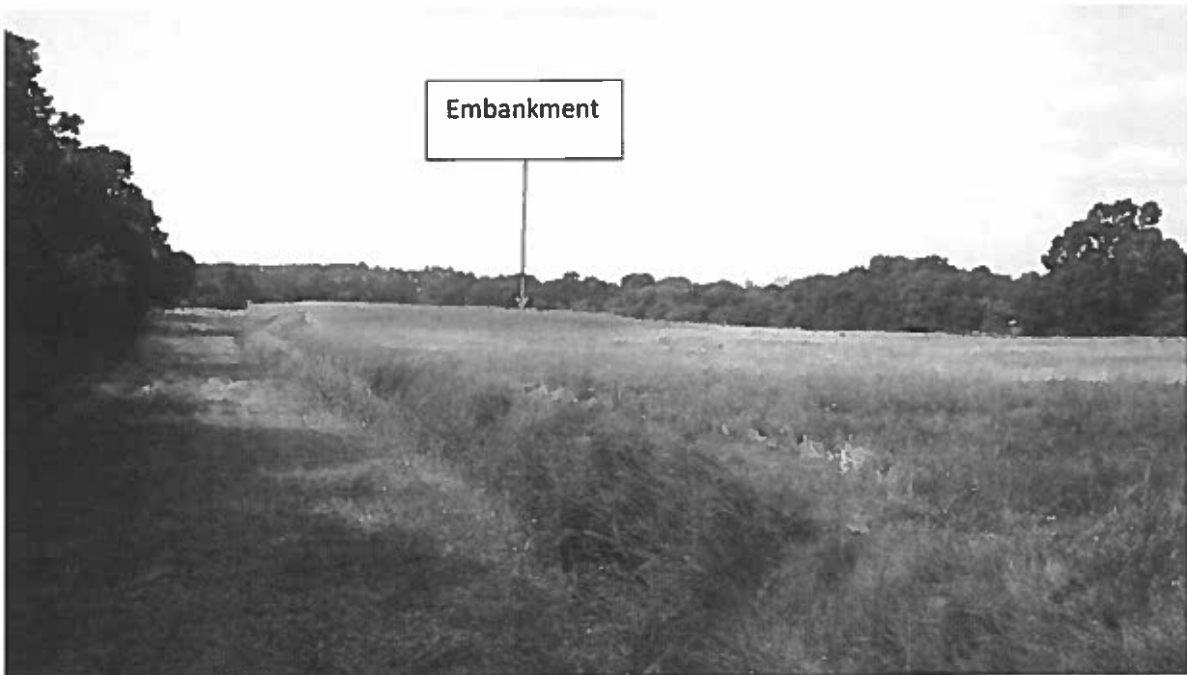


Figure 6; Location B, Post-Construction

5. Clarification on which flood zone the scheme falls within.

The reference to "Flood Zones" is used in the context of fluvial flooding and the area of Priors/Oakley is in fluvial Flood Zone 1. The flood risk in question arises from surface water running off the Cleeve escarpment and the areas of Noverton, Priors/Oakley and Prestbury are at risk of flooding from this source during return period events of 1 in 30 and greater.



Flood zone 1

Figure 7; FSA Flood Zone



The catchment has a large area in flood zone 2 and 3, but a large area of the damage is not from rivers but from heavy rain fall filling the drainage system due to the rivers flooding

Figure 9; Catchment Flood Zones



Figure 8; Catchment flood Zones

6. How will the bunds and SUDs be maintained in long term and who will be responsible for the maintenance?

It is proposed that the responsibility for maintenance of the flood alleviation infrastructure, including the bunds, will rest with Gloucestershire Council. The proposed maintenance will include periodic inspection and cleaning of inlets and outlets and occasional grass cutting on the bunds and basins, this is explained in more detail in the documents accompanying the planning submission. GCC will also be responsible for any future works (every 10-15 years) to carry out minor repair works of embankments and structures. Maintenance and inspection of the assets will be as per Council protocols. Any land drains that are removed during construction will be replaced during construction, to maintain the levels of the drainage that are already present in the field.

7. At the time of drafting the report, there was a proposed access through Noverton Farm for construction. If this is no longer the case, details of the intended method of construction
At the time of tender return the preferred contractor has proposed an access route (Figure 10) coming through Prior's farm to access Noverton farm. This will help remove concerns raised by Noverton farm for the access passing through the paddocks. This will now have minimal impact on Noverton farm. With the optimised design the movement of vehicles entering and exiting with large amount of materials is at a minimum as about 90% of the material excavated will be reused on the embankment, with the rest being used elsewhere.

The route follows the route from Imjin road, around the playing fields to the southern site compound servicing the Prior's farm flood storage area. From there it passes past the flood storage area, across the PROW and to the southern end of Noverton flood storage area towards the site compound. To access the control structure and the trapezoidal channel passing along the existing path, this is to reduce the amount of work going to pass the drakes farm (grade 2 listed).



Figure 10; Single access route.

8. What alleviation measures were used for the new residential development at Oakley and Noverton and why can't these be up-graded to provide sufficient flood alleviation?

Please refer back to the question on Noverton brook and Priors brook, these developments are situated outside the catchment and do not provide benefit to our catchment area, this also doesn't allow us to improve the options as seen on Figure 11; Development Catchment Areas

The question would suggest that there is a basic conceptual misunderstanding of flood alleviation schemes in general and this scheme in particular. First and foremost, residential developments are just that, they are not strategic flood alleviation opportunities. There are no flood alleviation measures per se within the Oakley and Noverton (Desert Orchid Way and surrounds) developments. They do however, include surface water drainage infrastructure that deals with the surface water received and generated by each development itself, to ensure that the surface water discharges from each development are no greater than greenfield runoff rates (plus an allowance for climate change) and that flood risk adjacent and beyond each development is not increased. I.e. Compliance with the National Planning Policy Framework. Developers are not expected to set aside swathes of land for the future construction of major strategic flood alleviation schemes. The proposed flood storage area adjacent Oakley (Priors Farm) will provide a capacity of approximately 9,300 m³ and the flood storage area in Noverton Farm will provide a capacity of 14,000 m³; not something that can be achieved by upgrading local drainage networks within residential developments. Furthermore, the Oakley development is on high ground which would in any event preclude its use as a receptor of water from the lower level Wyman's Brook watercourse.

The Noverton build is taking the flow from mill brook and its catchment. The Noverton build is a small housing construction of 110 dwellings, on a green field area in comparison to the improvement of 213 dwellings over a 190Ha area with a total of 3322 residences. The Noverton build is using an enlarged stream with check dams and a storage pond with a total storage volume of 730m³, this is a similar plan to the Noverton farm design but the check dams can't be used as the river is on a steep gradient meaning that each check dam has no significant storage increasing cost with no significant benefit gained. Noverton flood storage area will hold a total of 14,800m³. The Noverton development is preventing the 6Ha development from flooding during a 1:100y flood having changed from a green belt to a covered area, rather than a known flooding town, the catchment area is for a different stream so can take a different account of volume of flow.

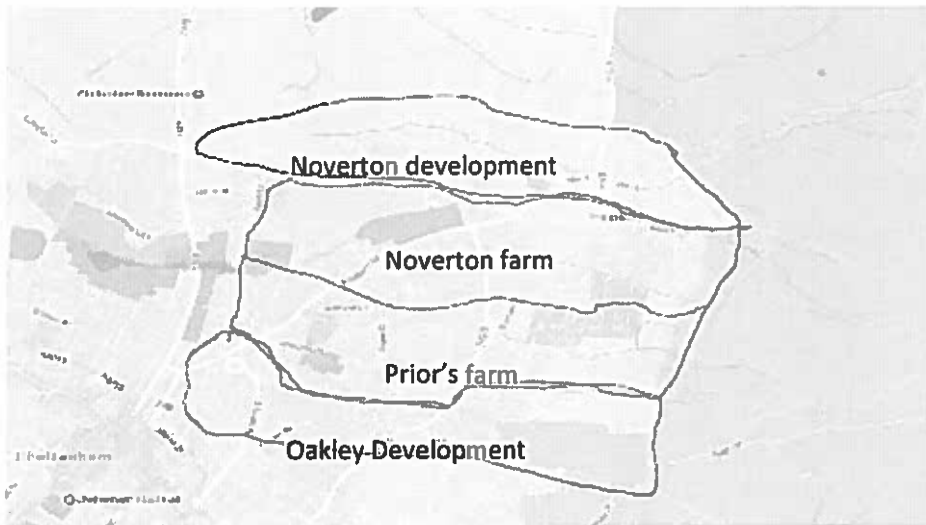


Figure 11; Development Catchment Areas

9. As this will be constructed under Land Drainage Act powers and not CPO, what mechanisms will compensate the land owner for inconvenience or impact on his business?

