



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

**TEWKESBURY BOROUGH COUNCIL**

Schedule of Planning Applications for the consideration of the **PLANNING COMMITTEE** at its meeting on 10 April 2018

	<b>(NORTH)</b>	<b>(SOUTH)</b>
General Development Applications Applications for Permission/Consent	<b>(748 - 756)</b>	<b>(757 - 766)</b>

**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. (748 - 766)**

### **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) 10th April 2018

Parish and Reference	Address	Recommendation	Item/page number
Bishops Cleeve 18/00127/FUL <a href="#">Click Here To View</a>	66 Station Road Bishops Cleeve	Permit	4 / 763
Churchdown 17/01187/FUL <a href="#">Click Here To View</a>	Bramley Lodge 17 Brookfield Road Churchdown	Permit	2 / 757
Churchdown 17/01284/FUL <a href="#">Click Here To View</a>	42 Brookfield Road Churchdown	Permit	3 / 760
Minsterworth 17/00983/FUL <a href="#">Click Here To View</a>	Land At Apple Tree Inn Main Road Minsterworth	Delegated Permit	5 / 767
Norton 17/00539/APP <a href="#">Click Here To View</a>	Parcel 5922 Green Acres Tewkesbury Road Norton	Delegated Approve	6 / 777
Toddington 17/01041/FUL <a href="#">Click Here To View</a>	Parcel 5736 Land South Of B4077 Newtown Toddington	Permit	1 / 748

17/01041/FUL

Parcel 5736, Land South of B4077, Newtown

1

Valid 26.09.2017

Erection of 9 dwellings (in place of 3 dwellings as approved under application reference 17/00179/APP) and provision of associated access road, vehicular parking spaces and landscaping

Grid Ref 404554 232370

Parish Toddington

Ward Isbourne

Newland Homes Ltd

Brighthouse Court

Barnett Way

Barnwood

Gloucester

GL4 3RT

## RECOMMENDATION Permit

### Policies and Constraints

#### NPPF

Planning Practice Guidance

Joint Core Strategy February (2017) - SP2, SD4, SD6, SD9, SD10, SD11, SD14, INF1, INF2, INF3, INF7,

Tewkesbury Borough Local Plan to 2011 (March 2006) - Policies LND2, RCN1, RCN2, NCN6

SPG Affordable Housing

Flood and Water Management Supplementary Planning Document - March 2018

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

County Highways Officer - Revised scheme - No objection subject to conditions relating to access/visibility and parking/turning

County Archaeology - No objection and no further archaeological investigation or recording required in connection with the application.

Natural England - Statutory nature conservation sites - no objection

Protected species - Standing advice

Urban Design Officer - Revised scheme - No objection subject to materials remaining of high standard

Environmental Health Officer - No objection

Severn Trent - No objection - proposed discharge points and flow rates are acceptable

Lead Local Flood Authority - No comment due to 'non-major' scale of the development

Landscape Officer Revised scheme - No objection following the submission of revised plans

Toddington Parish Council - Revised Scheme - Objection on the following grounds:

- Proposed increase in number of dwellings is not reflective of the approved masterplan/layout;
- The development will have a suburban, cul-de-sac estate feel, out of keeping with its rural location;
- 33 dwellings was the agreed number of dwellings - the current proposal is effectively going beyond what was originally conceded to be too many dwellings;
- No garages are proposed and this will create a very car dominated street, out of keeping with the rural environment;
- The proposed use of Spanish natural slate within part of the development will be out of keeping and will not fit sympathetically with the rest of the village;
- The proposed increase in dwellings will lead to more vehicles entering and leaving the site - this will have a detrimental impact on highway safety, given the proximity of the site entrance to the roundabout on the B4077.

Stanway Parish Council - Revised Scheme - No objection

Local Residents - 7 letters of objection have been received from local residents. Their concerns are summarised as follows:

- The proposed increase in dwellings would lead to a further increase in traffic along an already busy and fast stretch of road;
- A further six houses on top of those already permitted on the site and elsewhere in the village is excessive for a village of this size;

- No visitor parking spaces have been provided within the development. Two parking spaces per household is insufficient for a village location;
- The village has a linear layout - the original permission deviates from this and the proposed increase in housing numbers will result in a town estate feel, unsympathetic to a Cotswold village;
- Proposed use of natural slate roofing would be inappropriate/unsympathetic and would not mirror the existing row of houses opposite the site;
- Welcome the provision of more 'affordable' housing within the area but the current proposal would immediately change the open rural feel of the development;
- When viewed from the B4077 the development will look like a car park and will appear very urban in nature;
- The application does not support the original aspirations of the previously approved masterplan.

**Planning Officers Comments:** Miss Lisa Dixon

## **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 forms part of a larger, L-shaped parcel of land which adjoins the B4077 to the north, and the B4632 to the east. The wider site was formerly in agricultural use was granted Outline Planning Permission on 11th November 2015 (Application Ref: 15/00394/OUT) for the erection of up to 33 dwellings and associated works with all matters reserved for future consideration with the exception of access. Reserved matters approval for the site was subsequently granted at Planning Committee on 09.05.2017 under planning reference: 17/00179/APP.

1.3 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.

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

1.5 Following recent approval of planning conditions pertaining to the reserved matters approval (Application ref: 17/00131/CONDIS) on 09.02.2018, building works are well underway on the wider site.

## **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.

2.3 Reserved Matters Approval was recently granted at Planning Committee (Application ref: 17/00179/APP) on 09.05.2017 for 33 No. dwellings including appearance, landscaping, layout and scale (access already approved). The Reserved Matters Approval included public open space and associated drainage and highways infrastructure, pursuant to outline permission ref: 15/00394/OUT. The outline application established that the main vehicular accesses to serve the development would be via the B4077.

## **3.0 Current Application**

3.1 The current application seeks to revise the quantum of dwellings and layout within the eastern portion of the wider development approved under ref: 17/00179/APP. The permitted 3nos. 4/5 bedroom, detached dwellings would be replaced with 9nos. smaller, semi-detached dwellings. As such, the number of dwellings for the entire site would increase from 33 to 39 (**see attached plans**).

3.2 The majority (8nos. dwellings) would be of two-storey, three-bed construction with lounge and open-plan kitchen/dining room at ground floor level. A smaller, two-storey, two-bedroom unit is also proposed (Plot 9 within the proposed site layout plan) and this would be adjoin a previously permitted semi-detached pair to form a terrace of three. Landscaped, tandem parking for 2nos. vehicles is proposed within the frontage of each plot to serve the dwellings.

## 4.0 Analysis

4.1 The principle of residential development within the site has already been accepted following outline and subsequent reserved matters approval for the extant scheme. The key issues to be considered in relation to this current application are therefore, considered to be design, layout and housing mix, landscape and visual impact, highways and parking issues, affordable housing provision and flood risk/drainage.

### Design, 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 SD4 of the JCS 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 already approved scheme. The site slopes from north to south which allows houses to diminish in visibility from the main road (B4077) and the current proposal would continue the linear form of development as established as part of the surrounding extant permission. Parking is provided with 2nos. allocated spaces per dwelling. Following initial comments from both the Landscape Officer (LO) and Urban Design Officer (UDO), the parking layout has been revised to incorporate additional soft landscaping, thereby breaking up the extent of hard surfacing to the frontage of the dwellings. The proposed house designs and detailing reflect the approved overarching masterplan and incorporate traditional design features such as stone heads and cills, quoins and projecting gables. A simple palette of stone and render and natural slate is proposed for the scheme which reflects the external materials of the wider site and surrounding area.

4.4 The Urban Design Officer (UDO) originally expressed concerns relating to the proposed level of frontage parking and impact upon the street scene. 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. The revised drawings incorporate tandem parking spaces and soft landscaping which the UDO considers to effectively soften the street scene. The Landscape Officer is also satisfied that his previous concerns have been addressed and the additional frontage planting/landscaping would serve to adequately soften the proposed parking areas.

4.5 Concerns have been expressed by local residents and the Parish Council with regards to the proposed layout, increased frontage parking and proposed use of natural Spanish roofing slates. Overall, the proposals, as amended, are considered to have addressed the previous Urban Design and Landscape concerns and the revised layout and house designs are considered to accord with the objectives of national and local design advice and reflect the overall masterplan principles of the extant permission for the wider site. The materials for the full site were conditioned for approval within the extant reserved matters decision (ref: 17/00179/APP). The Parish Council subsequently objected to the use of natural Spanish slate within the development on the grounds that this material was not characteristic of the locality and failed to reflect the natural stone and re-constituted stone tiles found on the existing properties to the opposite site of the B4077. The applicant has sought to engage with the Parish proactively in this regard and has proposed the use of re-constituted stone tiles for the majority of new dwellings to the frontage of the site adjacent to the B4077 with natural slate utilised for the remaining dwellings within the development. This materials specification has recently been secured via conditions discharge (Application ref: 17/00131/CONDIS - discharged 09.02.2018). Whilst it is acknowledged that the existing properties directly opposite the site are constructed in natural stone and reconstituted stone tiles, this is by no means the only roofing material within the village and natural slate and clay tiles are also readily apparent. Therefore, the use of natural slate, as proposed for the roofs of the nine dwellings proposed within the current scheme is considered to be reflective of the wider approved materials for the site and the wider locality.

### 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. Saved 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. Furthermore, Policy SD6 of the JCS advises that development should seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.

4.7 Site-wide landscaping has been agreed as part of the over-arching masterplan/reserved matters approval (ref: 17/00179/APP). This includes removal of the existing hedge along the B4077 to allow a new footpath along the length of the proposed development and subsequent planting of a new native hedgerow on the inside of the footpath. As mentioned within paragraph 4.3 above, the revised layout for the current application incorporates soft landscaping and tree planting to the frontages of the dwellings in order to soften the areas of tandem parking. This arrangement is considered appropriate in landscape terms by both the LO and UDO and as such, the revised scheme is considered to result in no discernible harm to the setting of the Special Landscape Area, in accordance with Section 11 of the NPPF, Local Plan Policy LND2 and Policy SD6 of the JCS. It is also considered that the landscaping proposals would be appropriate within the context of the wider extant development.

#### **Highways and parking issues**

4.8 Policy INF1 of the JCS requires developers to provide safe and efficient access to the highway network and advises that planning permission will be granted only where the impact of development is not considered to be severe. This is consistent with Paragraph 32 of the NPPF which requires that (inter alia) a safe and suitable access to the site can be achieved for all people.

4.9 The main accesses to the development have already been secured as part of the outline permission at four locations along the B4077. This current 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.

4.10 Tandem parking for 2nos. vehicles is proposed for each dwelling and this is consistent with the wider site, with larger dwellings benefitting from 4 parking spaces. Visitor spaces have also been incorporated into the wider approved layout. This level of parking provision is considered acceptable in this location. The County Highways Officer has raised no objection to the proposal, subject to conditions relating to securing and maintaining the vehicular parking and turning as shown within the revised drawings.

#### **Affordable Housing provision**

4.11 The extant permission included the provision of 12 affordable homes in accordance with the agreed S106 attached to the outline planning permission. The affordable provision secured 50% affordable rented and 50% shared ownership in accordance with the outline planning permission. The current scheme would result in an overall increase in six dwellings within the site (3nos. larger dwellings replaced by 9nos. smaller units). As such, there would be a requirement for 2nos. additional affordable units, based upon a 40% required provision as set out within JCS Policy SD12.

4.12 The Council's Housing Enabling Officer has confirmed that the provision of 1no. additional 2-bed Affordable Rent (Plot 9) and 1no. additional 3-bed, Shared Ownership (Plot 8) would represent an appropriate affordable mix and would accord with affordable provision secured across the wider site. A Deed of Variation to the secured Section 106 Agreement will be required in order to secure the additional 2nos. affordable units.

#### **Flood Risk and Drainage**

4.13 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 INF2 of the JCS, which also requires development proposals to incorporate appropriate provision for the attenuation and treatment of surface water run-off in accordance with sustainable drainage systems (SUDS) criteria.

4.14 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. A revised drainage plan has been submitted to accompany the proposal. The Lead Local Flood Authority (LLFA) have advised that they do not wish to respond in respect of the proposal due to the proposed number of dwellings (under ten).

4.15 The LLFA raised no objection to the principle of the extant development, being content that the existing condition attached to the outline permission would satisfactorily secure the detailed drainage scheme. Severn Trent Water have raised no objection to the current application and are content that proposed discharge points and flow rates are acceptable.

### **Residential Amenity**

4.16 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 SD14 of the JCS which seeks to ensure that new development does not cause an unacceptable harm to local amenity including amenity of neighbouring occupants.

4.17 The proposed layout would provide Plots 1 - 8 with a rear garden which would effectively back onto the rear gardens of detached dwellings to the west, permitted under the extant scheme. The rear gardens would be 11 metres in length for plots 5 to 8 inclusive, reducing to 7, 8 and 7.5 metres in length for Plots 1, 2 and 9 respectively. The closest window to window distance would be 18 metres (Plots 6 and 17), with the remainder of plots exceeding this distance.

4.18 Given the orientation of the properties, relative distances and proposed layouts, it is considered that there would be an adequate level of private amenity space and the relationship between dwellings (extant permission and proposed dwellings) is similarly considered acceptable with regards to residential amenity.

### **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.

### **Housing Mix**

4.21 Policy SD11 of the JCS provides that new housing development will be required to provide an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market. Aside from the secured affordable housing provision, the extant permission would provide a mix of large, detached four and five bedroom dwellings within the site. The current application seeks to replace 3nos. of these larger homes with smaller 3-bed semis and an end of terrace, 2-bed property.

4.22 Concerns have been expressed by the Parish Council and local residents in that the proposal would lead to the watering-down of the overall masterplan for the site and is unacceptable in this regard. However, the current scheme seeks to address the absence of housing mix within the overall site by introducing 2/3-bed units, thereby contributing to a more balanced housing market. Officers consider that this is a welcomed addition to the overall scheme and one which accords with the spirit of JCS Policy SD11.

### **Other matters**

4.23 The extant outline permission secured contributions relating to Off-site play provision, playing pitches and/or changing rooms, sports facilities and community projects, via Section 106 Agreement, as required by Policy INF4 of the JCS. The Community Development Manager has been consulted and has advised that the secured contributions should be re-calculated on a 'pro rata' basis in order to take account of the additional six dwellings proposed. It is considered that this increase in contributions could be secured via a Deed of Variation to the original S106.



## 5.0 Conclusion

5.1 The proposal is considered to accord with the parameters of the outline planning permission and proposes an acceptable and high quality development that would be well integrated within the wider site. The proposal would provide a more appropriate and varied housing mix than that secured by the extant approval on the site, thereby contributing to a more balanced housing market. Therefore it is recommended that permission is **DELEGATED** to the **Development Manager** subject to the signing of a **Deed of Variation** to the previously secured section 106 legal agreement for the following heads of terms:

- Affordable dwellings - 40% - 1no. additional 2-bed Affordable Rent (Plot 9) and 1no. additional 3-bed, Shared Ownership (Plot 8)
- Community Project - £17,734 (previous contribution based on 33 dwellings - £15,005)
- Off-site play - £31,278 (previous contribution based on 33 dwellings - £25,608)
- Playing pitches and/or changing rooms - £35,675 (previous contribution based on 33 dwellings - £31,689)
- Sports facilities - £34,927 (previous contribution based on 33 dwellings - £32,884)
- Waste and Recycling - £73 per additional dwelling (£438)
- Dog bins and Dog fouling signs - as previously agreed: £350 (1 bin); £200 (4 signs)
- Education (Winchcombe School) - An update in respect of the pro rata amount will be provided at Planning Committee
- Libraries Contribution - An update in respect of the pro rata amount will be provided at Planning Committee

## RECOMMENDATION Permit

### Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby approved shall be carried out wholly in accordance with the following approved plans:- Site location plan - Drawing no.215 - 50, received on 25.09.2017; Proposed site layout - Drawing no.215 -51 Rev. A, received on 20.12.2017; Proposed street scene - Drawing no.215 - 52 Rev. A, received on 20.12.2017; Proposed floor plans and elevations (3-bed) - Drawing no.215 - 55 Rev. A, received on 20.12.2017; Proposed floor plans and elevations (2-bed) - Drawing no.215 - 56, received 25.09.2017 and Drainage and Finished Floor Levels Plan - Drawing no. 215-142-3, received by the Local Planning Authority on 16.01.2018.
- 3 The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 120m left of proposed access and 53.19m right of the proposed access. The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.
- 4 The buildings hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. 215-51A, and those facilities shall be maintained available for those purposes thereafter.
- 5 The drainage and finished levels shall be completed in all respects in accordance with submitted plan ref: 215 - 142 -3, received by the Local Planning Authority on 16.01.2018 prior to first occupation of the development hereby approved and maintained as such thereafter.
- 6 The development hereby approved shall be carried out wholly in accordance with the following schedule of approved materials:-  
Walling - Bekstone Tumbled Golden Buff and Parex Lanco Textured Render G00 - Natural White  
Roofing - Natural Spanish Slate  
Driveways - Brett Alpha Autumn Gold Block Pavers  
Shared Surface Roads - Omega tumbled block - 'Silver Haze'.

- 7 No development shall take place until details of existing and proposed ground levels and ground floor slab levels of the buildings relative to Ordnance Datum Newlyn have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 8 Development shall not take place until the detailed design for surface water drainage has been submitted to and approved in writing by the Local Planning Authority, incorporating betterment as stated in the applicants Flood Risk Assessment and subsequent correspondence dated 8th May 2015 in respect of outline permission ref: 15/00394/OUT. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.
- 9 No development shall take place until details, which show how the existing trees and hedgerows that are to be retained will be protected during the course of construction, have been submitted to and approved in writing by the local planning authority. The details shall accord with BS 5837: Trees in Relation to Construction. All approved tree and hedge protection measures shall be in place prior to the commencement of construction and shall be retained thereafter until construction has been completed.
- 10 No work shall commence on site until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:
- (i) Proposed finished levels or contours;
  - (ii) Positions, design, materials and type of boundary treatment to be erected;
  - (iii) Hard surfacing materials;
  - (iv) The equipment and surfacing for the open space (if to be provided on-site); and
- Soft landscape details shall include:
- a. Planting plans including positions for all tree, hedge and shrub planting;
  - b. Written specifications (including cultivation and other operations associated with plant and grass establishment);
  - c. Schedules of plants, noting species, planting sizes and densities; and
  - d. Implementation timetables including time of planting.
- If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.
- 11 No external lighting shall be erected on any part of the site until a scheme has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Artificial lighting to the development must 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.
- 12 Unless otherwise agreed Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Ecological Survey Report, Bat Survey and Reptile Report all dated March 2015, submitted in respect of Outline permission ref: 15/00394/OUT.
- 13 No development shall take place until a biodiversity enhancement scheme has been implemented on the site in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be maintained and managed thereafter.
- 14 13 No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- (i) specification of the type and number of vehicles
  - (ii) the parking of vehicles of site operatives and visitors
  - (iii) loading and unloading of plant and materials
  - (iv) storage of plant and materials used in constructing the development
  - (v) the erection and maintenance of security hoarding including decorative displays and facilities
  - (vi) for public viewing, where appropriate
  - (vii) wheel washing facilities
  - (viii) measures to control the emission of dust and dirt during construction

- 15 No part of the development shall be occupied until the pedestrian improvement works, bus stop relocation and highway safety works shown on plan SK04 Rev B, submitted in respect of Outline permission ref: 15/00394/OUT, have been completed. The works shall be maintained as such thereafter unless and until adopted as highway maintainable at public expense.
- 16 No building on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.
- 17 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.
- 18 No development shall commence on site until a scheme has been submitted to, and agreed in writing by, the Local Planning Authority for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided in accordance with the details so approved.
- 19 Prior to the use of each site access the first 10m of that access road, including the junction with the existing public road and associated visibility splays, shall be completed to at least binder course level.

Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To ensure that the development is carried out in accordance with the approved plans.
- 3 To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.
- 4 To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.
- 5 To ensure that the development is provided with a satisfactory means of drainage in accordance with the NPPF.
- 6 To ensure an acceptable external appearance to the development.
- 7 To ensure that the development integrates harmoniously with its surroundings and does not adversely impact upon existing residential properties in accordance with the NPPF.
- 8 To ensure that the development is provided with a satisfactory means of drainage, as well as reducing the risk of flooding both on the site itself and the surrounding area, and to minimise the risk of pollution, all in accordance with NPPF guidance.
- 9 To protect the retained trees and hedgerow from damage during construction and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.
- 10 To ensure that the new development will be visually attractive in the interests of amenity
- 11 To protect the amenities of nearby residential property and in the interests of visual amenity in accordance with the NPPF.

- 12 To ensure proper provision is made to safeguard protected species and their habitats, in accordance with the guidance set out in the NPPF.
- 13 To ensure proper provision is made to safeguard protected species and their habitats, in accordance with the guidance set out in the NPPF.
- 14 To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.
- 15 To reduce potential highway impact, in accordance with paragraph 32 of The Framework.
- 16 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.
- 17 To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the Framework.
- 18 To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.
- 19 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.

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 improved parking and landscaping layout.



**DO NOT SCALE FROM THIS DRAWING**  
 This drawing is a site plan for a residential development. It is intended to provide a general overview of the layout of the site and is not to be used as a legal document. The site plan is subject to change without notice. All dimensions are approximate and should not be used for construction purposes. The site plan is subject to the planning conditions of the planning permission granted for the development. The site plan is subject to the planning conditions of the planning permission granted for the development. The site plan is subject to the planning conditions of the planning permission granted for the development.



A2

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**Newland HOMES**  
 Neighbours Court, Barnett Way, Barnwood,  
 GLOUCESTER, GL4 3RT  
 Newland Homes  
 Newland Homes  
 Site Location Plan  
 1:1250 at A2  
 215-50

17/c1041/FWL

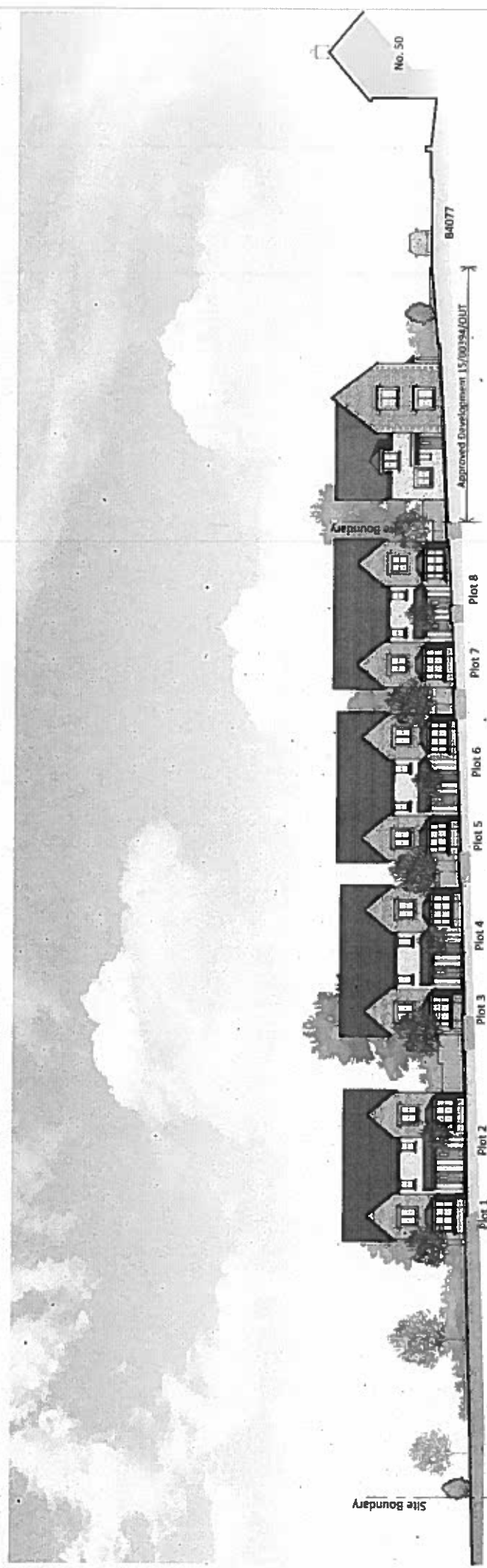
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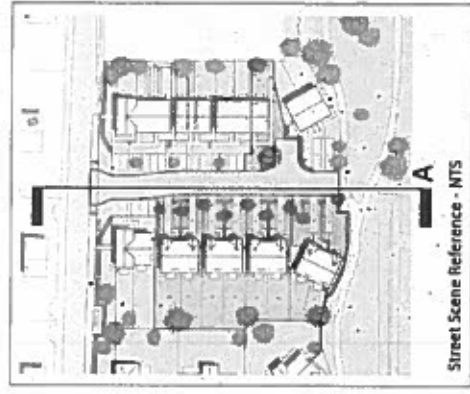
A2

DO NOT SCALE FROM THIS DRAWING  
All dimensions are indicated on this drawing. Dimensions are indicated in feet and inches. Dimensions are rounded to the nearest 1/8 inch. Dimensions are not to be used for construction. Dimensions are for information only. Dimensions are not to be used for construction. Dimensions are for information only.

