

Democratic Services



**TO EACH MEMBER OF THE  
PLANNING COMMITTEE**

15 November 2021

Dear Councillor

**PLANNING COMMITTEE- TUESDAY 16 NOVEMBER 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: 16 November 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	
5a	<p data-bbox="284 593 470 622"><b>20/00245/FUL</b></p> <p data-bbox="284 660 1289 689"><b>Former Nortonham Allotments, Land West Of The A435, Bishops Cleeve</b></p> <p data-bbox="284 728 646 757"><b>Additional Representation</b></p> <p data-bbox="284 795 1284 855">Councillor Richard Stanley has raised concerns with the proposal. These are summarised below:</p> <ul data-bbox="331 896 1332 1164" style="list-style-type: none"> <li>• entrance to the development is on a very busy 50mph bypass on a bend;</li> <li>• poor connectivity to the Cleevelands estate would not only impact the proposed development but would also act as a blocking barrier between the new school and the existing Cleevelands estate;</li> <li>• no requirements for s106 cycleways and no account taken of the Gloucestershire County Council's own climate emergency; and</li> <li>• Gloucestershire County Council are planning to change the layout of the A435 to create access for the new school.</li> </ul> <p data-bbox="284 1198 486 1227"><b>Officer Update</b></p> <p data-bbox="284 1265 694 1294"><u>Update on Outstanding Matters</u></p> <p data-bbox="284 1332 1364 1429"><b>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:</b></p> <ul data-bbox="284 1467 1364 2056" style="list-style-type: none"> <li>- In terms of the changes to the fenestration details on a number of plots, the amended plans have been reviewed and Officers consider the revisions acceptable.</li> <li>- The revised details, in respect to a small number of fencing and boundary treatments, are currently still being assessed. <b>An update will be provided at Planning Committee.</b></li> <li>- Amended plans, which demonstrate minor changes to a small number of plots to ensure satisfactory separation distances, have been reviewed. Officers are now satisfied that the proposed development would create a place with a high standard of amenity for existing residents on land adjacent the development site and future residents of the development.</li> <li>- A Stage 2 Appropriate Assessment is currently being prepared. Once this has been provided the assessment will be forwarded to Natural England for review.</li> </ul>

	<p>- Consideration is still being given as to whether the new allotment provision in Bishop's Cleeve is comparable and whether an off-site contribution towards allotments is required. <b>An update will be provided at Planning Committee.</b></p> <p>- In respect of the matters that have been resolved, no further harm has been identified and therefore a new balancing exercise has not been carried out.</p> <p><b>Revised Recommendation</b></p> <p>As detailed above, a number of outstanding matters previously reported have now been addressed. Given this, the recommendation has been amended to omit any matters which have been resolved. As such the recommendation is:</p> <p><b>That authority be DELEGATED to the Development Manager to PERMIT the application, subject to the satisfactory resolution of the outstanding matters referred to in the report, which include changes to a small number of fencing and boundary treatments, a Stage 2 Appropriate Assessment being prepared and deemed acceptable, whether the new allotment provision is considered comparable and whether a contribution towards off-site allotment provision is required, the addition to/amendment of planning conditions as appropriate, if necessary, and the completion of an agreement to secure the heads of terms listed in Paragraph 7.70 of the Committee report.</b></p> <p><b>Revised Condition</b></p> <p>In light of the receipt of a number of amended plans, an updated Drawing Register and Issue Sheet has been received and therefore Condition 2 set out in the Committee report should be changed to the following:</p> <p>Unless where required or allowed by other conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the information provided on the plans/drawings/documents detailed in the Drawing Register and Issue Sheet, dated 01.11.21, and the Additional List of Drawings, dated 15.11.21.</p> <p>Reason - To ensure that the development is carried out in accordance with the approved plans.</p>
5b	<p><b>21/00259/FUL</b></p> <p><b>Land At Claydon Farm, Claydon, Tewkesbury</b></p> <p>Further to the preparation of the Committee report, a consultation response has been received from National Highways requesting that the application is not determined until additional information has been provided in relation to the precise route, method and extents of works required for the cabling connection from the proposed solar farm to the proposed off-site substation. National Highways has raised concern that it is evident that the cabling route will interact with the M5 motorway and therefore the applicant will need to consider any physical/safety/maintenance impact to National Highways assets and the routing of the cable along the M5 Teddington/Woolstone Road structure (Highway Overbridge and Large Culvert). National Highways require the applicant to secure a Technical Approval in Principle under DMRB CG300 and any other relevant standards prior to the determination of the planning application to demonstrate that the connection will not affect the structural integrity of the motorway or structural asset. National Highways also highlight that, if a means of cable</p>

