

Democratic Services



**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

19 July 2021

Dear Councillor

PLANNING COMMITTEE- TUESDAY 20 JULY 2021

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the Additional Representations Sheet.

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

Yours sincerely

Head of Democratic Services



ADDITIONAL REPRESENTATIONS SHEET

Date: 20 July 2021

The following is a list of the additional representations received since the Planning Committee Agenda was published and includes background papers received up to and including the Monday before the meeting.

A general indication of the content is given but it may be necessary to elaborate at the meeting.

| Item No | |
|---------|--|
| 5e | <p>21/00068/FUL</p> <p>Manor Farm, Main Street, Wormington</p> <p>Amended plans</p> <p>Amended plans have been submitted which remove the proposed amenity space for the proposed dwelling. The dwelling as proposed would rely on the host dwelling for amenity space/parking and turning areas.</p> <p>Recommendation</p> <p>Officers consider that the amended plans address reasons for refusal 1 and 2 as set out in the Committee report. The outstanding reason for refusal in respect of highway safety remains.</p> |
| 5g | <p>21/00214/APP</p> <p>Land At Stoke Road, Bishops Cleeve</p> <p>Additional Consultation Response</p> <p>Stoke Orchard and Tredington Parish Council - Strongly object for the following reasons:</p> <ul style="list-style-type: none"> - No provision for improvement to cycling and pedestrian access to the west of the site has occurred. - Lack of capacity to the sustainable drainage system. - No increase in footpath and cycle tracks have been included. <p>Additional Representation</p> <p>One further comment has been received from a local resident who commented that she had seen and heard a population of Skylarks on the application site and the impact upon this protected species should be considered.</p> <p>Officer Update</p> <p>Parking Provision</p> <p>It has come to light that the wording in the Committee report which discusses the</p> |

level of off-street parking provision (see Paragraph 7.30) could be misunderstood. For clarity, all plots have dedicated off-street car parking available. Across the site, all 1, 2 and 3 bed dwellings would comply fully with the parking standards set out in the Manual for Gloucestershire Streets (MfGS). There are a small number of plots (circa 10% of the estate) which do not show compliance; these are the 4 and 5 bedroom units which only show two off-street car parking spaces instead of the required three. However, these dwellings do have garages (some of them double garages) which, whilst they do not form part of the parking standards, should give confidence that additional parking is available. Further, the majority of the properties which are deficient in spaces would be served off of the shared private driveways away from the main circulating roads of the estate. Officers, including the Highway Officer, consider that the deficiency against the standards would not result in significant displacement onto the highway, or create a highway safety issue and this matter should not warrant a refusal on parking grounds.

Update on Outstanding Matters

At the time of writing the Committee report there were a number of outstanding matters required to be resolved. An update on each, in the order in which they appear in the Committee Report, is provided below:

Following successful negotiations, the proposed roofing materials have been amended so that only Forticrete Gemini and the Cedral Thrutone Textured would be used across the site. These are specified in a few differing colours to add variety to the streetscene. Officers consider the revisions acceptable.

A screen wall is now shown for the three plots identified (Plots 74, 114 and 174). The revised details are considered acceptable.

A revised design for the Local Equipped Area of Play (LEAP) has been submitted. The Council's Landscape Advisor and the Council's Asset Management Project Officer have confirmed the revised design is acceptable.

A revised landscape scheme has been submitted which includes more variety of tree species and more trees to be planted around the attenuation basin to encourage wildlife to the area. The Council's Landscape Advisor and the Council's Tree Officer have reviewed the revised details and confirmed that the revisions address their previous concerns and consider it to be a good improvement.

Revised plans have been submitted which demonstrate minor changes to a small number of plots to ensure satisfactory separation distances would be maintained between all dwellings. Officers are now satisfied that the proposed development would create a place with a high standard of amenity for future residents.

In response to the comments raised by the Environment Agency in terms of the design of the proposed attenuation pond, a revised design has been submitted. The Council's Sustainable Drainage Engineer has reviewed the proposed changes and confirmed that the revised design does still maintain the volume requirements whilst offering some environmental benefits and he has no objections to it. Comments from the Environment Agency are still pending.