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Street Scene A



A. Approved Building & Community 15/01217 Rev. 01/15  
 DATE: 01/15/15  
 BY: [Signature]

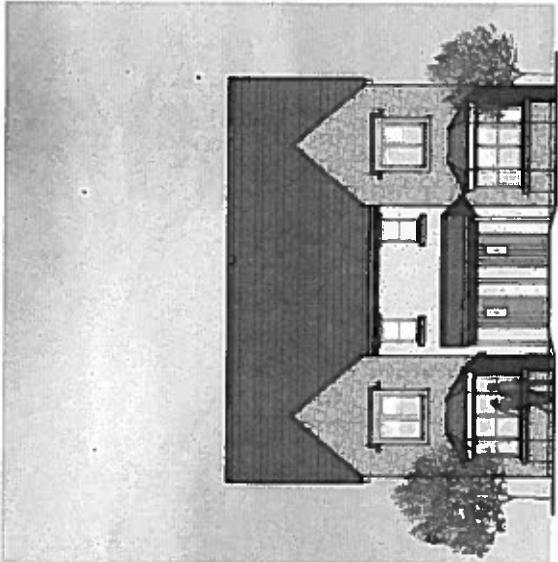
**Newland HOMES**  
 Reference Court, Barnes Way, Barnwood,  
 GLOSCESTER GL5 3JF  
 Newtown, Toddington  
 Proposed Street Scene  
 1200 at A2  
 215-52  
 15/01217  
 A

17/01041/FUL  
 Proposed street scene

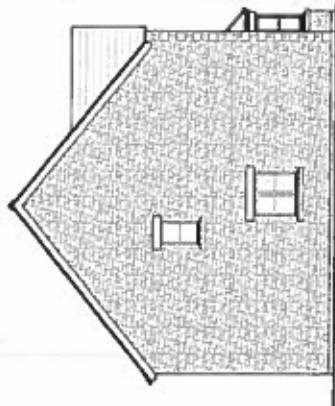
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EXACT SCALE FROM THE DRAWING

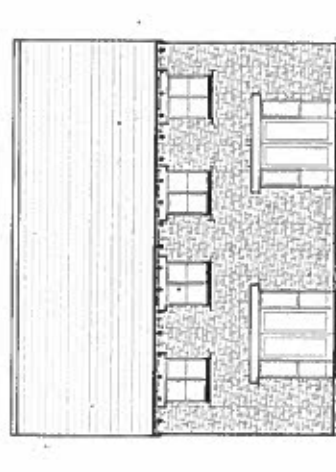
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Front Elevation



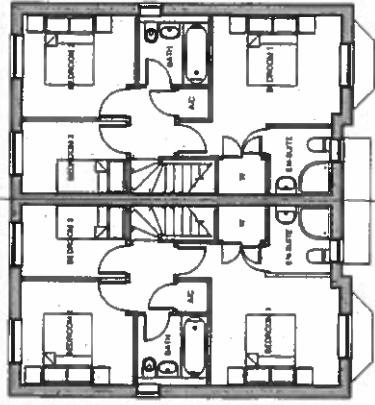
Side Elevation



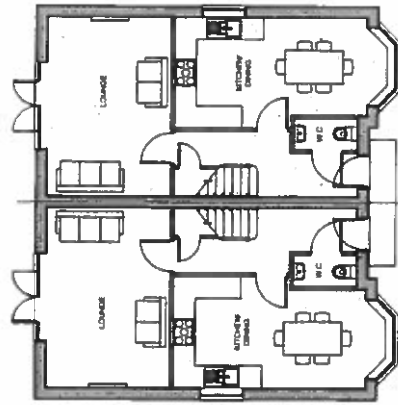
Rear Elevation



Side Elevation



First Floor



Ground Floor

A. All elevations following LA comments. 13.12.17 v4  
 Date: 13.12.17  
 By: [Signature]

**Newland HOMES**

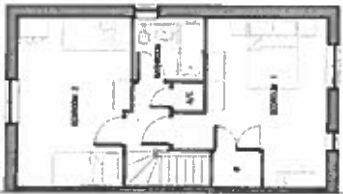
Blythstone Court, Burrell Way, Burswood,  
 GLoucestershire, GL4 2BT

Newtown, Toddington  
 CFB - Proposed Floor Plans and  
 Elevations  
 1,100 sq ft  
 215-55

17/01/04 / Ful  
Proposed elevations / floor plans - 3-bed



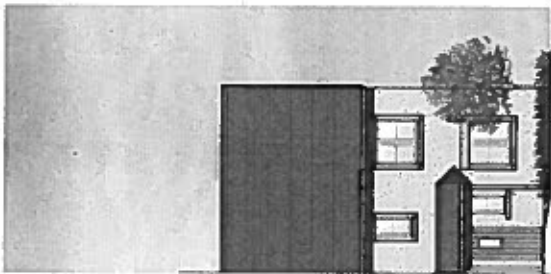
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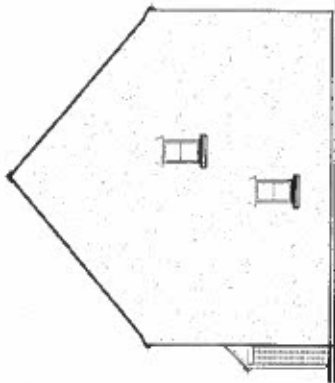
FIRST FLOOR PLAN



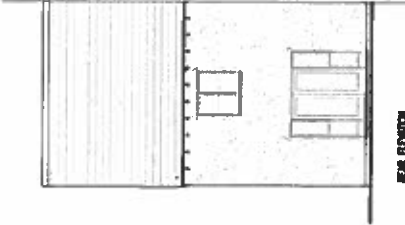
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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**Newland HOMES**  
 Englehorn Court, Barnett Way, Barnwood, GLOUCESTER, GL4 3RT  
 Newtown, Toddington  
 284P - Proposed Floor Plans and Elevations  
 1:100 @ A2  
 215-58

17/a1041/FUL  
Proposed elevations . 2-bed  
and floor plans

Valid 21.12.2017  
 Grid Ref 388681 219779  
 Parish Churchdown  
 Ward Churchdown Brookfield

Proposed two storey side extension

Mr Simon Harries-Land  
 Bramley Lodge  
 17 Brookfield Road  
 Churchdown

## RECOMMENDATION Permit

### Policies and Constraints

National Planning Policy Framework  
 Planning Practice Guidance  
 Tewkesbury Borough Local Plan to 2011 - March 2006 - HOU8  
 Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)  
 Joint Core Strategy to 2031 (2017) - SD4  
 The First Protocol, Article 1 (Protection of Property)

### Consultations and Representations

**Churchdown Parish Council:** - Objected to the proposal as originally submitted endorsing a neighbouring residents concerns.

*Revised plans:* - The Parish Council confirm they maintain their objection on the grounds of overdevelopment.

**Local Residents:** - Two letters of representation has been received objecting to the proposal for the following reasons:

- Overdevelopment
- There is already overlooking from the rear windows of the properties on Brookfield Road into the bungalows on Blacksmith Lane - the proposed dormer window would be intrusive to the bungalows on Blacksmith Lane.
- The proposed development would result in a lack of privacy.
- The third storey windows would be overlooking.

*Revised plans:* - No further comments have been received.

**Planning Officers Comments:** Fiona Martin

### 1.0 Application Site

1.1 The application relates to Bramley Lodge, no.17 Brookfield Road, which is a two storey semi-detached property in Churchdown (**see site location plan attached**).

1.2 The property is set back from the road with parking to the front of the site.

### 2.0 Planning History

2.1 Planning application 61/00208/FUL for the erection of a pair of semi-detached houses and construction of vehicular accesses was permitted in 1961.

### 3.0 Current application

3.1 The current application seeks planning permission for a two storey side extension and single storey rear extension.

3.2 During the course of the application revised plans have been received to address concerns raised by neighbours which have resulted in the omission of the large rear dormer window (**see original and revised plans**).

## 4.0 Policy Context

4.1 Paragraph 56 of the NPPF outlines that 'the Government attaches great importance to the design of the built environment'.

4.2 Policy HOU8 of the Local Plan sets out, inter alia, that extension to existing dwellings will be permitted provided that the proposal respects the character, scale, and proportion of the existing dwelling. The policy requires that proposals must not have an unacceptable impact on adjacent property in terms of bulk, massing, size and overlooking. The proposal must also respect the character and appearance of the surrounding area.

4.3 Policy SD4 of the JCS further highlights that development should respond positively to, and respect the character of the site and its surroundings. With the scale and materials also being appropriate to the site and its setting.

## 5.0 Analysis

5.1 The main issues to be considered with this application are the design and the impact on the street scene, the impacts on the neighbouring residents, and whether the proposal constitutes over development.

### *Design & Impact on the Street Scene*

5.2 The proposed two storey side extension would mirror the design of the existing façade creating a balanced appearance to building either side of the existing porch. The extension would have a gable roof and would continue the existing ridge line with a total height of 7.9 metres and would have a width of 3.4 metres and would span the depth of the existing property (see the revised proposed elevation plans attached).

5.3 There are a wide range of different sizes and styles of buildings in the surrounding area. The proposed two storey side extension would be visible from the street scene, however it is considered that it would be in keeping with the character of the existing property and surrounding area with materials and fenestration to match the existing dwelling.

5.4 The proposed single storey rear extension would extend the existing single storey rear extension. The rear extension would have a lean-to style roof at the same height as the existing single storey rear.

5.5 Additionally there would be two new roof lights shown on the proposed plans, the design of which would not be harmful to the character of the area.

5.6 Overall, it is considered that the proposal respects the character of the existing dwelling and surrounding properties. Additionally, the proposed materials are considered to be acceptable and the proposal is considered to respect the character and appearance of the area. As a result it is considered that the proposal complies with the requirements of policy HOU8 of the Local Plan and SD4 of the JCS in relation to the design of the proposal.

### *Residential amenity*

5.7 Policy HOU8 of the Local Plan states development will only be permitted when it does not have an unacceptable impact on the residential amenity of adjacent properties.

5.8 There are a number of new windows proposed as part of the application. The front elevation windows are not considered to result in any overlooking issues. A first floor non-opening window is proposed on the side south-west elevation. The window would be high level and is not considered it would result in an adverse increase in overlooking. A condition is imposed requiring the cill height of the window to be set no lower than 1.7 m above the internal floor level. To the rear of the property there would be one new first floor window that would serve a bathroom and which would be obscure glazed and would not result in any overlooking of the neighbours properties.

5.9 Given the location of the proposed extensions and the existing boundary treatments at the site the proposal it is not considered it would have an overbearing impact on neighbouring residents.

5.10 Overall, it is considered that the proposal would not cause demonstrable harm to the amenities of the neighbouring dwellings and would accord with policy HOU8 of the Local Plan.

#### *Other Matters*

5.11 The submitted block plan indicates that the extension would result in a very minor encroachment across the intervening boundary with the adjoining neighbouring property. As required in such circumstances, the ownership certificate submitted with the planning application form has been signed stating that the owner of the adjacent property has been informed of the application. This is therefore a civil matter and a note to this effect is attached to the recommendation.

### **6.0 Conclusion**

6.1 Overall, it is considered that the proposal would not harm the existing street scene and would be of an acceptable size and design. The impact on the amenity of neighbouring properties has been assessed and subject to conditions it is not considered there would be any adverse impact. The proposal would therefore accord with the NPPF, Policy HOU8 of the Local Plan and Policy SD4 of the JCS and is recommended for Permit.

### **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: existing floor plans, elevations and site location plan (0294/001A) received by the Local Planning Authority 4th December 2017. Proposed floor plans and elevations (0294/101D) received by the Local Planning Authority 22nd February 2018.
- 3 The external materials of the proposed extensions shall match as near as possible the materials of the existing dwelling.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the first floor bathroom window in the rear north-west facing elevation and the bedroom window in the side south-west facing elevation of the proposed extension shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the windows are installed. The obscure glazing shall thereafter be retained and not altered without the prior consent of the Local Planning Authority.

#### Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the extension is in keeping with the existing building.
- 4 To safeguard the privacy of residents in the locality.

#### 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 the design of the proposal including the removal of the proposed dormer window.
- 2 This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

17/01187/FUL

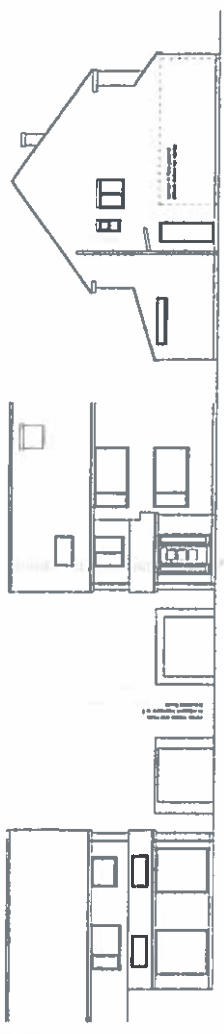


7 Eganville Road  
22nd Floor  
Abingdon  
OX1 2DQ  
Drawing No: K30337 Final Plans, Part 1 of 2  
Re: 8 Eganville Road  
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Scale: 1:50  
Drawn: SPC  
Checked: SPC  
Date: 02/01/11



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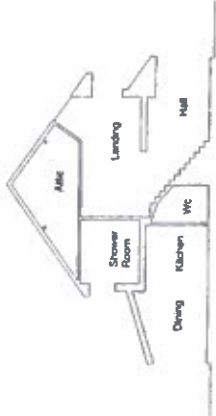
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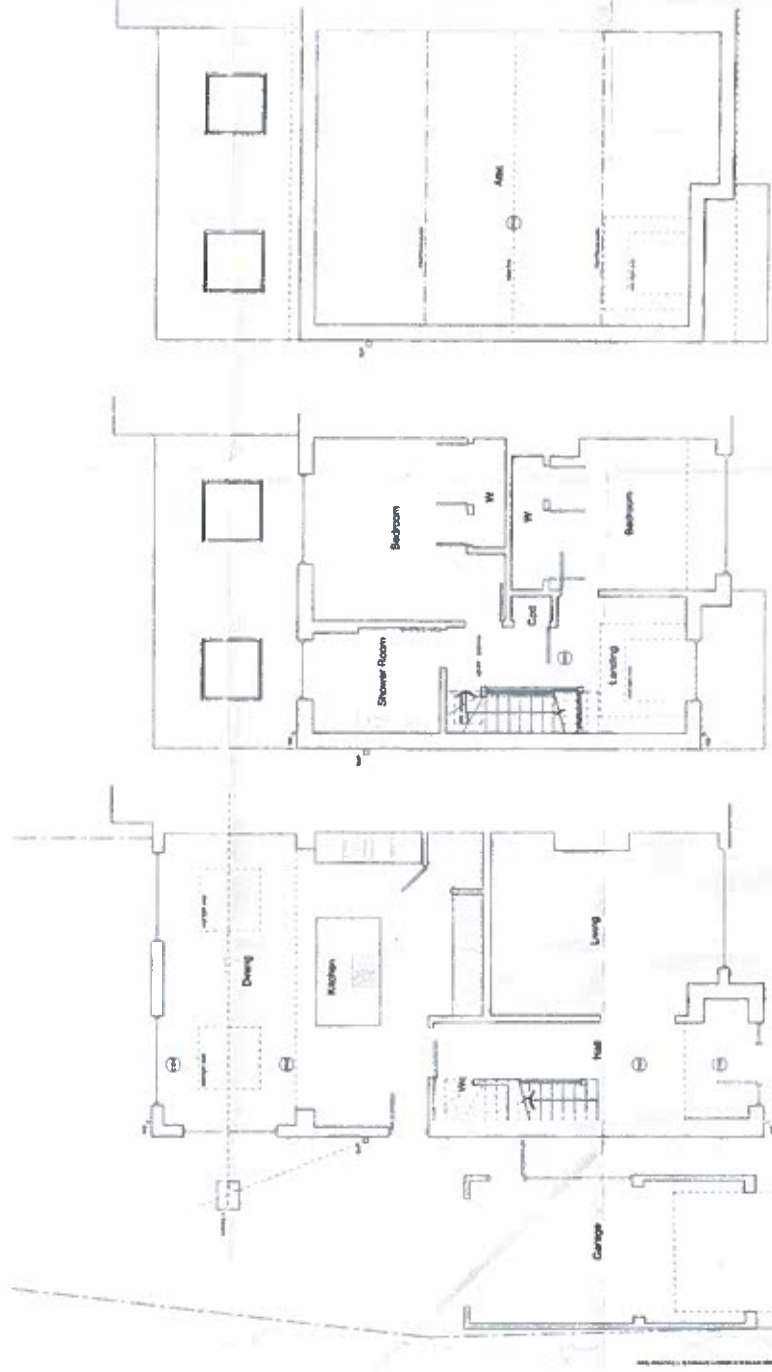
North West Elevation (1:100)

South East Elevation (1:100)

South West Elevation (1:100)



Typical Section (1:100)



Ground Floor Plan (1:50)

First Floor Plan (1:50)

Second Floor Plan (1:50)

759a



102C Rivers Court  
Bristol  
BS1 3PU  
T 0117 9421 57  
F 0117 9421 58  
www.tdarchitect.co.uk

Simon & Madeline James-Land

17 Brookfield Road  
Chardstock  
Gloucester  
GL3 2PR

PROPOSED Floor Plans  
Elevations

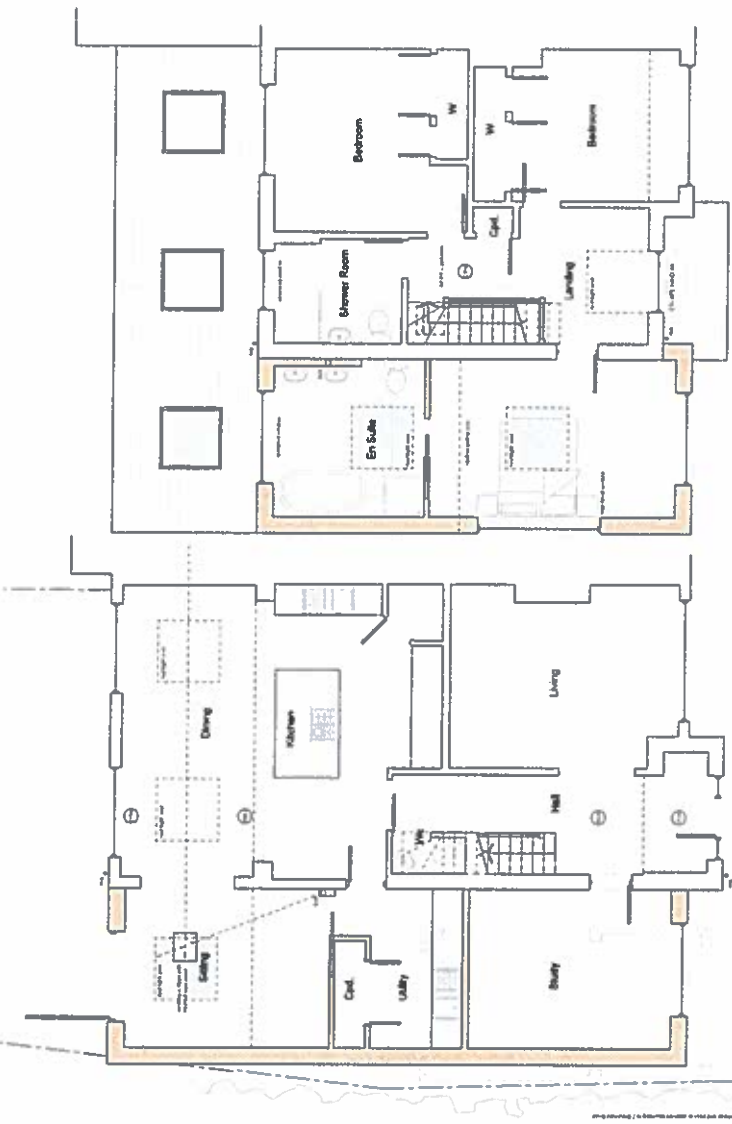
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October 2017  
SAF

0294/101D



PROPOSED (in blue)  
New/Existing (in black)  
High/Low (in red)  
Other (in grey)  
Other (in green)  
Other (in yellow)



Ground Floor Plan (1:50)

First Floor Plan (1:50)

No 5 Brookfield Road



North West Elevation (1:100)

South East Elevation (1:100)

North East Elevation (1:100)

17/01284/FUL

42 Brookfield Road, Churchdown, Gloucester

3

Valid 08.12.2017

Grid Ref 388809 219902

Parish Churchdown

Ward Churchdown Brookfield

Single storey and two storey side and rear extensions.

Mr Roger Bound  
48 Brookfield Road  
Churchdown  
GL3 2PB

## **RECOMMENDATION Permit**

### **Policies and Constraints**

Joint Core Strategy (2017) (JCS) - Policies SD4

Tewkesbury Borough Local Plan to 2011(TBLP) - March 2006 - Policy HOU8

National Planning Policy Framework

Planning Practice Guidance

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

The First Protocol, Article 1 (Protection of Property)

### **Consultations and Representations**

**Parish Council original plans** - no objections.

*Revised plans* - objects to this application on the grounds of over development of the proposed site and loss of amenity. This application must be considered in conjunction with the proposed development (new dwellings) at 48 Brookfield Road. Both applications taken together represent a serious over development in this area which is totally out of character with the village. The Parish Council respectfully ask TBC to consider both applications together and at the Planning Committee. The Council also request a site visit to be undertaken before both applications are considered.

**Local residents** - One letter of objection has been received from the neighbours at no 32 Brookfield Road. The reasons for objection are summarised as follows:

- overdevelopment of the site. To facilitate the detached house (now under construction) -16/01096/FUL, the garden of no 42 was reduced to a quarter of its original size. To then extend the footprint of this dwelling would reduce the size of the garden even more.
- This application, combined with the proposed new dwellings at no 48 (17/00257/OUT) would result in over intensive development and the loss of amenity to neighbouring dwellings.
- Letters of support has been submitted by the applicant - he considers that this is a very well thought out and clever extension design, it would only serve to enhance the property.

**Councillor Blackwell has requested a committee determination and a site visit for this application and 17/01356/OUT (48 Brookfield Road). The reason for the request on both applications is to assess the impact on the surrounding road infrastructure entrance.**

**Planning Officers Comments:** Mrs Sarah Barnes

### **1.0 Application Site**

1.1 This application relates to 42 Brookfield Road, a detached brick property located in Churchdown (site location plan attached).

### **2.0 Current application**

2.1 The current application is for a single storey and two storey side / rear extensions (plans attached).

### **3.0 Recent History**

3.1 In 2016 (16/01096/FUL) permission was granted for 'Separation of part rear garden to 42 Brookfield Road and erect new 4 bedroom detached house with integral garage served by new private drive.'

3.2 In 2017 permission was granted for 'Separation of part rear garden to 42 Brookfield Road and erect new 4 bedroom detached house with integral garage served by new private drive (Revised application to 16/01096/FUL).'

3.3 Outline application 17/00983/FUL for the demolition of No. 48 Brookfield Road and the replacement with two new dwellings (with access, layout and scale for approval) is currently pending consideration. The application is adjacent to the current application site and is referred to in the Parish Councils objections.

#### **4.0 Policy Context**

4.1 One of the NPPF's core principles is to ensure a good standard of amenity for all existing and future occupants of land and buildings. Section 7 of the NPPF also makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF also makes it clear that obviously poor designs should be refused. Policy SD4 of the JCS closely reflects this advice. Policy HOU8 of the TBLP supports the principle of residential extensions subject to satisfying certain design criteria. It sets out that extensions to existing dwellings will be permitted provided they respect the character, scale and proportions of the existing dwelling and do not have an unacceptable impact on adjacent property and residential amenity. This policy is considered consistent with the framework and as such should be given due weight according to paragraph 215 of Annex 1 of the framework.

4.2 Another of the defined core principles of the NPPF is that a good standard of amenity for all existing and future occupants of land and buildings be achieved. Policy SD4 of the JCS and Policy HOU8 of the TBLP closely reflects this advice.

#### **5.0 Analysis**

##### **Design, Size and Visual amenity**

5.1 The proposal is for a two storey side and rear extension. It also includes a modest single storey extension. Revised plans were submitted on the 15th January 2018 (**plans attached**) improving the design of the proposal. Setting the utility room back by 225mm, as recommended, would help to emphasise the symmetry of the east gable. It is considered that the proposal (as revised) would be of a suitable modern design and of an acceptable size. It would be constructed from facing bricks to match the existing dwelling with a mineral fibre slate roof. In terms of the visual amenity, it is considered that the proposal would be in-keeping with the character of the existing street scene.

##### **Residential amenity**

5.2 An assessment has been made on the impact of the nearest neighbouring dwellings and it is not considered that the proposal would cause a detrimental impact on their residential amenity in line with Policy HOU8 of the Local Plan. No objections have been received relating to residential amenity.

##### **Other Issues**

5.3 The Parish Council and a local resident have raised concerns about 'overdevelopment of the plot' especially when combined with the proposed new dwellings at 48 Brookfield Road (17/01356/OUT). However, this application should be assessed on its own merits. In terms of this application, there would still be a reasonable amount of garden area left free from extensions and the most prominent elevation in the street scene (the front elevation) would not alter. Brookfield Road is also characterised by a mixed style of dwellings, sited in plots of varying sizes so the proposal would not appear out of character with the existing street scene.

5.4 In terms of highway safety, the existing access would be retained and the proposal would not affect the existing off road parking at the site.

#### **6.0 Conclusion**

6.1 Overall, it is considered that the proposal would not be harmful to the appearance of the existing dwelling nor the street scene and it would not result in an unacceptable loss of residential amenity to neighbouring dwellings. The proposal (as revised) would also be of an acceptable size and design. It would therefore accord with Policy HOU8 of the Local Plan, the Joint Core Strategy and the NPPF. 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.
- 2 The external materials of the proposed extensions shall match as near as possible the materials of the existing dwelling.
- 3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Site plan, block plan, existing elevations / floor plans received by the Council on the 30th November 2017 and proposed revised elevations / floor plans received by the Council on the 15th January 2018.