It is proposed that the scheme will be constructed and maintained using powers under section 64 of the Land Drainage Act 1991. These powers provide for the compensation of affected landowners if it can be shown that injury is sustained by reason of the Council exercising its powers to enter the land for the purposes of carrying out the proposed work. The compensation of landowners is a matter for negotiation between the Council's land agent and the representatives of the land owners. If these negotiations fail to meet an amicable conclusion it will be referred to the Land Tribunal for a decision.

The GCC land agent is in consultation with Mr Sinnett's land agent about any compensation to damages to the field where bunds will be constructed, the access and disruption caused by the channel and intake structure at Noverton Farm, any compensation agreed will be paid to the landowner. GCC will not purchase the land by CPO process.

10. Explanation of how the scheme works

During normal flow conditions, the flow will continue to follow its current route along Noverton Brook, and no flow will enter the flood storage area (FSA) and it will remain dry. Therefore the area will remain dry for the majority of the year.

When there are significant flows (approximately 1 in 10 year or greater), the control structure located in Noverton Brook will allow an overflow into a channel which then leads to the flood storage area.

At this point the FSA will begin to fill up to store the water. The outlet from the storage area releases the flow back into the brook at a flow rate which is slightly lower than the inlet rate. When the rainfall event stops the flow will continue to be returned to the brook until the FSA is empty of water. The more severe the event the more the FSA will fill up- the FSA will not fill until an event of 1 in 200 year severity is observed. This will provide relief to the existing channel and prevent it from exceeding capacity up to a 1 in 200 year event.

The earth embankments have been designed to have a minimal impact on the landscape, and after a couple of years once vegetation is fully established it will become more difficult to distinguish them from the existing ground level.

For extreme, very low probability flood events, a spillway is proposed to direct the flow, should the FSA overtop at the PMF (Probable Maximum Flood). The flow from the spillway is directed towards the crematorium to the west.

ⁱ Main Report, Whaddon Flood Alleviation Scheme Feasibility Study, Gloucestershire County Council, Halcrow, December 2012

Valid 02.02.2017
Grid Ref 387031 220610

Parish Churchdown
Ward Churchdown St Johns

Two storey side extension and single storey rear extension

Mr Michael Steele
24 Pirton Lane
Churchdown
Gloucester
GL3 2RT

RECOMMENDATION Permit

Policies and Constraints

NPPF

Planning Practice Guidance

Tewkesbury Borough Local Plan to 2011 - March 2006 - Policy HOU8

Joint Core Strategy Proposed Main Modifications version

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

Churchdown Parish Council - Object to the proposed development, making the following comments:

- Fully support and concur with the views of the residents directly affected by the proposal

Representations - 3 letters of objection received (from the neighbour at number 24a), making the following comments:

- Excessive in scale

- Overbearing and overshadowing impact on private amenity space and conservatory

- Overlooking from the main bedroom in the extension to the private amenity space

- Contrary to Local Plan Policy HOU8 (4)

Planning Officers Comments: Suzanne D'Arcy

1.0 Introduction

1.1 No.24 Pirton Lane is a semi-detached property, sited amongst mixed style properties within the residential development boundary of Churchdown.

2.0 Relevant Planning History

2.1 Planning permission was granted in 2003 for a single storey rear extension (ref; 03/01174/FUL).

3.0 Current application

3.1 This is a full application for the erection of a two storey side extension and a single storey rear extension. The proposed two storey extension would be set 0.5m back from the front building line, with a width of approximately 3.6m and a depth of 5.9m. It would be 4.9m high to the eaves and rise to a height of 6.8m at the ridge.

3.2 The proposed single storey extension would infill between the proposed two storey extension and the existing single storey rear extension. It would project 5m from the rear of the proposed two storey extension and be 3.6m wide. The proposed rear extension would be 2.8m high to the eaves and rise to a height of 3.7m at the ridge.

3.3 The proposed extensions would be rendered with concrete tiles on the single storey element and clay tiles to match the existing roof on the proposed two storey element.

3.4 The application has been amended since submission to set the front building line back from the existing building line. This has resulted in the eaves matching the existing 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 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.

Development Plan

4.2 The development plan comprises the saved policies of the Tewkesbury Borough Local Plan to 2011 - March 2006. Policy HOU8 seeks to ensure that extensions to dwellings respect the existing dwelling and do not have a detrimental impact on the residential amenity of adjacent neighbours.

5.0 Analysis

5.1 The main issues to be considered are impact on residential amenity and design and impact on the street scene.

Impact on residential amenity

5.2 Due to the nature of the proposals and the relationship with adjacent occupiers, the only neighbour affected by the proposed development is the adjacent neighbour to the north at 24a. This neighbour is set forward and at an angle to number 24.

5.3 The proposed two storey extension would be approximately 1m from the boundary between the two properties. Due to the relationship between the properties, the proposed two storey extension would be broadly adjacent to the conservatory of number 24a. The separation between the proposed two storey extension and the adjacent neighbour is approximately 4m. It is acknowledged that there would be some overshadowing to this neighbour from the proposed extension but this is not considered to represent an adverse impact that is significant enough to warrant a reason for refusal.

5.4 As 24a is sited to the north of the proposed extension and due to the relationship between the properties, there may be some overshadowing of the rear garden of number 24a in the morning. However, there is already a level of overshadowing from the existing dwelling at number 24 and the increase as a result of this proposal would not warrant a reason for refusal.

5.5 There would be a bedroom window in the rear elevation of the proposed extension but it is considered the angle of overlooking would be too oblique to result in a significant loss of privacy to the private amenity space of number 24a.

5.6 The proposed single storey extension would have a pitched roof that slopes away from the boundary with 24a. It is not considered that this would have a significant adverse impact on the residential amenity of this neighbour.

Design and impact on the street scene

5.7 The proposed two storey extension has been amended since submission to set it back from the front building line of the existing dwelling. The proposed ridge would be set down from the existing ridge line, which results in the proposed extension having a subservient appearance to the host dwelling. This would not result in an unbalanced appearance to the pair of semi-detached properties.

5.8 The existing dwelling is a mix of brick and render. It is proposed to render the proposed extensions and a condition is proposed to ensure that the proposed finish matches the render of existing dwelling.

5.9 It is therefore considered that the proposed extensions would therefore have an acceptable impact on the appearance of the street scene.

6.0 Conclusion

6.1 It is acknowledged that the proposed extensions would have some impact on the adjacent neighbour at number 24a. However, it is not considered that these impacts would be significant enough to warrant a reason for refusal.

6.2 The proposed extensions would respect the character and form of the existing building and have a subservient appearance to the host dwelling.

6.3 The application is therefore recommended for **PERMISSION**.

RECOMMENDATION Permit

Conditions:

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission

- 2 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below and section 9 of the application form.

Drawings numbered 01, 02 and 03, received by the Council on 2nd February 2017
Drawings numbered 04A, 05A, 06A and 07A, received by the Council on 5th April 2017

Reason: To define the terms and extent of the permission.

