

Democratic Services



**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

14 March 2022

Dear Councillor

PLANNING COMMITTEE- TUESDAY 15 MARCH 2022

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: 15 March 2022

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.

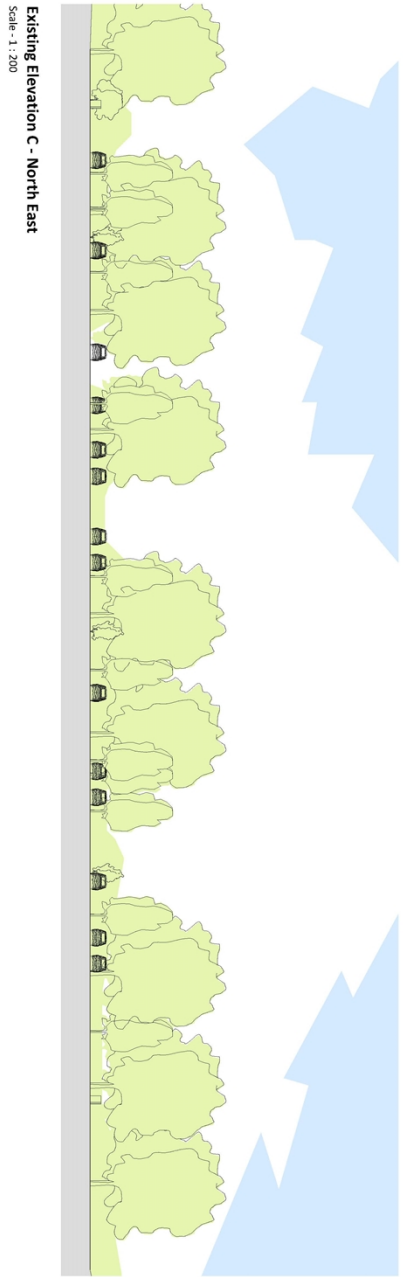
Item No	
5a	<p>19/00676/OUT</p> <p>Part Parcel 9851, Maisemore</p> <p>Amendments to committee report</p> <ul style="list-style-type: none"> - Paragraph 1.2 of the committee report should say 'The site rises from north to south, from 26m to 33m AOD.' - Paragraph 7.7 of the committee report should reference the Tewkesbury Borough Five Year Housing Land Supply Statement published in January 2022 not 2021 - Paragraph 7.52 of the committee report should state 'The affordable unit sizes should be minimum double bed size standard (excepting the 4 beds) and meet Nationally Described Space Standard specifications. At least 50% of the proposed affordable units must meet the Former life time Homes standard M4(2). One of the units should meet full disability ready wheelchair accessibility M4(3)B'. - Paragraph 7.57 of the committee report should state 'Therefore the County Archaeologist raises no objection and does not seek the imposition of planning conditions.' <p>Amendments to recommended conditions</p> <p>It is recommended condition 11 is amended to state</p> <p>11. The details to be submitted as part of the Reserved Matters application(s) pursuant to Condition 1 shall include a noise assessment in accordance with BS8233:2014, together with any necessary noise mitigation measures to achieve recommended external noise levels. The approved noise mitigation measures shall be carried out in accordance with the approved details before the development is first put in to use/occupied.</p> <p>Amendments to recommended S106 obligation</p> <p>School Transport Costs Contribution</p> <p>Since the preparation of the committee report an additional S106 contribution has been requested by the County Highways Authority for £157,000. The County Highways Authority have stated that this contribution is required as there is a need to address the home to school transport costs which arise as a result of development being outside the statutory 2 and 3 miles zones of primary and</p>