- 4 The first floor window in the side elevation of the extension serving the bathroom shall be glazed in obscure glass and fitted with 'DGS Egress Friction Stays with inbuilt child restrictors' to restrict the opening of the windows to a maximum of 150mm. The window shall thereafter be retained as such and not altered without the prior consent of 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 extension is in keeping with the existing building.
- 3 To define the terms and extent of the permission.
- 4 To safeguard the privacy of residents in the locality in accordance with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

### 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 size and design.

**CLIENT  
SITE  
PROJECT**

Mr R. Bound  
42 Brookfield Road Churchdown GL3 2PB  
Extension and Internal Alterations

Plans as Proposed

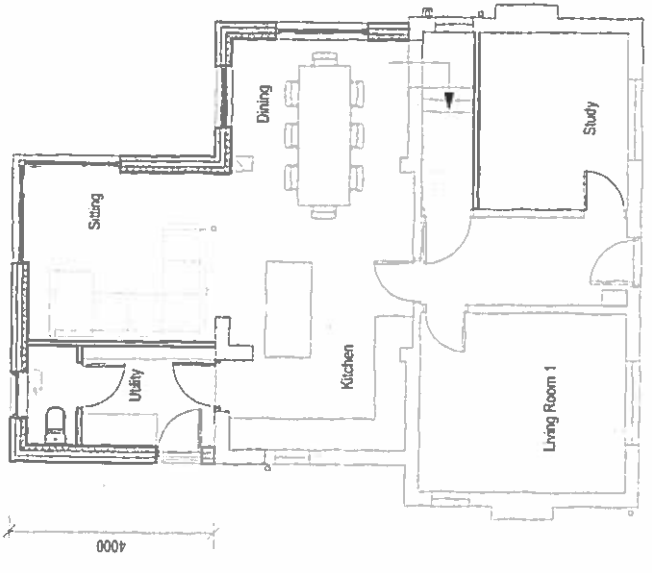
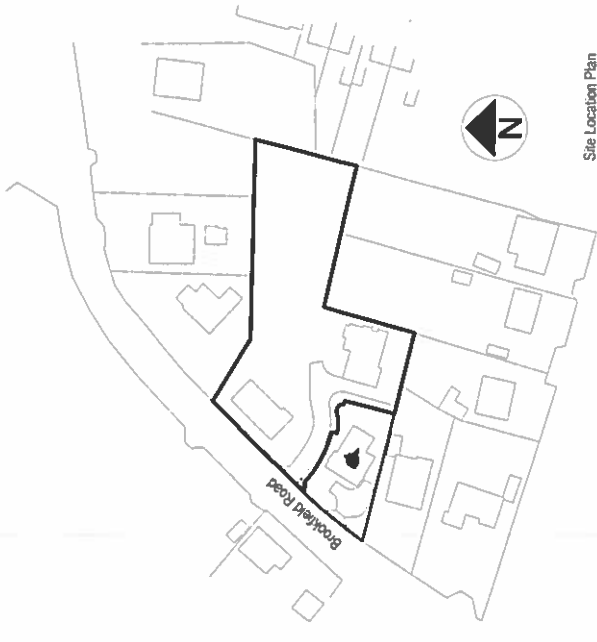
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**DRAWING NUMBER**

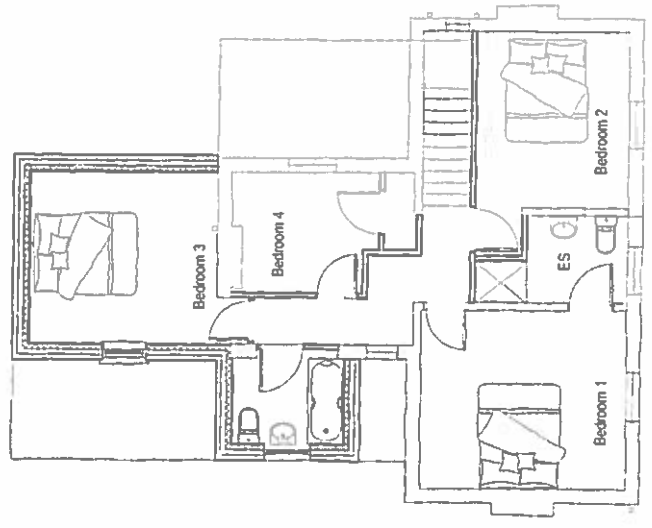
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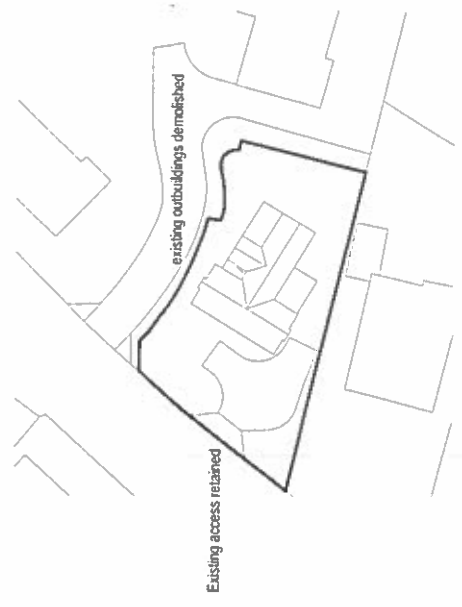
SCALES / PAPER SIZE	DATE	REVISION	DATE	DESCRIPTION
1 : 100 @ A3	July 2017			



Ground Floor



First Floor



Block Plan Plan  
Scale 1 : 500 @ A3

Steve Mitchell Building Design  
48 Cambray Court,  
Cheltenham,  
Gloucestershire GL50 1JX  
01242 251415 / 07373 520581  
email: smbd@smac.com

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1110128417LL

**CLIENT SITE PROJECT**

Mr R. Bound  
42 Brookfield Road Churchdown GL3 2PB  
Extension and Internal Alterations

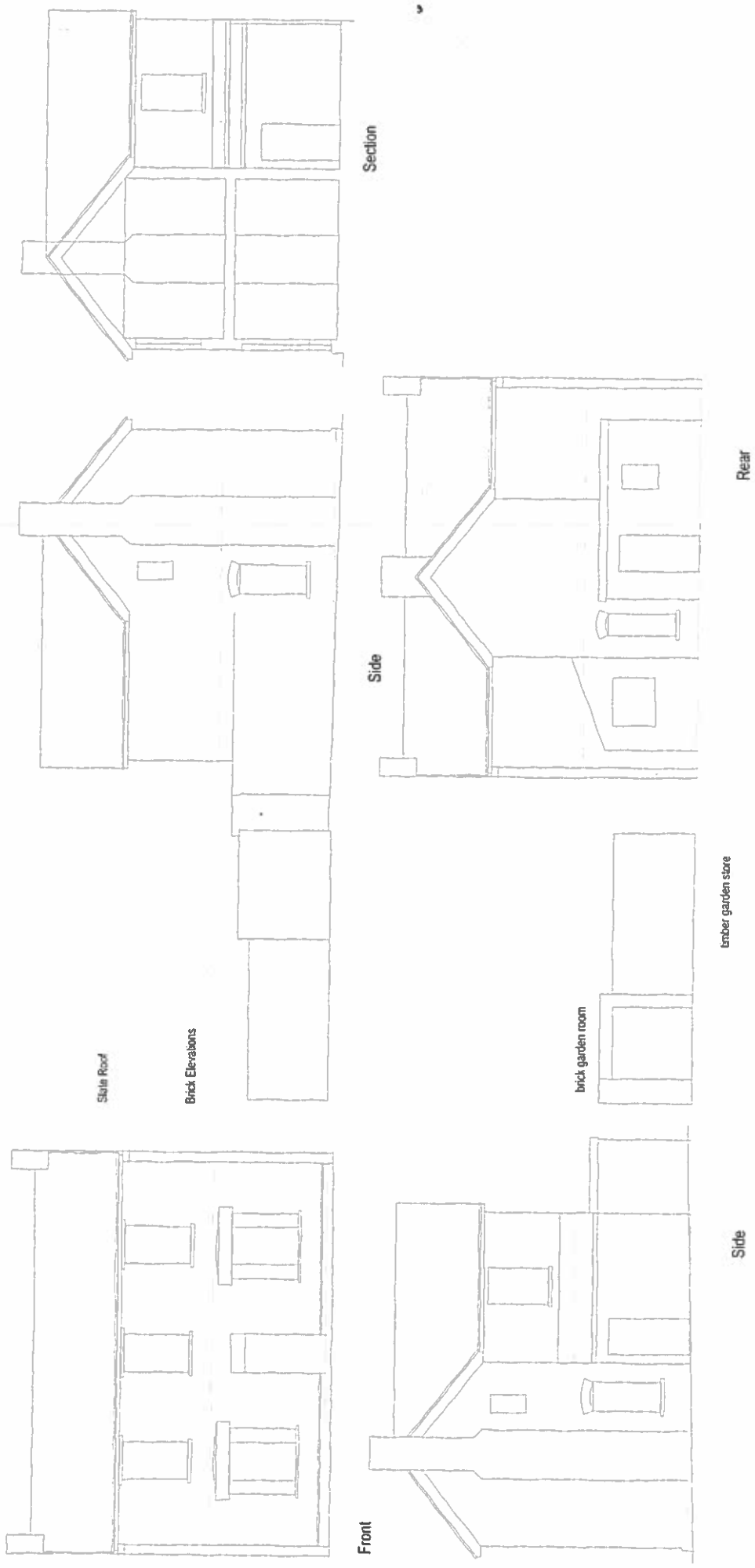
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Elevations as Existing

**DRAWING NUMBER**

1096.01

**SCALES / PAPER SIZE**  
1 : 100 @ A3  
**DATE**  
July 2017  
**REVISION**  
**DATE**  
**DESCRIPTION**



Steve Mitchell Building Design  
43 Cambray Court,  
Cheltenham,  
Gloucestershire GL50 1JX  
01242 261415 / 07972 526681  
email: smbd@mtac.com

11101284176X

Mr R. Bound  
42 Brookfield Road Churchdown GL3 2PB  
Extension and Internal Alterations

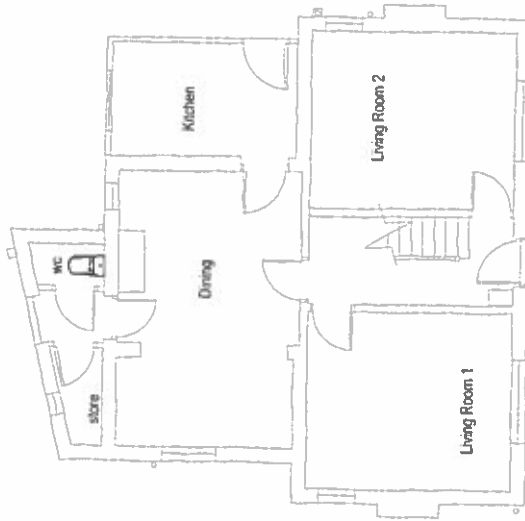
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SITE  
PROJECT

Plans as Existing

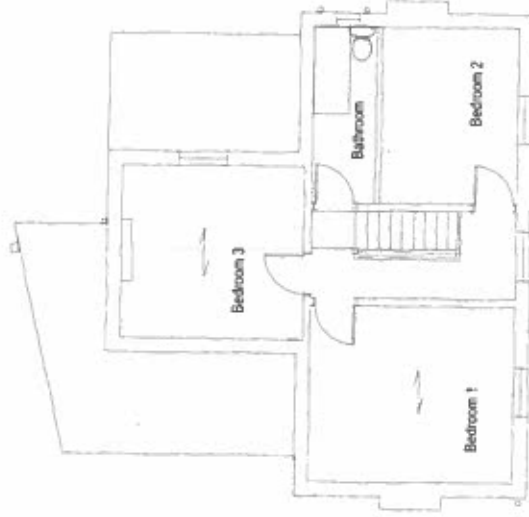
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**1096.02**

SCALES / PAPER SIZE	DATE	REVISION	DESCRIPTION
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762C



Ground Floor



First Floor

Steve Mitchell Building Design  
48 Canbury Court,  
Cheltenham,  
Gloucestershire GL50 1JX  
01242 261415 / 07973 520581  
email smb@rfrmac.com

CLIENT  
SITE  
PROJECT

Mr R. Bound  
42 Brookfield Road Churchdown GL3 2PB  
Extension and Internal Alterations

DRAWING TITLE

Elevations as Proposed

1:100 @ A3

July 2017

DESCRIPTION

DRAWING NUMBER

1096.03

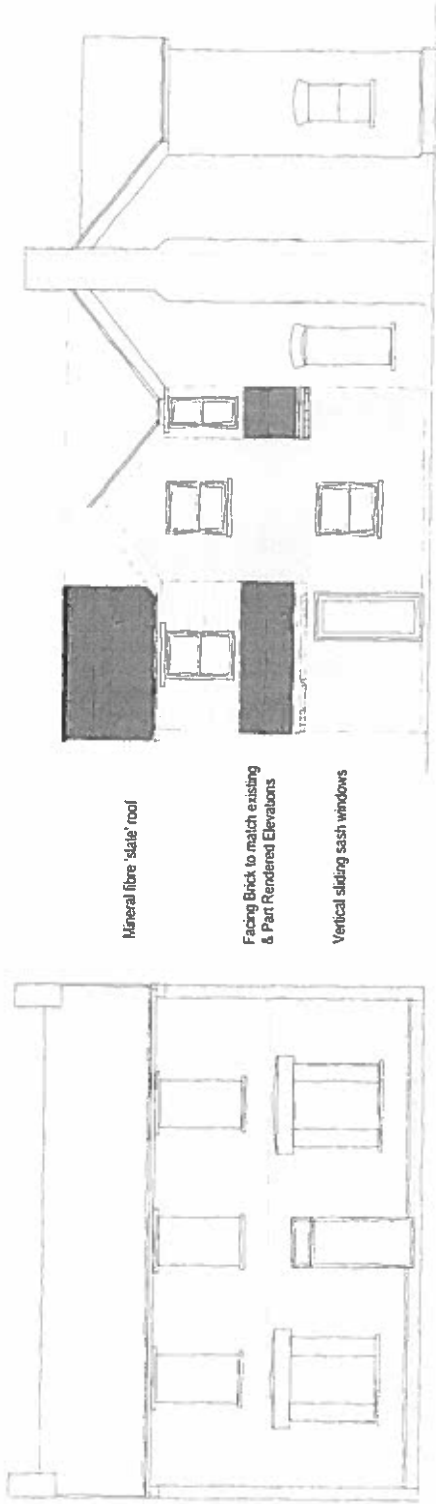
SCALES / PAPER SIZE

DATE

REVISION

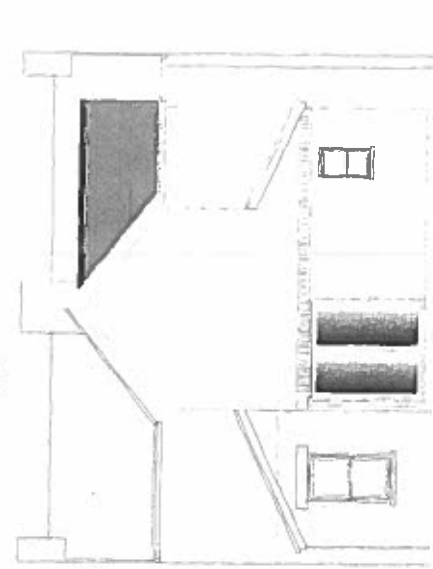
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762d

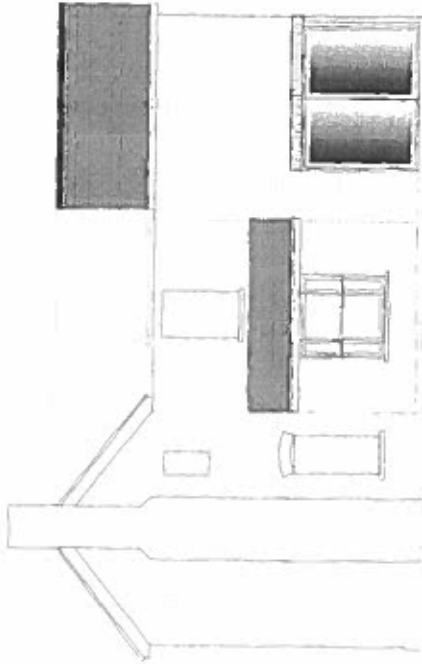


Front

Side



Rear



Side

**SITE PROJECT**

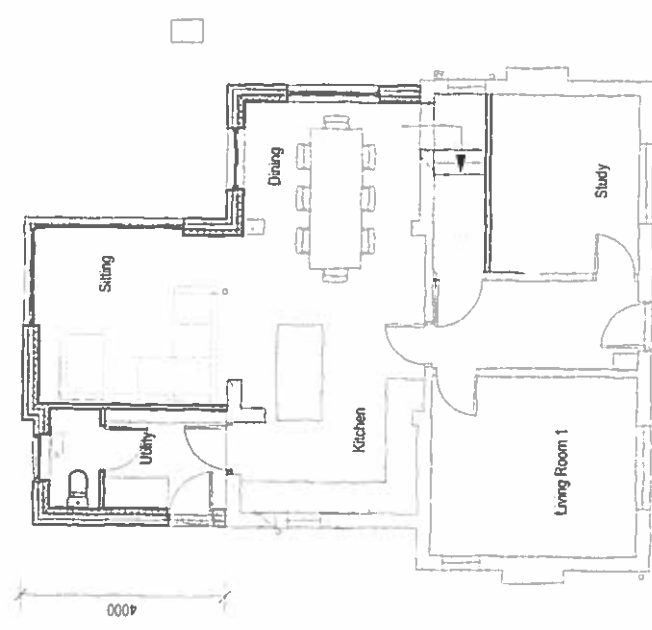
42 Brookfield Road Churchdown GL3 2PB  
Extension and Internal Alterations

**DRAWING NUMBER**  
1096.04A

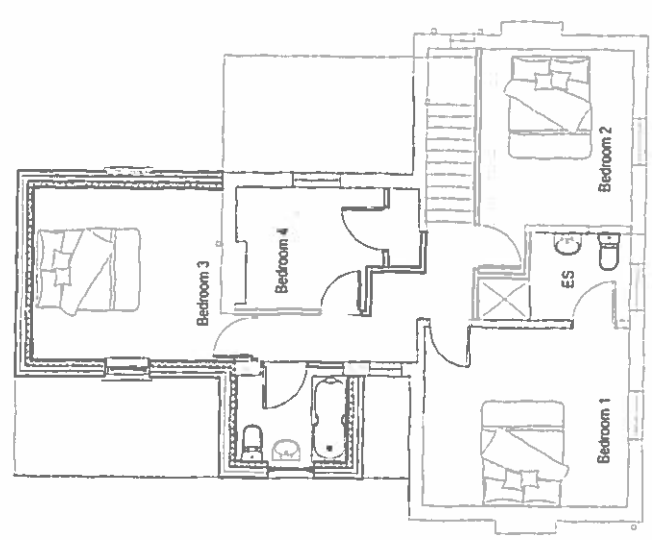
SCALES / PAPER SIZE	DATE	REVISION	DATE	DESCRIPTION
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		A	15/11/18	Lean-to set back. Blind window added.

*17/01284/FUL*  
*Revised plans*

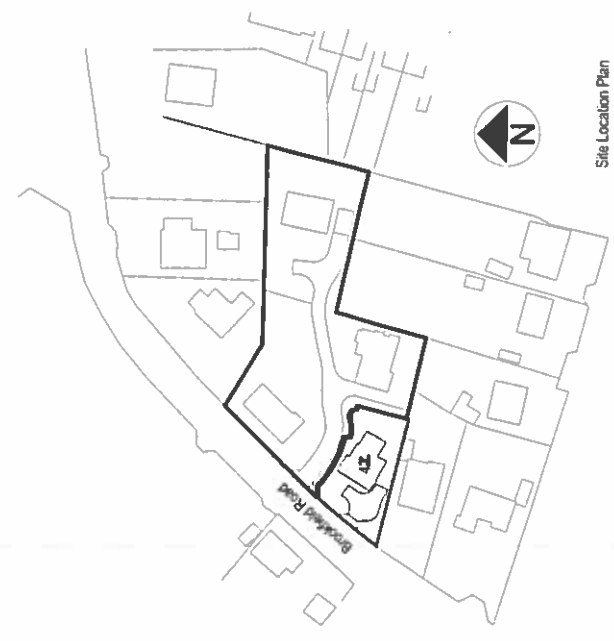
762e



Ground Floor



First Floor



Site Location Plan  
Scale 1:1250 @ A3



Block Plan Plan  
Scale 1:500 @ A3

**Steve Mitchell Building Design**  
49, Cambridge Court,  
Cheltenham,  
Gloucestershire GL50 1JX  
01242 261415 / 07973 520681  
email: smbd@gnac.com

**CLIENT  
SITE  
PROJECT**

Mr R. Bound  
42 Brookfield Road Churchdown GL3 2PB  
Extension and Internal Alterations

**DRAWING TITLE**

Elevations as Proposed

**DRAWING NUMBER**

1096.03A

**SCALES / PAPER SIZE**

1 : 100 @ A3

**DATE**

July 2017

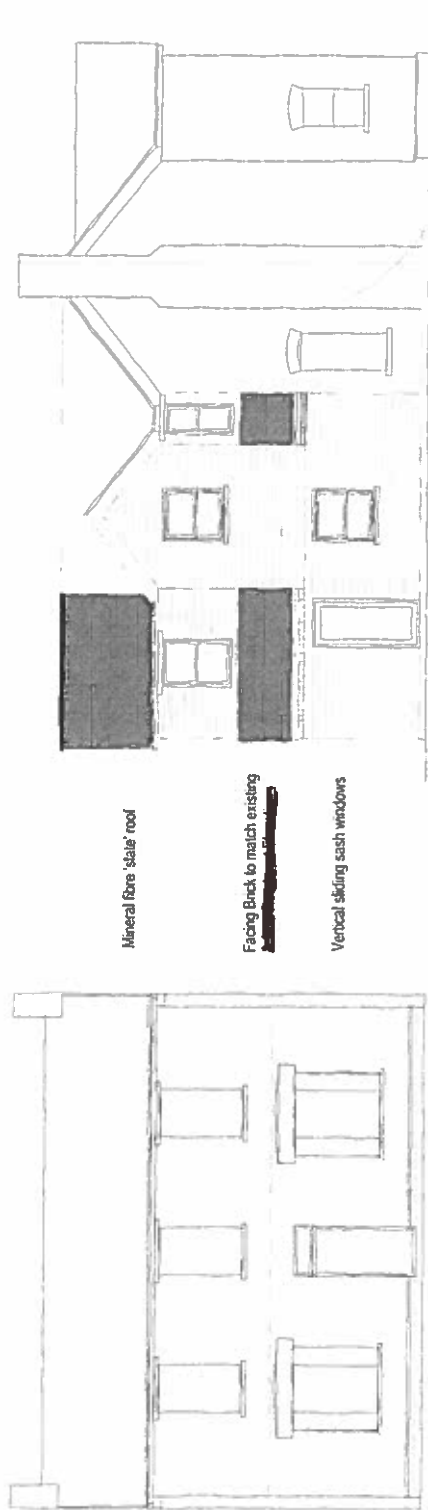
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DESCRIPTION

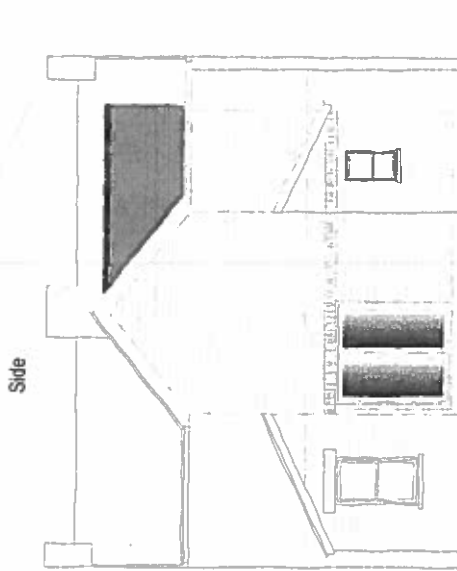
Render to brick, Lean-to set back, Blind window

Render to brick, Lean-to set back, Blind window

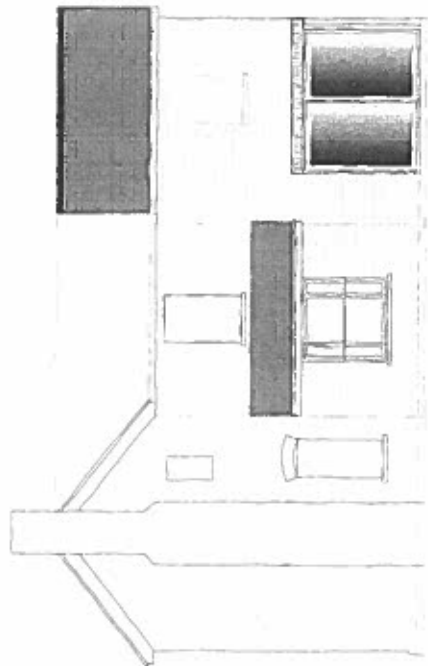
*11/11/17*  
*Revised plans*



Front

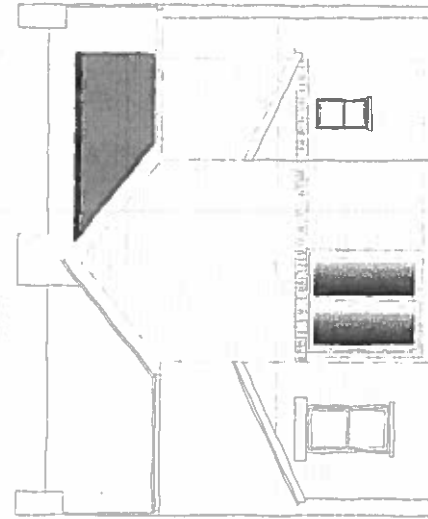


Side



Side

Blind window



Rear

762f

Valid 07.02.2018

Installation of new roof lights, material alterations to external walling materials, and window alterations

Grid Ref 396320 227792

Parish Bishops Cleeve

Ward Cleeve St Michaels

Rowberry-Nash Ltd

21 Tivoli Road

Cheltenham

GL50 2TD

FAO Mr Tim Nash

**RECOMMENDATION Permit****Policies and Constraints**

National Planning Policy Framework

Planning Practice Guidance

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

Joint Core Strategy (December 2017) - SD4 and SD8

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990

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

Joint Core Strategy to 2031 (2017) - SD4

The First Protocol, Article 1 (Protection of Property)

**Consultations and Representations****Bishops Cleeve Parish Council:** object to the proposal for the following reasons:

- The materials proposed (cladding and render) appear to be a poor choice of materials.
- Request comments from the Conservation Officer in view of the location of this property.

**Local Residents:** - One letter of representation has been received providing a general comment to the proposal the comment is outlined below:

- I would like reassurance that the velux window on the South side is no larger than the existing and should be frosted glass to reduce overlooking which could impact my privacy.

**Planning Officers Comments:** Fiona Martin**1.0 Application Site**

1.1 The application relates to 66 Station Road which is a semi-detached property attached by garage link in Bishops Cleeve (see site location plan attached). The dwelling is single storey with an existing dormer window on the eastern elevation.

1.2 The property is set back from the road with parking available to the front of the dwelling.

1.3 The site is located within 50 metres of three listed buildings and in close proximity to, but not within, the Bishops Cleeve Conservation Area.

**2.0 Relevant Planning History**

2.1 Planning application 62/00028/OUT for the outline of a pair of semi-detached dwellings fronting Station Road and two detached dwellings fronting Priory Lane was permitted in 1962.

**3.0 Current Application**

3.1 The application seeks planning permission for the installation of roof lights, window alterations and material alterations to the existing dwelling:

- There would be two new roof lights on the western roof elevation and one new roof light on the eastern roof elevation.
- The existing dormer on the eastern elevation would be clad with cedar.
- A number of existing windows would be replaced with UPVC



- The north elevation (front) would be rendered and the front recessed porch area would be clad with cedar (see the proposed north elevation plans attached).

#### 4.0 Policy Context

4.1 Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require Authorities to have special regard to the desirability of preserving any listed building or its setting or any features of architectural or historic interest.

4.2 Paragraph 56 of the NPPF outlines that 'the Government attaches great importance to the design of the built environment'. Paragraphs 126 and 131 of the NPPF advise that, amongst other matters, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

4.3 Policy HOU8 of the Local Plan sets out, inter alia, that extension to existing dwellings will be permitted provided that the proposal respects the character, scale, and proportion of the existing dwelling. The policy requires that proposals must not have an unacceptable impact on adjacent property in terms of bulk, massing, size and overlooking. The proposal must also respect the character and appearance of the surrounding area. Policy HEN2 requires that particular attention should be paid to the impacts of proposals on the conservation area and its setting.

4.4 Policy SD4 of the JCS further highlights that development should respond positively to, and respect the character of the site and its surroundings. With the scale and materials also being appropriate to the site and its setting. JCS Policy SD8 states, amongst other things, that designated and undesignated heritage assets and their setting will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place.

#### 5.0 Analysis

5.1 The main issues to be considered with this application are: the design and on the street scene; the impact on the Conservation Area and Listed Buildings; and residential amenity.

##### *Design and Visual Impact:*

5.2 Policy HOU8 states that development must respect the character, scale and proportion of the existing dwelling and the surrounding development. The detailed design, materials and layout of buildings and structures must be appropriate to their setting and the character of the surrounding area.

5.3 The application seeks planning permission for the installation of 3no. new roof lights; 2no. on the western elevation and one on the eastern elevation. The proposed roof lights would match those used in the existing dwelling and are not considered to harm the character of the existing dwelling or the surrounding area.

5.4 Additionally, the application seeks planning permission for the alteration to the size of a window on the western elevation. This alteration is considered to be acceptable in relation to policy HOU8. On the northern (front) elevation permission is sought to remove the existing door and replace it with a larger window. Whilst this would be visible from the street scene it is not considered it would have a detrimental impact on the appearance of the existing dwelling or the area. There are a number of other replacement windows proposed which are in keeping with the existing dwelling.