- 3 The external render to be used shall be to match that of the existing building in respect of colour, texture and finish unless otherwise approved in writing by the Local Planning Authority

Reason: In the interests of the appearance of the development and the surrounding area

- 4 All external roofing materials to be used in the two storey extension shall match those of existing dwelling in respect of size, material and colour.

Reason: In the interests of the appearance of the development and the surrounding area

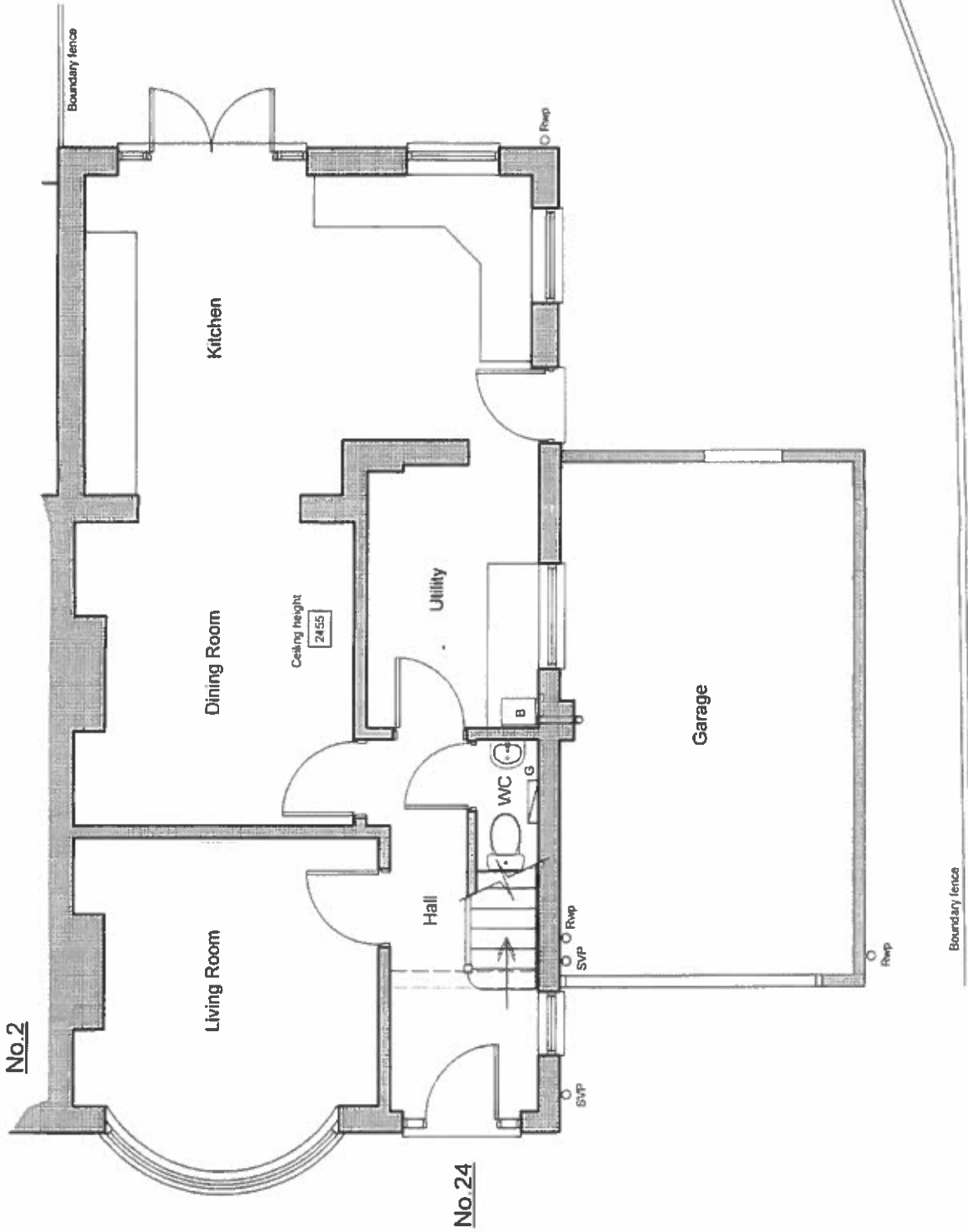
Note:

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 improvements to the appearance of front elevation.

17/00123/FUL

PLANNING AND DEVELOPMENT SERVICES
 Officer:
 Scanned:
 Rec'd 02 FEB 2017
 Act'd
 App'd
 File



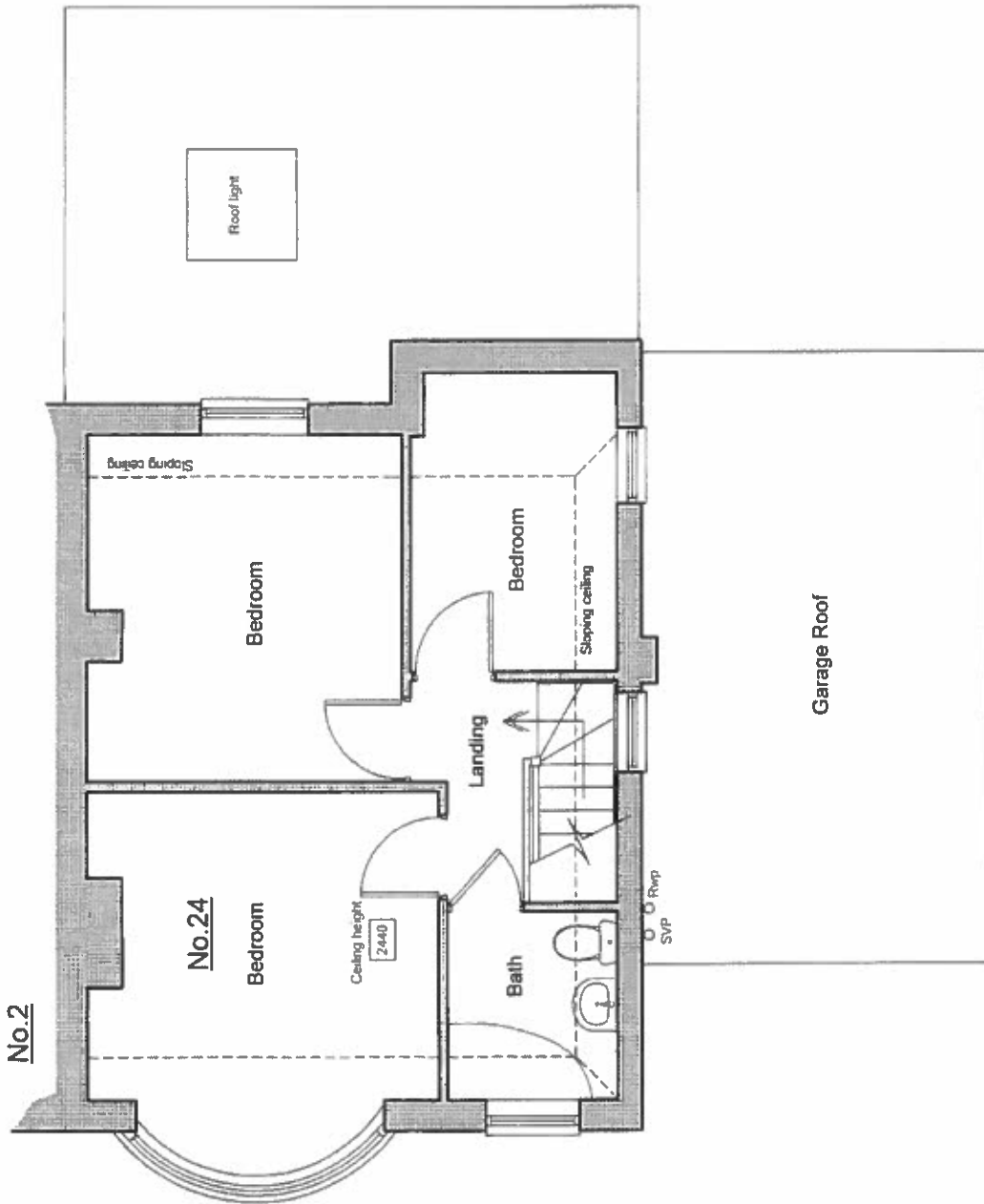
1031/A

EXISTING GROUND FLOOR PLAN



Client: Mr & Mrs Steele	Drawing Number: 01
Site Address: 24, Pirton Lane, Churchdown, Gloucester.	PLANNING DRAWING
Drawing Title: EXISTING GROUND FLOOR PLAN	
Scales: 1:50 @ A3 Paper	Date: January 2017