connection is to be provided under the M5 motorway by directional drilling, further details will be required by way of a geotechnical assessment in the format prescribed in DMRB CD 622 'Managing Geotechnical Risk'.

National Highways raise no objection in regard to construction traffic management, traffic generation during the operational phase, glint and glare or flood risk (potentially subject to the imposition of planning conditions which will be provided by National Highways in a future consultation response).

The applicant has been advised of the request for additional information and it is a requirement for National Highways to be re-consulted on the application once the revised information is received.

**The recommendation to Planning Committee is therefore altered to 'delegated permit, subject to National Highways concerns being resolved'**

Since the preparation of the Committee report, revised wording to recommended condition 28 has also been agreed between Network Rail, the applicant and Planning Officers. **In light of these discussions, it is recommended that condition 28 is amended to state:**

"Within three months of the date of the installation of the approved development and in the event that Network Rail (or any train operating company using the rail network in this locality) identifies incidents of glare which (in its opinion) has the potential to interfere with a train drivers vision or signal sighting, then the developer and/or operator of the development hereby approved shall identify appropriate mitigation of the identified occurrence of glare with the written agreement of Network Rail. Thereafter, the development shall continue in accordance with the agreed mitigation measures and shall be retained as such.

Reason: In the interests of public safety and to ensure the safe operation of the rail network."

**It is also recommended that condition 2 is varied to include reference to the typical ballasted single axis tracker plan which has omitted from the list of approved plans. As such condition 2 is to be amended as follows:**

2. The development hereby permitted shall be carried out in accordance with the following documents:

- P20-0069\_08 REV I Site Layout and Landscape Strategy Plan
- P20-0069\_17 REV A Proposed Substation Layout
- Typical 132 kV compound 49.9 MW Rev A dated 26 October 2021
- Bridleway enhancement details Rev A dated 26 October 2021
- Typical single axis tracker table details Rev A dated 10 February 2021
- Typical ballasted single axis tracker table details Rev A dated 5 August 2021
- Typical Fence, Track & CCTV Rev A dated 10 February 2021
- Typical Inverter Building Details Rev A dated 10 February 2021
- Typical Spares Container Details dated 10 February 2021

- Typical customer Switchgear Details Rev A dated 10 February 2021
- Typical battery station details Rev A dated 10 February 2021
- Claydon Solar Farm, Ecological Assessment Report (Including appendices reports) Pegas-075-1259 Issue V5 dated 04/10/2021 prepared by Avian Ecology
- Proposed Solar Farm, Land at Claydon Farm, Tewkesbury, Gloucestershire Flood Risk Assessment Issue 2 dated 01.10.2021 prepared by PFA Consulting
- Noise Assessment, Claydon Solar Farm Revision 1.3 dated 9/9/21 prepared by prepared by LF Acoustics Ltd
- Claydon Solar Farm, Tewkesbury Archaeological Evaluation Report Ref 244850.2 Issue 2 dated 09/06/2021 prepared by Wessex Archaeology
- Arboricultural Impact Assessment Claydon Solar Farm dated September 2020 prepared by Barton Hyett Associates
- Claydon Solar Farm, Construction Traffic Management Plan Ref P20-0069 dated February 2020 prepared by Pegasus Group
- P20-0069 Figure 2 General Construction Site Proposed Access Arrangements dated 16/09/2021
- P20-0069 Figure 4 Substation Access Visibility Splays dated 16/09/2021
- Claydon Solar Farm, Site Waste Management Plan Ref P20-0069 dated February 2020 prepared by Pegasus Group
- Solar Photovoltaic Glint and Glare Study, Claydon Solar Farm dated February 2021 prepared by Page Power

Except where these may be modified by any other conditions attached to this permission.

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