5.5 The application also proposes changes to the exterior of the dwelling. The existing dwelling is one of a pair of semi-detached properties which are of Bradstone construction and it is proposed that the front elevation (of no. 66 only) would be rendered. In addition, Cedar cladding would be incorporated around the recessed window and to the sides of the existing dormer window (see proposed elevations). The remainder of the property would remain as Bradstone. The Parish Council have objected to this aspect of the proposal which they consider to be a poor choice of materials given the dwelling's location close to the Conservation Area.

5.6 There are a large variety of house types of varying ages and styles along Station Road which comprise differing types of materials – including many examples of rendered properties. Whilst the proposed render and cedar cladding would no longer match the materials of the adjoining neighbour, given the context of the surrounding area, it is not considered that the appearance of the dwelling as a result of those changes to the external materials would be out of character with general area. Conditions would require details of the colour / finish of the materials.

#### *Impact on Heritage Assets:*

5.7 Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require Authorities to have special regard to the desirability of preserving any listed building or its setting or any features of architectural or historic interest. These requirements are also set out at paragraphs 126 and 131 of the NPPF.

5.8 Policy HEN2 of the Tewkesbury Borough Local Plan (March 2006) requires that particular attention should be paid to the impacts of proposals on the conservation area and its setting. JCS Policy SD8 states, amongst other things, that designated and undesignated heritage assets and their setting will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place.

5.9 The dwelling is close to, but outside of the Bishops Cleeve Conservation area and there are three listed buildings within 50 metres. However, given the variety of dwelling styles and uses of materials along Station Road, which runs through the Conservation Area, it is not considered that the proposed alterations to the application building (no. 66) would have a harmful impact on the setting of the Listed Buildings or to that of the Conservation Area.

5.10 Overall, it is considered that the proposal would be of an appropriate design and is not considered it would have a detrimental impact on the character of the surrounding area, or to the setting of the Conservation Area and nearby listed buildings. As such the proposal complies with the requirements of Policies HEN2 and HOU8 of the Local Plan and Policies SD4 and SD8 of the JCS.

#### *Impact on Residential Amenity:*

5.11 Policy HOU8 states that development will only be permitted providing the proposal does not have an unacceptable impact on the residential amenity of adjacent properties in relation to bulk, massing, size and overlooking.

5.12 Officers note the concerns raised from a neighbouring resident regarding the velux window on the south elevation. However, this is an existing window which would not be changed.

5.13 The other alterations proposed are not considered to have a detrimental impact on the residential amenity of adjacent properties. As such, the proposal is considered acceptable in relation to Policy HOU8.

#### **6.0 Conclusion**

6.1 Overall, it is considered that the proposal would have an acceptable impact on the character and appearance of the surrounding area and to the setting of the Conservation Area and nearby listed buildings. The impact on the residential amenity of adjacent properties is also considered to be acceptable. The proposal would therefore accord with the NPPF, policies HEN2 and HOU8 of the Local Plan and Policies SD4 and SD8 of the JCS 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 development hereby permitted shall be carried out in accordance with details within the application form and approved plans/drawings: block plan, proposed elevation - east, proposed elevation- north, proposed elevation - south, proposed elevation - west, proposed first floor plan, proposed ground floor plan, proposed section plan and site location plan all received by the Local Planning Authority 7th February 2018.
- 3 Building operations shall not be commenced until samples of the render and timber cladding, including the proposed colour and finish, 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:

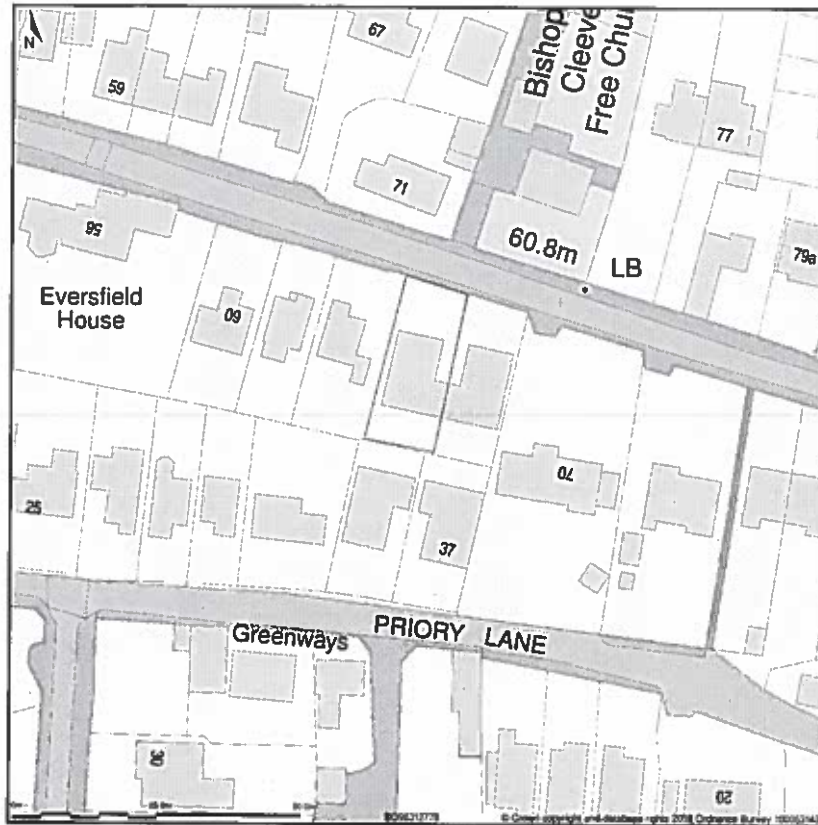
- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings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

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.

66, Station Road, Bishops Cleeve, Cheltenham, Gloucestershire, GL52 8HJ



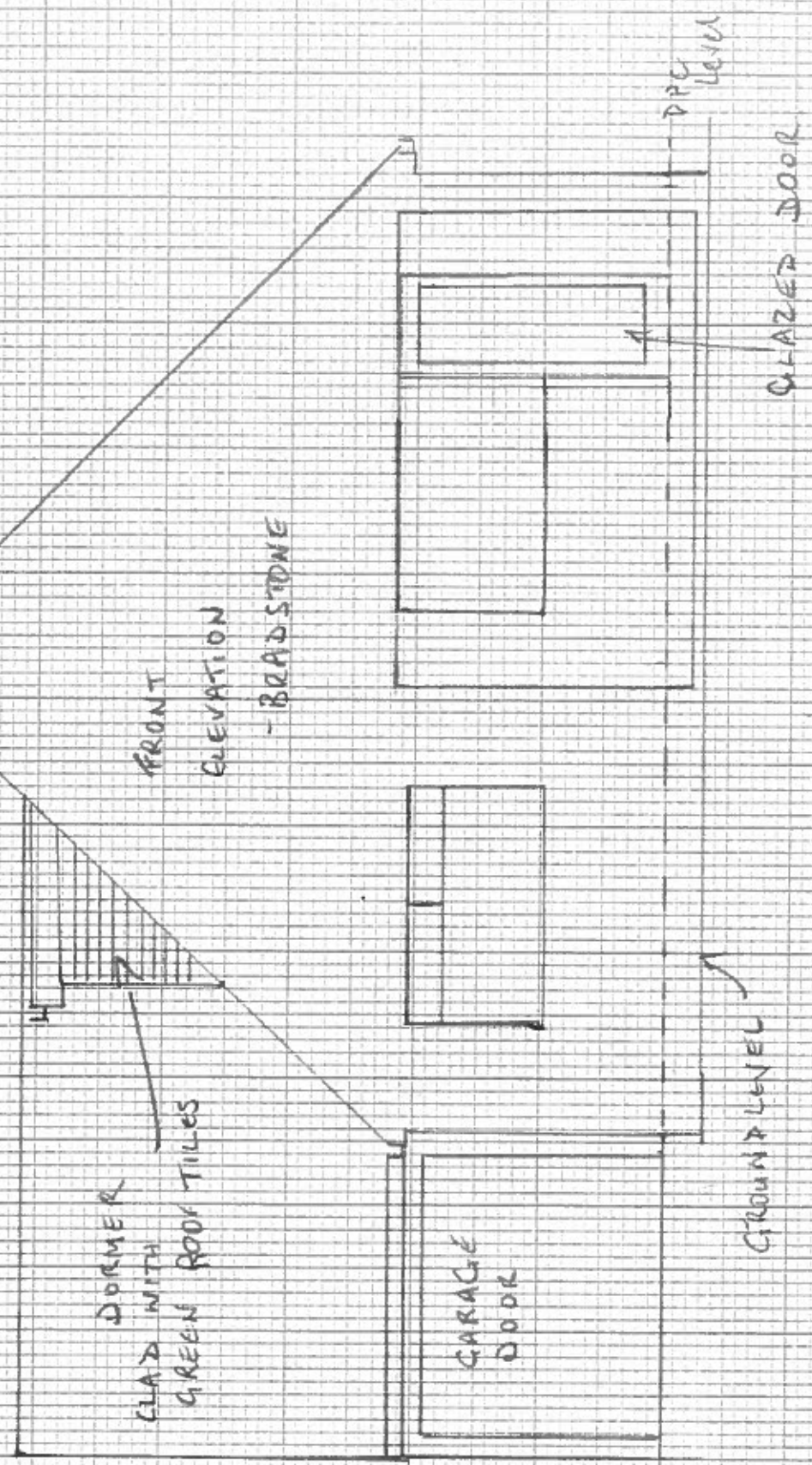
Site Plan shows area bounded by: 396249.21, 227719.11 396390.63, 227860.53 (at a scale of 1:1250), OSGridRef: SO96312778. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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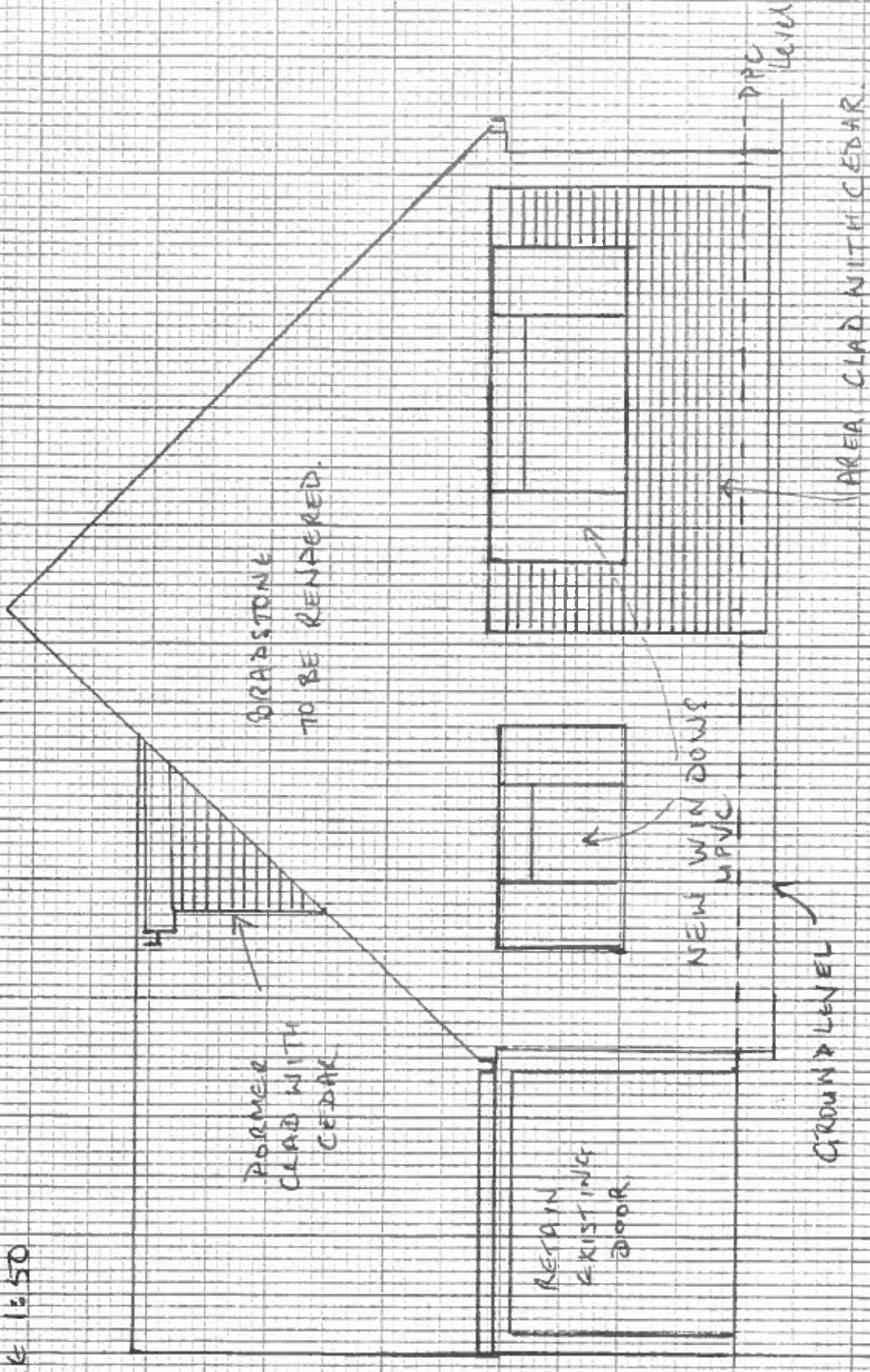


66 STATION ROAD BISHOPS CLEEVE. CIL528HJ  
EXISTING NORTH (FRONT) ELEVATION  
SCALE 1:50





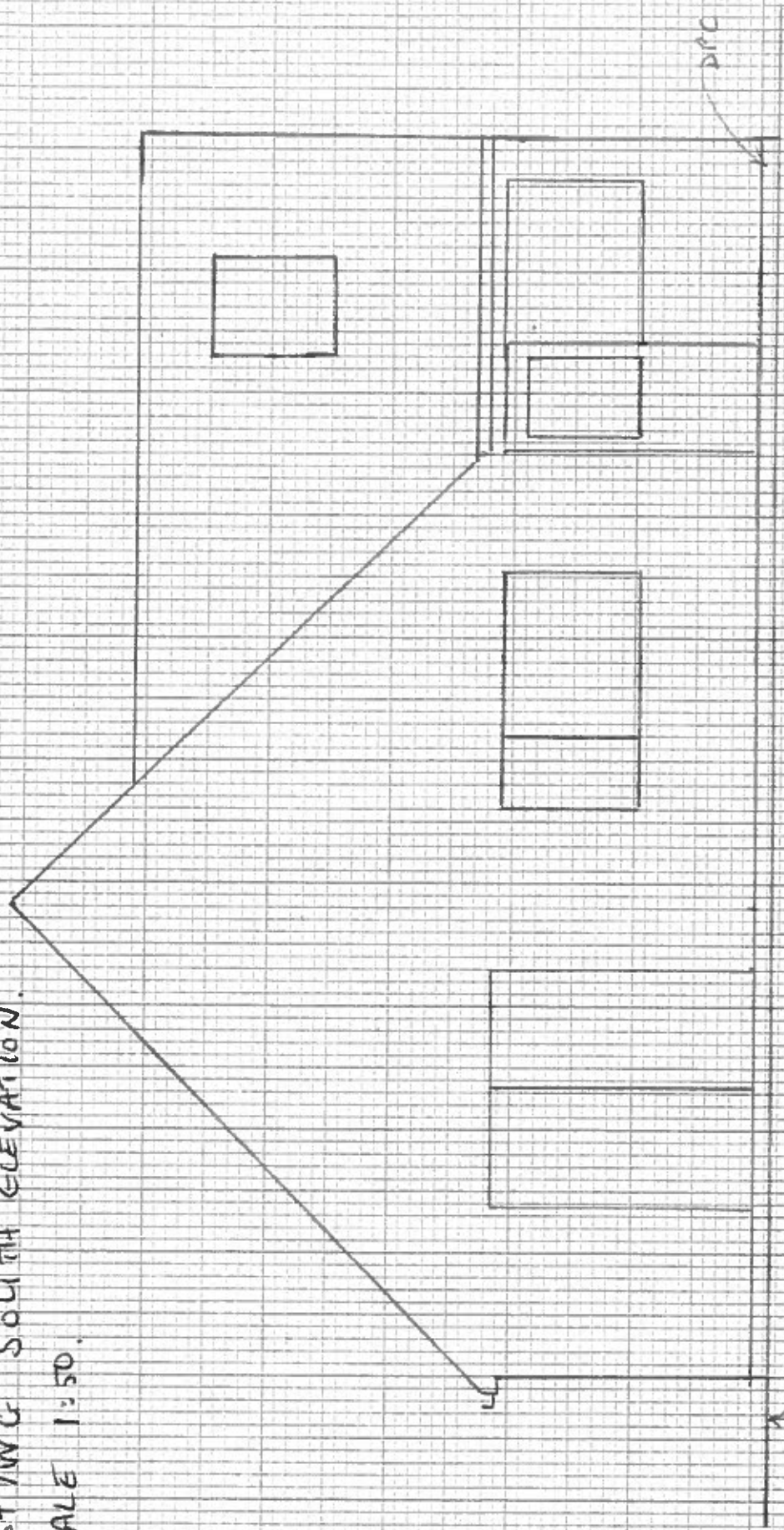
66 STATION ROAD BISHOPS CREEVE ALSD 8 HS  
PROPOSED NORTH FRONT ELEVATION  
SCALE 1:50





66 STATION ROAD BISHOPS CLEEVE CC52 8HS

EXISTING SOUTH ELEVATION.  
SCALE 1:50.

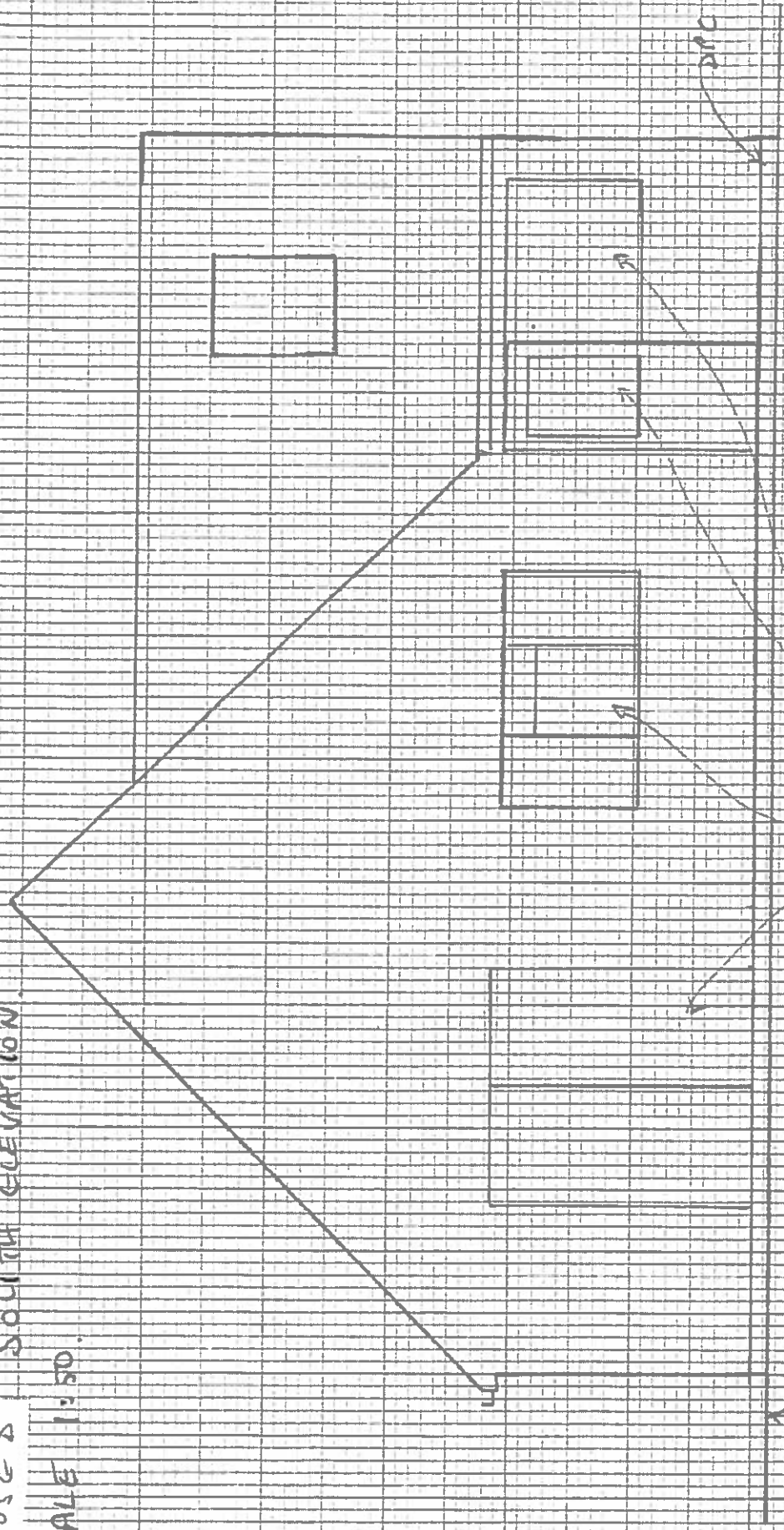




66 STATION ROAD BISHOPS CLEEVE CCSD 8HS

PROPOSED SOUTH ELEVATION.

SCALE 1:50.