PLANNING AND DEVELOPMENT SERVICES
 Official Scanned
 Rec'd 02 FEB 2017
 Ack'd
 Filed



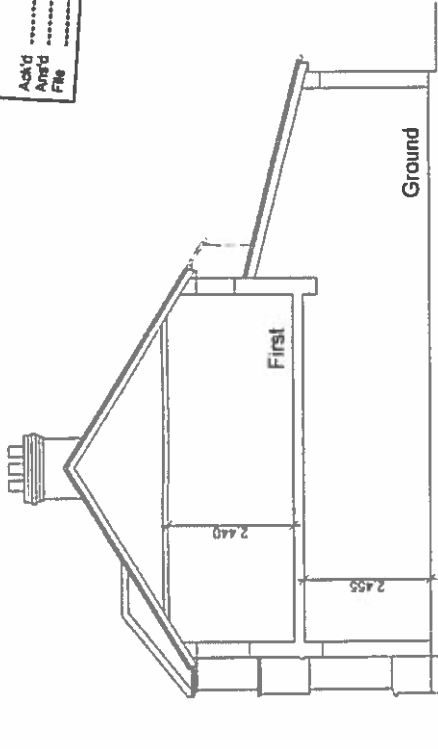
EXISTING FIRST FLOOR PLAN



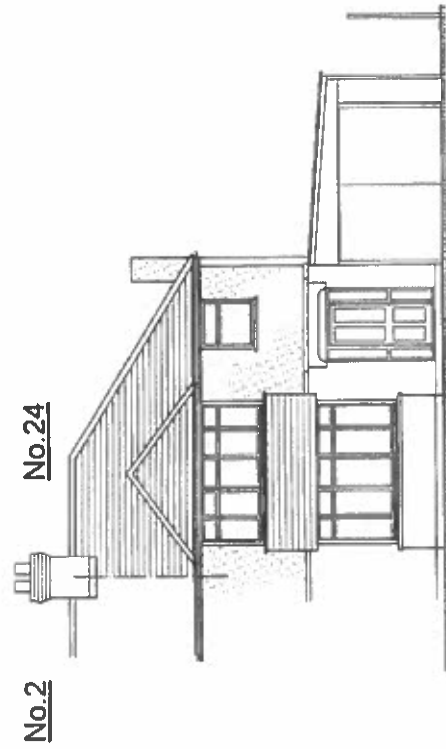
Client: Mr & Mrs Steele	Drawing Number: 02
Site Address: 24, Pirton Lane, Churchdown, Gloucester.	PLANNING DRAWING
Drawing Title: EXISTING FIRST FLOOR PLAN	
Scales: 1:50 @ A3 Paper Date: January 2017	

1031/B

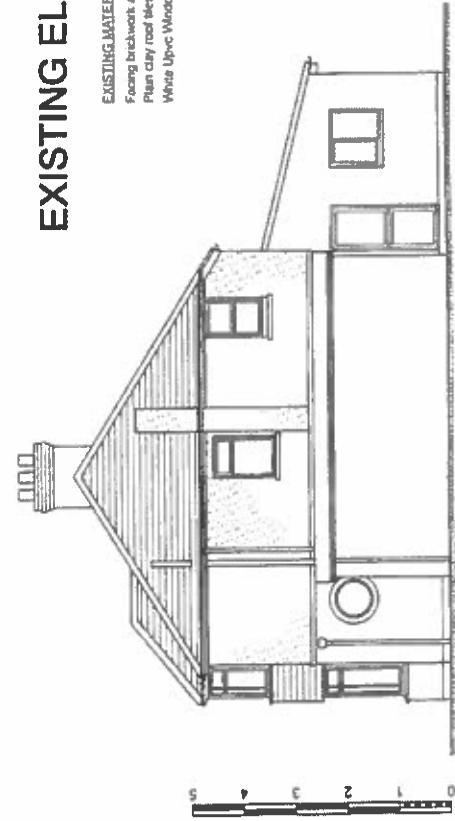
PLANNING AND DEVELOPMENT SERVICES
 Office:
 Scaled:
 Rec'd 02 FEB 2017
 Add'd
 Any'd
 P/No



