

## Appendix 3

### Planning Committee Decisions 2018/19: Review of Appeals

Ref No	Location	Proposal	Overturn By Planning Committee	Reasons for Refusal	Appeal Decision and summary of reasons for decision
18/00325/FUL	Rollingwood Haymes Drive Cleeve Hill	First floor / two storey side extension and single storey rear extension.	Yes	Loss of light, outlook and privacy for neighbouring property. Poor design & an over development of the site.	<b>Allowed</b> The proposed extensions are of an appropriate design/ scale and would not result in significant adverse effects to the living conditions of neighbouring dwellings.
18/00748/FUL	Land At Sandhurst Lane Sandhurst	The erection of 8 affordable dwellings, landscaping, access and associated works	Yes	The proposed development would create an incongruous and unsympathetic intrusion and would detract from the character and appearance of the area	<b>Dismissed</b> The proposal would cause unacceptable harm to the character and appearance of the area. The harm significantly and demonstrably outweighs the benefits arising from the provision of 8 affordable homes
18/00249/OUT	Land At Stoke Road Bishops Cleeve	Outline planning application for up to 215 dwellings up to 2.24 HA of commercial use (B1 and B2) and up to 0.2 HA of retail uses (A1	No	(i) unacceptable odours from Wingmoor Farm Waste Facility; (ii) failure to provide good connectivity (iii) insufficient information to demonstrate safe and suitable access to the site; (iv) non compliance with retail sequential test; (v) No planning obligation for affordable housing , public transport improvements, open space, outdoor recreation and sports, and recycling and waste bins	<b>Allowed</b> Development plan policies are out of date due to a clack of a 5 year housing land supply. Bishops Cleeve is a suitable location for development of the scale proposed. The only harm to be weighed in the balance is the potential risk of moderate odour impacts on a limited part of the site for a limited period. Significant benefits arising from provision of open market and affordable housing and economic benefits from job creation and additional local spending power.

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17/01164/OUT	Former Poultry Farm Littleworth Winchcombe	Outline Application for the erection of 24 dwellings (13 affordable and 11 Market dwellings)	No	Inappropriate location for residential development and poor relationship with existing hamlet. Not demonstrated that the market housing is necessary to facilitate the open market housing and housing mix does not need local needs. Unacceptable harm to the Special Landscape Area. Inadequate provision for SuDs. No provision for open space or community infrastructure.	<b>Dismissed</b> The viability evidence indicates that the proposal would not deliver an appropriate level of affordable housing and therefore conflicts with the JCS rural exceptions policy. There would be harm to the character and appearance of the area and the landscape. The harm and policy conflict would significantly and demonstrably outweigh the proposal's benefits when assessed against the Framework's policies taken as a whole.