NEW WAVE DOORS AND WINDOWS

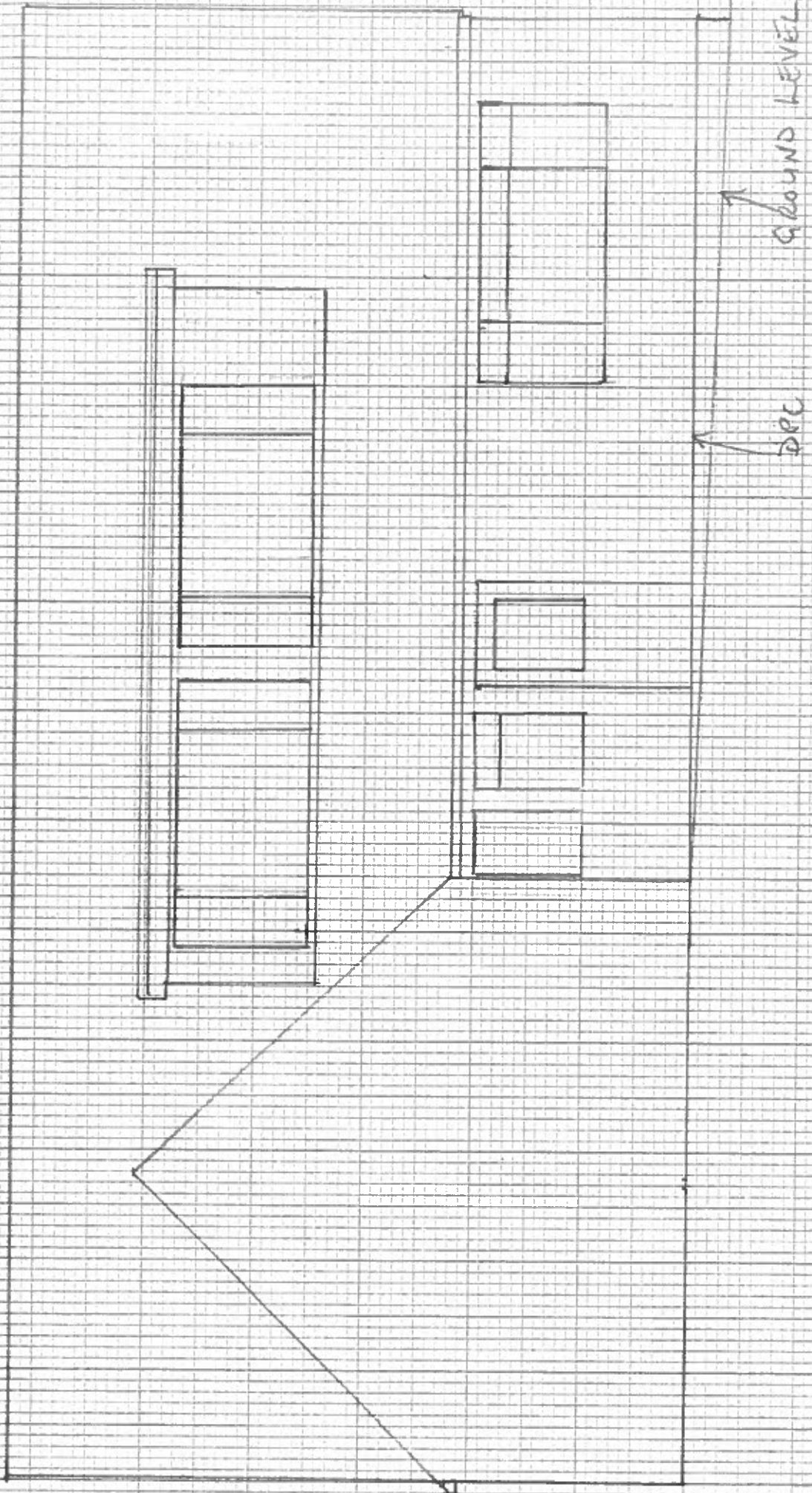
GROUND LEVEL

DPC

7/6/01e



66 STATION ROAD BISHOPS CLEEVE CTL52 8H.J.  
EXISTING EAST ELEVATION. SCALE 1:50



766F



66 STATION ROAD BISHOPS CLEEVE CTL 52 8 14 J.  
PROPOSED EAST ELEVATION. SCALE 1:50

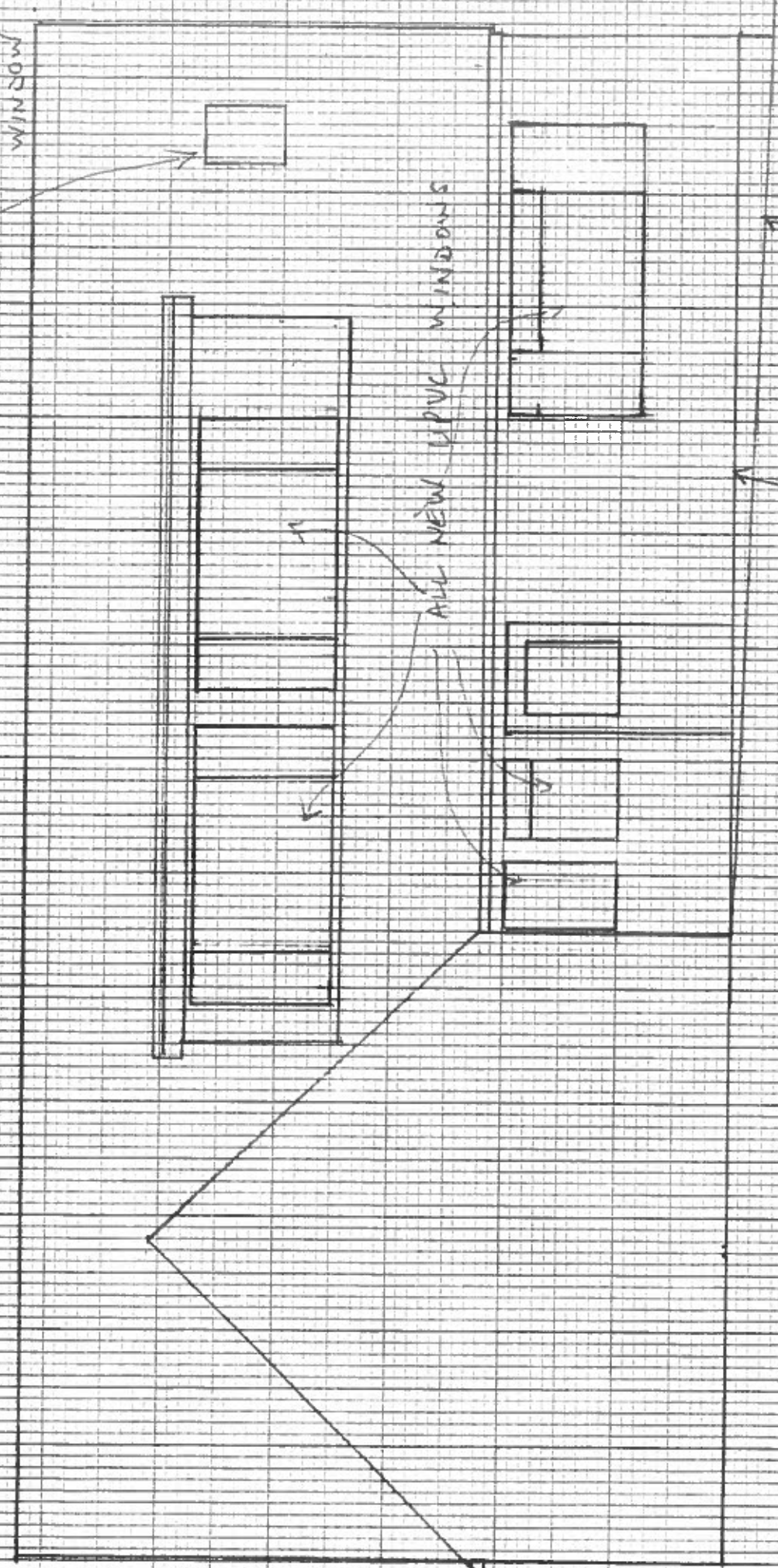
NEW CKO VELUX ROOF WINDOW

ALL NEW UPVC WINDOWS

GROUND LEVEL

DPC

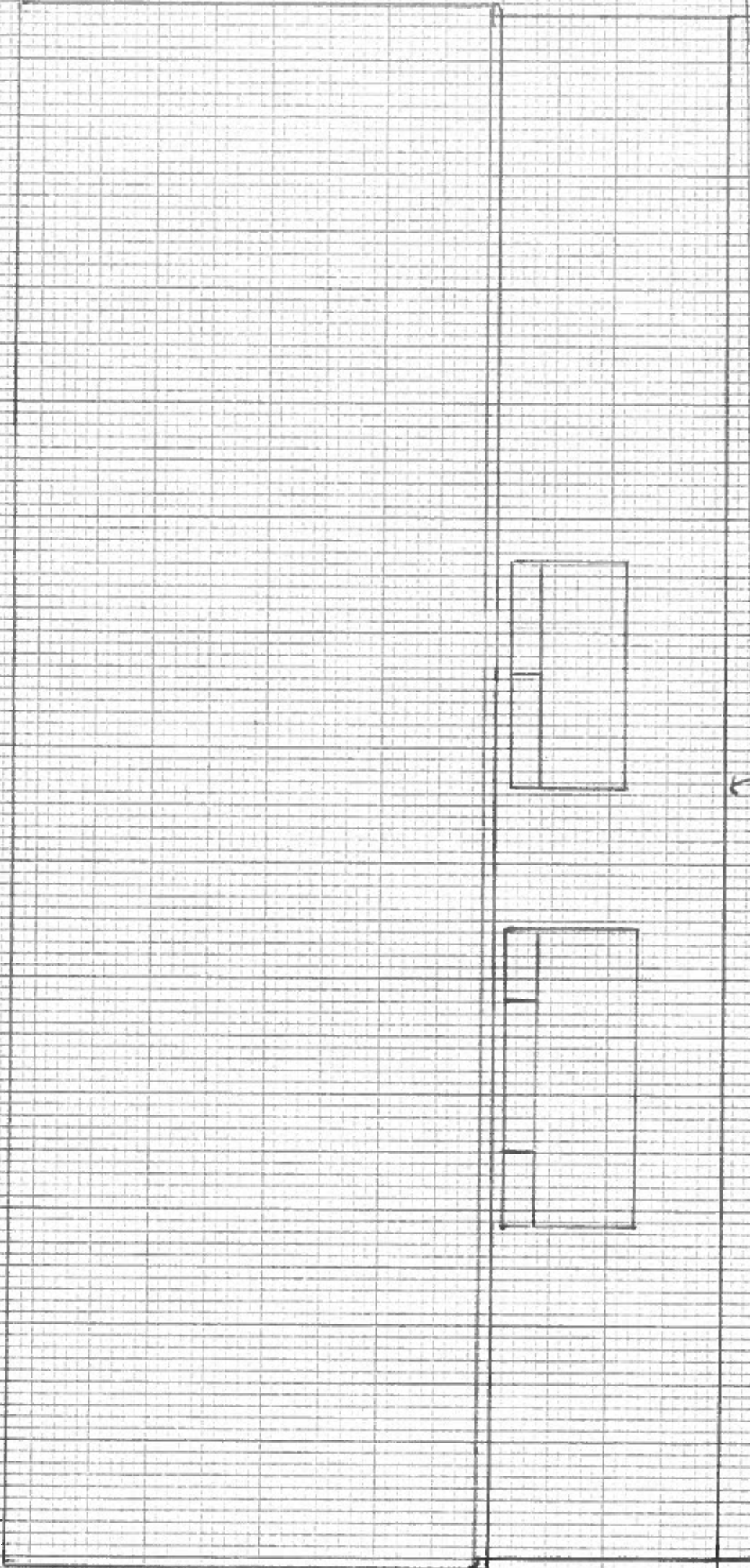
766/G





66 STATION ROAD BISHOPS CLEEVE GU52 8 HTJ.

EXISTING WEST ELEVATION SCALE 1:50

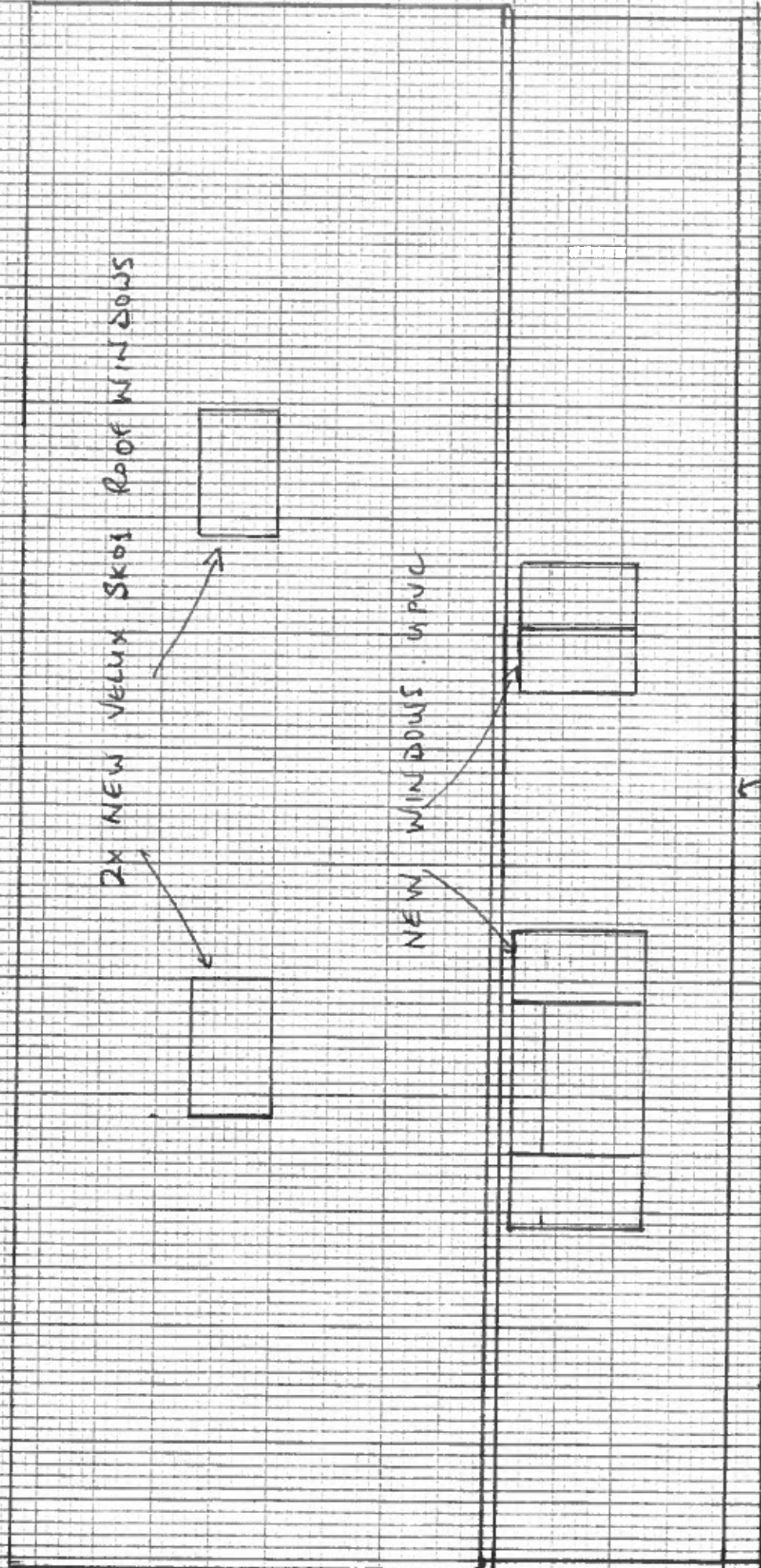


766H



66 STATION ROAD BISHOPS CLEEVE GL52 8 HTJ

PROPOSED WEST ELEVATION SCALE 1:50



etc

17/00983/FUL

Land at Apple Tree Inn, Main Road, Minsterworth

5

Valid 01.09.2017

Erection of 5 new dwellings, including alterations to the existing access serving the public house and demolition of non-historic additions to Apple Tree Inn.

Grid Ref 378773 217538

Parish Minsterworth

Ward Highnam With Haw  
Bridge

Mr N Powell

C/O Agent

## **RECOMMENDATION Delegated Permit**

### **Policies and Constraints**

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

Joint Core Strategy (2017) - SP2, SD4, SD6, SD8, SD9 SD10, SD11, SD14, INF1, INF2

Planning (Listed Buildings and Conservation Areas) Act 1990

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

The First Protocol, Article 1 (Protection of Property)

Listed Building

Class I Highway

### **Consultations and Representations**

**Parish Council** - Supports the application

**County Highways** - Refer to Standing Advice

**County Archaeologist** - No objection subject to conditions

**Local Lead Flood Authority** - Do not wish to comment on application.

**Conservation** - No objection subject to conditions

**Housing Enabling Officer** As this site is to include 5 new properties and alteration to the public house the combined site floor space will be greater than 1000sqm. In accordance with policy SD12 of the Joint Core Strategy, an affordable housing contribution will be sought. A contribution of 40% will be required which equates to two units on this site. An off-site financial contribution has been proposed and would be used to support further affordable housing delivery in the Borough.

**Local Residents** - No comments received

**Councillor Awford Requests that the application be determined at Planning Committee to assess the impact the development would have on the streetscene and nearby listed buildings.**

**Planning Officers Comments: Paul Instone**

### **1.0 Introduction**

1.1 The application site relates to 0.8 hectares of land to the southern side of the A48 in Minsterworth comprising of the existing grade II listed Apple Tree Public House which is vacant and has an unimplemented planning permission for residential use (ref: 15/00098/FUL), the associated car park and garden area and adjoining agricultural land. The site is accessed off Watery Lane to the east, is generally flat, with hardstanding to the front and rear of the listed building and is laid out as grass elsewhere. The site is contained by hedgerows to the south and east and there is also some vegetation to the north of the site adjacent to the A48.

1.2 Agricultural fields lie to the south of the site and there are dwellings to the east beyond Watery Lane. To the west is a vacant dwelling known as The Ryders which benefits from an extant planning permission for a replacement dwelling (ref: 15/00291/FUL).

1.3 Minsterworth is named Service Village in the JCS and the site is not affected by any landscape designations.

### **2.0 Planning History**

## **Application site**

The site has an extensive planning history relating to the public house. More recently:

- Planning application 15/00098/FUL (and associated Listed Building consent 15/00099/LBC) for the change of use from commercial Public House to 1 no. dwelling house including: demolition of dining room building, flat roofed extension and outbuildings to rear; and replacement windows and doors was permitted in July 2015.
- Listed Building application 17/00985/LBC for the demolition of non-historic additions to the Apple Tree Inn (also related to this application) has been granted consent.

## **Adjacent Site**

- Planning application 15/00291/FUL for a replacement Dwelling at The Ryders - Renewal of previous planning permission (Ref: 12/00135/FUL) was permitted in April 2016.

## **3.0 Current Application**

3.1 The application is submitted in full and seeks permission for the erection a five new detached two storey dwellings are proposed with a combined floorspace of 997sq m. The proposed layout would comprise a linear form of development with plots 1 - 4 fronting the A48 with a uniform setback and with plot 5 being in line, but sited closer to the road and presenting a side elevation to it. Access would be via the modified existing access off Watery Lane and all dwellings would be served off a single internal roadway.

3.2 The proposed mix of dwellings has been amended in response to Officers' requests and now consists of 3 no. three bedroom units and 2 no. four bedroom dwellings.

3.3 In addition, the application proposes the demolition of the non-historic additions to the rear of the Apple Tree Inn, which the applicant considers to be a benefit of the proposal. It should be noted that these works have already been permitted by extant permissions 15/00098/FUL and 15/00099/LBC for the change of use of the pub to a dwelling, and were considered as part of the justification for that proposal.

## **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.

### **Cheltenham, Gloucester and Tewkesbury Joint Core Strategy - December 2017**

4.2 The Joint Core Strategy (JCS) was adopted in December 2017 and is part of the Development Plan for the area. Various policies in the JCS superseded some of the policies in the Tewkesbury Borough Local Plan to 2011 which had hitherto been saved by direction of the Secretary of State.

4.3 The JCS sets out the key spatial policies for the JCS area over the period of 2011-2031 and the preferred strategy to help meet the identified level of need. Policy SP1 sets out the overall strategy concerning the amount of development required, and Policy SP2 sets out the distribution of new development. These two policies, combined with Policy SD1 on the economy, provide the spatial strategy for the plan. This strategy, together with its aims, is expressed in relevant policies throughout the plan and will be supported by forthcoming district plans and neighbourhood plans.

4.4 Policy SP1 sets out that Tewkesbury Borough's needs (at least 9,899 new homes) will be provided through existing commitments, development at Tewkesbury Town in line with its role as a market town, smaller-scale development meeting local needs at Rural Service Centres and Service Villages, and sites covered by any Memoranda of Agreement. The Rural Service Centres are to accommodate in the order of 1860 new homes and the Service Villages in the order of 880 new homes.

4.5 Policy SP2 also provides that in the remainder of the rural area, Policy SD10 will apply to proposals for residential development. Policy SD10 sets out that on sites that are not allocated, housing development and conversions to dwellings will be permitted on previously-developed land in the existing built-up areas of Gloucester City, the Principal Urban Area of Cheltenham and Tewkesbury Town, rural service centres and

service villages except where otherwise restricted by policies within district plans. Housing development on other sites will only be permitted subject to certain exceptions. Of relevance to this case is criteria 4(ii) which states that development will only be permitted where it is infilling within the existing built up areas of the City of Gloucester, the Principal Urban Area of Cheltenham or Tewkesbury Borough's towns and villages except where otherwise restricted by policies within district plans

4.6 Other relevant JCS policies are referred to in the relevant sections below.

#### **National Planning Policy Framework and Planning Practice Guidance**

4.7 The NPPF aims to promote sustainable growth and requires applications to be considered in the context of sustainable development and sets out that there are three dimensions to sustainable development: economic, social and environmental.

- the economic role should contribute to building a strong, responsive and competitive economy;
- the social role should support strong, vibrant and healthy communities; and
- the environmental role should protect and enhance the natural, built and historic environment.

These roles should not be undertaken in isolation, because they are mutually dependant.

4.8 Paragraph 12 of the NPPF clarifies that it does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that accords with the development plan should be approved, and proposed development that conflicts should be refused unless other material circumstances indicate otherwise.

4.9 In terms of economic growth, one of the 'core principles' of the NPPF is to proactively drive forward and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Paragraph 19 of the NPPF states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and that planning should operate to encourage and not act as an impediment to sustainable growth.

4.10 In terms of housing delivery, the NPPF sets out that local authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing, including identifying key sites which are critical to the delivery of the housing strategy over the plan period (paragraph 47). Paragraph 49 sets out that housing application should be considered in the context of the presumption in favour of sustainable development.

4.11 Other specific relevant policies within the NPPF are set out in the appropriate sections of this report.

## **5.0 Analysis**

### **Principle of Development**

5.1 Minsterworth is a linear, dispersed, settlement and the application site is located approximately 1km from the core of the village where St Peters Church, the village hall and Minsterworth Primary School are located. The application site itself is located in the vicinity of a number of dwellings and the Apple Tree Inn public house and cannot therefore be considered to be isolated.

5.2 Minsterworth is a named Service Village in the JCS and Policy SP2 states that service villages will accommodate lower levels of development, to be allocated through the Borough Plan and NDPs, proportional to their size and function, and also reflecting their proximity to Cheltenham and Gloucester and into account the environmental, economic and social impacts.

5.3 The application site is not allocated for housing development and therefore JCS Policy SD10 applies. Of relevance to the current application are Criteria 3 and Criteria 4 (ii).

5.4 Criteria 3 provides that on sites in Service Villages that are not allocated, housing development will be permitted on previously developed land in the existing built up areas except where otherwise restricted by policies within district plans). Given that the site primarily comprises agricultural land it does not meet the definition of previously developed land. Furthermore the site is not considered to be within the built up area of Minsterworth. As set out above, Minsterworth is a dispersed settlement with pockets of built up areas. The application site does not fall within one of the concentrated pockets and, given its relationship with surrounding development is not within the built-up area. The proposal therefore conflicts with criteria 3 of Policy SD10 of the JCS.

5.5 Criteria 4(ii) states that housing development on other sites will be permitted where it is infilling within the existing built-up areas of, amongst other areas, Tewkesbury Borough's villages (except where otherwise restricted by policies within district plans). The supporting commentary states that 'For the purposes of this policy (4 ii) infill development means the development of an under-developed plot well related to existing built development.'

5.6 It is questionable whether the application site represents an under-developed plot, however as set out in paragraph 5.4 above, the site is not within the built up area of Minsterworth and as such the exception at criteria 4(ii) of policy SD10 does not apply in any case.

5.7 In addition, the site does not meet any of the other exceptions of Policy SD10 in that it is not promoted as a rural exception site; it has not been brought forward through a Community Right to Build Order; and there are no policies in existing development plans which allow for the type of development proposed here.

5.8 On the basis that the proposal does not fit within any of the exceptions set out in policy SD10, the application conflicts with the Development Plan.

5.9 The NPPF seeks to promote sustainable development in rural areas and housing should be located where it will enhance or maintain the vitality of rural communities (paragraph 55). The NPPF also recognises the need to support economic growth in rural areas in order, inter alia, to promote the retention and development of local services and facilities in villages (paragraph 28), and also that opportunities to maximise sustainable transport solutions will vary from urban to rural areas (paragraph 29) and that there is a need to balance this against other objectives set out in the Framework - particularly in rural areas (paragraph 34). Although it is accepted that the new residents would to a large extent be reliant on the car, this would be in common with all the Service Villages and recent appeal decisions have made it clear that neither national nor local planning policy regards this as sufficient reason in itself to prevent any further residential development in such communities. Rather, it is one of the many considerations that need to be taken into account when assessing specific proposals.

5.10 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. The application conflicts with policies SP2 and SD10 of the JCS and therefore the starting point is that the proposal should be refused in accordance with the development plan unless other material planning considerations indicate otherwise. The fact that Minsterworth is a named service village in a reasonably accessible location is a material consideration which must be weighed in the overall planning balance.

### **Housing Mix and Standards**

5.11 Policy SD11 of the JCS states that housing development will be required to provide an appropriate mix of dwellings sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market and development should address the needs of the local area. This is consistent with the NPPF which at paragraph 50 requires that the local planning authority should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups of the community.

5.12 The Gloucestershire Strategic Housing Market Assessment (2014) (the SHMA) identifies that the greatest level of need for market dwellings in Tewkesbury Borough over the plan period will be for 2 and 3 bedroom dwellings, with the highest need being for 3 bedroom properties.

5.13 The application as originally submitted sought planning permission for 5no. four bedroom dwellings which was not considered to reflect the needs identified in the SHMA. Furthermore, a number of recent planning applications for housing have been permitted in Minsterworth since 2011, the majority of which comprise 4 bedroomed dwellings (as follows):

- 1 no. x 1 bedroom,
- 2 no. x 2 bedroom,
- 14 no. x 3 bedroom; and
- 37 no. x 4 bedroom

5.14 Officers therefore requested the proposed mix of the scheme be revised to reflect the identified needs. In response the applicant has amended plots 1, 4 and 5 to three bedroom units. The application therefore now comprises of 2 no. four bedroom units and 3 no. three bedroom units. However, no two bed units are proposed, and the changes to plots 1, 4 and 5 comprise largely internal alterations to the previously designs



(rather than new smaller house types), and the removal of dormer windows which could be reintroduced at a later stage under permitted development. Therefore it would be relatively easy to adapt the dwellings back to 4/5 bed dwellings as originally proposed without the need for planning permission. Limited weight is therefore given to the proposed amendments and it is considered that there remains a conflict with Policy SD11. This is a matter that weighs against the proposal.

### **Affordable Housing**

5.15 Policy SD12 of the JCS sets out that on sites with a maximum combined gross floor space of greater than 1000 sq m a minimum of 40% affordable housing will be sought within the Cheltenham Borough and Tewkesbury Borough administrative areas. Policy SD12 also provides that where a development site has been divided into parts, or is being delivered in phases, the site will be considered as a whole for the purpose of determining the appropriate affordable housing requirement. The Tewkesbury Borough Council Affordable Housing SPG states: "An application for planning permission for development that forms, or might at some future date become part of, a more substantial development, will be treated as an application for planning permission for part of the more substantial development and the appropriate threshold will apply. In line with recent planning appeal decisions this will apply even if the applicant does not have a legal interest in part of the larger site, as long as there is a possibility that the larger development could take place".

5.16 National Planning Practice Guidance also states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area).

5.17 Whilst the combined floorspace (including garages) of the 5 dwellings would equate to 997 sq m (therefore below the threshold requiring an affordable housing contribution), Officers consider the current application should be aggregated with the application to convert the Apple Tree Inn (15/00098/FUL) for affordable housing policy purposes. Taken together the combined residential floorspace would amount to 1178 sq m therefore triggering an affordable housing contribution.

5.18 The applicant has indicated that they are prepared to make a financial contribution towards off-site affordable housing as a means of securing planning consent for this development.

5.19 The Council's Strategic Housing and Enabling Officer has stated that in accordance with Policy SD12 a contribution of 40% will be required which equates to two units on the site. An off-site financial contribution of £126,000 has been proposed and would be used to support further affordable housing delivery in the Borough.

5.20 Subject to a Section 106 Legal Agreement securing this contribution the planning application would accord with Policy SD12 of Joint Core Strategy and would be a benefit of the application to be considered in the planning balance.

### **Impact on Heritage Assets**

5.21 Policy SD8 of the JCS states that designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place.

5.22 Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require Authorities to have special regard to the desirability of preserving any listed building or its setting or any features of architectural or historic interest.

5.23 The NPPF recognises the effect of an application on the significance of a heritage asset is a material consideration. Paragraph 132 states that there should be great weight given to the conservation of designated 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. Any harm or loss should require clear and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, paragraph 134 states that this harm should be weighed against the public benefits of the proposal. Paragraph 135 of the NPPF sets out that the effects of proposals on non-designated heritage assets should be weighed in the planning balance having regard to the scale of harm or loss and the significance of the heritage asset.

5.24 The Apple Tree Inn is grade II listed building and is located approximately 20 metres to the east of the housing site at its closest point. There are two other C19 buildings in the vicinity of the application site, Redlands and The Ryders which could be considered as undesignated heritage assets, although The

Ryders which is located immediately to the west of the application site has permission for replacement. The dwelling known as Redlands is located to the north east of the application site beyond the A48.

5.25 The proximity of the Apple Tree Inn makes the site especially sensitive. It is considered that the application gives consideration to the proximity of the Apple Tree Inn and the design approach has been tailored to reflect these sensitivities, and whilst plots 1 & 4 have taken a very literal approach to context by referencing the Apple Tree Inn's form, and the variation between units limits their coherence, the scheme displays more ambition than most modern housing and the designs are considered to work overall.

5.26 The Conservation Officer (CO) has been consulted on the application and has stated that whilst the proposal would be visible in relation to the Apple Tree Inn, that is not automatically a harm in itself. The CO considers that the scheme has addressed the main impacts in its design and the presence of the scheme is unlikely to have more than a neutral impact on its significance.

5.27 In conclusion it is considered that the proposal would result in a neutral impact on the significance of the Apple Tree Inn. Given the separation distance and presence of existing vegetation it is not considered that the proposal would impact on any other heritage assets.

5.28 In respect to the removal of the modern additions to the rear of the grade II listed building, the applicant considers that these works represent a benefit of the proposal. However these works already have planning permission/listed building consent under planning permission 15/00098/FUL and are required to be carried out by condition 3 of that permission. These works do not therefore rely on the current proposals being permitted and cannot be considered as a benefit in support of the current application.

### **Design and Visual Impact**

5.29 The NPPF sets out that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF follows that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

5.30 One of the core planning principles of the NPPF is that the planning system should recognise the intrinsic character and beauty of the countryside. Policy SD6 of the JCS states that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.

5.31 The application proposes five contemporary dwellings which would be of two storey construction and constructed of a variety of materials including brick and cedar or larch cladding taking architectural cues from the Apple Tree Inn.

5.32 The dwellings would be arranged in a linear layout reflecting the prevailing settlement pattern in Minsterworth. The layout is such that it allows for existing vegetation and mature trees to be retained to the front of the site adjacent to the A48 which would contribute to preserving a semi-rural appearance to the development. Whilst the proposal would result in some harm to the rural landscape through the loss of a field and the introduction of built form it is considered that the design approach helps to mitigate the harm to some degree.

5.33 In conclusion it is considered that the design, layout and appearance of the proposal is acceptable. The proposal would result in some harm to the character and appearance of the landscape as a result of the loss of the field and its replacement with five dwellings and associated infrastructure/paraphernalia. This impact has been mitigated by the design approach however this, albeit limited, harm does still weigh against the proposal in the overall planning balance.