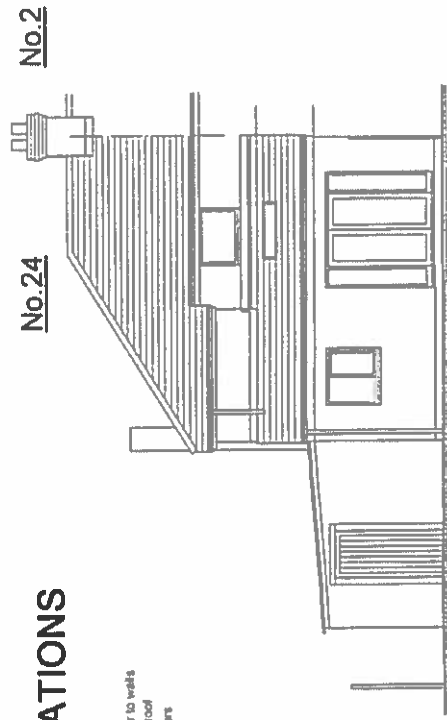
EXISTING SECTION Scale 1:100



Front Elevation



Side Elevation



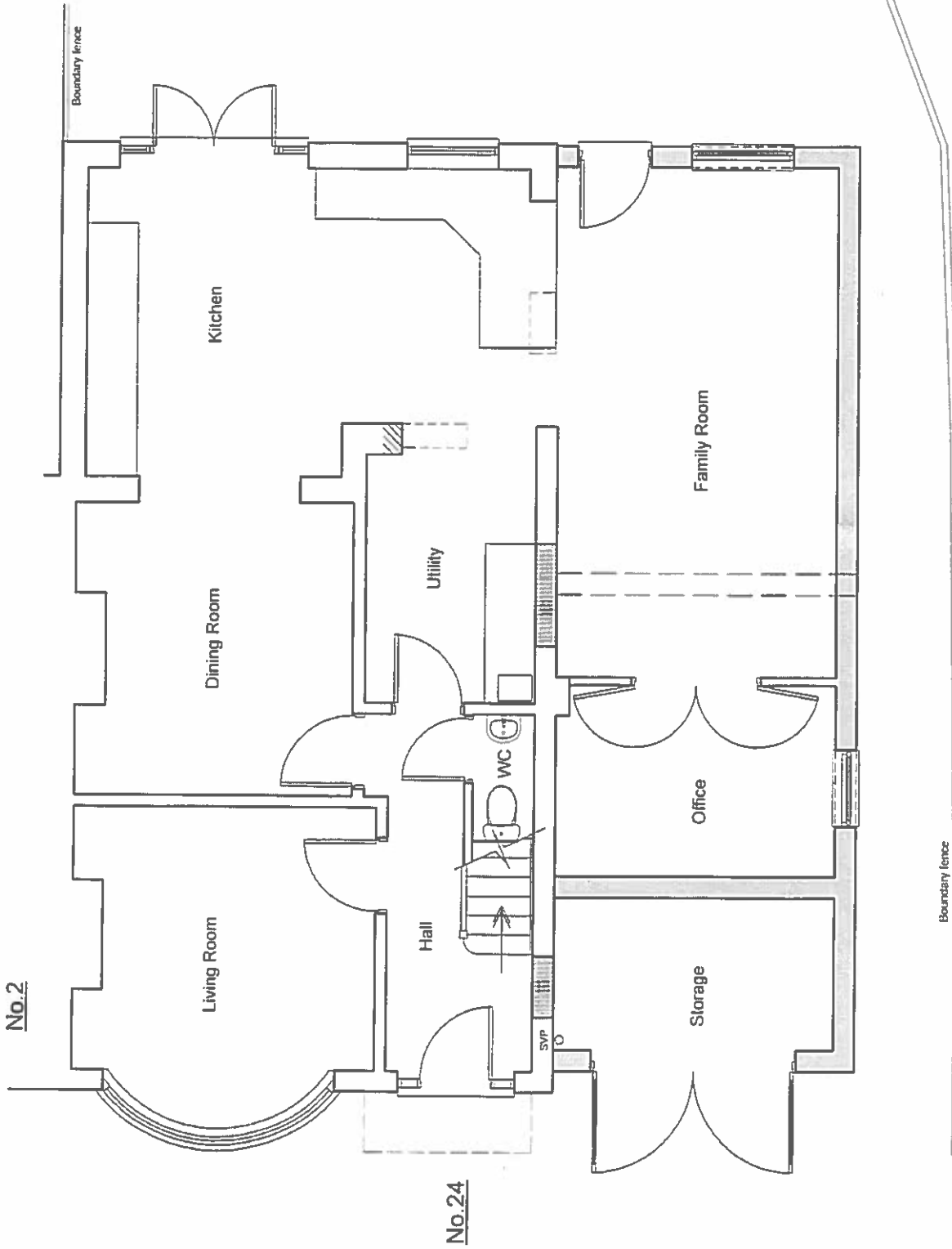
Rear Elevation

EXISTING ELEVATIONS

EXISTING MATERIALS.
 Facing brickwork and render to walls
 Plain clay roof tiles to main roof
 White UPVC Windows & Doors

Client: Mr & Mrs Steele	Drawing Number: 03
Site Address: 24, Pirton Lane, Churchdown, Gloucester.	PLANNING DRAWING
Drawing Title: EXISTING ELEVATIONS	
Scales: 1:50 @ A3 Paper	
Date: January 2017	

1031/C

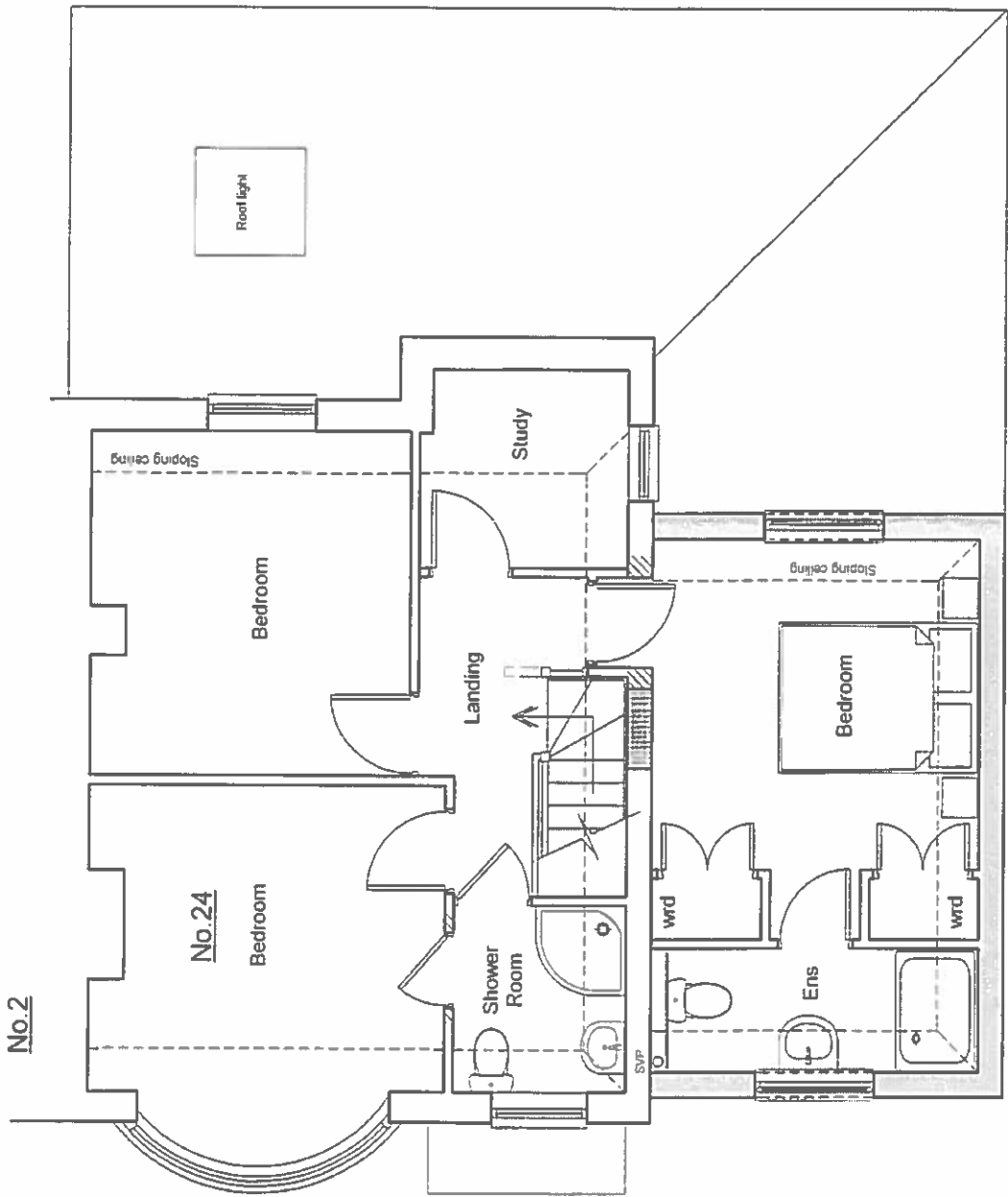


PROPOSED GROUND FLOOR PLAN



Client: Mr & Mrs Steele	Drawing Number: 04 Rev A
Site Address: 24, Pirton Lane, Churchdown, Gloucester.	PLANNING DRAWING
Drawing Title: PROPOSED GROUND FLOOR PLAN	
Scale: 1:50 @ A3 Paper	Date: January 2017

1031/0



No. 2

1031 fe

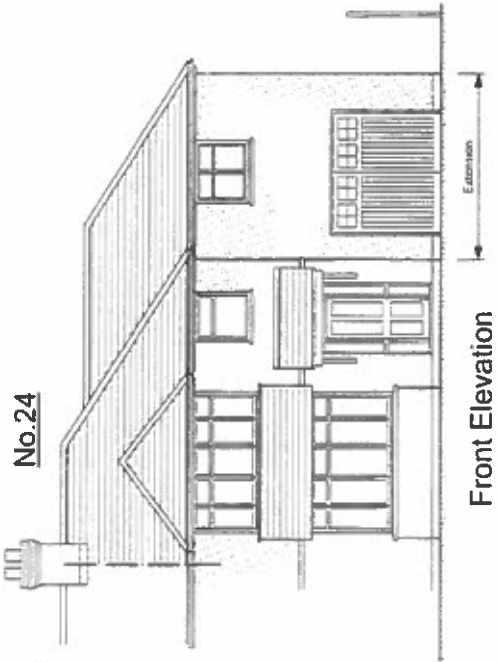
PROPOSED FIRST FLOOR PLAN



Client: Mr & Mrs Steele	Drawing Number: 05 Rev A
Site Address: 24, Pitton Lane, Churchdown, Gloucester.	
Drawing Title: PROPOSED FIRST FLOOR PLAN	
Scales: 1:50 @ A3 Paper	Date: January 2017