	<p>secondary Schools.</p> <p>The primary provision is based on additional capacity in increasing the existing 16 seat minibus to 21 seats, and this results in a net increase of £100 per day. This equates to £19,000 per year and primary children attend for 7 years, therefore we require £133,000 to mitigate for the additional demands this development results in.</p> <p>The secondary provision costs £800 per seat, per year. The are expected to be 6 children as result of this development, and based on 5 years (secondary school years attendance), this equates to a total of £24,000.</p> <p>Therefore the combined costs of the additional travel demands arising from this application is £157,000.</p> <p>The applicant has indicated a willingness to enter into legal agreements to secure the required provision however at this stage there is no such agreement in place. Nevertheless, this matter could be resolved by the completion of an appropriate planning obligation.</p> <p>Recommendation</p> <p>In order to allow for variations to conditions and S106 legal agreements the recommendation in the committee report is altered to:</p> <p>It is recommended that the decision is DELEGATED to the Development Manager to permit the application subject to any additional/amended planning conditions; and the completion of section 106 legal agreements in accordance with paragraph 8.12 of the committee report and the revisions in the committee update.</p>
5b	<p>21/01000/FUL</p> <p>Wind In The Willows, Sandy Pluck Lane, Bentham, Cheltenham, Gloucestershire, GL51 4UB</p> <p>1. Letter to members</p> <p>The Agent wrote to members of the Planning Committee on the 8th March 2022 detailing their case with three supporting plans. The landscaping proposal drawing number 20085.101 Rec C was submitted with the application on the 5th August 2021. The Existing Curtilage Plan Drawing Number PL220 A and Proposed Curtilage Plan Drawing Number PL221 A are in addition to the Curtilage and Footpath Plan Drawing Number PL203 A submitted with the application on 5th August 2021.</p> <p>The letter summarises the Planning Statement. The curtilage of the dwelling would be altered although remaining the same size and with a landscape buffer to the south and additional planting to the north and east to screen the more prominent position of the proposed dwelling.</p> <p>The letter states the case of Bentham Small Holdings (ref 13/00824/FUL). This application was for a bungalow on previously developed land. The existing buildings on the site were a more concentrated form of development and the bungalow was sited in the location of the existing workshop building and substantial areas of hard landscaping to be removed. The current application is different in its context with buildings on the site are in general in a good state of repair, the dwelling would be partial sited on an existing building, the curtilage</p>

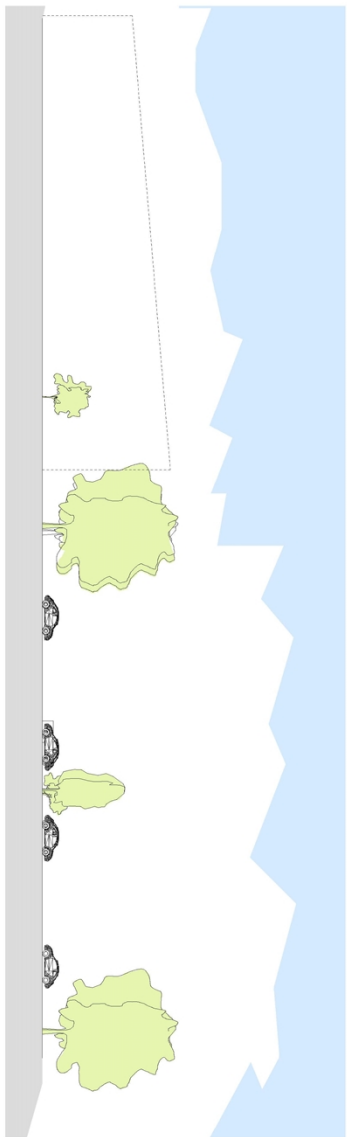
	<p>would encroach into the surrounding countryside and the development requires significant landscaping.</p> <p>The letter states that if members consider the proposal represents 'inappropriate development' in the Green Belt and not in accordance with Para 145 (g) of the NPPF. A case for 'very special circumstances' is put forward which includes an additional reason to those put forward in para 5.19 of the Planning Statement:</p> <ul style="list-style-type: none"> - The return of domestic curtilage to open countryside and provision of a landscape corridor. <p>Para 148 of the NPPF is concerned with any planning application and states that a local authority should give "substantial weight" to any harm to the Green Belt and "very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p> <p>The proposed landscape buffer and relocation of the footpath is required to facilitate screening the development from public views and to provide privacy for occupiers of the dwelling. It is considered that the privacy of the occupiers of the dwelling do not warrant very special circumstances which outweigh the harm to the Green Belt.</p> <p>2. The report contains typos in paragraph 1.4 and 1.7 the footprint of the existing dwelling is 145sqm and the GIA is 180sqm. The GIA of the proposed dwelling is 541sqm.</p>
5e	<p>22/00044/FUL</p> <p>Council Offices, Gloucester Road, Tewkesbury</p> <p>Additional Consultee Responses</p> <p>Historic England - In this case have decided not to make any comment.</p> <p>Tewkesbury Town Council - No objection.</p> <p>Additional Plan</p> <p>Additional Plan has been received to show the existing and proposed north east and south east elevations <i>attached in full</i>.</p> <p>Amended Condition</p> <p>Condition 2 to be amended to the following:</p> <p>2. The development hereby permitted shall be carried out in accordance with the following documents:</p> <ul style="list-style-type: none"> - Location Plan 0001 - Proposed Site plan 0003 - Proposed Site Elevations 0005 - Proposed Elevations North East & South East 0009 - Demolition Plan 0006