### **Highway Safety**

5.34 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 INF1 of the JCS requires that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.

5.35 There is currently an access onto the site off Watery Lane which serves the former Apple Tree Inn. The dwellings are proposed to be accessed via this existing access which would be upgraded which as a result would be located closer to the A48. The Highways Authority has been consulted on the application and referred planning officers to Standing Advice.

5.36 The application is supported by a Transport Technical Note which shows that the proposed residential development of 5 dwellings would generate 19 vehicle trips over a 12 hour period, whereas a public house of the size of the Apple Tree Inn would typically generate 180 trips. In light of the fact that the lawful use of the Apple Tree Inn is a public house and the associated trip reduction arising from the development it is considered that the proposal would not have a detrimental impact on the surrounding highway network.

5.37 In respect to internal layout, each dwelling would be served by a private drive and a garage providing parking for at least three vehicles. This level of parking is considered acceptable.

5.38 In light of the above, it is considered that the proposed development would have an acceptable impact on highway safety subject to relevant conditions.

### **Archaeology**

5.39 The NPPF states that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate-desk based assessment and, where necessary, a field evaluation.

5.40 An archaeological desk-based assessment and subsequent field evaluation demonstrated that the whole of the proposed development area is likely to contain archaeological remains of Roman date. However, the archaeology is not of the first order of preservation since it has undergone erosion and damage from the deliberate robbing of the Roman structures, from post-Roman agricultural activity, and from previous development undertaken during the 1930s.

5.41 The County Archaeologist has been consulted on the application and has stated that the archaeology present on this site is not of the highest archaeological significance, so meriting preservation in situ. Nevertheless, while not of the highest significance, the Roman remains on this site have the potential to make an important contribution to our understanding of the archaeology of the locality and the wider region. The County Archaeologist there advises that there is no objection in principle to the development of this site, with the proviso that an appropriate programme of work to excavate and record the archaeological remains should be undertaken prior to the development in order to mitigate the ground impacts of this scheme. It is recommended that a condition is imposed to secure these measures.

5.42 In light of the above, and subject to the imposition of conditions, there is no evidence to suggest that there are any overriding archaeological constraints to the development of the site for residential purposes

### **Residential Amenity and Noise**

5.43 Policy SD14 of the JCS states that new development must cause no unacceptable harm to local amenity and result in no unacceptable level of noise.

5.44 The site is within close proximity to the A48 - a busy and heavily trafficked road. The units are shown to be set back off the road and the layout is such that back gardens are screened by the built form. However there is some concern that the outdoor amenity of the houses closest to the A48 would not comply with guidance on sound insulation and noise reduction for buildings or the criteria set out in the World Health Organisation (WHO). However it is considered that methods could be incorporated into the scheme to address any potential road traffic noise from the A48 and could be controlled by planning condition.

5.45 As the change of use of the Apple Tree Inn to a dwelling has not been implemented its lawful use remains a public house. Given the close proximity of the proposed dwellings to the public house and its former beer garden there would be potential conflict by reason of noise and disturbance should the public house use recommence. It is therefore necessary to prevent this scenario from occurring through a legal agreement. The applicant has agreed to this.

5.46 In terms of the proposed layout, it is such that each house has adequate internal and external space and the arrangement is such that there would be no unacceptable overlooking or over-dominating impact.

5.47 As noted above, planning permission exists for a replacement dwelling to the west of the site (The Ryders). Due to the angular relationship between the proposed dwelling at plot 5, it is considered that the relationship between these two proposed dwellings would be acceptable and there would be no unacceptable overlooking or overbearing impact.

5.48 In terms of the extant permission for the dwelling in the Apple Tree Inn, it is considered that due to the separation distance and angled relationship between plot 1 and the Apple Tree Inn that there would be no unacceptable overlooking or overbearing relationship between the properties.

5.49 In light of the above and subject to the imposition of a condition to secure noise mitigation measures, a legal agreement to prevent the implementation of this application alongside the recommencement of the use of the public house, the application is considered to have an acceptable impact on residential amenity.

## **6.0 Overall Balancing Exercise and Conclusion**

### **Benefits**

6.1 The delivery of market housing at a reasonable accessible location having regard to Minsterworth's Service Village status, is a benefit arising from the proposal. Those benefits are limited however by virtue of the scale of development proposed, and tempered by the fact that the Council can demonstrate a five year supply of deliverable housing sites.

6.2 The policy compliant off-site affordable housing contribution which could be secured as a result of the proposal is also a particular added social benefit in this case.

6.3 In terms of economic benefits it is now widely accepted that new housing developments bring benefits during the construction phase, and following construction through additional spending power in the local economy as a result of the increased population.

### **Harms**

6.4 Harm arises as a result of the conflict with the development plan and in particular policies SP2 and SD10. There is also conflict with policy SD11 as the proposal does not propose a mix of housing to best meet the needs of the local area. The proposal would result in harm to the character and appearance of the landscape as a result of the loss of the field and its replacement with 5 dwellings and associated infrastructure and paraphernalia. Nevertheless, in this particular case this impact has been mitigated by the design approach.

### **Neutral**

6.5 It is considered that the proposal would result in a neutral impact on the significance of the Apple Tree Inn. There would be no undue impact in terms of residential amenity (subject to the imposition of appropriate planning conditions/obligation), the local highway network or archaeology.

### **Conclusion**

6.6 The consideration of material planning issues on this application is finely balanced. However, on balance, it is considered that the benefits set out above, and the location of the site within a Service Village in the JCS, outweigh the conflict with the development plan in respect of policies SD10 and SD11 and other identified harms. Material considerations do exist to justify a departure from policy.

6.7 In reaching this conclusion officers are mindful of Minsterworth's Service Village status, the support of the local community and the fact that negotiations on the application have taken place over the period where the JCS has been adopted.

6.8 The proposal is considered to represent sustainable development and it is therefore recommended that **PERMISSION is delegated to the Development Manager subject to the completion of a legal agreement to secure an off-site affordable housing contribution and a restriction on the implementation of this application alongside the recommencement of the use of the public house.**

## **RECOMMENDATION Delegated Permit**

### **Conditions:**

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Proposed Site Plan 8621 PL004 Rev B  
Street Elevation 8621 PL005  
Plot 1 8621 PL006 Rev A  
Plot 2 8621 PL007  
Plot 3 8621 PL008  
Plot 4 8621 PL009 Rev A  
Plot 5 8621 PL10 Rev A
- 3 Notwithstanding any indication of materials, including surface materials, which have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
- 4 No development shall take place until a comprehensive Landscaping Scheme has been submitted to and approved in writing by the local planning authority. The Landscaping Scheme shall include details of all existing trees (including spread and species) and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of construction. The Landscaping Scheme shall include measures to retain and enhance planting identified in Plan TP00983 received on 21st March 2018. The Landscaping Scheme shall also include details of all proposed planting, including species, density, and the height and spread of trees; and details of the planting/fencing for all proposed boundary treatments.
- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings, or the completion of the development, whichever is sooner. Any trees, plants or areas of turfing or seeding, which, within a period of 5 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
- 6 No work shall commence on site until details of existing and proposed levels with reference to a fixed datum point, to include details of finished floor and ground levels, have been submitted to and approved by the Local Planning Authority. All development shall be carried out in accordance with the approved details.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no enlargement or alteration, private car garages, extensions, garden sheds, gates, fences, walls, other means of enclosure or structures of any kind (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.
- 8 No development approved by this permission shall be commenced until a detailed drainage strategy including a scheme of surface water treatment and foul water has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall be supported by evidence of ground conditions, soakaway tests and modelling of the scheme to demonstrate that it is the most appropriate strategy and is technically feasible.
- 9 No dwelling hereby permitted shall be occupied until a scheme to protect the proposed development from traffic noise from the A38 has been implemented in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period and that the external noise criteria of B8233:2014 is achieved as far as practically feasible.
- 10 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
- 11 The land shown edged green on the Plan TP00983 received 21st March 2018 shall at no time be used as residential garden.

- 12 The removal of modern additions to the Apple Tree Inn shall be in accordance with Proposed Site Plan 8621 PL004 Rev B.
- 13 Building operations shall not be commenced on the Apple Tree Inn until samples of any new roof tiles and any new external brickwork 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.
- 14 The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plans and those facilities shall be maintained available for those purposes thereafter.

Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the NPPF.
- 4 In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties, in accordance with the NPPF.
- 5 In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties, in accordance with the NPPF.
- 6 In the interests of residential amenity and to secure a satisfactory external appearance.
- 7 To secure a satisfactory external appearance.
- 8 To ensure that the development is provided with a satisfactory means of drainage; as well as reducing the risk of flooding both on the site itself and the surrounding area, and to minimise the risk of pollution, all in accordance with the saved policies and NPPF guidance.
- 9 To protect the residential amenity of future residents.
- 10 It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework.
- 11 In the interests of residential amenity.
- 12 To safeguard the traditional character and appearance of the listed building.
- 13 To safeguard the traditional character and appearance of the listed building.
- 14 To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with 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 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 comprehensive design.

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**Roberts Lumbuck**  
PLANNING

Project: Proposed Residential Development  
Land Acquired by Name: Apple Tree Inn, Watery Lane  
Measurements: Gloucester G.L.S. LD  
Scale: 1:100 (Partial)  
Drawing: Proposed Site Plan  
Drawing No: 1-500

**ROBERTS LUMBUCK LTD**  
The Caring & Caring Business  
The Falcon Office, 5, St. Gold's Way  
Newark, Notts, NG23 6JG  
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www.robertslumbuck.com  
Registered Office: Exeter, Ex11 2DZ

Scale: 1:100 (Partial)  
Date: 17/00983/FUL  
Drawing No: 1-500



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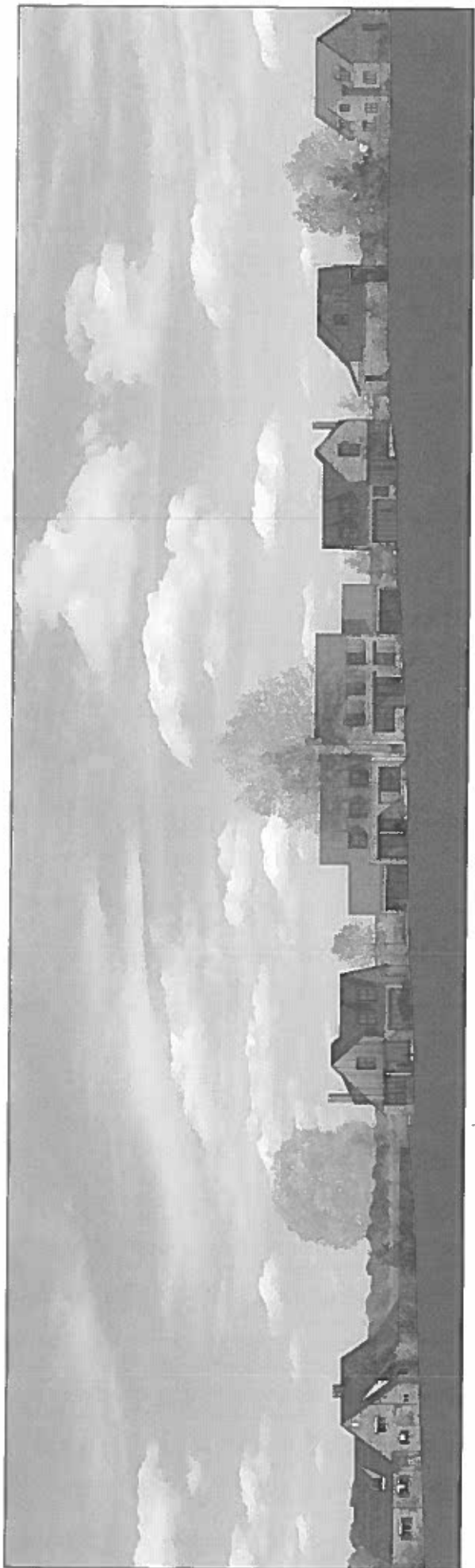


Figure 1: Street Elevation

Figure 2: Proposed Residential Development

Figure 3: Proposed Residential Development

**Street Elevation**  
 Proposed Residential Development  
 5 Bespoke 4-bed dwellings  
 1.16 Acres (0.47ha)  
 Total GFA---997m<sup>2</sup> (10,757sqft)  
 (facing northwest)

**NOTES**

- Furniture and lighting to be installed in accordance with the relevant standards and specifications.
- The proposed development is subject to the relevant planning and building regulations.
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17/00983/FUL

**Roberts Linnick**  
 ARCHITECTS

**Project:** Proposed Residential Development  
**Location:** Land adjacent to former  
 Apple Tree Inn, Water Lane,  
 Marnborough, Gloucester GL14 0QJ  
**Client:** Mr & Mrs Powell  
**Service:** Street Elevation  
**Project:** Proposed Residential  
 Development

**Planning**

**ROBERTS LINNICK LTD**  
 The Leazes Building, Leazes Road,  
 Newcastle, NE2 7DU  
 The Leazes Office, 25, Colton Lane,  
 Newport, NP23 5DG  
 T: 0131 432 306  
 info@robertslinnick.com  
 www.robertslinnick.com

**Project No:** 1700983  
**Scale:** 1:200 @ A1  
**Date:** 14/11/2017  
**Sheet:** 06/21 PL005

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17/00983/R/L

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**Roberts Architects**  
ARCHITECTS

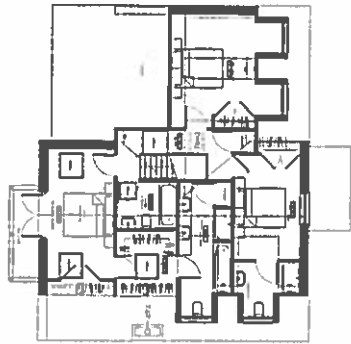
Proposed residential development  
Land adjacent to former  
Apple Tree Inn, Watery Lane,  
Manselwyn, Gloucester GL2 3JQ

Plot 1  
Proposed Plans & Elevations  
Revision A

Planning

**ROBERTS ARCHITECTS LTD**  
The Grange, Watery Lane, Watery  
Gloucester GL2 3JQ  
The Grange, Watery Lane, Watery  
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Tel: 01232 453 538  
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8621 ELD006 A



FIRST FLOOR



GROUND FLOOR

**PLOT 1**

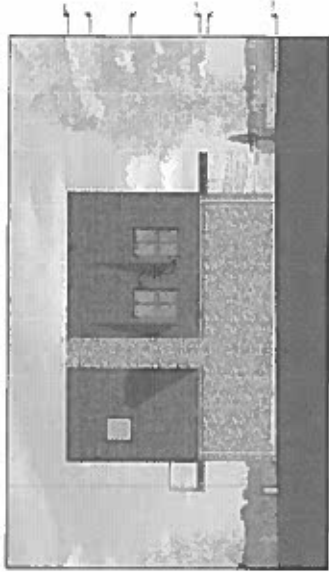
Plot 1 covers a site area of 274sqm (657sqft) and is bounded to the north by Watery Lane, to the south by the former Apple Tree Inn, to the east by the former Apple Tree Inn, and to the west by the former Apple Tree Inn. The site is bounded to the north by Watery Lane, to the south by the former Apple Tree Inn, to the east by the former Apple Tree Inn, and to the west by the former Apple Tree Inn. The site is bounded to the north by Watery Lane, to the south by the former Apple Tree Inn, to the east by the former Apple Tree Inn, and to the west by the former Apple Tree Inn.

**MATERIALS LEGEND**

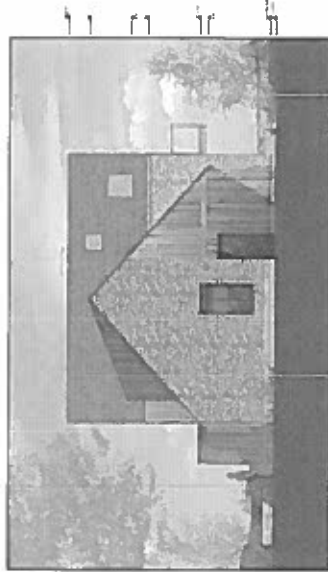
- 1. Brickwork - Red brick, 750mm x 225mm x 102.5mm, laid in stretcher bond.
- 2. Stone - Natural stone, laid in random rubble.
- 3. Slate - Natural slate, laid in horizontal courses.
- 4. Timber - Softwood, treated with preservative.
- 5. Concrete - Grey concrete, finished with a smooth surface.
- 6. Plaster - White plaster, finished with a smooth surface.
- 7. Paint - White emulsion paint.
- 8. Glass - Clear glass, 4mm thick.
- 9. Metal - Galvanneal steel, painted with a protective finish.
- 10. Other materials as indicated on the drawings.

**NOTES**

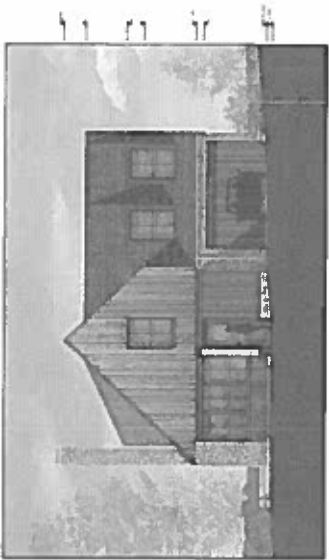
- 1. All elevations are shown in perspective.
- 2. All elevations are shown in perspective.
- 3. All elevations are shown in perspective.
- 4. All elevations are shown in perspective.
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- 10. All elevations are shown in perspective.



EAST ELEVATION



WEST ELEVATION



PRINCIPAL NORTH ELEVATION



SOUTH ELEVATION



7760

17/00983/FUL

Notwithstanding to whomsoever the rights in this document may pass, the design and construction shall be the responsibility of the contractor and the contractor shall be responsible for the construction of the works in accordance with the contract documents and the Building Regulations.

**Roberts Lumbick ARCHITECTS**

Proposed residential development  
Lynch adjacent to former  
Lynch 19th Fl. Neeply Lane,  
Bramston, Gloucester GL2 1JQ

Plot 2  
Proposed Plans & Elevations

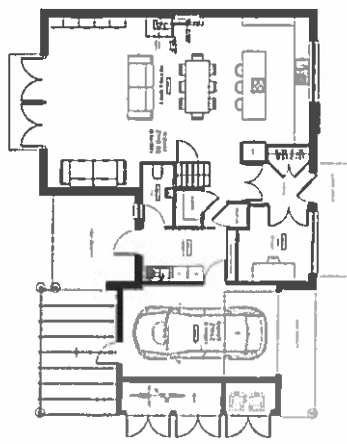
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The Cleeve, 105, New Street,  
Gloucester, GL1 2JG  
Tel: 01452 331800  
Fax: 01452 331801  
www.robertslumbick.com

**NOTES**  
Main construction is from timber frame walls & roof. All external walls are to be constructed with brickwork. All external walls are to be finished with red brickwork.  
Chimney from top of roof to be constructed with brickwork to match external walls of chimney.  
Roof to be constructed with 125mm insulation, 225mm OSB sheathing, 225mm lead & 225mm concrete screed. All roof surfaces are to be finished with lead.  
Roof to be finished with 225mm lead.  
All roof surfaces are to be finished with 225mm lead.  
Roof to be finished with 225mm lead.  
Roof to be finished with 225mm lead.  
Roof to be finished with 225mm lead.  
Roof to be finished with 225mm lead.  
Roof to be finished with 225mm lead.

Scale: 1:100  
Date: 12/08/2017  
Drawing No: 6621\_PLOOR7



FIRST FLOOR



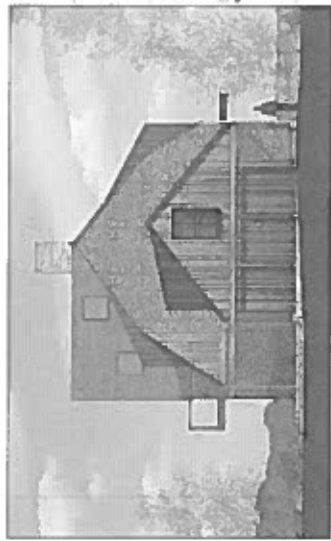
GROUND FLOOR

**PLOT 2**  
Proposed 4 bedroom dwelling  
0.12 Acres  
House GFA-182.6m<sup>2</sup> (1965sqft)  
Garage GFA-21m<sup>2</sup> (230sqft)

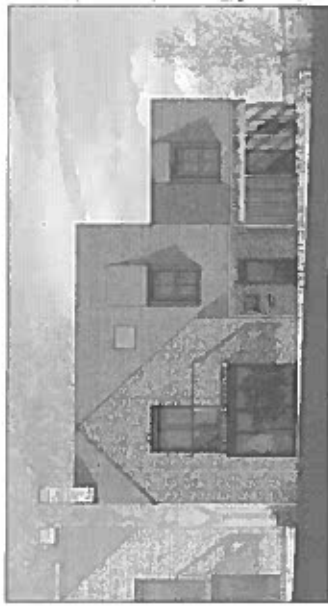
776d



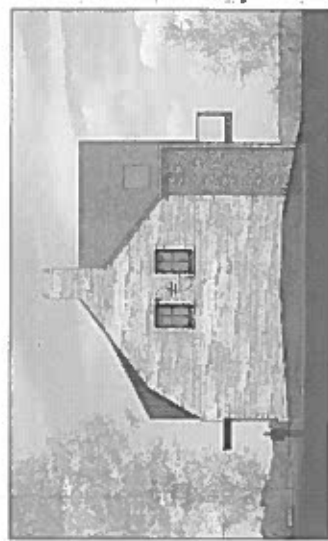
PRINCIPAL NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



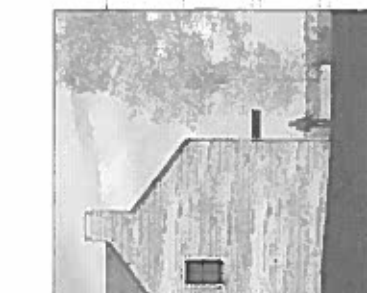
WEST ELEVATION

**MATERIALS LEGEND**  
1. Red - 230mm, external, 125mm insulation, 225mm OSB sheathing, 225mm lead & 225mm concrete screed.  
2. Brick - external walls & chimney with-internal walls or with-internal walls.  
3. Stone - external walls & chimney with-internal walls or with-internal walls.  
4. Stone - external walls & chimney with-internal walls or with-internal walls.  
5. Stone - external walls & chimney with-internal walls or with-internal walls.  
6. Stone - external walls & chimney with-internal walls or with-internal walls.  
7. Stone - external walls & chimney with-internal walls or with-internal walls.  
8. Stone - external walls & chimney with-internal walls or with-internal walls.  
9. Stone - external walls & chimney with-internal walls or with-internal walls.  
10. Stone - external walls & chimney with-internal walls or with-internal walls.  
11. Stone - external walls & chimney with-internal walls or with-internal walls.  
12. Stone - external walls & chimney with-internal walls or with-internal walls.



Prepared for the Applicant by the Architect and Engineer. It is the Applicant's responsibility to ensure that all information is correct and that all necessary approvals are obtained. The Architect and Engineer are not responsible for the Applicant's compliance with all applicable laws, regulations and codes. The Architect and Engineer are not responsible for the Applicant's compliance with all applicable laws, regulations and codes.

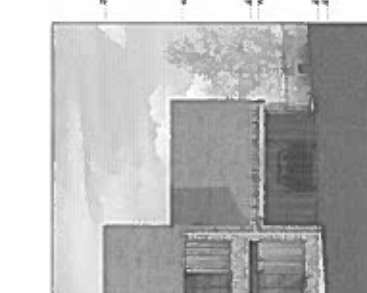
**Roberts Limbrick ARCHITECTS**  
 Proposed residential development  
 Limited subject to former  
 House 1761 Pt. Henry Lane  
 Englewood, Gloucestershire GL2 4JG  
 01202 451294  
 www.robartslimbrick.com  
 Proposed Plans & Elevations  
 Plot 3  
 Planning  
 ROBERTS LIMBRICK LTD  
 The Cornhill Building, Market Street  
 Gloucester GL1 2UG  
 Tel: 01202 451294  
 Fax: 01202 451295  
 Email: info@robartslimbrick.com  
 www.robartslimbrick.com  
 Proposed Date: September 2023  
 Scale: 1:100 @ A1  
 Sheet: 13/00983/FUL  
 Project: 1761 Pt. Henry Lane  
 1761 Pt. Henry Lane  
 Gloucester GL2 4JG



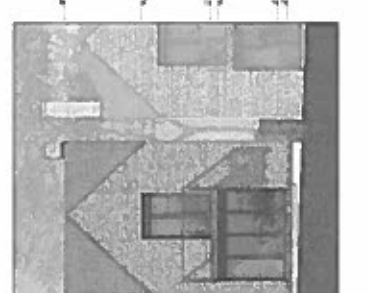
EAST ELEVATION



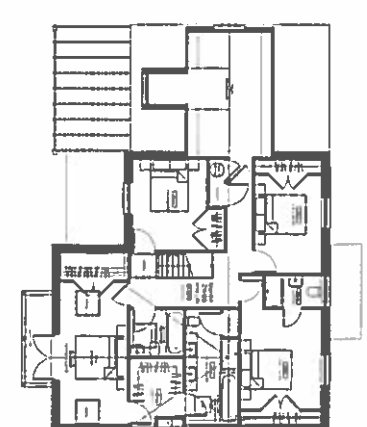
WEST ELEVATION



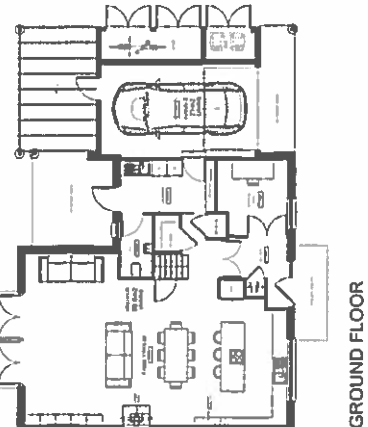
PRINCIPAL NORTH ELEVATION



SOUTH ELEVATION



FIRST FLOOR



GROUND FLOOR

**NOTES**

- 1. All construction to be in accordance with the Building Regulations 2010.
- 2. All construction to be in accordance with the Building Regulations 2010.
- 3. All construction to be in accordance with the Building Regulations 2010.
- 4. All construction to be in accordance with the Building Regulations 2010.
- 5. All construction to be in accordance with the Building Regulations 2010.
- 6. All construction to be in accordance with the Building Regulations 2010.
- 7. All construction to be in accordance with the Building Regulations 2010.
- 8. All construction to be in accordance with the Building Regulations 2010.
- 9. All construction to be in accordance with the Building Regulations 2010.
- 10. All construction to be in accordance with the Building Regulations 2010.
- 11. All construction to be in accordance with the Building Regulations 2010.
- 12. All construction to be in accordance with the Building Regulations 2010.