No.2

No.24

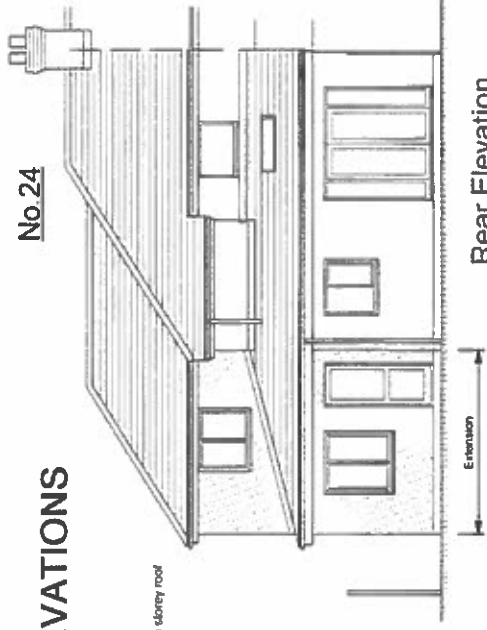


Front Elevation



PROPOSED ELEVATIONS

PROPOSED MATERIALS
 Render to all new walls
 Plain clay roof tiles to main roof
 Concrete interlocking tiles to single storey roof
 White UPVC Windows & Doors



Rear Elevation

No.24

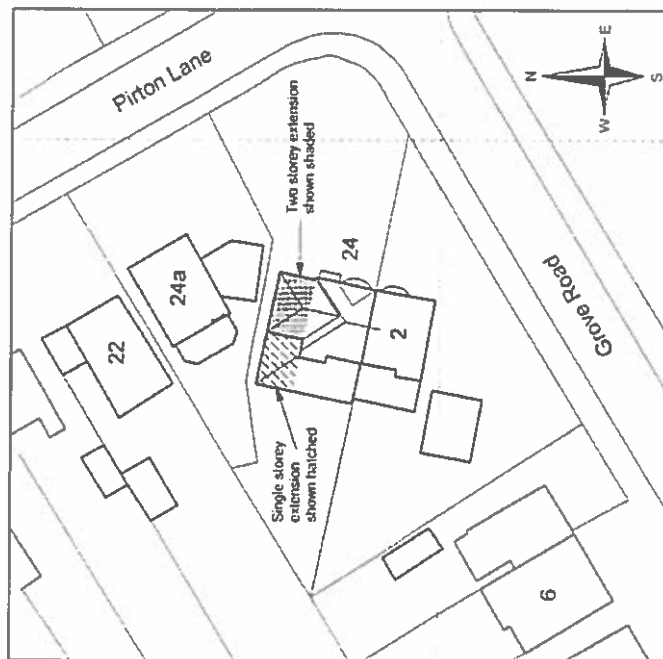
No.2

Side Elevation

Client: Mr & Mrs Steele	Drawing Number: 06 Rev A
Site Address: 24, Pirton Lane, Churchdown, Gloucester.	PLANNING DRAWING
Drawing Title: PROPOSED ELEVATIONS	
Scale: 1:100 @ A3 Paper Date: January 2017	

1031/F

1031/G



Proposed Block Plan Scale 1:500



Site Location Plan Scale 1:1250



Client: Mr & Mrs Steele	Drawing Number: 07 Rev A
Site Address: 24, Pirton Lane, Churchdown, Gloucester.	PLANNING DRAWING
Drawing Title: SITE PLANS	
Scales: 1:1250 @ A3 Paper	Date: January 2017

17/00189/FUL

Greensleeves Shooting Club, The Range, The Park

9

Valid 29.03.2017

Replace existing timber clad target shed with dual purpose target shed / store

Grid Ref 393400 227298
Parish Stoke Orchard And
Tredington
Ward Oxenton Hill

Greensleeves Shooting Club
The Range
The Park
Bishops Cleeve
FAO: Mr Kieran Whelan Secretary Of GSC

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (2012)
Planning Practice Guidance
JCS Proposed Main Modifications
Tewkesbury Borough Local Plan to 2011 (March 2006) - Policies RCN2 and GRB1
Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
The First Protocol, Article 1 (Protection of Property)
Green Belt

Consultations and Representations

Parish Council - supports the application.

No letters of neighbour representation received.

The application is brought to the Planning Committee as the Council owns the entire application site.

Planning Officers Comments: Mrs Sarah Barnes

1.0 Application Site

1.1 The application site relates to the Greensleeves Shooting Club at Stoke Orchard (**site location plan attached**). This application site is located within open countryside in the Green Belt. The site is also located adjacent to the Wingmoor Farm waste management site. A railway line runs along the east of the site.

2.0 Relevant Planning History

2.1 In 2016 (16/00995/FUL) permission was granted to raise an existing bund by 2 metres in height with top soil to provide improved noise attenuation.

3.0 Current Application

3.1 The application is for full planning permission to replace the existing timber clad target shed with a dual purpose target shed / store (**plans attached**).

4.0 Policy Context

4.1 The National Planning Policy Framework (NPPF) came into force on the 27th March 2012 and largely carries forward previous planning policies and protection, in a significantly more streamlined and accessible form. 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 The NPPF advises that where the development plan is 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 this Framework as a whole; or specific policies in the Framework indicate development should be restricted (Paragraph 14).

4.3 Policy RCN2 of the Local Plan supports open air sports facilities providing they do not result in:

- An adverse landscape or Environmental Impact.
- An Adverse effect on residential amenity
- The quiet enjoyment of the countryside being prejudiced,
- Significant Local Traffic Problems,
- Preventing access to the countryside by prejudicing existing rights of way without making alternative provision.

4.4 Local Plan Policy GRB1 states that in the Green Belt Planning permission will not be granted for development unless it falls within a number of purposes as defined in the Policy, including essential facilities for outdoor recreation.

4.5 The above development plan policies are considered to be consistent with the NPPF and should carry significant weight in the determination of this application.

5.0 Analysis

Green Belt and Landscape impact

5.1 The proposal relates to development within the Green Belt. Paragraph 89 of the NPPF states that the provision of appropriate facilities for outdoor sport and outdoor recreation may be permitted where they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. In this instance, the replacement target shed is required to facilitate the continued use of the application site of outdoor sports. In addition The Framework also requires that if facilities are appropriate, that they also preserve openness and do not conflict with the purposes of including land within the Green Belt. In terms of openness, the proposed replacement target shed would have little impact on the openness of the Green Belt which is already impacted upon by the current structures and the surrounding land uses.

5.2 Having regard to the above it is considered that the proposal would constitute appropriate development within the Green Belt and would have an acceptable impact on the openness of the Green Belt. Further the proposal would have a limited impact on the landscape beyond those already experienced from the existing use / structures and adjacent land uses.

Size and Design

5.3 The replacement target shed would be 5 metres by 2.5 metres and would be timber cladded. Overall, it is considered that the replacement target shed would be of a suitable size and design and would be in-keeping with the other buildings at the site.

6.0 Conclusion

6.1 The proposal is required in connection with sport and recreation and therefore is considered to constitute appropriate development within the Green Belt and would not have an unacceptable impact upon its openness. The proposal is also considered to have an acceptable impact upon the wider landscape. Having regard to the above it is considered that the application complies with the relevant planning policies set out in this report and it 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 proposed shed shall have tanalised timber external cladded walls and a plastic coated steel roof unless a suitable alternative is agreed in writing by the Local Planning Authority.