	<p>Except where these may be modified by any other conditions attached to this permission.</p> <p>Reason: To ensure that the development is carried out in accordance with the approved plans.</p>
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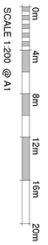
Item No. 5e - 22/00044/FUL - Council Offices, Gloucester Road, Tewkesbury



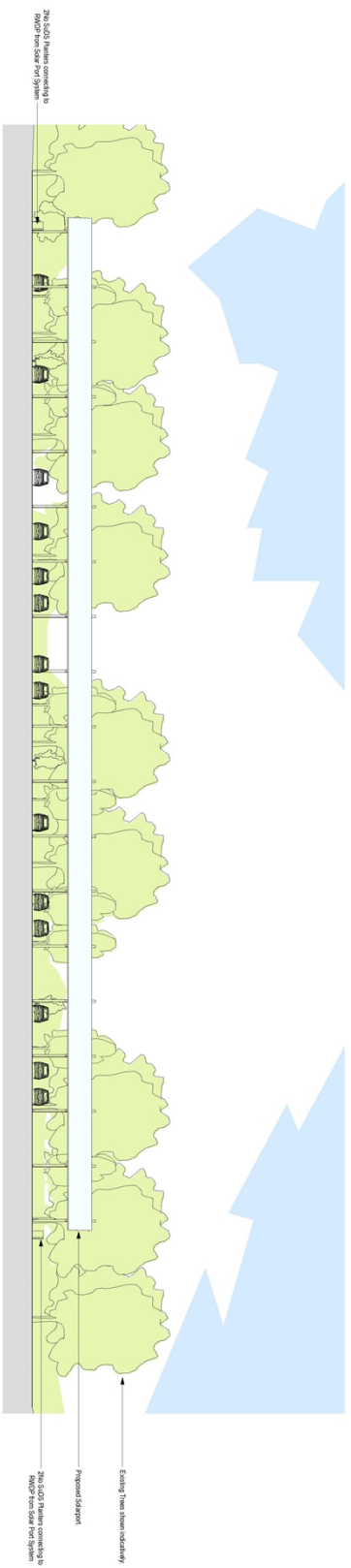
Existing Elevation C - North East
Scale - 1 : 200



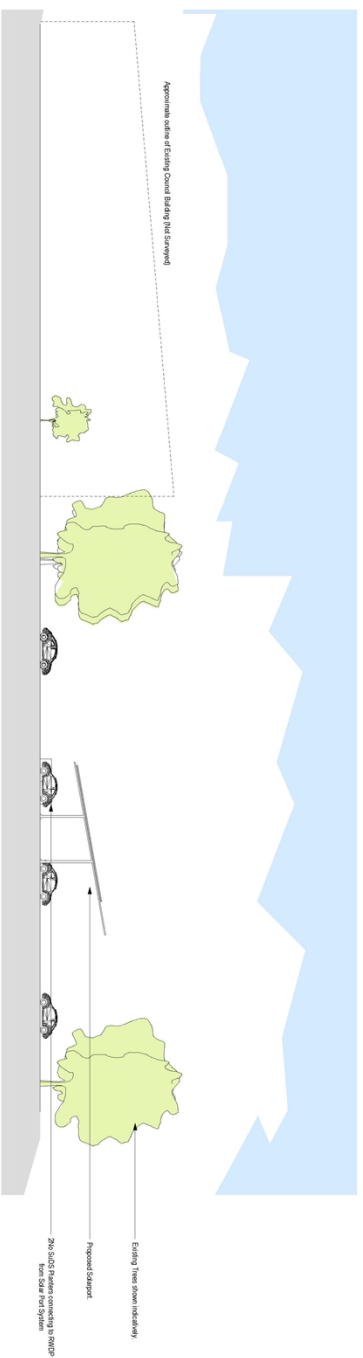
Existing Elevation D - South East
Scale - 1 : 200



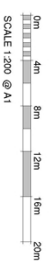
PICK EVERARD
 210517 1:200 @ A1
 SCP - PEV - Z7-00 - DR - A - 0008
 Project: Council Offices, Gloucester Road, Tewkesbury
 Drawing: Existing Elevation North East & South East
 Date: 22/03/2024
 Author: [Name]
 Check: [Name]
 Drawn: [Name]
 Plotted: [Name]



Proposed Elevation C - North East
Scale - 1 : 200



Proposed Elevation D - South East
Scale - 1 : 200



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Author: The Government Architect for Brighton Hove

Client: Hoveley Borough Council Office Redevelopment

Project: Solder Car Park Array

Proposed: Hoveley Borough Council

Proposed: Hoveley Borough Council

Proposed: Hoveley Borough Council

Proposed: Hoveley Borough Council

Proposed: Hoveley Borough Council

Proposed: Hoveley Borough Council

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