**MATERIALS LEGEND**

1. Red-brown, natural, WT7
2. Dark grey, natural, WT7
3. Dark grey, natural, WT7
4. Dark grey, natural, WT7
5. Dark grey, natural, WT7
6. Dark grey, natural, WT7
7. Dark grey, natural, WT7
8. Dark grey, natural, WT7
9. Dark grey, natural, WT7
10. Dark grey, natural, WT7
11. Dark grey, natural, WT7
12. Dark grey, natural, WT7

**PLOT 3**  
 Proposed 4 bedroom dwelling  
 0.11 Acres  
 House GFA-179.6m<sup>2</sup> (193.3sqft)  
 Garage GFA-21m<sup>2</sup> (230sqft)

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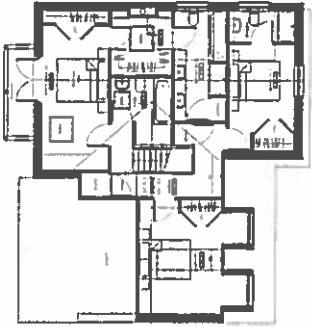
17100983/FUL

**Roberts Lumber Ltd**  
ARCHITECTS

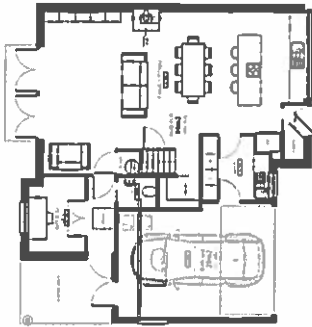
Project: Proposed residential development  
 Lorne adjacent to former Apple Tree Farm, Watney Lane, Monksworthy, Gloucester GL2 1JG  
 Date: 16/11/2016  
 Drawing: Plot 4  
 Proposed Plans & Elevations  
 Revision: A

Planning  
**ROBERTS LUMBER LTD**  
 The Grange, Watney Lane, Apple Tree Farm, Monksworthy, Gloucester GL2 1JG  
 The Grange, Watney Lane, Apple Tree Farm, Monksworthy, Gloucester GL2 1JG  
 Tel: 01453 625 500  
 Email: info@robertslumber.com  
 www.robertslumber.com  
 Registered Office: 1, 100, St. James Street, Gloucester, Gloucestershire, GL1 2AB

Scale: 1:100  
 Date: 16/11/2016  
 Drawing: 0211  
 Plot: 4  
 Revision: A  
 06211 PL009



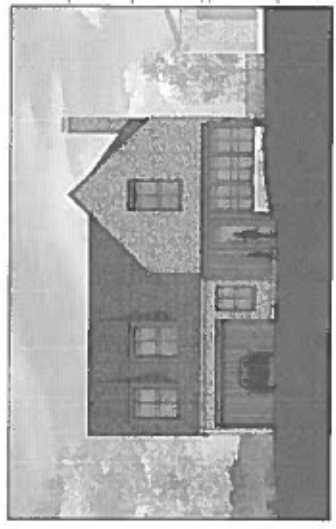
FIRST FLOOR



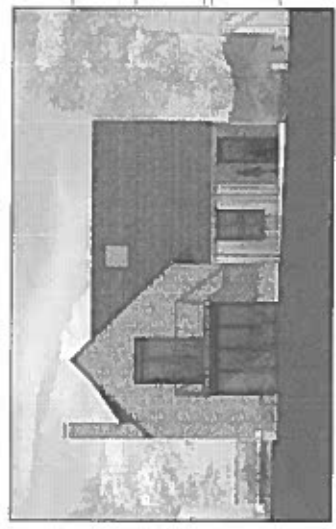
GROUND FLOOR

**PLOT 4**

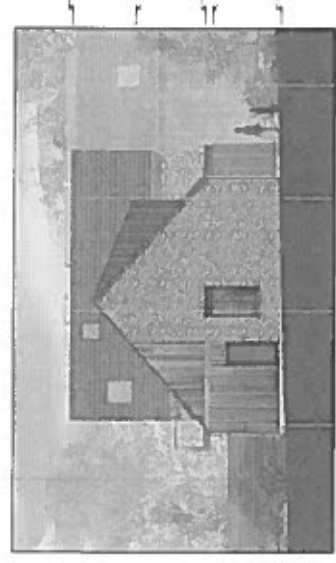
Plot 4 proposed 3 bed 17m deep 11m wide house with 9 car garage  
 GFA - 171sqm (2175sqft) Garage 68sqm (900sqft)  
 House GFA - 160m<sup>2</sup> (1715sqft)  
 Garage GFA - 25m<sup>2</sup> (274sqft)



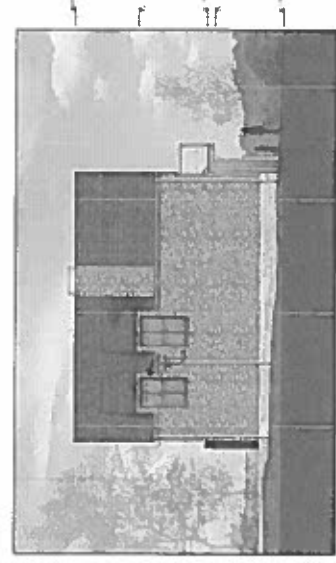
PRINCIPAL NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

**NOTES**

1. All construction to be in accordance with the Building Regulations and the relevant Approved Documents. The contractor shall be responsible for obtaining all necessary planning and building regulations approvals. The contractor shall be responsible for obtaining all necessary planning and building regulations approvals. The contractor shall be responsible for obtaining all necessary planning and building regulations approvals.

**MATERIALS LEGEND**

1. Brick - red, standard  
 2. Concrete - grey  
 3. Mortar - white  
 4. Slate - grey  
 5. Timber - oak  
 6. Glass - clear  
 7. Paint - white  
 8. Stone - natural  
 9. Metal - black  
 10. Fabric - dark grey



776f

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17100983/FUL

**Roberts Lumber**  
ARCHITECTS

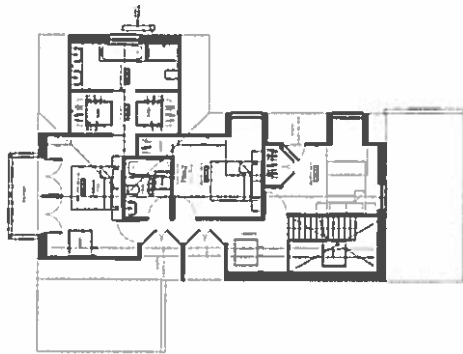
**Project**  
Proposed residential development  
Land adjacent to former  
Apple Tree Inn, Valley Lane  
Weston, Gloucester GL2 0JQ

**Client**  
Mr H Powell

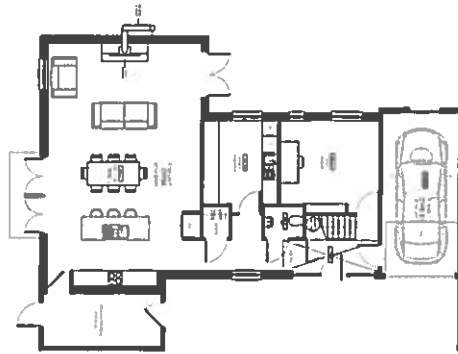
**Drawings**  
Plot 4  
Proposed Plans & Elevations  
Revision A

**Planning**  
ROBERTS LUMBER LTD  
The Garage, Abbey Road, Bay  
Cheltenham, GL52 2JG  
The Estate, 200a, 21, 23, 25, 27, 29, 31  
Newport, NP23 5QG  
T: 01292 422100  
www.robertslumber.co.uk

6623 01010 A



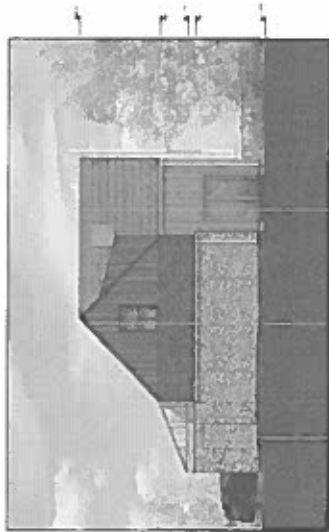
FIRST FLOOR



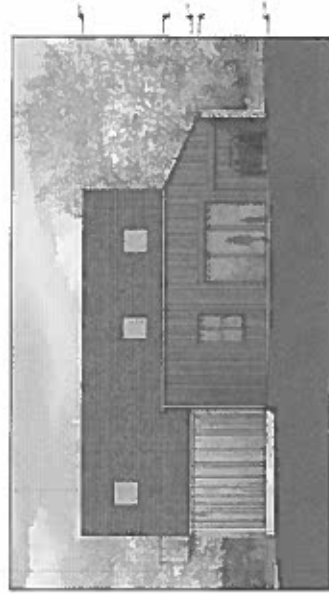
GROUND FLOOR

**PLOT 5**

Plot 5 proposed a 3 bedroom property with a garage/porch  
GFA 18.6m<sup>2</sup> (200sqft) - 1782sqft GFA 18.6m<sup>2</sup>  
Garage 18.6m<sup>2</sup> (200sqft)  
House GFA - 18.6m<sup>2</sup> (200sqft)  
Garage GFA - 18.6m<sup>2</sup> (200sqft)



NORTH ELEVATION



PRINCIPAL  
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

**MATERIALS LEGEND**

1. Dark grey, weathered stone or brickwork to be used on the exterior walls of the house.
2. Light grey, weathered stone or brickwork to be used on the exterior walls of the house.
3. Dark grey, weathered stone or brickwork to be used on the exterior walls of the house.
4. Light grey, weathered stone or brickwork to be used on the exterior walls of the house.
5. Dark grey, weathered stone or brickwork to be used on the exterior walls of the house.
6. Light grey, weathered stone or brickwork to be used on the exterior walls of the house.
7. Dark grey, weathered stone or brickwork to be used on the exterior walls of the house.
8. Light grey, weathered stone or brickwork to be used on the exterior walls of the house.
9. Dark grey, weathered stone or brickwork to be used on the exterior walls of the house.
10. Light grey, weathered stone or brickwork to be used on the exterior walls of the house.

**NOTES**

1. All construction to be in accordance with the Building Regulations 2010.
2. All construction to be in accordance with the Building Regulations 2010.
3. All construction to be in accordance with the Building Regulations 2010.
4. All construction to be in accordance with the Building Regulations 2010.
5. All construction to be in accordance with the Building Regulations 2010.
6. All construction to be in accordance with the Building Regulations 2010.
7. All construction to be in accordance with the Building Regulations 2010.
8. All construction to be in accordance with the Building Regulations 2010.
9. All construction to be in accordance with the Building Regulations 2010.
10. All construction to be in accordance with the Building Regulations 2010.



7769

Valid 31.05.2017

Reserved matters application for a detached dwelling (pursuant to 14/01095/FUL).

Grid Ref 385608 224136

Parish Norton

Ward Coombe Hill

Mr C Jones  
22 Drews Court  
Churchdown  
GL3 2LD

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

Planning Practice Guidance

JCS Adopted Version (December 2017) - Policies SD4, SD6, SD10, INF1, INF2

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

The First Protocol, Article 1 (Protection of Property)

Oil Pipeline

**Consultations and Representations****Parish Council - Objection:**

- The paddocks at the rear of the site have reportedly been subject to substantial levelling work, which raises concerns about the proposed future use of the paddocks. No other purpose is suggested for the new access.
- This part of Wainlode Lane is subject to growing traffic pressures, in part as the road is subject to wider traffic pressures in the area and to consequent rat-running. This concern has grown significantly among residents with the recent conditional consent for 22 new houses immediately opposite this site. All of this is close to the local school and busy road junctions.
- The Parish Council therefore urges rejection of any further access points.
- Consider this application would have a negative effect on the lives of the residents of Mandalay Drive, especially the family living in No.1. The planned house on plot 4, is an imposing structure and exhibits little resemblance to the original plan commented upon by the previous parish council. It has been brought forward of the line and the garage is now at the front of the house. These changes have amplified the consequence to No. 1, Mandalay Drive. Being overshadowed by this property it affects its outlook and its residential amenity. It will overlook 1, Mandalay Drive, resulting in a loss of privacy and sunlight.
- The village would benefit more from smaller properties that can be built on the two vacant plots.

**County Highways Authority - Standing advice**

**CLH Pipeline Systems** - No objection subject to the dwelling being sited with a suitable stand-off distance from the pipeline.

**Local Residents** - An objection has been received from the occupiers of an adjoining property on Mandalay Drive raising the following concerns:

- Any further building (and in particular enhanced access to more land) will adversely affect a number of families in the area
- With the additional development next to the school then surely there is enough new building in this area of Norton now and therefore no reason to allow access to more land for future plans?
- I also note from the latest submitted plans that plot 4 has changed - this would not have been as per the original (objected to) approvals so again surely requires reconsideration as it will have further impact on the established and mature property immediately to the side of plot 4

**Planning Officers Comments: Mr John Hinett****1.0 Application Site**

1.1 The application relates to a parcel of land to the north-west edge of the settlement of Norton. The site sits adjacent to Wainlode Lane; between Cook Lane and Mandalay Drive (see site location plan). The surrounding area is semi-rural in character; however, the site is not subject to any formal landscape designation. To the south east of the boundary are existing dwellings which back onto the site. To the north

west is a large agricultural building with a small complex of dwellings beyond. To the north and south is open fields and countryside.

1.2 Plots 1 and 3 have been constructed.

## 2.0 Planning History

2.1 Hybrid application 14/01095/FUL for the erection of 4 dwellings (full application for 1 dwelling and outline application for 3 dwellings with all matters reserved for future consideration) was permitted in March 2015. Plots 1 and 3 have been constructed (although no detached garage has been built with Plot 1).

2.2 Reserved matters application 15/00790/APP for the erection of one dwelling on plot 2 was approved on the 10.11.2015.

2.3 Reserved matters application 16/00276/APP for plots 2 and 3 was approved on the 09.05.2016. The house type previously approved for plot 2 (under 15/00790/APP) was proposed to be located on plot 3 with a new house type proposed for plot 2.

2.4 Reserved matters application 17/01193/FUL for a proposed dwelling and detached garage for plot 2 (revision to design and siting of previous approval 16/00276/APP) was permitted in December 2017.

2.5 Full application 17/01072/FUL for the resitting of double garage and change to residential curtilage to plot 1 was permitted in March 2018.

## 3.0 Current application

3.1 The current application proposes a detached two storey dwelling on plot 4 which would be set back into the site and with a detached double garage to the site frontage. A single access onto Wainlode Lane is proposed. **See revised block plan.**

## 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.

4.2 The development plan comprises the Joint Core strategy (2017) and saved policies of the Tewkesbury Borough Local Plan to 2011 - March 2006.

4.3 Other material policy considerations include the National Planning Policy Framework (NPPF) and National Planning Practice Guidance.

4.4 Other relevant policies are set out within this report.

## 5.0 Analysis

5.1 The Plot already benefits from Outline planning permission by virtue of hybrid consent 14/01095/FUL and the reserved matters application was submitted within the required timescale. The principle of residential development on this site has therefore been established and the main issues are considered to be: layout; house type design; scale; residential amenity; highway safety; and the presence of an oil pipeline.

### Design and layout

5.2 Section 7 of the NPPF makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development. Policy SD4 of the JCS (December 2017) also requires high-quality and well-thought-out design.

5.3 Norton contains a variety of architectural styles. However, the dwellings are predominantly larger detached brick-built dwellings with a few examples of render. Norton itself has a loose urban grain with dwellings fronting onto the Old Tewkesbury Road and more formally arranged cul-de-sacs off it.

5.4 The original hybrid application 14/01095/FUL granted detailed planning permission for a large detached dwelling on plot 1 set back off Wainlode Lane with a large driveway, with the remaining plots (2 to 4) having outline consent only, with all matters reserved. However, the indicative layout (**attached**) showed

that the development would be relatively low density and of a sufficient size to accommodate 4 large detached properties set in spacious gardens. Given the rural setting this was considered appropriate. The subsequent reserved matters applications for plots 2 and 3 have approved large detached dwellings with a similar set-backs from the Lane providing a uniform and continuous frontage (as shown on the indicative outline plan).

5.5 The current proposal for the last remaining plot would be similarly sited and would 'complete' the development. Due to the proximity of a gas pipeline and concerns about the amenity of the neighbouring properties on Mandalay Drive, the siting has been revised to allow a larger gap from intervening boundary.

5.6 The design of the proposed dwelling has also been amended so that a large two storey projecting gable to the frontage has been replaced by a much smaller single storey projection (**see original and revised plans and elevations**). Garaging would now be provided in a detached double garage within the driveway area (**see revised block plan**). The proposed changes to the design of the dwelling are considered to be beneficial resulting in more balanced appearance and with significantly less bulk and mass.

5.7 The proposed design and layout is considered acceptable in this regard.

#### Residential amenity

5.8 The occupiers of the adjoining property on Mandalay Drive have raised strong objections to the proposal on the grounds that by virtue of its size and close proximity to their rear boundary, the dwelling would appear overbearing and imposing and they would lose their outlook to the countryside beyond from many of the windows in the rear of their property.

5.9 It must be borne in mind that outline planning permission for a large detached dwelling on this plot has been granted (**see hybrid illustrative layout - 14/01095/FUL**). As discussed above, the proposed dwelling has been re-sited further away from the affected neighbours' boundary so that there would be 8 metres to the intervening boundary. Furthermore, the large projecting gable to the dwelling's frontage has been replaced by a much reduced single storey element that helps to reduce the mass of the proposed dwelling when viewed from the side. It is therefore considered that the impact of the dwelling (as revised and having regard to the original outline approval) would have an acceptable impact on the amenity of the neighbouring dwellings in terms of light and outlook. A first floor window is proposed in the side elevation facing the neighbours, however, the window would serve a bathroom and a condition is suggested requiring it to be obscure glazed with restricted opening thus preventing any potential overlooking issues.

#### Highway considerations

5.10 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. JCS Policy INF1 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.

5.11 The Outline permission assessed the impact of the proposed 4 dwellings in highway safety terms and concluded that each dwelling could be served by a safe and suitable access and the cumulative residual impact on the highway network would not be severe. It was a condition (11) of the outline permission that details of access arrangements for plots 2 to 4 should be submitted with each reserved matters application.

5.12 The submitted plans demonstrate that 54m visibility in both directions from 2.4m back from the highway is available from the access point, as required by condition 11 of the outline consent. The same condition would ensure the visibility splays are maintained in accordance with the approved details.

#### Other matters

##### *Landscape Issues*

5.13 One of the core planning principles of the NPPF is 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 SD6 of the JCS Adoption Version (November 2017) states that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.



5.14 The landscape impact of the proposal was considered at outline stage when it was concluded that the site was strongly associated with the domestic landscape and existing built form of the village of Norton and the residential development on Cook Lane and that its development for housing would have an acceptable impact on the landscape. The siting of the dwelling is broadly similar to the layout shown on the indicative layout submitted with the hybrid application and the landscape impact is therefore considered acceptable.

#### *Pipeline*

5.15 There is a high-pressure oil pipeline which runs parallel to the eastern boundary of the site and land CLH Pipeline System (CLH-PS) who owns and manages the pipeline had written stating that the dwelling as originally proposed would have been sited too close to the pipeline. CLH therefore requested that it to be re-sited so it was at least 5 metres away from the ownership boundary to allow suitable access with an excavator (if it is ever required).

5.16 CLH have been consulted on the revised plans and their comments are awaited. **An up-date will be provided at committee.**

#### *Development of the Paddocks to the rear*

5.17 The Parish Council have raised concerns about the proposed future use of the paddocks to the rear of the site. However, any residential development of the paddocks would require planning permission and would be considered on their merits and subject to the normal policy considerations.

### **6.0 Conclusions**

6.1 The principle of residential development on this site was established by hybrid application 14/01095/FUL. The proposal (as revised) is considered to be of an acceptable design and would have an acceptable impact upon the neighbouring properties. Suitable access and visibility can be achieved in accordance with the requirements of the outline consent and it is considered that the proposal would have an acceptable impact upon the surrounding landscape. It is therefore considered that the proposal represents sustainable development and it is recommended that **Approval be delegated to the Development Manager subject to there being no objections from CLH Pipeline System in relation to the siting of the proposed dwelling.**

### **RECOMMENDATION Delegated Approve**

#### Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
  - drawing number 01.rev : C - Site Layout Plan (received on the 5th March 2018)
  - drawing number 02.rev : B - Proposed Floorplans (received on the 12th January 2018)
  - drawing number 03.rev : B - Proposed Elevations (received on the 12th January 2018)
  - drawing number 04 - Proposed Detached Double Garage (received on the 3rd October 2017)

Reason: To ensure that the development permitted is carried out in accordance with the approved plans.

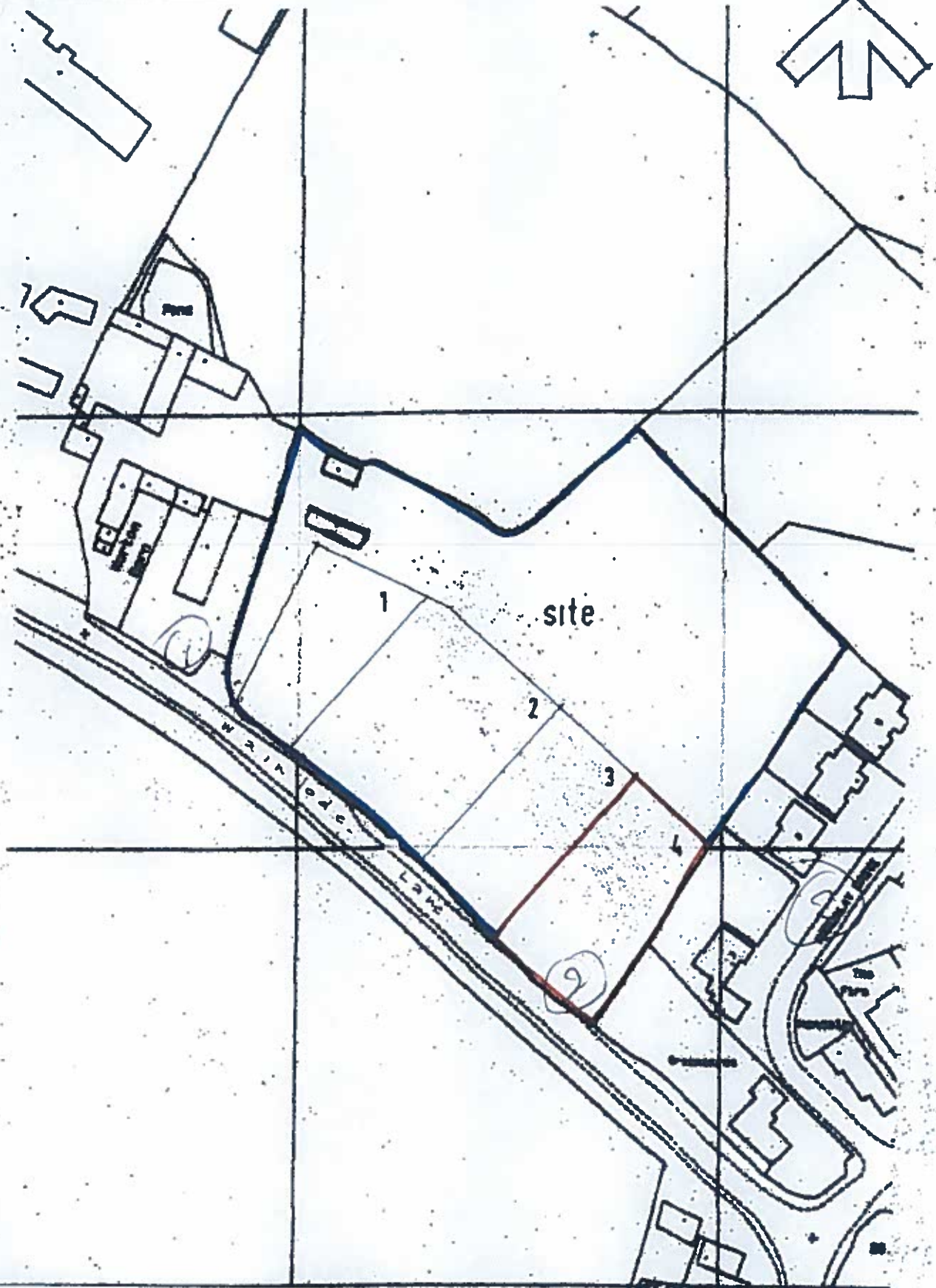
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the first-floor bathroom window in the side south east facing elevation shall, prior to the first occupation of 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.

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 an improved design and layout.