Reasons:

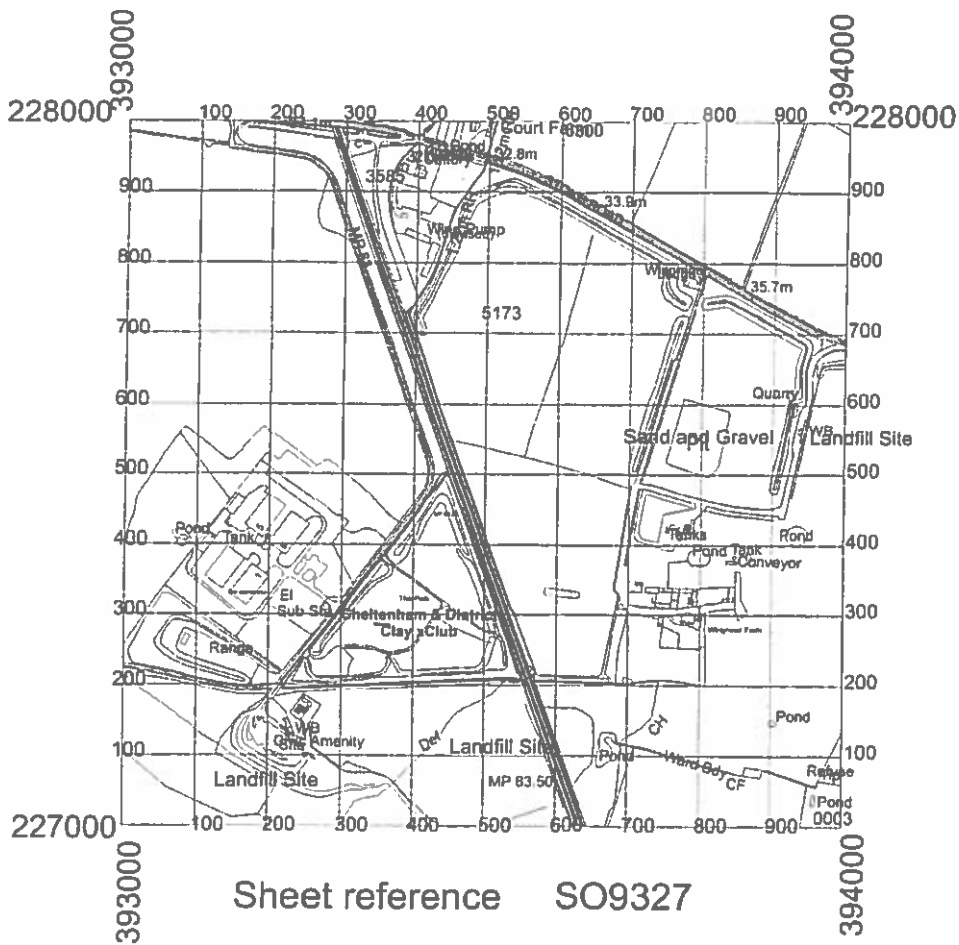
- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the NPPF.

Note:

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.

17/00189/ful



Cheltenham & District
Clay Club
Earth Embankment Works

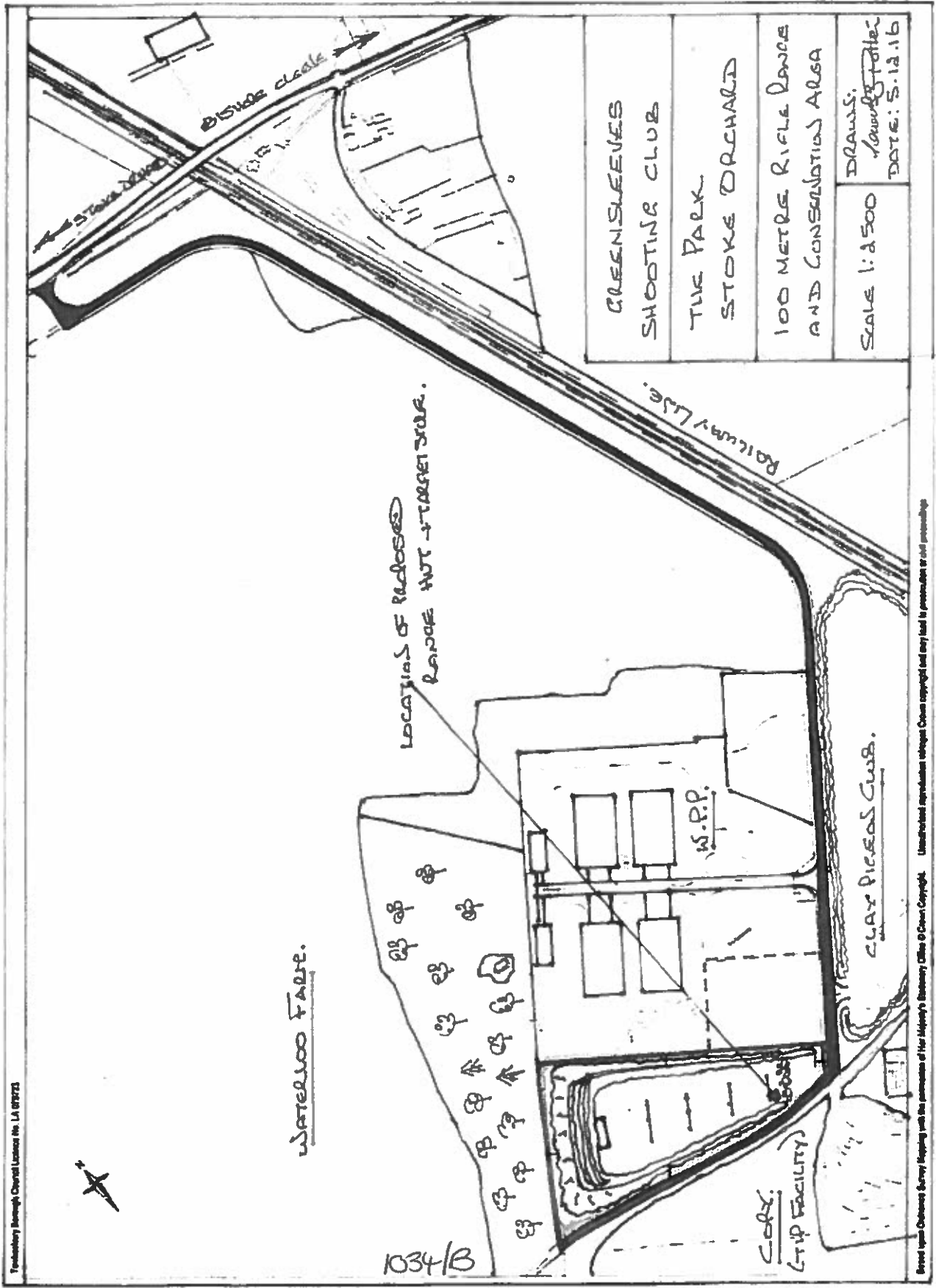
Location Plan
The Park
Stone Orchard
Cheltenham GL52 7RS