Despite there being no requirement to provide a 'Hedgehog Highway', as this falls outside of the remit of the reserved matters application, the applicant has revised the boundaries plan to include hedgehog highway holes within the gravel boards of the timber garden fencing. This plan is currently being reviewed by the Council's Ecologist.

| | |
|----|---|
| | <p>Revised Recommendation</p> <p>As detailed above, the majority of outstanding matters previously reported have now been addressed; two are still outstanding. Given this the recommendation has been amended slightly to omit the wording 'referred to in the report.' As such the recommendation is:</p> <p>Authority be delegated to the Development Manager to approve the applicatio,n subject to the resolution of any outstanding matters and the addition to/amendment of planning conditions as appropriate.</p> <p>Revised Condition</p> <p>In light of the receipt of a number of amended plans, an updated Planning Drawing Register and Issue has been received and therefore Condition 1 set out in the Committee report should be changed to the following:</p> <p>1. The development hereby approved shall be carried out in accordance with the plans/drawings/documents set out in the Planning Drawing Register and Issue, sheet No. P1.1, and last updated on 16.07.21.</p> |
| 5j | <p>21/00182/FUL</p> <p>3 Cotswold View, Woodmancote</p> <p>Further information from applicant to support their planning application:</p> <p>We have lived in Cotswold View, Woodmancote for 33 years. We enjoy living in the village and have no desire to move.</p> <p>As a result of the pandemic, there has become a need to have a separate room for home working which we can achieve by having a loft extension to accommodate a bedroom and ensuite and using one of the existing bedrooms as a home working office. Even with relaxation of regulations around the pandemic there is still an ongoing need for this home working office.</p> <p>The layout of the houses in our area of the village means that there are no issues with overlooking, the extension is not for a principal living room and the end nearest our neighbours will be an ensuite with an opaque window.</p> <p>We support the proposed Woodmancote Development Plan and have reduced the scale and impact of the dormer to make it less obtrusive. Indeed, it is very difficult to see the rear elevation from the road and the front elevation will just have roof lights in common with several other houses in the area.</p> |
| 5k | <p>21/00500/APP</p> <p>48 Brookfield Road, Churchdown</p> <p>Additional comment from the applicant</p> <p>A revised landscape scheme has been received which addresses the Council's Landscape Advisor's comments. The recommendation is therefore changed to APPROVE.</p> <p>Condition 1 is accordingly amended to include reference to the revised plan. An additional Informative is also added at the recommendation of the Council's</p> |

| | |
|----|--|
| | <p>Tree Officer</p> <p>Conditions:</p> <p>The development hereby approved shall be implemented in accordance with the following plans:</p> <ul style="list-style-type: none"> - Proposed Landscaping Drainage & Levels - Dwg. CF14 BRC 02i - Proposed Elevations and floor plans - Dwg. CF14 BRC 01b - Topographical (Level) Survey 26.05.2021 - Proposed Levels Supplementary Sheet - Dwg. CF15 BRC 03a - Tree Survey Report (V1) - MHP 01.07.2021 - Tree Protection and Landscape Proposals - Dwg. 21173.501 Rev B <p>Reason: To clarify the terms of the approval.</p> <p>Additional informative:</p> <p>Trees in neighbouring properties</p> <p>The Ash tree(s) appears to be in the neighbouring property. Although it is your right to remove parts of the tree overhanging your property, any cuttings should be returned to your neighbour if they so wish and consent must be gained regarding access to their property. You have a legal duty to exercise reasonable care in carrying out any works to the overhanging trees. In the interest of good neighbour relationships, it would be helpful to consult with your neighbour on the proposed works if you have not already done so. Further information is available on Guide-to-Trees-and-the-Law.</p> |
| 5l | <p>21/00507/FUL</p> <p>Cleeve School, Two Hedges Road, Bishops Cleeve</p> <p>On 10 July 2021 an objection to the removal of the condition 5 for electric vehicle charging points was received from Councillor Munro as follows:</p> <p>I do not think the requirement to provide electric charging points should be waived in any way. electric cars are the future and we need to provide as many charging points as possible to meet the government requirement for an all-electric car future. We should be encouraging the use of electric cars and making it as easy as possible.</p> |
| 5m | <p>19/00465/FUL</p> <p>Charlton, Main Road, Minsterworth</p> <p>At the Planning Committee on 20 April 2021, Members requested clarification with regard to the how many vehicles would be parked on the site at its maximum, taking account of one carer per child and handovers between carers.</p> <p>A Parking policy for Children's Home by Streetz Ahead Creative Aspirations was submitted on 9 June 2020.</p> |

Update from Applicant 12 July 2021

We are having a policy in place for the new homes to avoid the car park area becoming full.

- Each house will permit one staff car each with a car sharing scheme in place.

- The staff have options for a bike to work scheme and we will be providing free car parking in town for those commuting by bus link.

- One staff car per shift is permitted taking up two of the spaces. Leaving a void for the home car and a visitor space.

- Changeovers would operate as you requested at different times in the day, the policy puts this in more detail.

Condition 2 amended to ref to Drainage Plan drawing number 1256.5 E received 19 April 2021 (to be shown in the Officer's presentation).