**Ian Johnstone Associates**  
 Building Planning & Design

Land off Wainlodes Lane Norton Gloucester

O.S. Ref No : 100037319

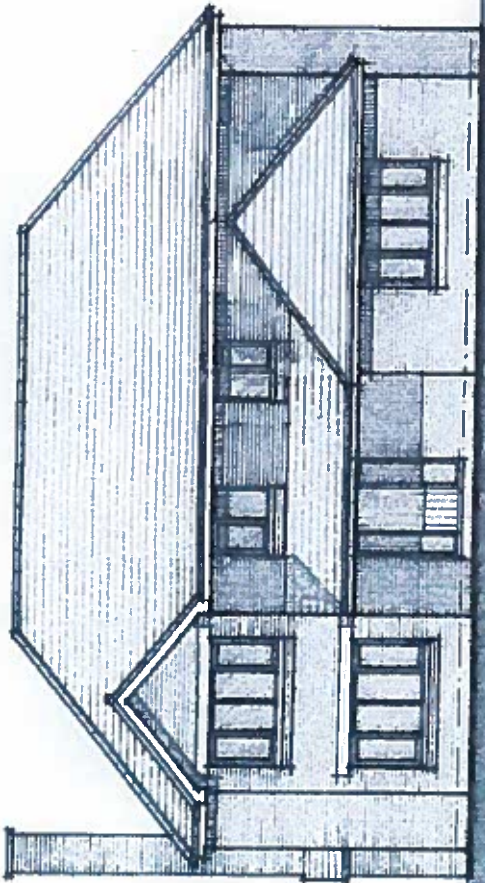
1 King Arthur Close  
 Charlton Park  
 Cheltenham  
 Glos GL53 7EX

Tel no : 01242 576409  
 Mobile : 07973 304480

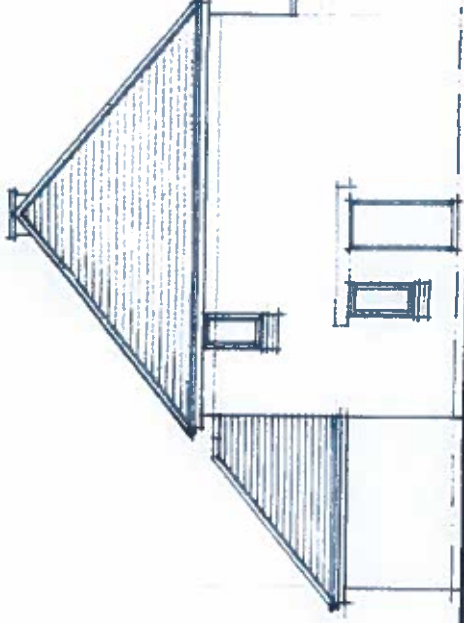
e-mail : i.johnstone@outlook.com

3

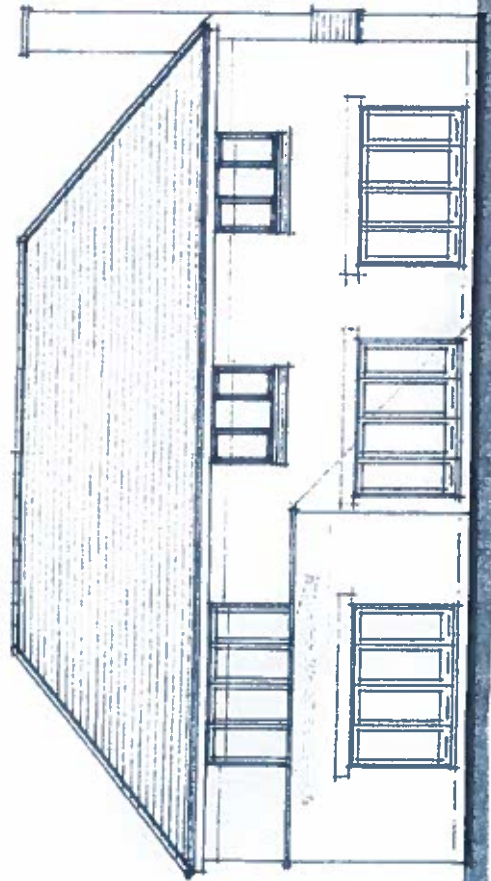
plot 6



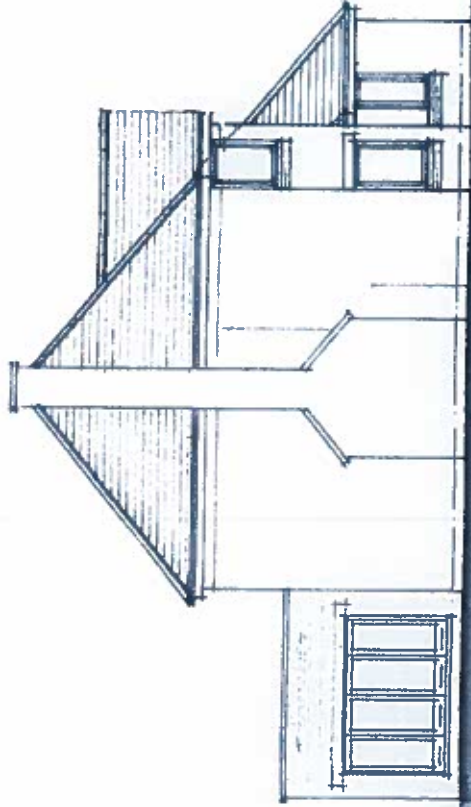
front



side



rear



side

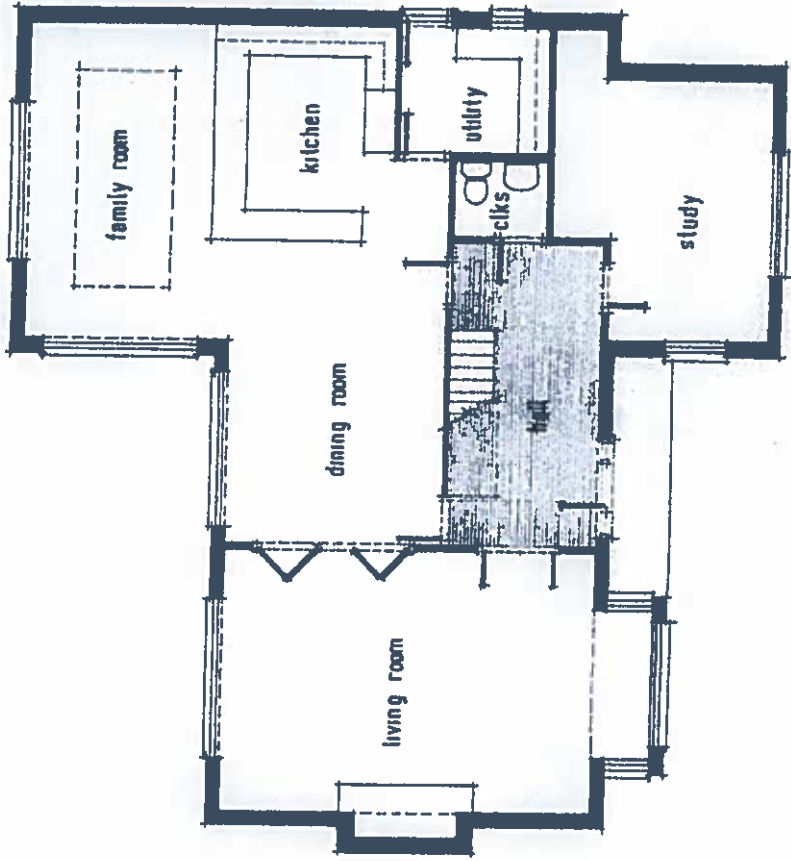
REVISED ELEVATIONS

17/00539/APP

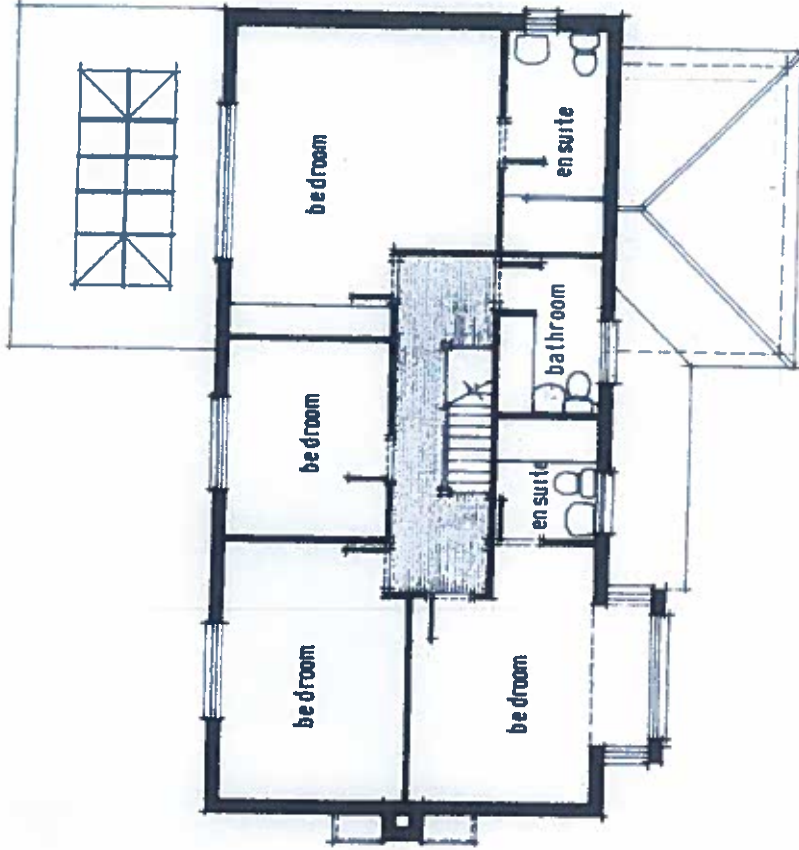
job no: 966 drg no: 03 rev : B.

781b





ground floor plan

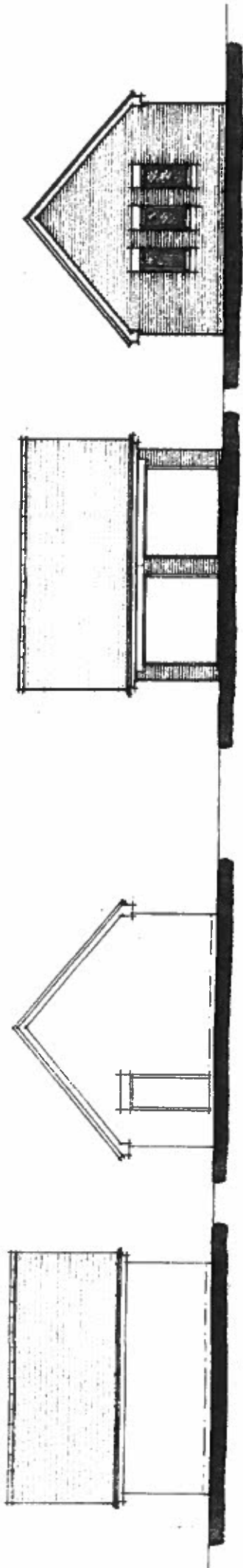


first floor plan

TEWKESBURY BOROUGH COUNCIL	
Office	OPERATIONS
Drawn	
Checked	
Rec'd	12 JAN 2018
Act'd	
App'd	
File	

17/00539/APB  
REVISED FLOOR PLANS

job no: 966 drg no: 02 rev: 02  
A: groups additional to each planning Sept. 2017  
R: Final floor plans issued



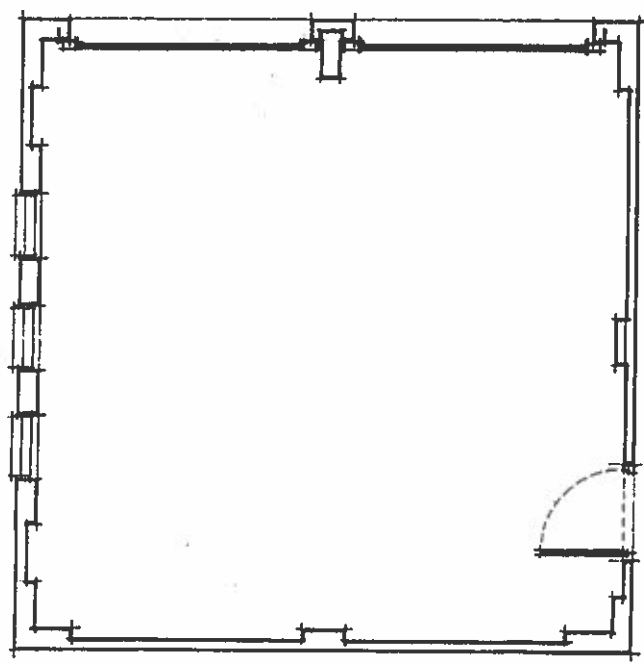
side to road.

front

side

rear

P18L



plan

Job : LAND OFF WAINLODE LANE NORTON  
GLOS

Client : MR C JONES

Drawing : Details of Proposed Detached Double Garage

Scale : 1: 50 + 1:100

Job No : 966

Date : September 2017

Drawing No : 04

Ian Johnstone Associates  
Building Planning & Design

1 King Arthur Close Charlton Park  
Cheltenham Glos GL53 7EX

Tel no : 01242 676409

Mobile : 07873 304480

e-mail : ijohnstone@outlook.com



17100539/APP

REVISED LAYOUT.

RECEIVED  
05 MAR 2006  
PLANNING DEPARTMENT (3/F)  
CITY OF PERTH

Land off Wainode Lane  
Morton Glos.

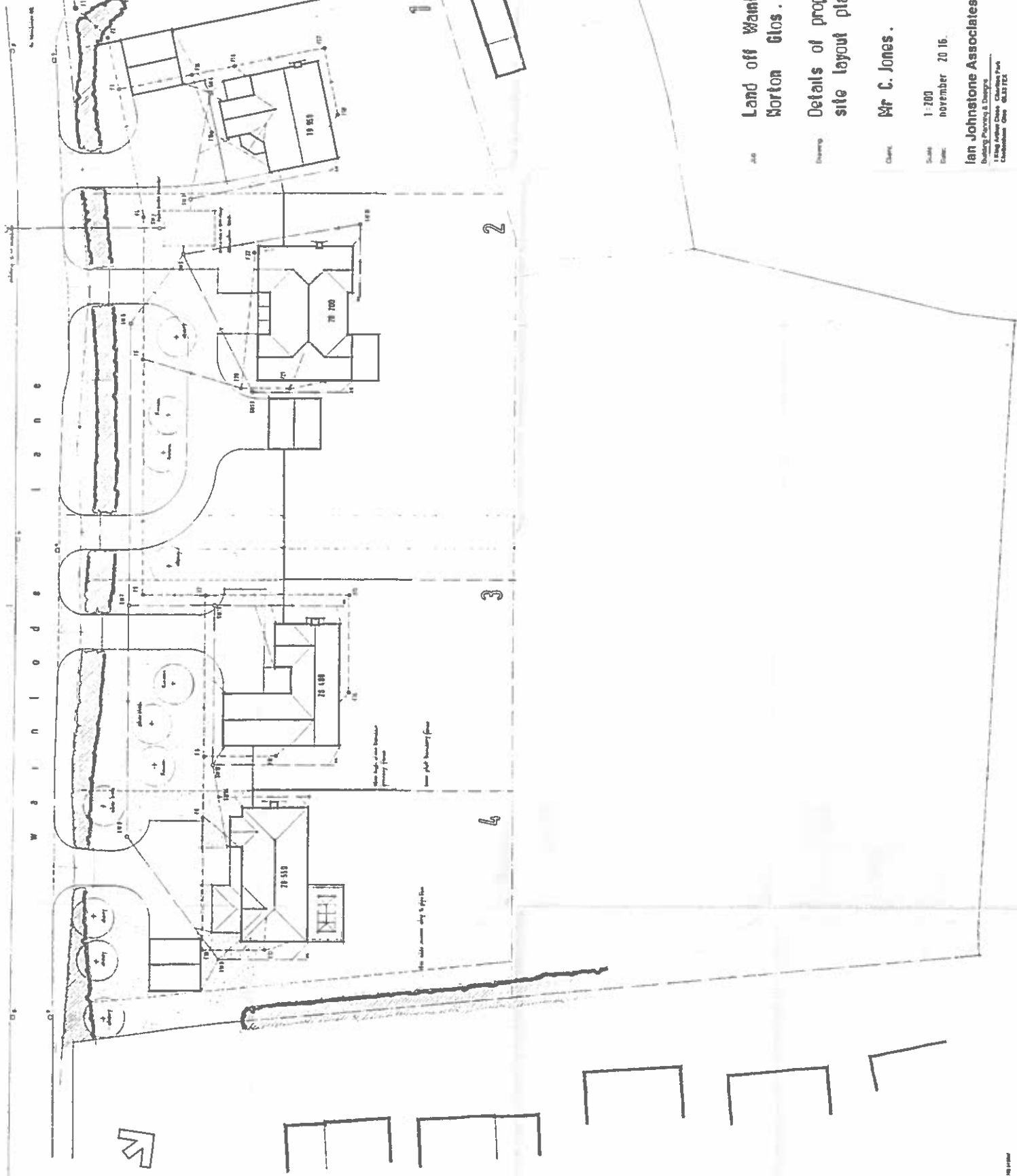
Details of proposed development  
site layout plan.

Mr C. Jones.

1:700  
November 20 16.  
Job No. 966  
Dwg No. 01

Ian Johnstone Associates  
Building Planning & Design  
1 King Arthur Close, Charlton Park  
Cumbria, Cumbria, Cumbria  
Tel: 01283 875400  
Mobile: 07773 304400  
Email: ijohnstone@ianjohnstone.com

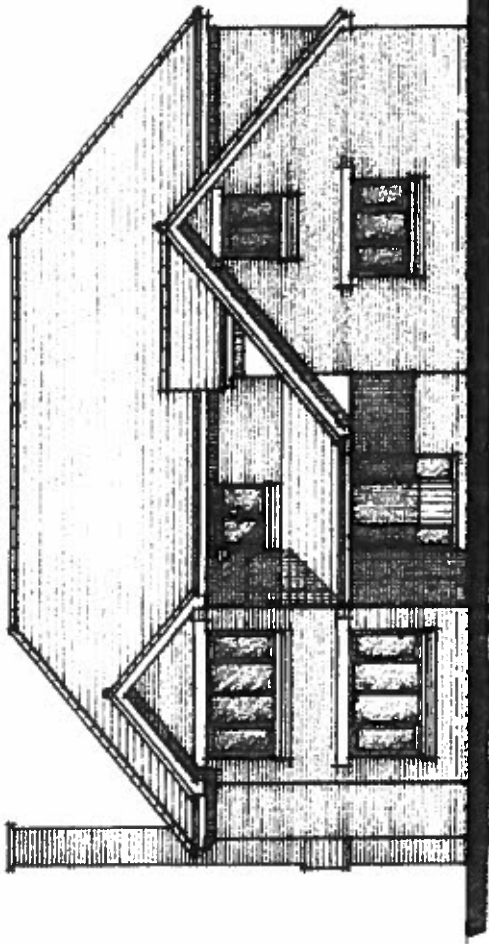
NOTES  
All dimensions must be checked on site and not  
relied upon for building.



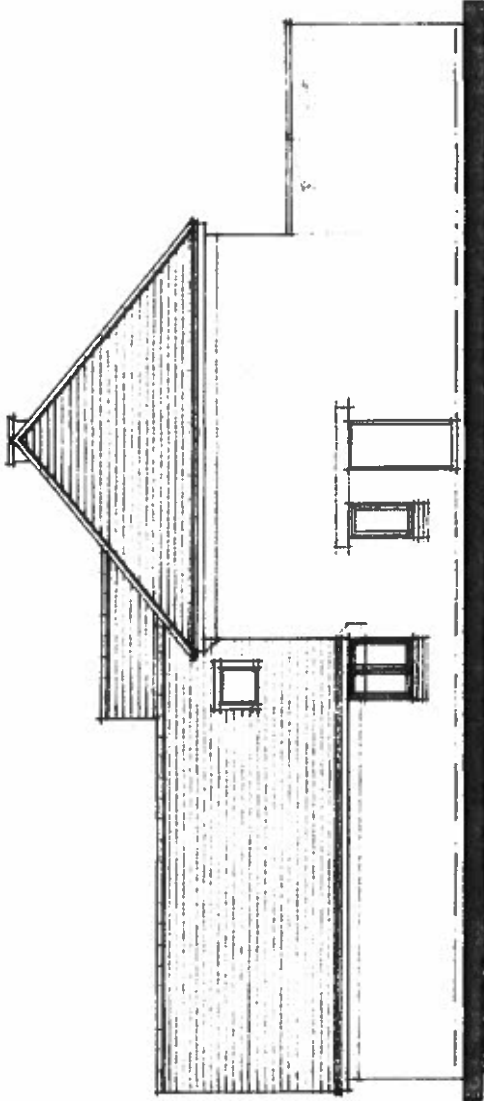
781e

3

plot 4



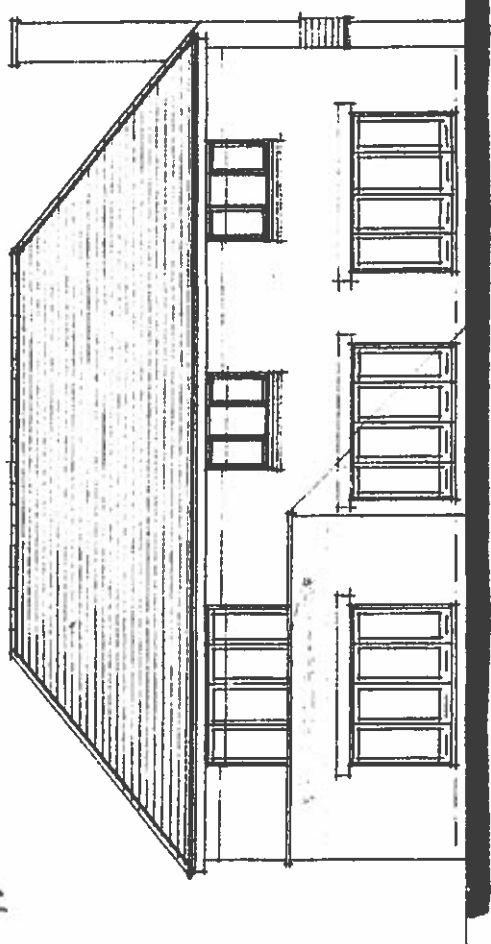
front



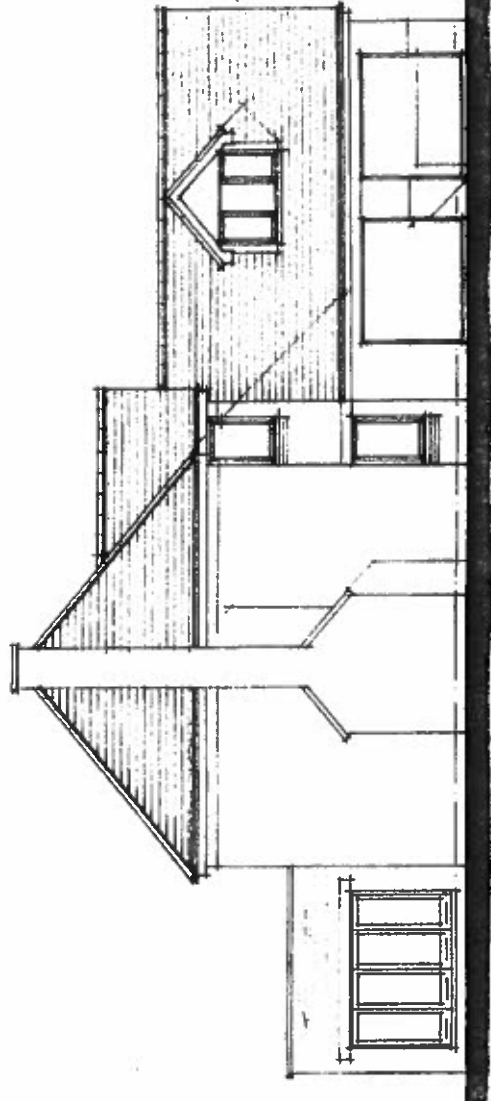
side

RECEIVED  
 15 MAY 2017  
 TREASURY BOROUGH COUNCIL  
 OPERATIONS

781f



rear



side

ORIGINAL ELEVATIONS

job no: 966 dra no: 03.

ORIGINAL LAYOUT.



Land off Wantode Lane  
Morton Glas.

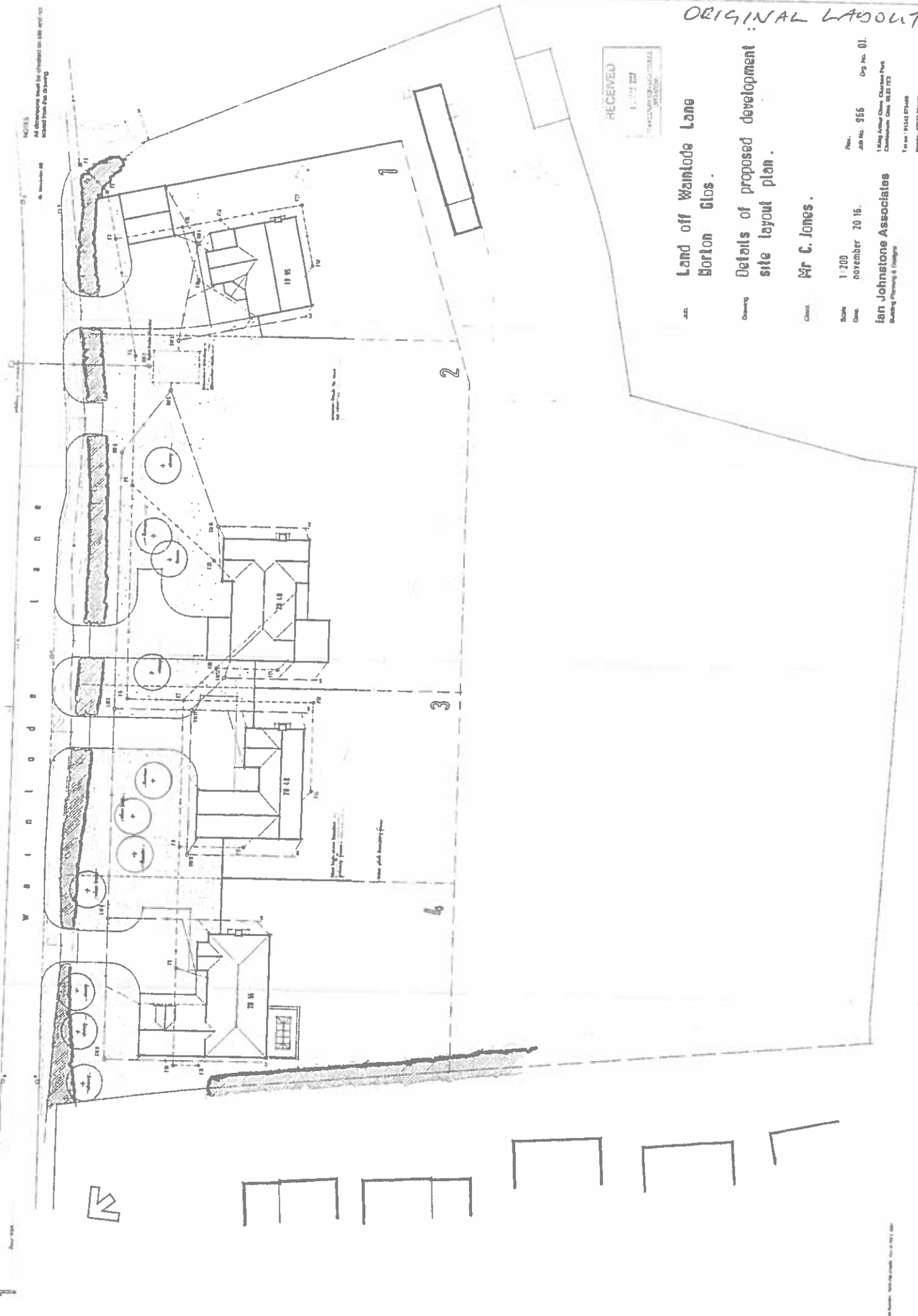
Details of proposed development  
site layout plan.

Mr C. Jones.

Scale 1:200  
Date November 20 15.

Ian Johnstone Associates  
Building Planning & Design

Rev. Job No. 966  
Drawing Date: 05/11/15  
Tel no: 01452 874049  
Mobile: 07712 304400  
Email: ijohnstone@iia.co.uk



7819

17/00539 APP

Orcha

Mandalay

New House

The Firs

MANDALAY DRIVE

11

2

3

5

7

LARGE PADDOCK

SMALL PADDOCK

PLOT 1 WITH PADDOCKS AND OUTBUILDINGS

PLOT 2

PLOT 3

PLOT 4

EXISTING OUTBUILDINGS


ACCESS FOR PLOT 1

EXISTING GATE

Norton Barn

HYBRID APPLICATION  
14/01095/FUL

4182

 <p>ITV The Architects Building and Planning consultants and design group incorporating the former M&amp;P Architects</p>	<p>Chief: CLIVE JONES</p>	<p>Site: THE PROPOSED DEVELOPMENT OF 4 HOUSES AT MANDALAY LANE, MONTTON, GLOS</p>	<p>Day: 15th</p>	<p>Scale: 1:200</p>	<p>Date:</p>
	<p>Drawn by: [blank]</p>	<p>Checked by: [blank]</p>	<p>Approved by: [blank]</p>	<p>Project: PROVIDED SITE LAYOUT PLOT 1</p>	<p>Drawn by: CLIVE JONES</p>

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

20 October 2017

Please destroy previous lists.