AC XXX
1:250000 Aug 2010

Drawing No
CCC / 01

1034 / A

17/00189/fel



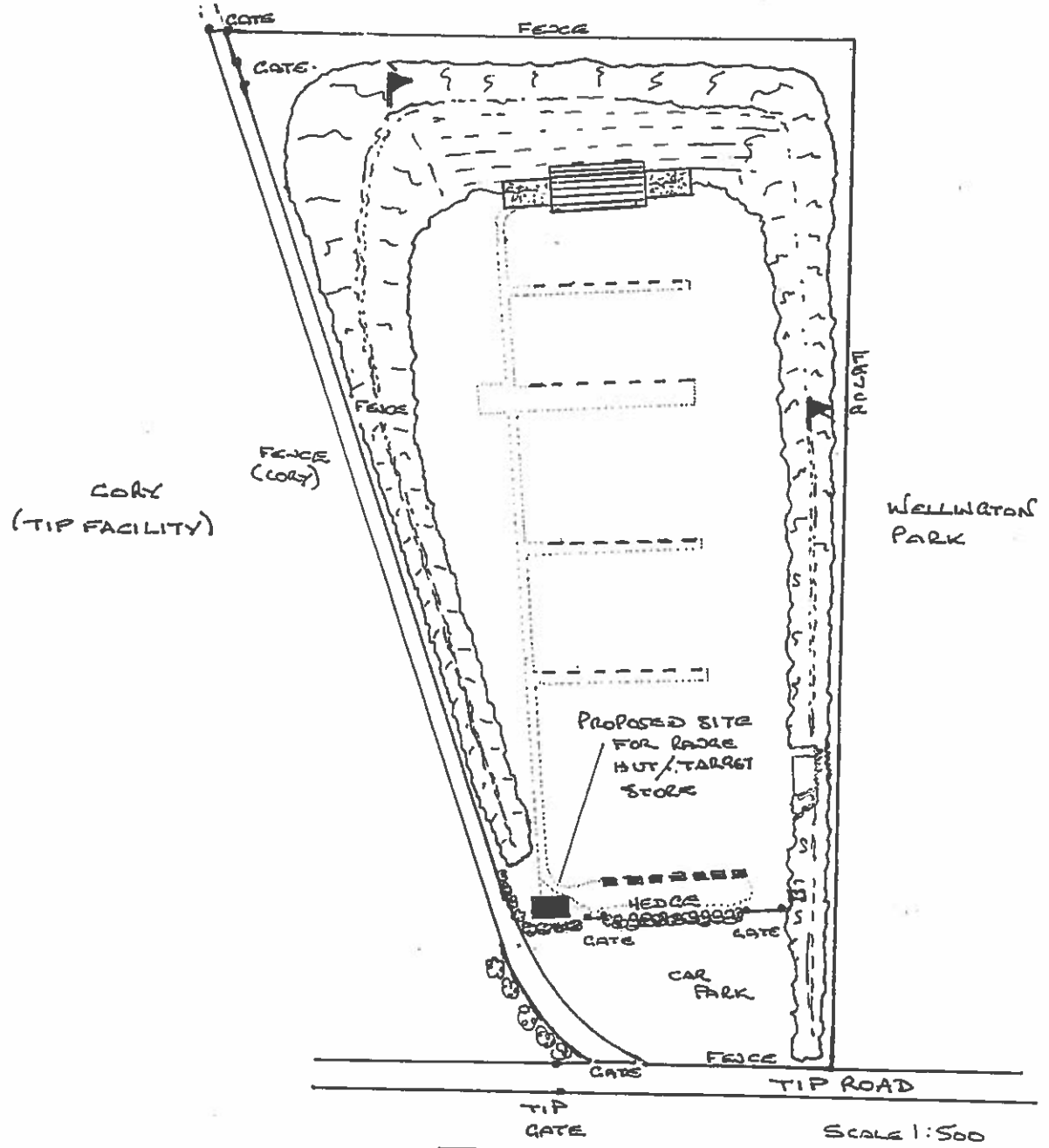
Topography Bureau Copyright License No. LA 07973

Based upon Ordnance Survey Mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction without Crown copyright and any lead to prosecution or civil proceedings.

17/00189/fel

SEWER TRUNK
SEWAGE WORKS.

WATERLOO FARM



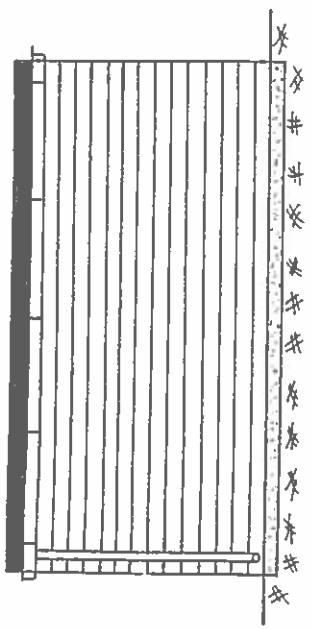
GREENSLEEVES SHOOTING CLUB

SITE PLAN AND PROPOSED LOCATION OF RANGE HUT/TARGET STORE.

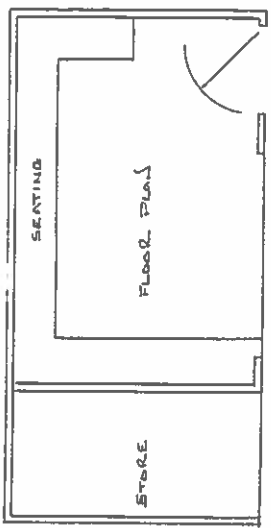
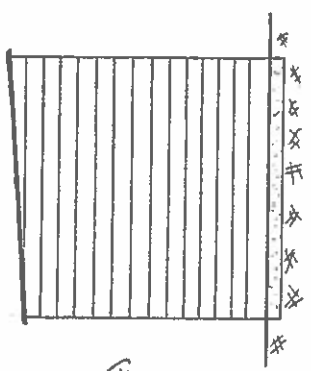
STOKES ORCHARD RANGE + CONSERVATION AREA. THE PARK, STOKES ORCHARD, CLOS. DRAWN L.A.S.P. 26.05.16

1034/C

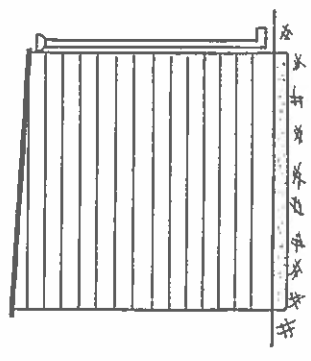
REAR ELEVATION



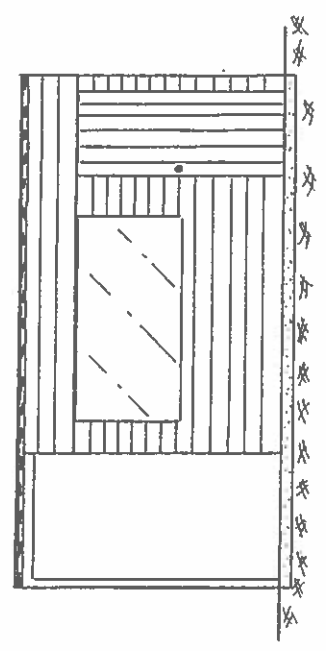
SIDE ELEVATION (LEFT)



SIDE ELEVATION (RIGHT)



FRONT ELEVATION



GREENSLEETS SHOOTING CLUB
PROPOSED RANGE HUT/TARGET STORE

CONSTRUCTION DETAILS } SEE ATTACHED SHEET
BUILD DIMENSIONS }

SCALE: 1:50 (2cm = 1metre)

DRAWN: *David Poffe* 28/05/17

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
			Isbourne	Buckland Dumbleton Snowhill Stanton Teddington Toddington	J H Evetts
Brockworth	Glebe Ward Horsbere Ward Moorfield Ward Westfield Ward	R Furolo Mrs R M Hatton H A E Turbyfield	Northway	Northway	Mrs P A Godwin Mrs E J MacTiernan
Churchdown Brookfield	Brookfield Ward	R Bishop D T Foyle	Oxenton Hill	Gotherington Oxenton Stoke Orchard and Tredington	Mrs M A Gore
Churchdown St John's	St John's Ward	Mrs K J Berry A J Evans Mrs P E Stokes	Shurdington	Shurdington	P D Surman
Cleeve Grange	Cleeve Grange	Mrs S E Hillier- Richardson	Tewkesbury Newtown	Tewkesbury Newtown	V D Smith
Cleeve Hill	Prescott Southam Woodmancote	M Dean Mrs A Hollaway	Tewkesbury Prior's Park	Tewkesbury (Prior's Park) Ward	K J Cromwell Mrs J Greening
Cleeve St Michael's	Cleeve St Michael's	R D East A S Reece	Tewkesbury Town with Mitton	Tewkesbury Town with Mitton Ward	M G Sztymiak P N Workman
Cleeve West	Cleeve West	R A Bird R E Garnham	Twyning	Tewkesbury (Mythe Ward) Twyning	T A Spencer
Coombe Hill	Deerhurst Elmstone Hardwicke Leigh Longford Norton Sandhurst Twigworth Uckington	D J Waters M J Williams	Winchcombe	Alderton Gretton Hawling Stanway Sudeley Winchcombe	R E Allen Mrs J E Day J R Mason
Highnam with Haw Bridge	Ashleworth Chaceley Forthampton Hasfield Highnam Maisemore Minsterworth Tirley	P W Awford D M M Davies	11 May 2015 Please destroy previous lists.		